



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

00-453

SYNOPSIS -

AGENDA:

OCTOBER 2, 2000

Council authorization is being requested to proceed on brick pavement replacement on Zwart Road from Forest Drive to 28th Street. Approximately one-half of Zwart Road is severely distressed, requiring complete reconstruction instead of rehabilitation. Normally pavements replaced with new Portland cement concrete are not assessed, but due to the high cost of brick pavement, this street reconstruction project should be partially assessed to the benefited properties.

SUBJECT:

AUTHORIZATION TO
PROCEED ON BRICK
PAVEMENT
REPLACEMENT ON
ZWART ROAD FROM
FOREST DRIVE TO
28TH STREET

FISCAL IMPACT -

The differential cost between a new brick pavement and a standard residential pavement would be assessed to the benefited properties, the remaining costs would be funded from the CIP - PCC Pavement Replacement Program.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

Approval.

SUBMITTED BY:

FLOYD BENTZ, P. E.
CITY ENGINEER

BACKGROUND -

In 1993, the City initiated a project to reconstruct the brick pavement on Zwart Road from Forest Avenue to 28th Street as an assessed project with all costs assessed to the benefited properties. At an informal hearing held on April 26, 1993, by Roll Call 93-1580, the City Council deleted this project because of a large opposition to the project (73.9 percent of owners).

Recently the City has received complaints regarding the condition of the street, and the Public Works Department has requested that this street be reconstructed. Since the City Council has passed a resolution to retain all existing brick streets, it is recommended that

Zwart Road be reconstructed with new PCC curb and gutter and a new brick surface.

Historically, residential pavement restoration and reconstruction has not been assessed. However, due to the high cost of construction for a new brick street, it is recommended that the property owners be assessed only for the additional cost of the brick pavement compared to the normal cost of a PCC residential pavement.

Preliminary estimates indicate the additional cost for brick pavement over a standard residential pavement to be approximately \$140,000. It is recommended that this cost be assessed to the benefited properties and all other costs including new curb and gutter and storm sewer would be a City cost for this project. The non-assessed costs are estimated to be \$320,000.

It is recommended that the following procedure be used for this project:

1. Initial Council approval of the brick reconstruction on Zwart Road as a partially assessed project.
2. Informational Mailing: Upon Council approval of the project, each assessed property owner will receive a mailing from the City Engineer. The mailing will contain general information about the street restoration procedure and each owner's estimated assessment.
3. Informal Council Hearings: Notice will be given to all affected property owners so that they may have the opportunity to express their views before the expense of preparation of final plans is incurred.
4. Decision to proceed with preparation of design plans and specifications. At the Informal Council Hearing, if the City Council should decide to proceed with the project, then the City Engineer will be directed to prepare final plans.
5. Adoption of Resolution of Necessity: The Resolution of Necessity will be presented to Council shortly after the Informal Hearing is held.