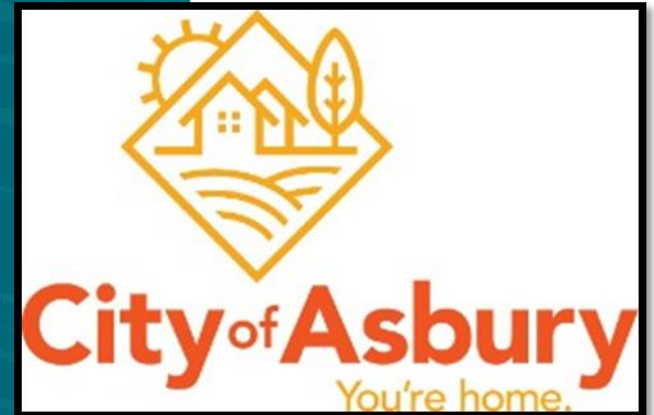


City of Asbury Autumn Drive Reconstruction Project

Public Informational Meeting
March 29, 2022



Agenda

Presented By:

Mayor Jim Adams

email: mayor@cityofasbury.com

City Administrator Beth Bonz

email: ebonz@cityofasbury.com

City Engineer Nate Stevenson

email: nstevenson@msa-ps.com

Order of Business:

- **Introductions**
- **Project Overview: Autumn Drive**
- **Recent Project Experiences: Sun Valley Drive Reconstruction**
- **Easements**
- **Special Assessment Policy**
- **Steps of a Special Assessment**
- **FAQs and Q&A**

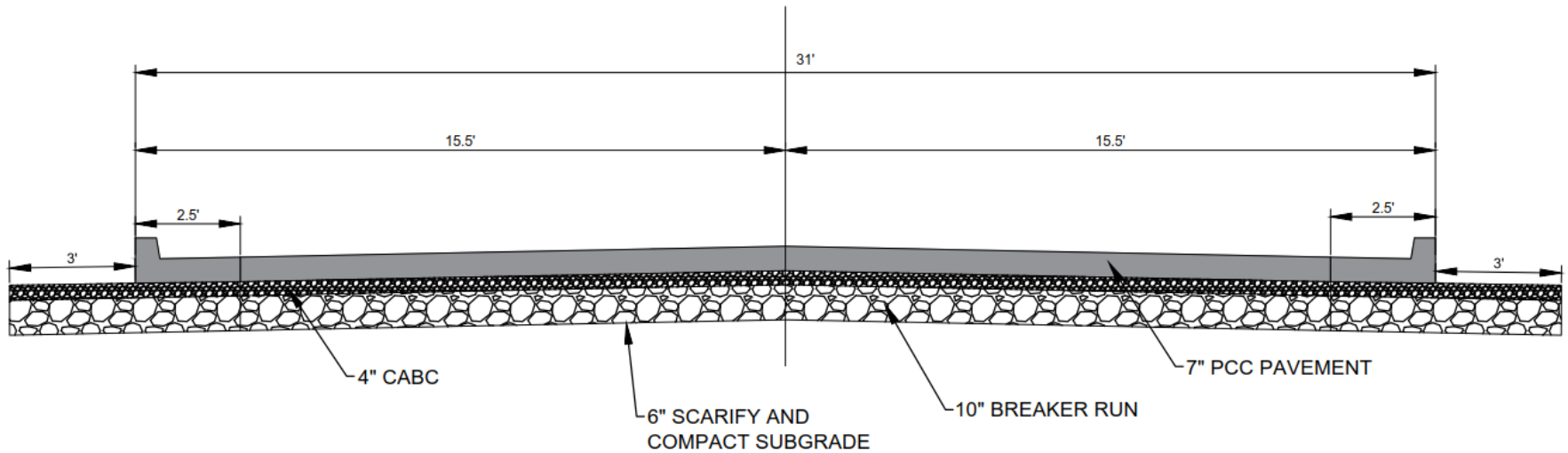
Project Overview

- 2024 anticipated construction
- 25 impacted properties
- Estimated Project cost of Approximately \$1.75 Million
- Reconstruction of Autumn Drive from Sun Valley Drive to Hales Mill Road
 - Match existing 31' road width
- Replace all existing water main as well as private water services to the right-of-way (ROW)
- Replace a portion of Sanitary Sewer main including private sewer services to the ROW
- Replace storm sewer infrastructure

Project Overview



Preliminary Typical Cross Section



Autumn Drive



Autumn Drive



Sun Valley Drive East Reconstruction



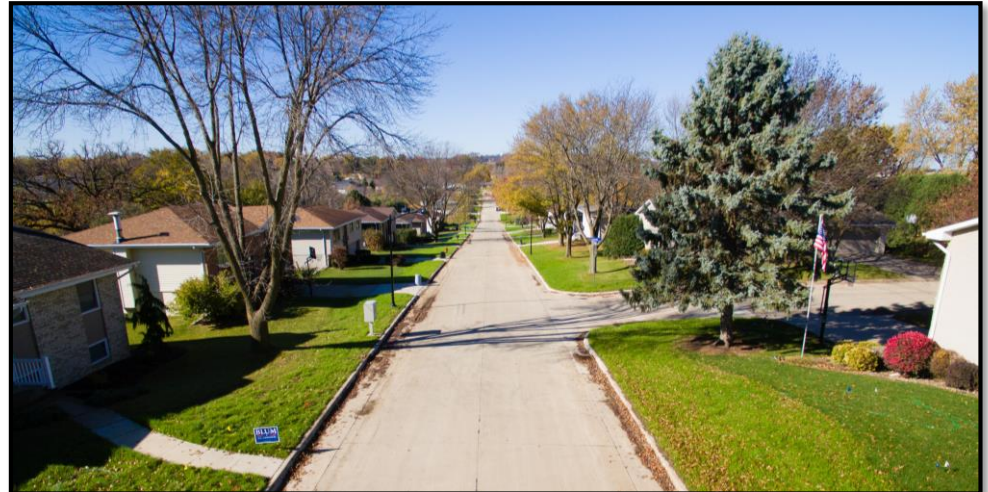
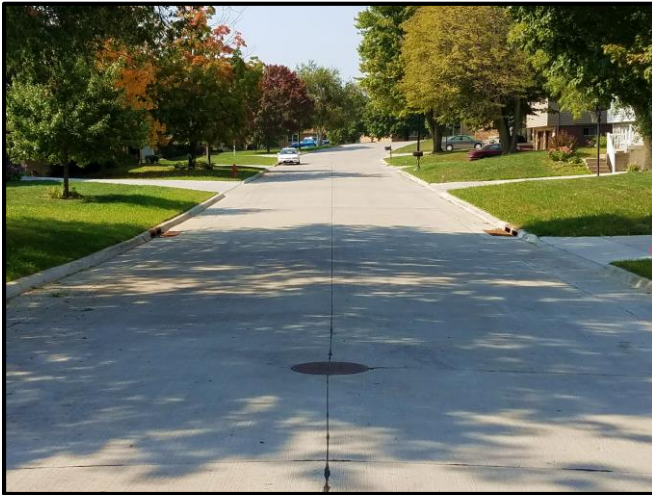
Before

- Pavement was deteriorating due to the poor subgrade under existing roadway
- Utilities in need of replacement
 - Water Main
 - Water Services
 - Storm Sewer

Sun Valley Drive East Reconstruction

After

- New 7" thick concrete pavement with full curb and gutter
- Public utilities replaced and upgraded:
 - Water Main & Hydrants
 - Copper Water Services
 - Upsized Storm Sewer



Easements

- Permanent Easement
 - None anticipated
- Temporary Easement
 - Some properties may require temporary easements. These are in-place only for the duration of construction and typically needed for grading yards with suitable slopes and restoring driveways

City of Asbury Special Assessment Policy

- Adopted in 2006 with amendments approved in 2007, 2013 and 2015 in response to Council and Residents' concerns and input
- 100 % of cost of storm sewers and street lights paid by City.
- 25% of the cost of a 31' residential street is assessed to the property owner and 75% is paid by the City.
- 100% of the water service lateral cost may be assessed to the property owner. All other water main installation costs are covered by the City (PVC Main, Fittings, Hydrants).
- 100% of the sanitary service lateral cost may be assessed to the property owner. All other sanitary sewer main installation costs are covered by the City.

APPLICATION FOR SPECIAL ASSESSMENT FINANCIAL ASSISTANCE

- The application for Special Assessment Financial Assistance is provided to residents who need assistance with city directed improvements to their property.
- Use of these funds requires that applicants are below 80% of the HUD median income for Dubuque County and reside at the property that is being assessed by the City of Asbury. (Information on Next Slide)
- Applications can be mailed to the City of Asbury, 5290 Grand Meadow Drive, Suite 1, Asbury, Iowa 52002 or emailed to info@cityofasbury.com.
- Application form can be accessed here:
https://www.cityofasbury.com/UserFiles/Servers/Server_11896043/File/Application%20for%20Special%20Assessment%20Financial%20Assistance%20April%202020.pdf

80% HUD MEDIAN INCOME FOR DUBUQUE COUNTY

1 Person Household = \$41,450

2 Person Household = \$47,350

3 Person Household = \$53,250

4 Person Household = \$59,150

5 Person Household = \$63,900

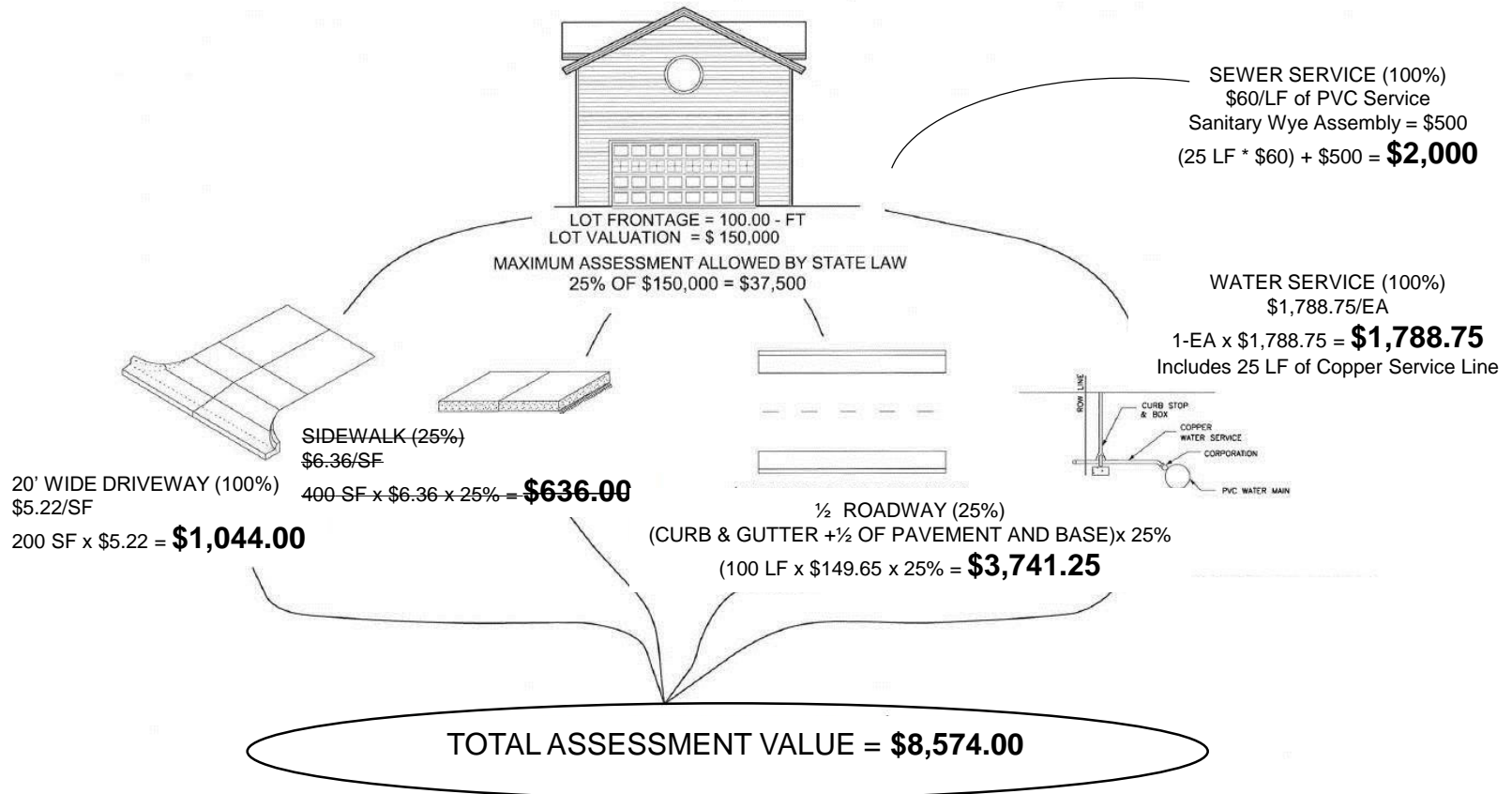
City of Asbury Special Assessment Policy

- If a property owner is assessed for street reconstruction more than once in a five year period, then the property owner may receive an abatement of only the street reconstruction as follows:

- | | |
|-------------|------------------------------|
| • 0-1 Years | 25% of street reconstruction |
| • 1-2 Years | 20% of street reconstruction |
| • 2-3 Years | 15% of street reconstruction |
| • 3-4 Years | 10% of street reconstruction |
| • 4-5 Years | 5% of street reconstruction |
| • >5 Years | No Reduction |

Sample Special Assessment

SAMPLE ASBURY RESIDENTIAL PROPERTY (UPDATED WITH 2021 BID PRICING)



Sequence of Events in a Special Assessment

1. Informational Meeting with property owners to gather background and provide schedule for project process
2. City Council to adopt “Preliminary Resolution” containing:
 - description of project
 - location of project
 - direct Engineer to prepare preliminary plans and specifications
 - general description of property to be benefited
3. Prepare Preliminary Special Assessment Plat and Schedule
4. City Council to walk project corridor and review impact and benefit to individual properties

Sequence (continued)

5. Prepare and introduce proposed Resolution of Necessity
6. Clerk notifies affected property of public hearing regarding Resolution of Necessity and Preliminary Assessment Values. (following public hearing)
7. Hold public hearing, Council to adopt or amend and adopt Resolution of Necessity
8. Engineer to prepare Final Plans, Specifications, Estimate of Cost and Notice to Bidders

Sequence (continued)

9. Council sets date of public hearing regarding Plans, Specification and Estimate of Cost
10. Hold public hearing regarding Plans, Specification and Estimate of Cost
11. Open bids – Late Winter/Early Spring 2024
12. Council awards project – Early Spring 2024
13. Contractor starts project – as soon as weather is favorable in the spring (2024)
14. Contractor completes project – Fall 2024
15. Engineer inspects and certifies project – Fall/Winter 2024
16. Council accepts work – Fall/Winter 2024

Sequence (continued)

17. Engineer prepares Final Assessment Schedule – Winter 2024
18. Council to fix and adopt Final Assessment Values and set interest rate for unpaid assessments – January 2025
19. Clerk notifies affected property owners regarding Final Assessment Value – January 2025
20. Property Owners have 30 days to pay assessment in full or in part without interest
21. Unpaid assessments are added to the County Treasurer property tax rolls and 1/10 of the assessment are due to be paid plus interest annually for 10 years on the same schedule as property taxes with all delinquent interest and penalties as ordinary taxes

Frequently Asked Questions

Tree/Landscaping Removal

Will my tree stay or will it require removal?

Answer -

- Trees and other objects within the right-of-way (ROW) will likely require removal. A limited number of trees that are very near but outside of the ROW may be impacted as well, depending on the magnitude of change from existing to proposed finish grades. Impacted property owners will be contacted individually as the design is finalized.

Frequently Asked Questions

Water Service Installation

Will I be required to install a new water service line?

Answer -

- Water services from the main to the curb stop will be installed as part of this project. Residents will have the option to replace the remainder of their water service line between the ROW and their homes, when appropriate, at a cost to be negotiated with the contractor or private plumber.

Frequently Asked Questions

Access during Construction

Will I have vehicle access to my home at all times, and if not, how long will I be without access and where should I park?

Answer –

- Most residents will lose vehicles access to their driveway at various times during the construction process. The most common times being during roadway core out, paving, and driveway placement.
- During core out, vehicle access is typically unavailable for a range of a few hours to a day. Paving often leaves residents without driveway access for up to 4-7 days. Driveways often require the same duration.
- Parking in alternative locations will be required during the core out and paving processes. Locations will be determined as the construction progresses, and directions for parking will be provided to residents in a timely manner. Often times residents are able to park on the street during the driveway placement, when this is not possible, an alternative parking location will be determined.

Frequently Asked Questions

Mail Delivery and Trash Pickup

How will I get my mail during construction, and what should I do with my trash?

Answer –

- At the beginning of the construction process, the contractor will be required to re-locate residents' mailboxes to a location near the project site that can be accessed by the mail carrier. Residents will be informed of this location in a timely manner.
- The project contractor will be responsible for trash removal should the trash collection entity not have access to planned collection points. Residents will not be required to change their normal routine for trash collection.



Frequently Asked Questions

What time will construction begin in the morning, and when will the contractor end work for the day?

Answer –

- Construction hours will be the same as normal working hours, with a few exceptions. During the paving process, working hours are often longer as the contractor begins early in the morning and ends later at night. With concrete paving, joints are often sawed in the late hours of the evening. The sawing process must be completed within a certain timeframe, as uncontrolled cracking of the pavement may occur.
- It is sometimes necessary for contractors to work on weekends and possibly holidays depending on the weather during construction.

Frequently Asked Questions

Driveway Additions/Side Projects

I might like to repair some of my damaged driveway, but it is not within the project boundaries. Can the contractor do this for me?

Answer –

- Often times residents decide to repair or add on to their driveways during construction. This is a great time to make repairs, as a contractor is already on site. If residents would be interested in concrete repairs or additions they should contact the MSA field engineer who will be onsite during construction. The engineer will communicate the resident's plan to the contractor. The contractor may elect to provide a price for additional private work, however the contractor is **not required** to provide any additional private work.

Q & A

THANK YOU

