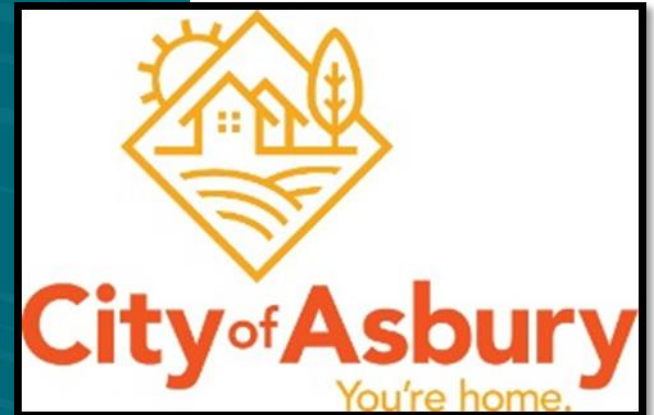


# City of Asbury Autumn Drive Reconstruction Project

Public Informational Meeting

Tuesday, April 4, 2023 7:00 PM



# Agenda

Presented By:

**Mayor Jim Adams**

email: [mayor@cityofasbury.com](mailto:mayor@cityofasbury.com)

**City Administrator Beth Bonz**

email: [ebonz@cityofasbury.com](mailto:ebonz@cityofasbury.com)

**City Engineer Nate Stevenson**

email: [nstevenson@msa-ps.com](mailto:nstevenson@msa-ps.com)

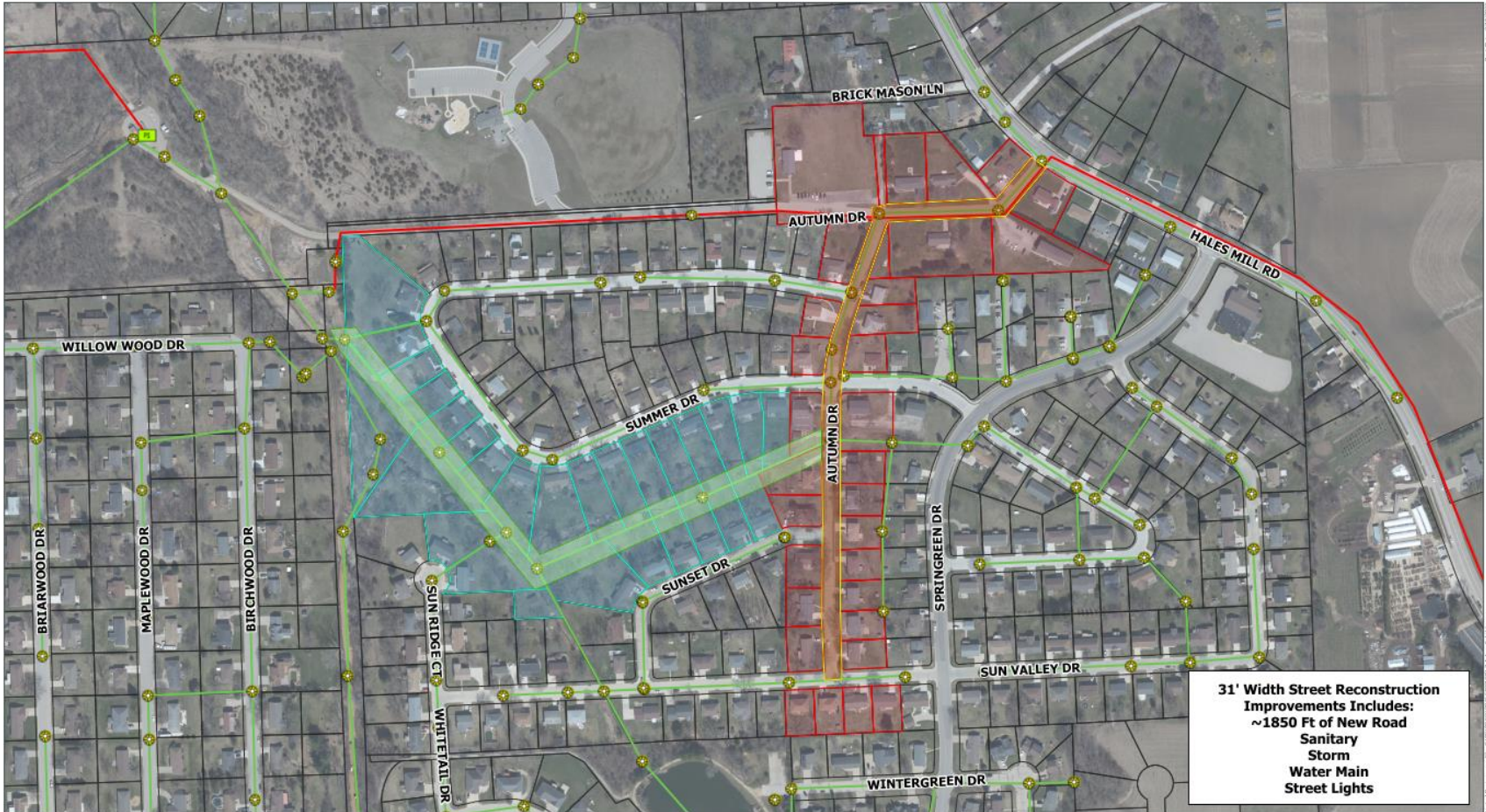
Order of Business:

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

# Project Overview

- 2024 anticipated construction
- 59 impacted properties (33 Roadway & 26 Sewer)
- Estimated Project cost of \$3,100,000
- Reconstruction of Autumn Drive.
  - Match existing 31' road width
- Replace all existing water main as well as private water services to the right-of-way (ROW)
- Install new storm sewer structures and piping
- Install new Sanitary Sewer main including private service to the ROW
- Install new street lighting

# Project Overview



Data Sources:  
Dubuque County GIS  
Asbury GIS



- |  | Area of Improvements | Parcels Impacted                     |
|--|----------------------|--------------------------------------|
|  |                      |                                      |
|  | Reconstruction       | Impacted By Road Reconstruction (33) |
|  | Sanitary Replacement | Impacted By Sanitary (26)            |
|  |                      | Parcels                              |

## AUTUMN DR EXHIBIT

PROPOSED IMPROVEMENTS  
City of Asbury  
Dubuque County, Iowa



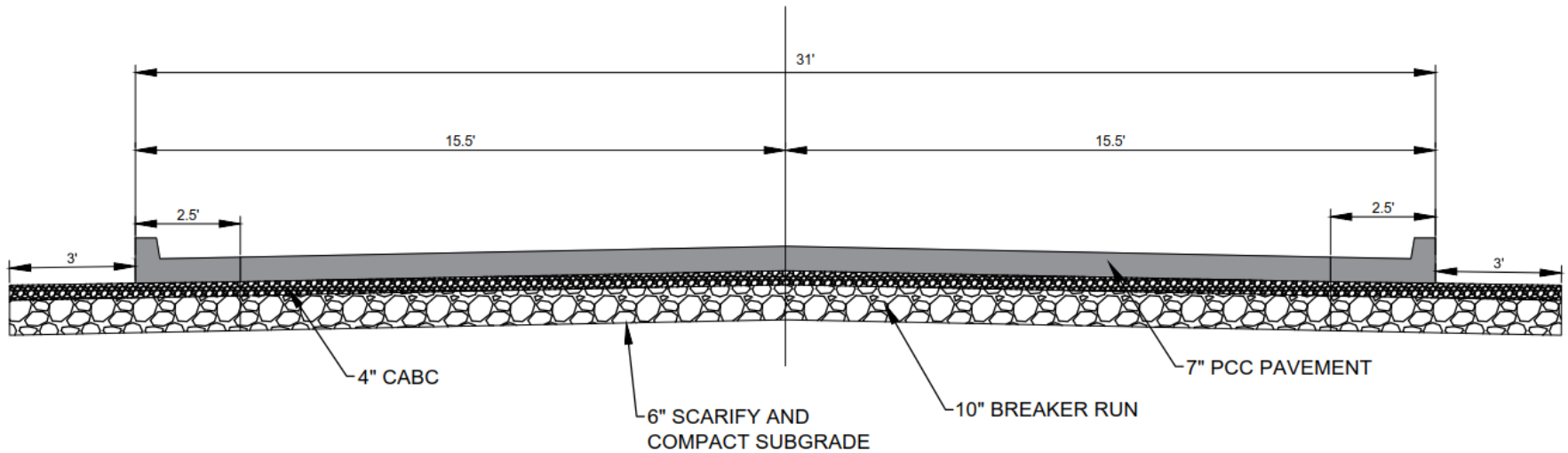
# SEWER UPGRADES BEYOND ROADWAY LIMITS

- As part of the Hales Mill Road Reconstruction this year, nearly 5,000 feet of aging and failing sewer force main will be abandoned.
- The force main, which originates at the Radford Road lift station, will now connect to the gravity sewer near the Hales Mill Road and Asbury Road intersection.
- To account for this additional sewage flow, portions of the existing gravity sewer along Hales Mill Road, Autumn Drive, and from Autumn Drive towards the Hales Mill Lift Station must be upsized accordingly.
- It was also discovered during recent sewer televising that a section of sewer between Autumn Drive and the Hales Mill Lift Station has severe damage, which furthered the need to replace the sewer.





# Typical Cross Section



# Autumn Drive





# Autumn Drive



# Recent Project Successes – Sunset Drive



## Before

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



# Recent Project Successes – Sunset Drive



## After

- New 7" thick concrete pavement with full curb and gutter
- Public utilities replaced and upgraded:
  - Water Main & Hydrants
  - Copper Water Services
  - Street Lighting
  - Upgraded 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, 2015, and 2022 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 sewer main installation costs are covered by the City (PVC Main and manhole structures).

# 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                 |

# 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](mailto: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](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 (2022)

1 Person Household = \$49,000

2 Person Household = \$56,000

3 Person Household = \$63,000

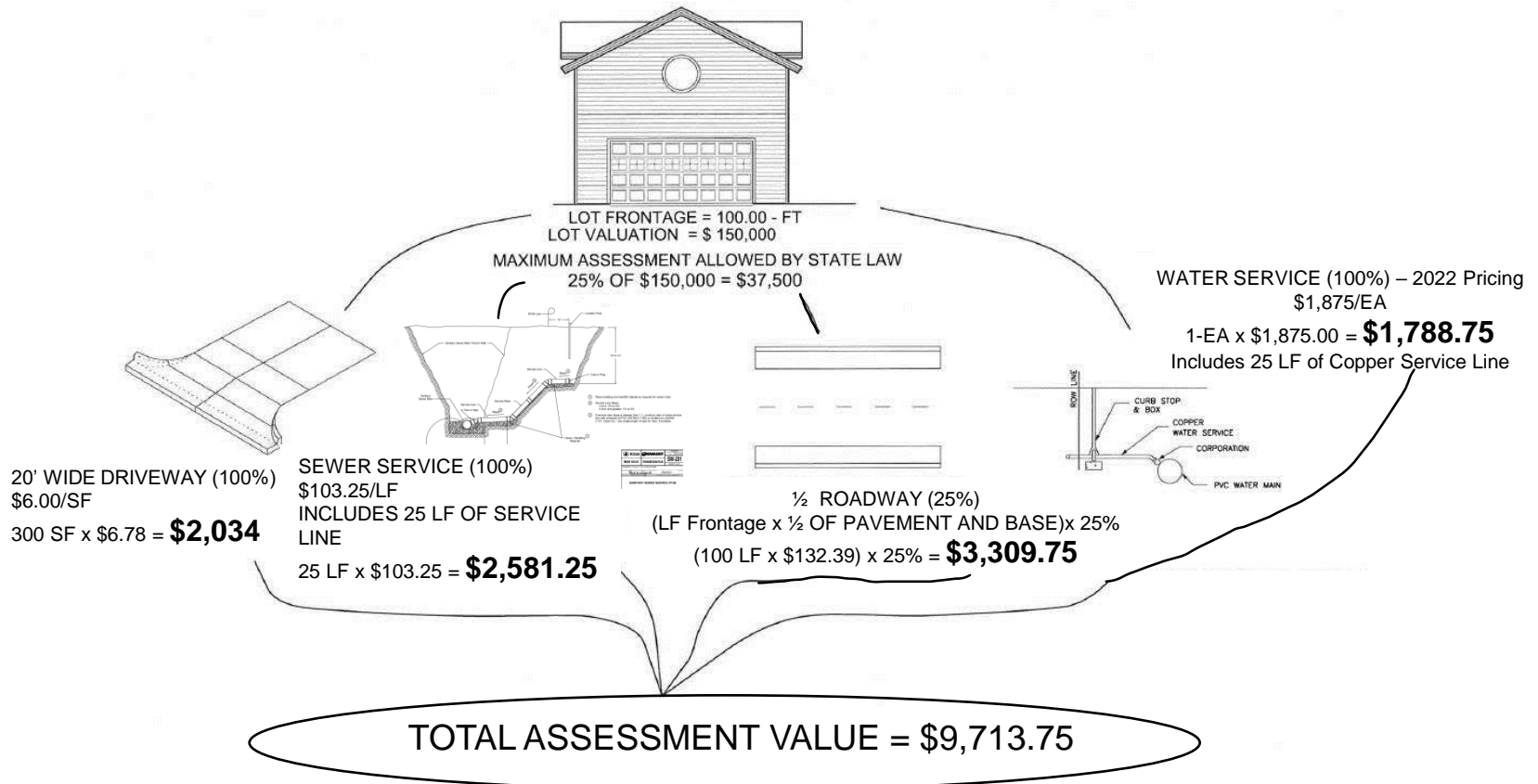
4 Person Household = \$70,000

5 Person Household = \$75,600



# Sample Special Assessment

## SAMPLE ASBURY RESIDENTIAL PROPERTY (UPDATED WITH 2023 BID PRICING FROM HALES MILL ROAD)



# Sequence of Events in a Special Assessment

1. **April 4, 2023** - Informational Meeting with property owners to gather background and provide information related to the project process
2. City Council to walk project corridor and review impact and benefit to individual properties – **August 8, 2023**
3. **August 8, 2023** - 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
4. Prepare Preliminary Special Assessment Plat and Schedule

# Sequence (continued)

5. Set date for public hearing on the Resolution of Necessity  
**August 8, 2023**
6. Clerk notifies affected property of public hearing regarding Resolution of Necessity and Preliminary Assessment Values.
7. Hold public hearing, Council to adopt or amend and adopt Resolution of Necessity. Also set date for public hearing on Plans, Specifications, and Form of Contract –  
**September 12, 2023**
8. Engineer to prepare Final Plans, Specifications, Estimate of Cost and Notice to Bidders

# Sequence (continued)

9. Hold public hearing regarding Plans, Specification and Estimate of Cost – **September 26, 2023**
10. Open bids – **October 18, 2023**
11. Council to consider bids & award project – **October 24, 2023**
12. Contractor starts sanitary sewer portion of the project– **November 2023**
13. Contractor starts Street & Roadway Utility portion of the project – **March 2024**
13. Contractor completes project – **November 2024**
14. Engineer inspects and certifies project
15. Council accepts work - **January 2025**



# Sequence (continued)

16. Engineer prepares Final Assessment Schedule
17. Council to fix and adopt Final Assessment Values and set interest rate for unpaid assessments
18. Clerk notifies affected property owners regarding Final Assessment Value
19. Property Owners have 30 days to pay assessment in full or in part without interest
20. 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/Sewer Service Installation

Will I be required to install a new water and/or sewer 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 (if the contractor is willing) or a private plumber.
- Sewer services will also be replaced from the sewer main to a point near the right-of-way. Residents will have the option to replace the remainder of their sewer service line between the ROW and their homes, when appropriate, at a cost to be negotiated with the contractor (if the contractor is willing) or a 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 with concrete and 1-2 days with asphalt. 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 or replace some of my driveway, but it is not within the project boundaries. Can the contractor do this for me?

Answer –

- Possibly. Some contractors are willing to complete private work outside of the project limits and coordinate with property owners separately. However, some contractors are not willing to complete work beyond the project limits for various reasons. If you would like extra work completed, you may contact Nate Stevenson with MSA. If the contractor is willing to complete extra work, Nate will forward your contact information on to the contractor. From there, the contractor will coordinate with property owners accordingly.

# Q & A

THANK YOU

FOR ADDITIONAL QUESTIONS, PLEASE FEEL FREE TO CONTACT BETH BONZ OR CITY COUNCIL. CONTACT INFORMATION IS AVAILABLE ON THE CITY'S WEBSITE:

[WWW.CITYOFASBURY.COM](http://WWW.CITYOFASBURY.COM)

