



2023 Gleason Lake Drive Improvements Project

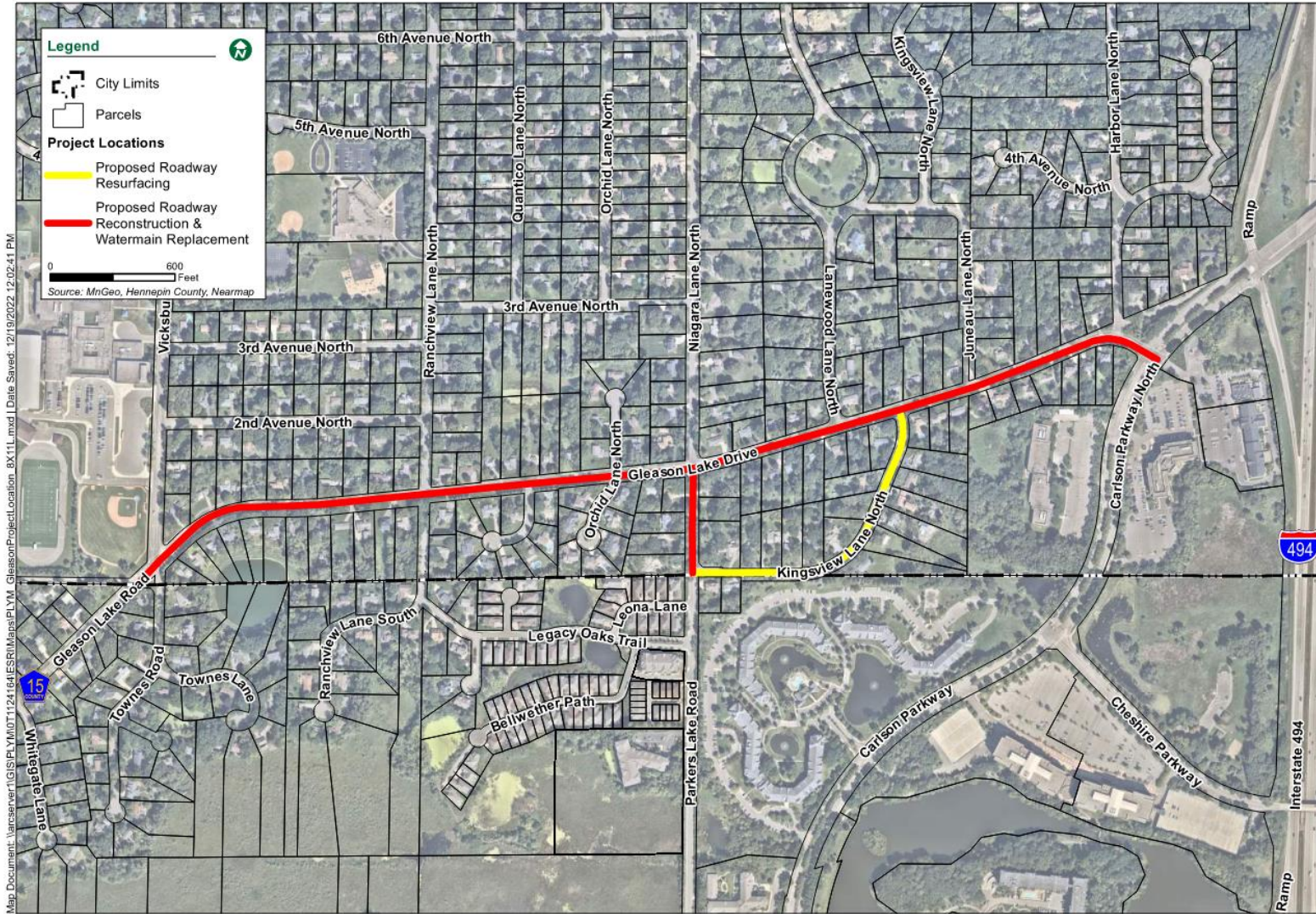
Public Improvement and Assessment Meeting - April 11, 2023

City of Plymouth



Project Area

- Gleason Lake Drive
- Niagara Lane
- Kingsview Lane



Existing Conditions

- Pavement is deteriorating
- Lack of curb and gutter (Gleason Lake Drive & Niagara Lane)
- Minimal storm sewer (Gleason Lake Drive & Niagara Lane)
- Water main is aged

Existing Conditions



Gleason Lake Drive



Gleason Lake Drive

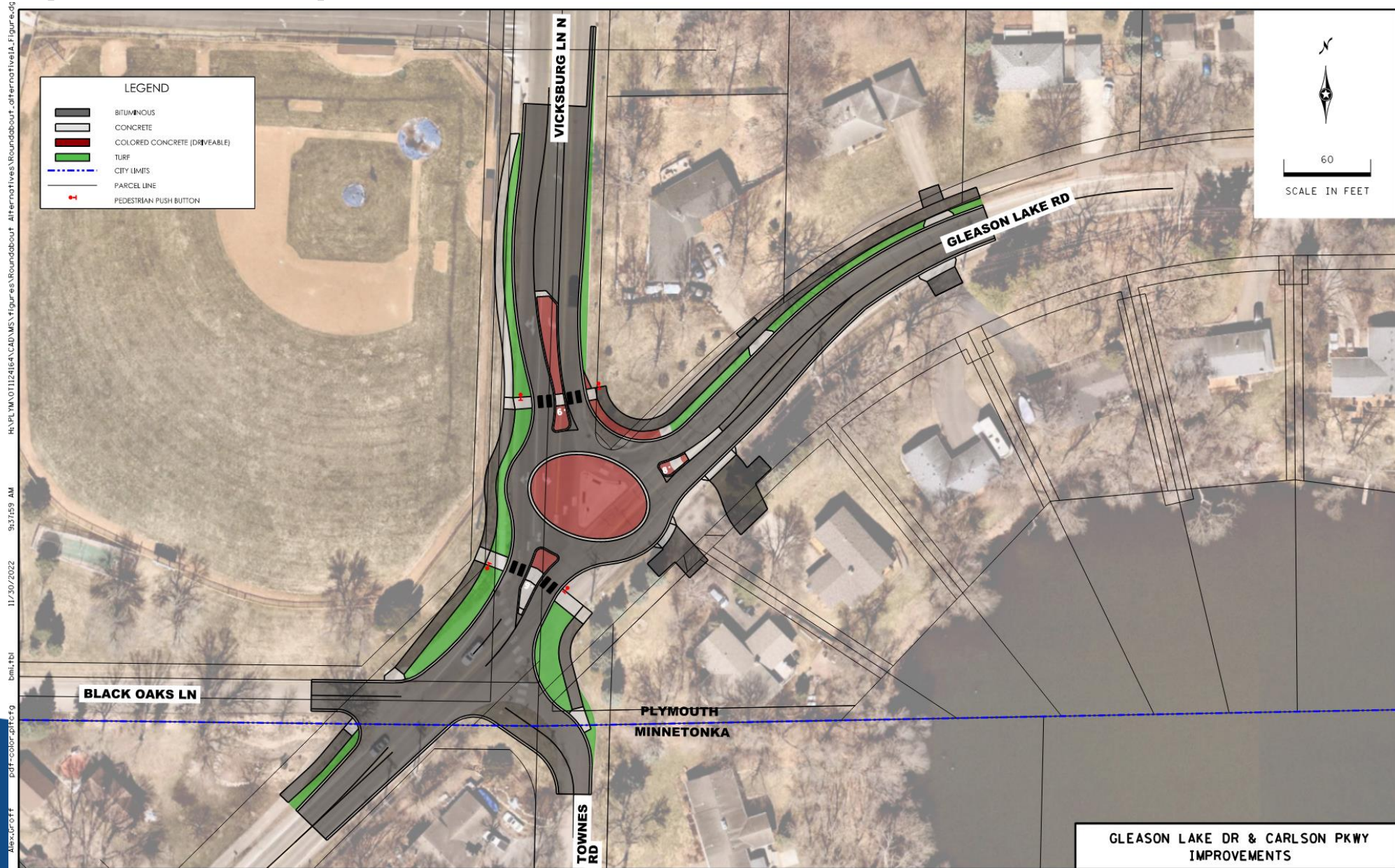
Existing Conditions



Proposed Improvements (Gleason Lake Drive & Niagara Lane)

- Street Reconstruction
 - Engineered road section – 26 feet wide
 - Curb & gutter – barrier style
 - Drain tile at catch basins
- Utilities
 - Storm sewer system improvements
 - Replacement of water main and services to curb stop
 - Infiltration & inflow barriers on sanitary sewer manholes
- Trail Construction and Reconstruction
- Intersection Reconfiguration
 - Vicksburg Lane & Gleason Lake Drive

Proposed Improvements (Gleason Lake Drive & Niagara Lane)



Proposed Improvements (Kingsview Lane)

- Pavement Reclamation
 - Spot replacement of curb & gutter
- Utilities
 - Storm sewer system improvements
 - Infiltration & inflow barriers on sanitary sewer manholes

Project Costs & Funding

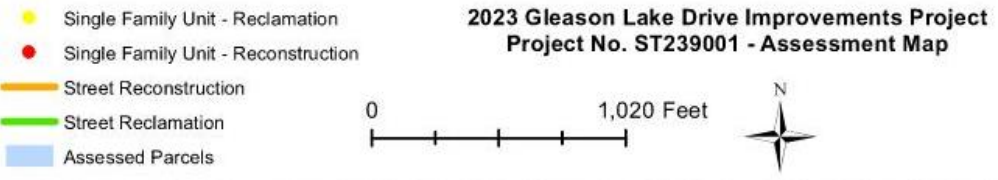
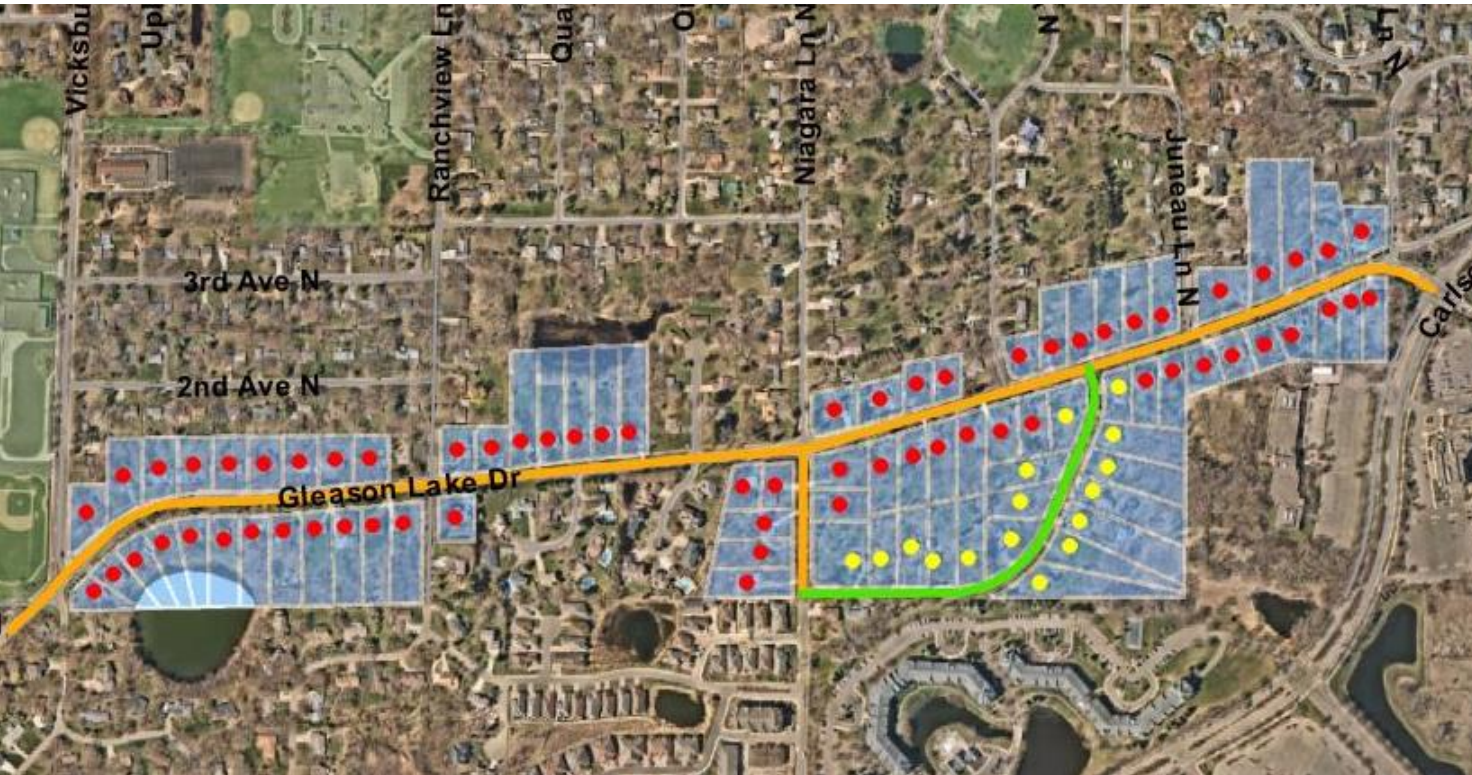
- Cost: \$6,753,300.39
- Funding:
 - Street Reconstruction Fund: \$ 3,644,156.32
 - Water Fund: \$ 1,407,900.00
 - Sewer Fund: \$ 136,020.00
 - Water Resources Fund: \$ 100,000.00
 - Park Replacement Fund: \$ 254,112.00
 - Park Dedication Fund: \$ 46,724.40
 - City of Minnetonka: \$ 107,862.11
 - Hennepin County : \$ 266,486.00
 - Special Assessments: \$ 790,039.26

Assessment Policy

- Assesses adjacent, benefiting properties
 - 40% of project costs
 - City pays remainder
- Costs not assessed and fully paid by City
 - Water main replacement
 - Sanitary sewer improvements
 - Water quality improvements
 - Sidewalk/trail improvements

Project Cost & Proposed Assessments

- Based on low bid by Kuechle Underground, Inc.
 - Construction Cost - \$5,532,983.21
- Single Family (Reconstruction)
 - \$10,995.39
- Single Family Home (Reclamation)
 - \$4,021.47



Assessment Payment Options

- Pay in full or partial payment by 10/31/23 [without interest]
- Full payment between 11/1/23 and 11/1/24 [includes 1st year of interest]
- Paid with property taxes over the assessment term [default & includes interest]

- Assessment terms and interest rates
- Deferrals available
 - Seniors & people with disabilities

Assessment Amount	Assessment Term	Interest Rate
< \$5,000	5 years	2.52%
\$5,001 - \$10,000	10 years	2.64%
> \$10,000	15 years	3.22%

Assessment Appeals

- Must notify the City Clerk of objection in writing before the close of the hearing.
- Must serve notice upon the Mayor or City Clerk within 30 days of adoption of the assessments.
- Must file served notice to the district court within 10 days of notice to Mayor or City Clerk.

Project Outreach & Communication

- Mailings
 - April 2021 – Project Notification & Questionnaire
 - October 2021 – Neighborhood Meeting Notification
 - November 2022 – Open House Notification
 - March 2023 – Public Hearing Notification
- Plymouth News – March/April 2023
- Informational Meeting – 11/8/2021
- Open House – 11/30/2022
- Webpage
 - Option to sign up for email updates
- Onsite meetings as requested

Project Schedule

- April 11 – Public Improvement & Assessment Hearing, Award Contract
- Construction – Spring/early summer thru fall
- Final Restoration – Spring/early summer 2024

Recommendations

- Hold Public & Assessment Hearing
- Approve Resolutions Ordering Improvement and Adopting Assessments
- Approve Resolution Awarding Contract

Questions or Comments?