Kilmer Park Reconstruction Project
Public Improvement and Assessment Meeting - May 8, 2018

City of Plymouth
Project Area

- Streets & utilities constructed in mid-1970’s
- Inadequate street section
- Majority of area lacks curb and gutter
- Area lacks adequate storm sewer
Existing Conditions

Lancaster Lane

28th Ave @ Lancaster Lane

Nathan Lane

28th Avenue

Pilgrim Lane
Proposed Improvements

- Street Reconstruction
  - 24’ wide
  - Engineered road section
  - Curb & gutter – barrier style
  - Drain tile at catch basins

- Utilities
  - Storm sewer system
  - Replacement of water main valves and hydrants
  - Infiltration & inflow barriers on sanitary sewer manholes
Drainage Improvements

- Robust storm sewer system that includes elimination of many ditches
- Regrading and/or armoring of ditches that remain
- Rerouting portion of system down Kilmer Lane
- Storm Water Treatment
  - Sump Manholes (4)
  - Hydrodynamic Separators (2)
Assessment Policy

• Assesses adjacent, benefiting properties
  • 40% of project costs
  • City pays remainder
• Costs not assessed and fully paid by City
  • Water main
  • Sanitary sewer
  • Kilmer Creek Drainage Improvements
    • Trunk storm sewer
    • Storm water treatment
    • Ditch grading
Project Cost & Proposed Assessment

• Estimated
  • Construction Cost - $2,787,108.50
  • Assessment - $7,750 – $9,500

• Based on low bid by GMH Asphalt
  • Construction Cost - $2,484,526.03
  • Assessment - $7,454.21
Assessment Payment Options

• Pay in full or partial payment by 10/31/18
  • no interest
• Full payment between 11/1/18 and 11/15/19
  • Includes 1st year of interest
• Paid over the assessment term
  • Included with property taxes
  • Default option if not paid with other options
• Deferral available to senior citizens

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<thead>
<tr>
<th>Assessment Amount</th>
<th>Assessment Term</th>
<th>Interest Rate</th>
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<tbody>
<tr>
<td>$5,001 - $10,000</td>
<td>10 years</td>
<td>3.54%</td>
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Assessment Appeals

• Must notify the City Clerk of objection in writing before the close of the hearing

• Must perfect the appeal in writing to Mayor or City Clerk within 30 days of hearing

• Must perfect the appeal in writing to District Court within 10 days notice to Mayor or City Clerk
Project Schedule

• May 8 – Public Improvement & Assessment Hearing, Award Contract

• May/June – Start construction

• Construct in three phases to minimize amount of time one area is under construction

• End of October – Construction completed
Questions or Comments?