



2024 Street Rehabilitation Project

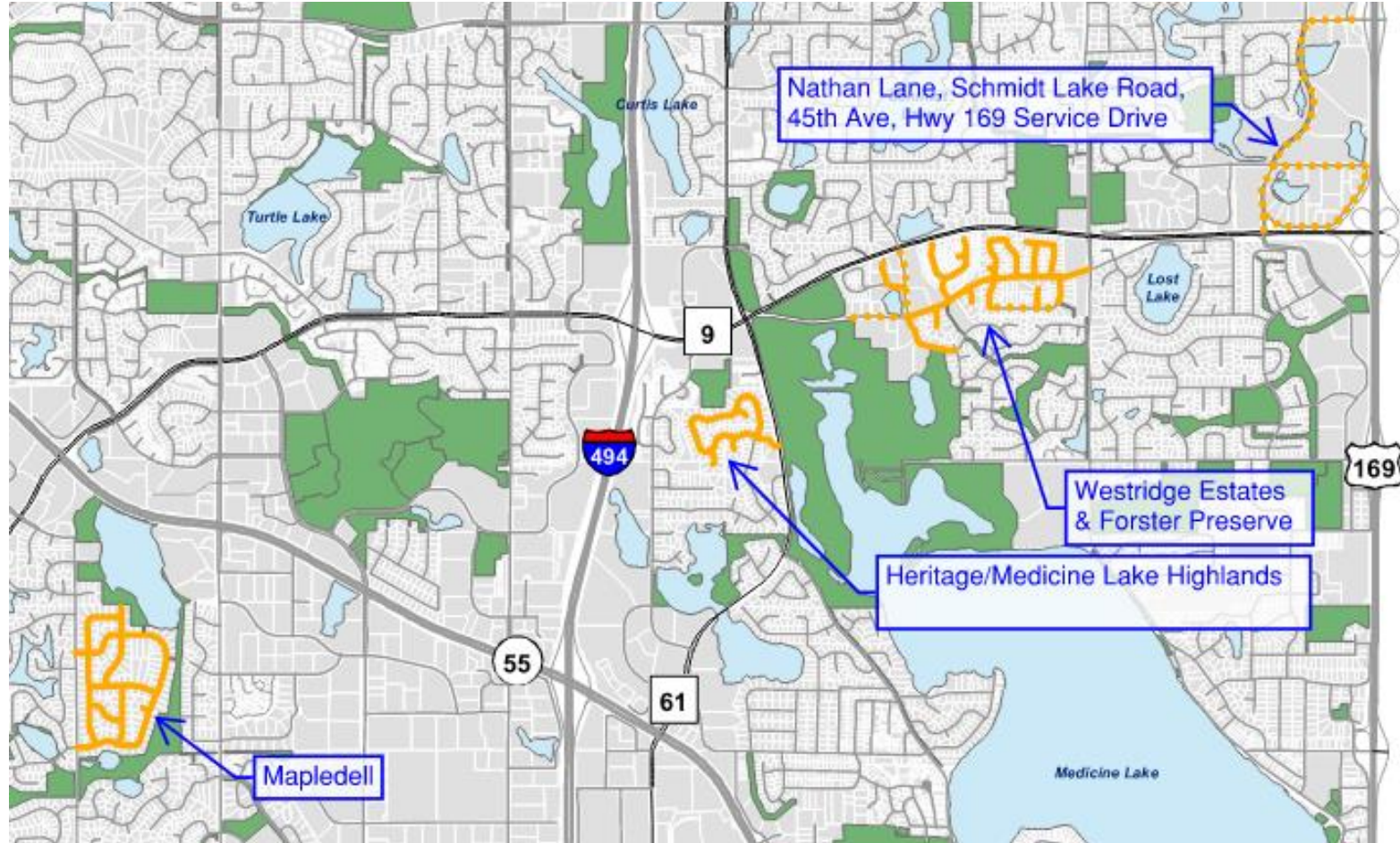
Public Improvement and Assessment Hearing - April 9, 2024

City of Plymouth



Project Area

- Mapledell Neighborhood
- Heritage/Medicine Lake highlands Neighborhood
- Westridge Estates & Forster Preserve Neighborhood
- Nathan Lane, Schmidt lake Road, 45th Ave & Hwy 169 Service Drive



Existing Conditions



Existing Conditions



Proposed Improvements

- Street
 - Full Depth Reclamation
 - Schmidt Lake Rd, Nathan Ln, 45th Ave, Hwy 169 Service Dr & Frontage Rd
 - Westridge Estates & Forster Preserve (*42nd Ave, Larch Ln, & Old Rockford Rd west of Larch Ln*)
 - Mill & Overlay
 - Mapledell
 - Westridge Estates & Forster Preserve
 - Heritage/Medicine Lake Highlands
 - Curb and Gutter Replacement
- Utility Repairs & Improvements
- Trail Installation and Replacement

Project Costs & Funding

• Cost:	\$6,354,000.00
• Funding:	
• Special Assessments:	\$ 1,434,963.95
• MSA Fund	\$ 2,053,749.08
• Street Reconstruction Fund:	\$ 1,368,052.48
• Park Dedication Fund	\$ 719,852.28
• Water Fund:	\$ 336,369.54
• Sewer Fund:	\$ 192,120.80
• Water Resources Fund:	\$ 150,000.00
• Parks Replacement Fund:	\$ 98,891.87

Why Assessments?

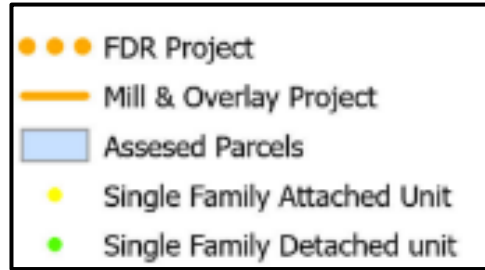
- Assessment Policy
 - Put in place September 12, 1966
 - Last amended February 24, 2015
- October 2023 Council Work Session
- 2018 State of the Streets Report
 - Reconstruct all streets to urban section by mid-2030's

Assessment Policy

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

Project Costs & Proposed Assessments

- Construction Cost – \$5,392,510.45
- Single Family (detached) - \$1,485.07
- Single Family (attached) - \$742.54
- Other - \$Varies



Heritage/Medicine Lake Highlands



Mapledell

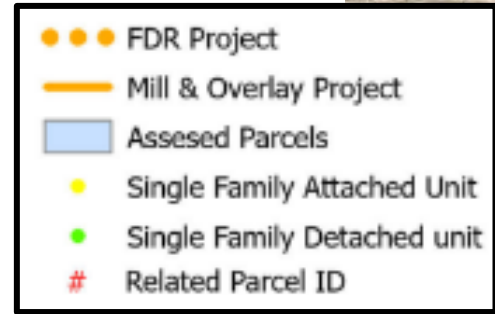


Project Costs & Proposed Assessments

- Construction Cost – \$5,392,510.45
- Single Family (detached) - \$1,485.07
- Single Family (attached) - \$742.54
- Other - \$Varies

Westridge Estates/Forster Preserve

Nathan Ln, Schmidt Lk Rd, 45th Ave,
Hwy 169 Service Dr



Assessment Payment Options

- Pay in full or partial payment by 10/31/24 [without interest]
- Full payment between 11/01/24 and 12/31/25 [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	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
 - June 2023 – Project Notification
 - November 2023 – Informational Meeting Notification
 - March 2024 – Public Hearing Notification
- Informational Meeting – 12/4/2023
- Webpage
 - Project information
 - Status updates
 - Option to sign up for email updates

Project Schedule

- April 9th
 - Public Improvement & Assessment Hearing
 - Award Contract
- Construction
 - Spring/early summer thru fall

Recommendations

- Hold Public & Assessment Hearing
- Approve Resolution Ordering Improvement
- Approve Resolution Adopting Assessments
- Approve Resolution
 - Awarding Contract
 - Approving Supplemental Agreement
 - Approving Local Trail Connection Agreement with Three Rivers Parks District

Questions or Comments?