

PROJECT 3-25 2025 ALLEY PAVING PROJECT

Public Information Meeting



June 9th, 2025

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DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

PROJECT AREAS

Ninth Street / Tenth Street Alley

- Between Crooks Avenue and Eden Avenue

WEST NINTH/TENTH STREET ALLEY & EAST NINTH/TENTH STREET ALLEY BETWEEN EDEN AVENUE AND MAIN AVENUE & BETWEEN MAIN AVENUE AND CROOKS AVENUE



PROJECT OVERVIEW

- Remove Existing Pavement and Base
- Relay section of storm sewer
- Remove Sub-Grade Material As-Needed
- Install and Grade Granular Base
- Install Asphalt Pavement
- Replace Concrete Apron/Walk Where Needed
- Add Gravel Shouldering
- Turf Restoration

CONSTRUCTION – WHY IS IT NEEDED

- The Ninth/Tenth Street Alley was last reconstructed in the early 1950's
- There was a storm sewer installed from Hendricks Avenue to 130 feet east during the 1950's alley reconstruction, by the Bethany Lutheran Church.



CONSTRUCTION – EXCAVATION AND STONE PLACEMENT

- The contractors tentative schedule has them starting the storm sewer replacement, excavation and stone placement on **July 28th** on the alley.
- They will first replace the section of storm sewer.
- The contractor will then excavate the alley. Excavations are 1 foot beyond the proposed edge of pavement and dug down 16 inches below the proposed top of the alley.
- A geotextile fabric is laid at the bottom of the excavation. Stone will be placed on top of the fabric.
- The stone is graded and compacted.
- Shortly after the stone is graded and compacted, the paving contractor will pave the alley with asphalt. The alley will have two mats of asphalt – a binder mat and a final mat.



ASSESSMENT RATES

- RESIDENTIAL ASSESSMENTS
 - 8.03(2) ASSESSMENTS
 - (h) The cost per foot for such assessments shall be set based on current bid prices and include reasonable engineering fees.
 - Ordinance changing special assessment for alley paving adopted in 2019. Ordinance now states property owners are responsible for 2/3 of the project costs and the City is responsible for 1/3.



ASSESSMENT RATES

Special Assessment Rates for Asphalt Alley Reconstruction

2025 Asphalt Alley Reconstruction

- Alley Between E. 9th Street and E. 10th Street – Crooks Avenue to Main Avenue
- Alley Between W. 9th Street and W. 10th Street - Main Avenue to Eden Avenue

\$38.32/ Frontage Foot
(14 feet wide)

Proposed 2025 Average Assessment is \$2,435.98

Comparison to 2023:

- 2023 Assessment Rate was \$34.02 / Frontage Foot (12 feet wide)
- 2023 Average Assessment was \$ 2,275.82

ASSESSMENT PAYMENTS

8.03(2) ASSESSMENTS

(i) All special assessments under this section 8.03(2) shall be paid over a period of 10 years or less. If the City borrowed the money for the project, the interest rate shall be at the same interest rate paid by the City plus 1%.

Estimated Interest Rate: 6.0% (5.0% +1%)



ASSESSMENT PAYMENTS

Special Assessment Timeline

October 2025

- Project is completed.
- Engineering Department measures “as-built” quantities.

November 2025

- Final Special Assessment totals forwarded to Finance Department.
- Special Assessment Invoices sent out to property owners.
- 30 days to pay in full to avoid finance charges.

December 2025

- Any unpaid special assessments appear on property tax bill.
- 1/10th of total assessment plus interest due.

Following Decembers

- 1/10th of assessments plus interest due.

ASSESSMENT POLICIES

REPAIRS AND LIFE EXPECTANCY

The City estimates that hot mix asphalt alleys should last 15 years. If any surface repairs are necessary during the life expectancy the repairs shall be made at the City's general expense, and not by special assessment against abutting property owners.





SPECIAL ASSESSMENT PUBLIC HEARING

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- QUESTIONS/COMMENTS FROM ALDERPERSONS
- CHAIRPERSON OF BOPW TO OPEN PUBLIC HEARING TO RECEIVE COMMENTS
- STAFF AVAILABLE AFTER THE BOPW MEETING FOR INDIVIDUAL DISCUSSIONS





THANK YOU