



# Council Communication

Office of the City Manager

Date

January 28, 2008

Agenda Item No. 7A  
Roll Call No. 08-  
Communication No. 08-043  
Submitted by: Jeb E. Brewer, P.E.  
City Engineer

## AGENDA HEADING:

Communication from the City Manager recommending proposed street paving using special assessments.

## SYNOPSIS:

Proceed with proposed street paving improvements and set February 25, 2008 as the date for the hearing on the proposed Resolution of Necessity, as required by Iowa Code before the City Council can proceed to utilize special assessments against benefited property owners as part of the method of financing, as referenced below. Property owners on the three streets recommended for paving have previously submitted petitions to the City Council requesting that the streets be paved. Authorize the City Engineer to proceed with the actions necessary under the Iowa Code special assessment process and to notify appropriate property owners.

## FISCAL IMPACT:

Amount: \$354,030 City Engineer's preliminary estimate for assessment purposes with individual estimates for the three streets as follows:

- SW 5<sup>th</sup> Street from Broad Street to Virginia Avenue (Total Estimate \$71,130 with \$11,586.29 Assessed and \$59,543.71 City Cost - G.O. Bonds)
- E. 21<sup>st</sup> Street from Milton Avenue to Dead End North (Total Estimate \$148,800 with \$41,327.76 Assessed and \$107,472.24 City Cost - G.O. Bonds)
- Maine Street from University Avenue to Indiana Avenue (Total Estimate \$134,100 with \$41,301.59 Assessed and \$92,798.41 City Cost - G.O. Bonds)

Funding Source: 2007-2008 CIP, Page Street-8, City-wide Paving Program, STR013, being \$94,215.64 from Special Assessments against benefited property owners and \$259,814.36 in G. O. Bonds

## ADDITIONAL INFORMATION:

On June 26, 2000, by Roll Call 00-1876, the City Council adopted a new policy for paving residential streets in an effort to pave the remaining 50 miles of unpaved streets. This new policy specifies that the majority of remaining unpaved streets will be paved by private contractors with permanent paving over an improved subbase. Public Works crews will continue to provide non-assessed residential maintenance paving (formerly known as "interim paving") where road use, storm water conditions, and available funding are consistent with this reduced life surfacing. Under prior Council policy, interim pavement has been limited to construction of a maximum of 4" of hot mix asphalt over the existing street surface and does not include construction of curb and gutter or any storm sewer.

Permanent paving is assessed based upon 50% of the actual pavement costs, 50% of the driveway approach costs, and design and inspection costs limited to 10% of the total construction cost. This procedure, along with the existing assessment subsidy program, results in residents typically paying approximately 25% of total project costs.

Currently, petitions for paving the following three streets have been submitted to Council:

S.W. 5<sup>th</sup> Street – Broad Street to Virginia Avenue  
E. 21<sup>st</sup> Street – Milton Avenue to the dead end north  
Maine Street – University Avenue to Indiana Avenue

On September 10, 2007 [Council Communication No. 07-549](#) outlined the procedure to be used in establishing the 2007-08 Paving Program. This procedure was followed, as noted below:

1. Council authorization to proceed with preliminary work (Authorized under Roll Call 07-1702).
2. Informational Meeting: Each assessed property owner will receive a mailing from the City Engineer. The mailing will contain general information about the street paving procedure and each owner's estimated assessment, and will invite the property owner to an informational meeting with Engineering staff. At this meeting the property owners have the opportunity to ask questions and provide input to staff on the design. (The mailing with general information was sent January 17, 2008, which included an invitation to the Informational Meeting scheduled for February 4, 2008 in the City Council Chambers.)
3. Preliminary surveys would be completed, initial design work would begin, and preliminary cost estimates developed. (Preliminary cost estimates have been completed and are incorporated into the Preliminary Assessment Schedules which are presented for Council consideration.)
4. Resolution of Necessity: The Resolution of Necessity will be presented to Council for adoption after the informational meeting with property owners. (Request that Council set February 25, 2008 at 5:00 p.m. as the date for the hearing on the proposed Resolution of Necessity.)

The policy of taking alternate bids for hot mix asphalt or Portland cement concrete will again be utilized for the non-arterial streets included in the program.

Staff will proceed with necessary actions under the Iowa Code special assessment process as required by Iowa Code to assess a portion of the cost on the following improvements:

- Street paving twenty-one (21) feet wide B/B with Portland Cement Concrete six (6) inches thick with integral curb, or with Hot Mix Asphalt eight (8) inches thick with Portland Cement Concrete curb and gutter, driveway approaches, surface restoration and other incidental items, together with the necessary drainage facilities on S.W. 5<sup>th</sup> Street from Broad Street to Virginia Avenue, Activity ID 06-2008-011, Schedule No. 2008-01.
- Street paving twenty-six (26) feet wide B/B with Portland Cement Concrete eight (8) inches thick with integral curb, or with Hot Mix Asphalt ten (10) inches thick with Portland Cement Concrete curb and gutter, driveway approaches, surface restoration and other incidental items, together with the necessary drainage facilities on E. 21<sup>st</sup>

Street from Milton Avenue to dead end north, Activity ID 06-2008-012, Schedule No. 2008-02. (Property owners will only be assessed for paving 26 feet wide and 6” thick PCC or 8” thick HMA.)

- Street paving thirty-one (31) feet wide B/B with Portland Cement Concrete eight (8) inches thick with integral curb, or with Hot Mix Asphalt ten (10) inches thick with Portland Cement Concrete curb and gutter, driveway approaches, surface restoration and other incidental items, together with the necessary drainage facilities on Maine Street from University Avenue to Indiana Avenue, Activity ID 06-2008-013, Schedule No. 2008-03. (Property owners will only be assessed for paving 26 feet wide and 6” thick PCC or 8” thick HMA.)

**PREVIOUS COUNCIL ACTION(S):**

Date: September 10, 2007

Roll Call Number: [07-1702](#)

Action: [Authorization](#) to proceed on the 2007-08 Paving Program. ([Council Communication No. 07-549](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: June 26, 2000

Roll Call Number: 00-1876

Action: Approving Assessment Policy for Residential Street Paving. ([Council Communication No. 00-288](#)) Moved by McPherson to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Council Hearing on the Resolution of Necessity on February 25, 2008 and, if adopted, the normal Council actions to authorize bids, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.