



# Birchwood Estates Street Reconstruction Project

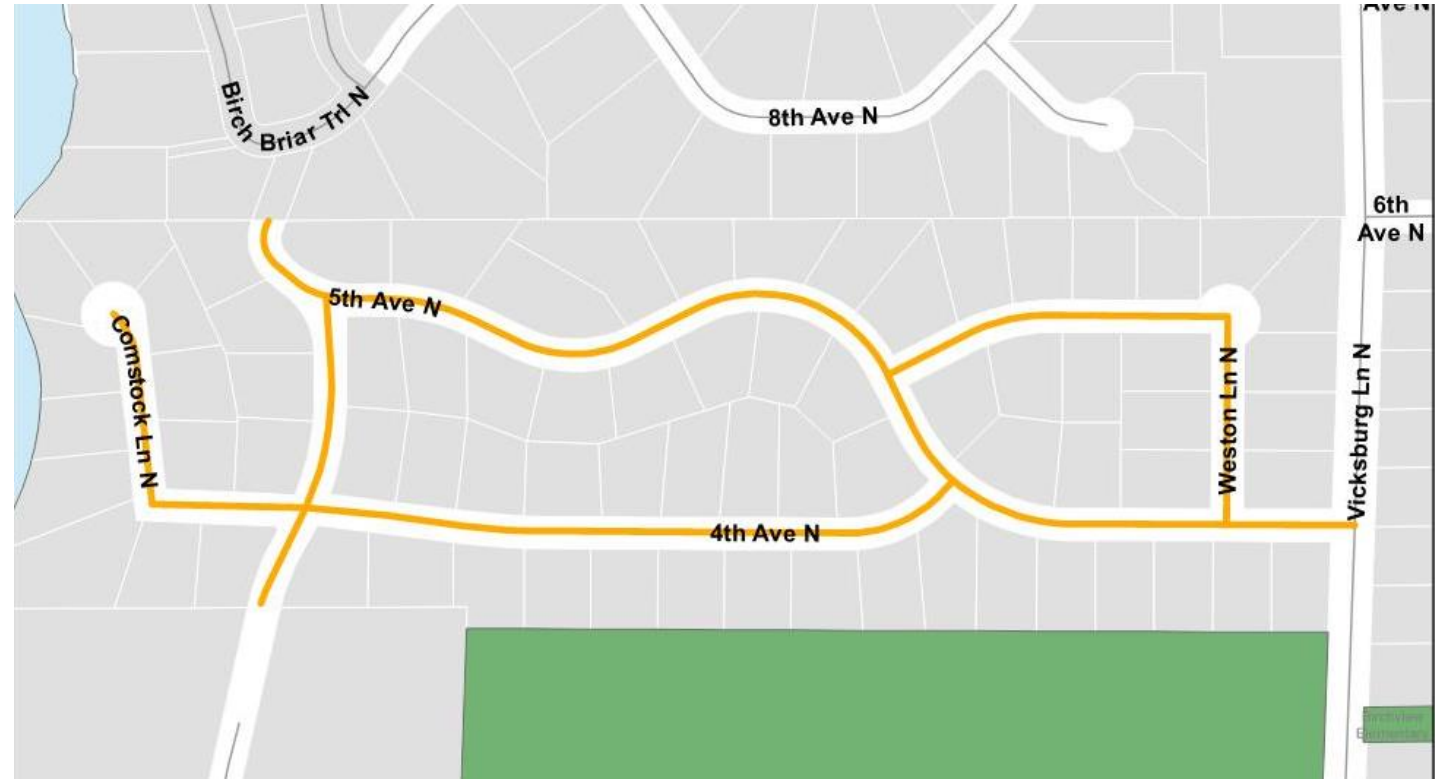
Public Improvement and Assessment Meeting - March 26, 2024

City of Plymouth



# Project Area

- Birchwood Estates Neighborhood
  - 4<sup>th</sup> Ave
  - 5<sup>th</sup> Ave
  - Comstock Ln
  - Weston Ln
  - Black Oaks Ln



# Existing Conditions

- Pavement is deteriorating
- Lack of curb and gutter
- Minimal storm sewer
- Water main is aged

# Existing Conditions



# Existing Conditions



# Proposed Improvements

- Street Reconstruction
  - Engineered road section – 28 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
- Water Quality Improvements

# Water Quality Improvements

- Why Water Quality
  - Permitting Requirements
    - MPCA MS4 General Permit
- Stormwater Treatment Pond
  - Failing section of storm sewer would be replaced with installation of pond
- January 23 Council Meeting
  - Further investigation of alternative method of treatment
  - Offer extended to purchase required easement from five properties
  - No affirmative response received

# Birchwood Stormwater Pond Context

Eastern edge

Interior at N Entrance

Brush Piles

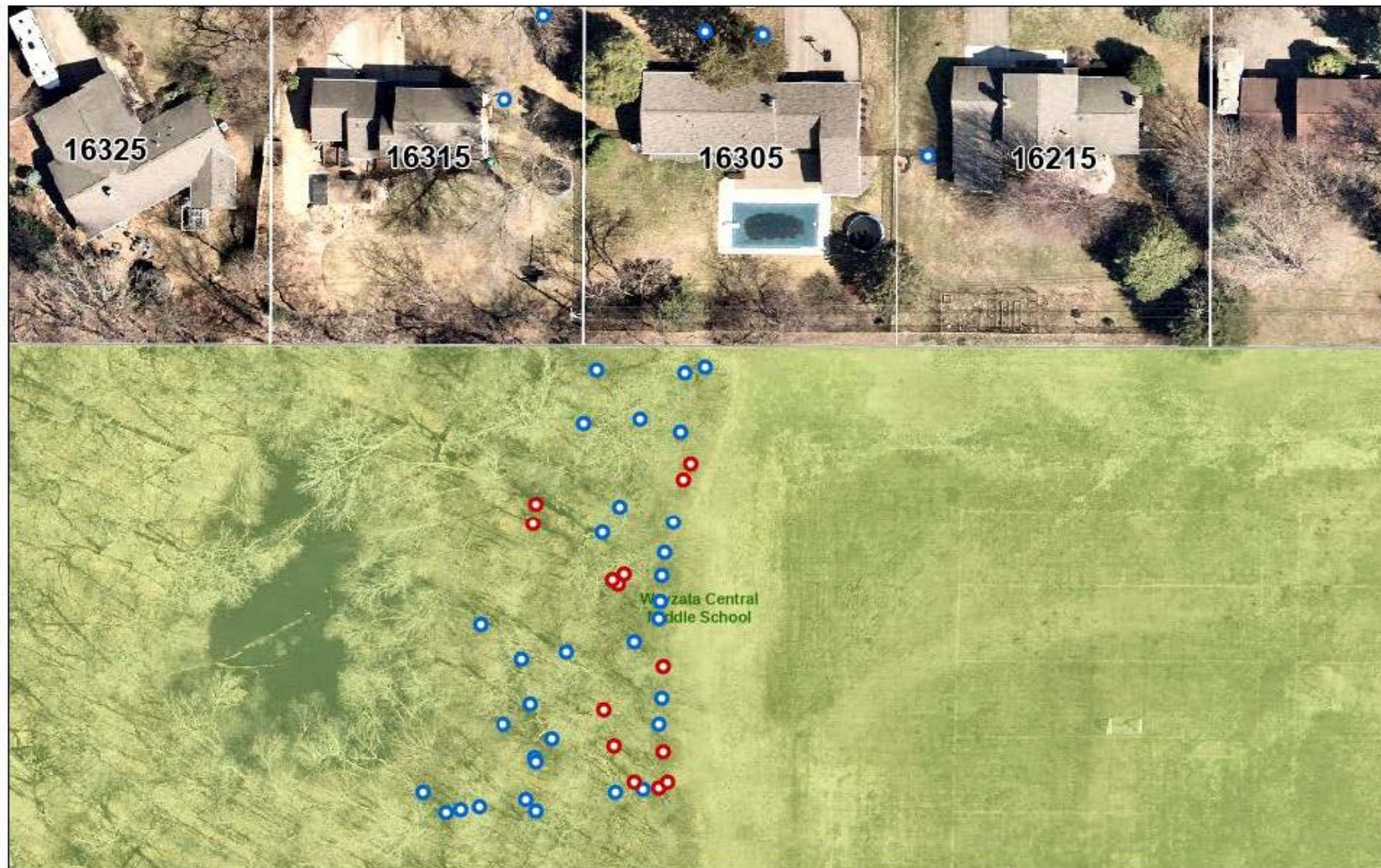




# Location and Condition

- Forest condition is predominantly large declining basswoods
  - Also includes elm, ash and a few oaks.
- Emerald Ash Borer is present, and the Ash are generally infested.
- Buckthorn is present in significant quantities in the understory
- The proposed pond location on the forest edge does not significantly increase the amount of forest fragmentation which is a leading factor in long term forest decline.
- Parks and forestry staff will provide recommendations for the replanting plan that includes trees and shrubs that provide screening from adjacent property

# Additional Tree Inventory

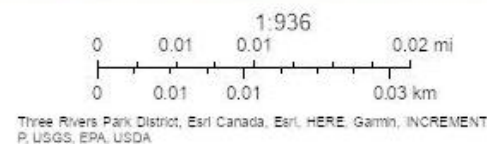


## Species Identified

- American Elm
- American Linden
- Boxelder
- Green Ash
- Siberian Elm
- Sugar Maple
- Green Ash & Siberian Elm aren't considered desirable species in this area

January 30, 2024

- Treated Ash Trees
- Suspect EAB
- Confirmed EAB
- All Live Ash Trees
- Live Trees



City of Plymouth



# Project Costs & Funding

- Cost: \$5,363,441.17
- Funding:
  - Street Reconstruction Fund: \$ 2,366,680.63
  - Special Assessments: \$ 872,942.76
  - Water Fund: \$ 1,340,084.23
  - Water Resources Fund: \$ 700,000.00
  - Sewer Fund: \$ 83,733.55

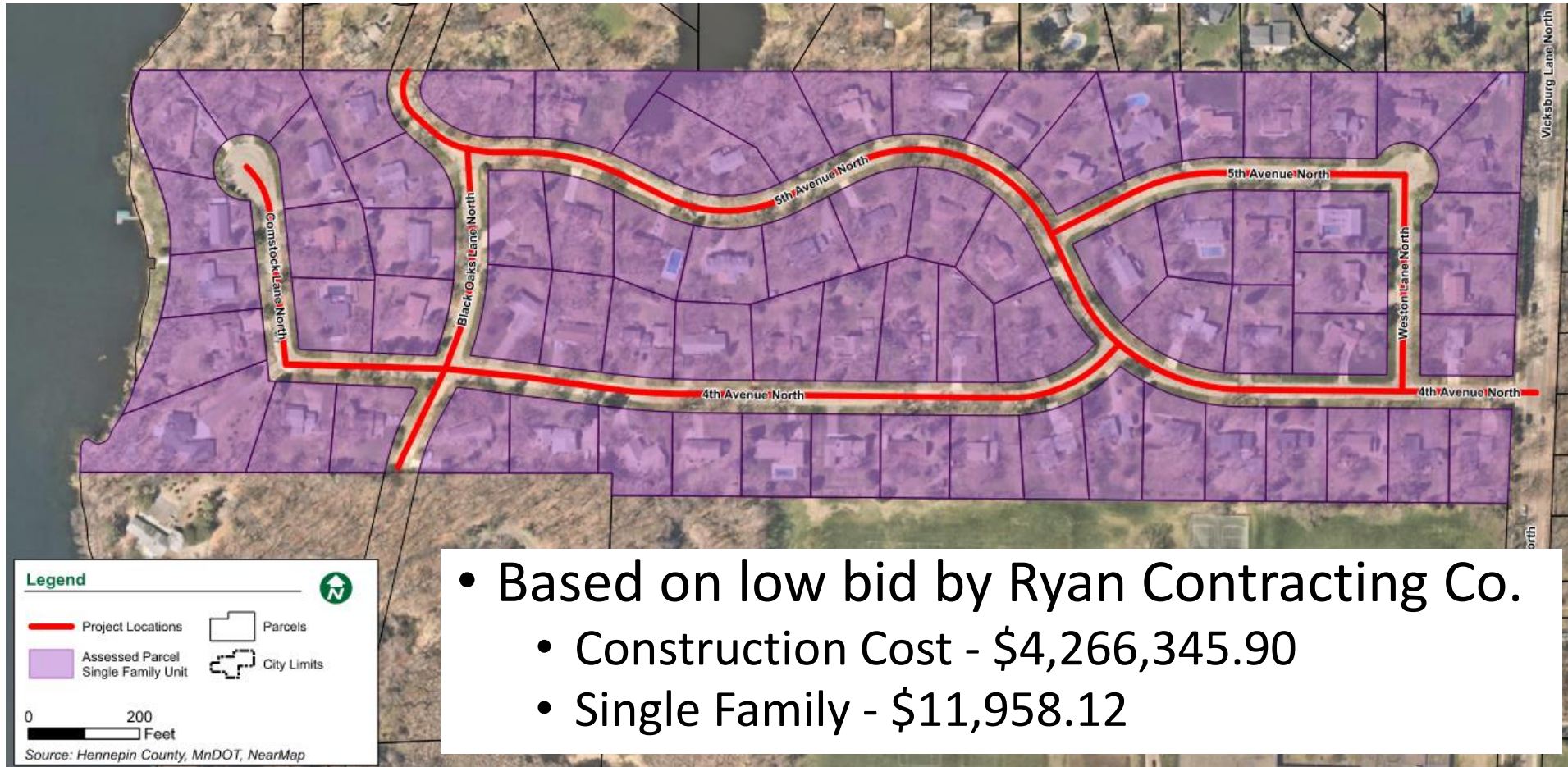
# Why Assessments?

- Assessment Policy
  - Put in place September 12, 1966
  - Last amended February 24, 2015
- October 2023 Council Work Session
- 2018 State of the Streets Report
  - Reconstruct all streets to urban section by mid-2030's

# 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



# Assessment Payment Options

- Pay in full or partial payment by 10/31/24 [without interest]
- Full payment between 11/1/24 and 11/1/25 [includes 1<sup>st</sup> 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	3.97%
\$5,001 - \$10,000	10 years	4.00%
> \$10,000	15 years	4.53%

# 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
  - March 2022 – Project Notification & Questionnaire
  - March 2023 – Neighborhood Meeting Notification
  - November 2023 – Open House Notification
  - March 2024 – Public Hearing Notification
- Informational Meeting – 3/22/2023
- Open House – 11/29/2023
- Webpage
  - Option to sign up for email updates
- Onsite meetings as requested

# Project Schedule

- March 26
  - Public Improvement
  - Assessment Hearing
  - Award Contract
- Construction
  - Spring/early summer thru fall
- Final Restoration & Final Pavement Lift
  - Spring/early summer 2025

# Recommendations

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

# Questions or Comments?