



Frick's Garden Street Reconstruction Project

Public Improvement and Assessment Hearing - February 25, 2025



Project Area

- Frick's Garden Neighborhood

- 13th Avenue
- 12th Avenue
- 11th Avenue
- 10th Avenue
- Peony Lane
- Kimberly Lane



Existing Conditions

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

Existing Conditions



Peony Lane & 12th Avenue (facing south)



Peony Lane & 12th Avenue (facing west)

Existing Conditions



Proposed Improvements

- Street Reconstruction
 - Engineered road section
 - 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

Project Costs & Funding

- Cost: \$5,798,000.00
- Funding:
 - Street Reconstruction Fund: \$2,357,358.26
 - Special Assessments: \$1,042,843.25
 - Water Fund: \$1,480,940.84
 - Water Resources Fund: \$ 721,000.00
 - Sewer Fund: \$ 195,857.65

Why Assessments?

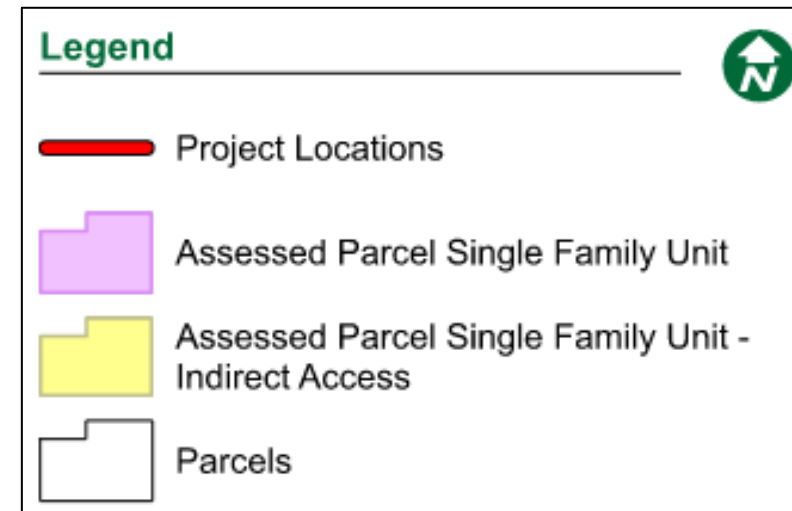
- Assessment Policy
 - Put in place September 12, 1966
 - Last amended February 24, 2015
- October 2023 Council Work Session
- 2018 State of the Streets Report
 - Reconstruct all streets to urban section by mid-2030's

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

- Based on low bid by GMH Asphalt Corporation
 - Construction Cost - \$4,601,753.74
 - Single Family (direct) - \$12,033.45
 - Single Family (indirect) - \$10,000.00



Assessment Payment Options

- Pay in full or partial payment by 10/31/25 [without interest]
- Full payment between 11/1/25 and 11/1/26 [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	4.16%
\$5,001 - \$10,000	10 years	4.44%
> \$10,000	15 years	4.56%

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
 - September 2023 – Project Notification
 - April 2024 – Neighborhood Meeting Notification
 - October 2024 – Open House Notification
 - February 2025 – Public Hearing Notification
- Informational Meeting – 5/16/2024
- Open House – 11/7/2024
- Webpage
 - Option to sign up for email updates
- Onsite meetings as requested



Project Schedule

- February 25
 - Public Improvement
 - Assessment Hearing
 - Award Contract
- Construction
 - Spring/early summer thru fall 2025
- Final Restoration & Final Pavement Lift
 - Spring/early summer 2026

Recommendations

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

Questions or Comments?