Vicksburg Lane & Ferndale Road Pavement Rehabilitation Project
Public Improvement and Assessment Hearing - March 10, 2020

City of Plymouth
Project Area

- Vicksburg Lane
- 32nd Avenue
- Ranchview Lane
- 31st Avenue
Project Area (cont.)

- Ferndale Road
Project History

• Originally scheduled in CIP for 2019
  • Bid in July
  • Rejected bids

• Re-bid January 2020
  • Construction summer/fall

• Expanded project area
  • 32\textsuperscript{nd} Avenue, Ranchview Lane, 31\textsuperscript{st} Avenue
Existing Conditions

Vicksburg Lane

Ranchview Lane
Existing Conditions
Proposed Improvements

• Full Depth Reclamation (FDR) Pavement Rehabilitation
  • Vicksburg Lane, Ranchview Lane, & 32\textsuperscript{nd} Avenue
  • Alternate 1: Remove pavement, aggregate corrections, pavement replacement
  • 32nd Avenue will include improved aggregate section

• Mill and Overlay
  • Ferndale Road & 31st Avenue
Proposed Improvements

• Trail replacement
  • Trail replacement on the west side of Vicksburg Lane
  • New trail construction on east side of Vicksburg Lane north of 32nd Avenue

• Preventative Maintenance
  • Repair of water main valves
  • Repair of catch basins
  • Installation of I&I barriers on sanitary sewer manholes
  • Replacement of deteriorated barrier style concrete curb and gutter
  • Pedestrian ramp installation – ADA
Assessments

• Adjacent benefiting properties assessed 40% of project costs.

• Single family (SF): assessed per unit with a $1000 minimum for mill and overlay projects

• Single family attached [i.e. townhomes](TH): assessed ½ unit.

• Properties zoned other than single family:
  • City shall calculate equivalent units based on use for property
  • Equivalent units have been calculated by area
Assessment Payment Options

• Pay in full or partial payment by 10/31/20
  • No interest

• Full payment between 11/1/20 and 11/15/21
  • Includes 1\textsuperscript{st} year of interest

• Paid over the assessment term
  • Included with property taxes
  • Default option if not paid with other options

• Deferral available for senior citizens

<table>
<thead>
<tr>
<th>Assessment Amount</th>
<th>Assessment Term</th>
<th>Interest Rate</th>
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</thead>
<tbody>
<tr>
<td>&lt; $5,000</td>
<td>5 years</td>
<td>2.67%</td>
</tr>
<tr>
<td>$5,001 - $10,000</td>
<td>10 years</td>
<td>3.00%</td>
</tr>
<tr>
<td>&gt; $10,000</td>
<td>15 years</td>
<td>3.23%</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 Outreach & Communication

• Mailings
  • January 15 – Open house invite
  • February 24 – Public hearing notification

• Open House – February 6
  • No property owners attended

• Webpage
  • Project information
  • Option to sign up for email updates

• Communication during construction
Recommendations

• Hold Public & Assessment Hearing

• Consider approval of Resolutions Ordering Improvement and Adopting Assessments

• Consider approval of Resolutions Approving Purchasing Easements and Awarding Contract
Questions or Comments?