

ITEM # 21
DATE 08-23-11

COUNCIL ACTION FORM

SUBJECT: ADAMS STREET PAVING

BACKGROUND:

City Council referred to staff a petition from Staci Harper of 1419 Edgewater Court pertaining to paving the graveled portion of Adams Street. This petition is specific to a small section between Calhoun Avenue and Dawes Drive. The letter that was submitted with the petition states that during the winter the area develops large potholes and ruts and gets very muddy and difficult to drive. She requested that the paving of this intersection be included in the next annual Capital Improvement Plan. She states that she feels the paving would be beneficial for the City, and increase safety and aesthetics of their neighborhood streets. The attached petition was signed by 74 persons/couples, three of which owns property along the unpaved section of roadway. **Ms. Harper is requesting that the City totally fund this project due to the increase traffic in this neighborhood traveling to and from Ada Hayden Park.**

It should be noted that on July 14, 1998, City Council considered a petition for paving Adams Street from Calhoun Avenue to the west line of Windsor Oaks Subdivision (827 feet west of Calhoun Avenue). This paving was completed through an assessment project in 1999, with final acceptance of the project on March 28, 2000.

An estimated cost has been prepared for the paving of Adams Street between Calhoun Avenue and Dawes Drive. Engineering, construction, and construction administration are estimated in an amount of \$160,500. (See Attachment I)

Four parcels currently exist adjacent to the unpaved portion of Adams Street. Following the city's typical assessment process, three of the four parcels likely would have a deficiency. This means that the amount that would be assessed to these properties exceeds the allowable 25 percent of the value of the property.

1	2	3	4	5	6	7	8	9
Parcel Number	Average Frontage	Percent Frontage	Paving Cost	Paving Cost Percent Assessment	2011 Property Assessment	25% of Property Assessment	Deficiency	Potential Assessment for Paving Costs
1	87.2	15.04%	\$24,135	10.71%	\$225,400	\$56,350	\$0	\$24,135
2	158	27.25%	\$43,730	43.43%	\$100,700	\$25,175	-\$18,555	\$25,175
3	167	28.80%	\$46,221	79.42%	\$58,200	\$14,550	-\$31,671	\$14,550
4	167.7	28.92%	\$46,415	32.50%	\$142,800	\$35,700	-\$10,715	\$35,700
CITY OF AMES								\$60,940
	579.90	100.00%	\$160,500				-\$60,940	\$160,500

ALTERNATIVES:

1. Direct staff to include the paving of Adams Street (Calhoun Avenue to Dawes Drive) in the Capital Improvements Plan in a specified year, with funding by the City of Ames.

Under this option the paving would be financed through the issuance of G.O. Bonds paid back with property receipts from all taxpayers.

2. Direct staff to include the paving of Adams Street (Calhoun Avenue to Dawes Drive) in the Capital Improvements Plan in a specified year, with funding accomplished through a standard assessment procedure.

Under this option, the four adjacent property owners would not be assessed more than 25% of the property value. The City taxpayers would have to fund approximately \$60,940 to cover the deficiencies.

3. Direct staff to include the paving of Adams Street (Calhoun Avenue to Dawes Drive) in the Capital Improvements Plan in a specified year, with funding accomplished through a special assessment procedure.

Under this option, the four adjacent property owners would be asked to sign a special assessment agreement waiving the right to protest the assessment and acknowledging their obligation to cover all of the costs to accomplish the paving project, including the deficiencies. Unless all adjacent property owners agreed, this option would not be possible.

4. Reject the request to include the paving of Adams Street (Calhoun Avenue to Dawes Drive) in the Capital Improvements Plan.

MANAGER'S RECOMMENDED ACTION:

Historically, a home owner pays for the paving of the streets within a subdivision through the purchase price of the lot. Thereafter, the City assumes responsibility for the maintenance and replacement of the street. In this case, the adjacent property owners have not yet contributed to the construction of the initial street section.

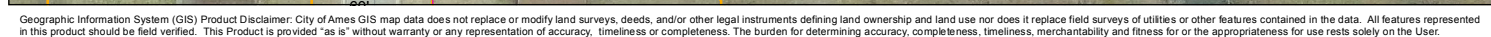
In keeping with this tradition, it is the recommendation of the City Manager that the City Council adopt Alternative No. 3, thereby directing staff to include the paving of Adams Street (Calhoun Avenue to Dawes Drive) in the Capital Improvements Plan in a specified year, with funding accomplished through a special assessment process whereby the four adjacent property owners would be asked to sign a special assessment agreement waiving the right to protest the

assessment and acknowledging their obligation to cover all of the costs to accomplish the paving project, including the deficiencies.

It is important to point out that in addition to sharing the direct cost of the paving project shown above, the property owners will be responsible under this option for additional costs associated with the bond issuance costs, interest costs, etc. should an assessment alternative be pursued.

ENGINEER'S ESTIMATE
ADAMS STREET PAVING
PUBLIC WORKS DEPT.- ENGINEERING DIV.
CITY OF AMES, IA
07/13/2010

<u>Item</u>	<u>Description</u>	<u>Est Quant</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
<i>Division 1 - General</i>					
1.1	Traffic Control	1	ls	5000.00	5,000.00
1.2	Mobilization	1	ls	10000.00	10,000.00
<i>Division 2 - Earthwork</i>					
2.1	Excavation	406.8	cy	15.00	6,102.00
2.2	Granular Subbase, 6" Depth	174.4	cy	50.00	8,720.00
2.3	Subgrade Preparation, 6" Depth	1046.2	sy	2.50	2,615.50
2.4	Driveway Removal	89.4	sy	10.00	894.00
2.5	Sidewalk Removal	4.3	sy	10.00	43.00
2.6	Manhole Adjustment, Minor	1	ea	2000.00	2,000.00
<i>Division 3 - Trench, Backfill and Tunnelling</i> (Not Used)					
<i>Division 4 - Sewers and Drains</i>					
4.1	Storm Sewer Pipe, 15" dia	52	lf	60.00	3,120.00
4.2	RCP FES, 15" dia.	1	ea	250.00	250.00
4.3	Perforated Subdrain, 6" dia	418	lf	20.00	8,360.00
<i>Division 5 - Water Mains and Appurtenances</i> (Not Used)					
<i>Division 6 - Structures for Sanitary and Storm Sewer</i>					
6.1	SW-501 Intake	2	ea	2650.00	5,300.00
<i>Division 7 - Streets and Related Work</i>					
7.1	HMA Base, 3/4" Mix, 6" Depth	291.4	ton	80.00	23,312.00
7.2	HMA Surface, 1/2" Mix, 2" Depth	97.1	ton	85.00	8,253.50
7.3	Curb & Gutter	425	lf	40.00	17,000.00
7.4	PCC Drive, 6" Depth	52.9	sy	60.00	3,174.00
7.5	PCC Sidewalk, 4" Depth	221.1	sy	50.00	11,055.00
7.6	PCC Sidewalk, 6" Depth	6.7	sy	60.00	402.00
7.7	Detectable Warning Devices	8	sf	35.00	280.00
<i>Division 8 - Traffic Signals</i> (Not Used)					
<i>Division 9 - Sitework and Landscaping</i>					
9.1	Sod	70	sq	150	10,500.00
SUBTOTAL ESTIMATED COST					126,381.00
ENGINEERING (15%)					18,957.15
CONTINGENCY (12%)					15,165.72
TOTAL ESTIMATED COST					160,503.87



Date: August 18, 2011

August 3, 2010

Ames City Council

Re: Capital Improvement Plan – Adams Street

Dear Ames City Council Members,

I am writing this to request an improvement for Adams Street in north Ames. Adams is paved except for a small section between Calhoun Ave. and Dawes Drive. The section is gravel and is fairly steep. In the winter, the area develops large potholes and ruts and gets very muddy and difficult to drive.

As a resident of north Ames, I respectfully request that the paving of this intersection be included in the next annual Capital Improvement Plan. I feel that this would be a beneficial improvement for our city, increasing the safety and aesthetics of our neighborhood streets.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Staci Harper".

Staci Harper

1419 Edgewater Court

292-6785

Please see attached signatures of residents who want Adams Street paved.

Residents Requesting Paving Adams St, between Calhoun Ave and Dawes Dr.

#	Name of Resident	Address
1	Mike + Sheri Jenkins	1425 Edgewater Ct.
2	Bill + Judy Hoefle	1407 Edgewater Ct.
3	Bill + Robin Nichols	4023 Laura Court
4	Neil + Suzanne Calhoun	1430 Edgewater Ct.
5	Jim + MARCY RYKEN	4002 LAURA CT.
6	DON HAUGO AND PATRICIA WALSH	4013 LAURA COURT
7	MIKE + MARY KITCHELL	4114 EDGEWATER DR.
8	Greg + Cathy Halverson	4013 Frances E Davis Ct
9	Mike + Ned + Haynes	1401 Edgewater Ct.
10	Phil + Sandy Johnson	1413 Edgewater Ct.
11	Shirley Shering	1408 Edgewater Ct.
12	Bob	4020 Edgewater Dr.
13	Michelle + David DeGroot	4014 Edgewater DR
14	Benny and Sang Wie	4008 Edgewater Dr.
15	TOM + GRENDA BURR	4002 EDGEWATER DR.
16	Sean + Heather Barber	1413 Panoramic Ct
17	Mike + Lauren Sanchez	1407 Panoramic Ct
18	Batesha Ann Chung	4001 Laura Ct.
19	Firas + Eman Sultan	4120 Laura Ct
20	Muff Akinc	4114 Laura Ct.
21	Dave Zemel	4108 Laura Court
22	David + Dea Smith	4102 Laura Ct.
23	Bill + Carla Hatten	4014 Laura Ct.
24	Paul + Marcia Huston	4008 Laura Ct
25	Ron Murphy	4007 FRANCES DAVIS CT.
26	TRACI SHOGREN-KNAAK	4002 FRANCES E DAVIS CT
27	Nicolas + Dina Hamouche	1420 Edgewater Ct.
28	Justin + Olivia Hampton	4006 Edgewater Dr
29	Butch + Emma Baker	4008 Frances E Davis Ct
30	Michael + Jennifer Olsen	1404 Panoramic Ct.
31	Carolyn + Scott Raymond	1401 Panoramic Ct.
32	Hans + Mary Rott	1416 Panoramic Ct.
33	Mark + Andrea	1405 Adams St.
34	James Tim Garland	1211 Kingston Cir
35	Alvin E. Shuter	1205 Kingston Cir.
36	Judith + Michael Reese	1103 Kingston Circle
37	Kathy + Greg Wark	1201 Kingston Cir
38	Brandon	1317 Kingston
39	Katie Friedrich	1300 Kingston Cir
40	Linda Rebarca	1316 Kingston Cir
41	Alyssa Thurman	3905 Hoover Ave

Residents Requesting Paving Adams St, between Calhoun Ave and Dawes Dr.

#	Name of Resident	Address
42	A. R. Patterson	1100 Adams #128
43	Harriet Patterson	1100 Adams #128
44	Marge Logare	1100 Adams #115
45	Phyllis Pisk	1100 Adams #103
46	Charles Fisher	1100 Adams #103
47	Glenn Schellhammer	1100 Adams #102
48	Nector M. Tamas	1100 Adams St #124
49	Barbara Dillette	1100 Adams St #114
50	Margaret Schellhammer	1100 Adams St. #102
51	Marta Elston	2615 Eisenhower Ave.
52	Kenneth Hohenberger	1100 ADAMS ST #101
53	Bill Smith	1100 Adams St #122
54	Wesley L. Lenton	1100 Adams St. #119
55	Patricia D. Lenton	1100 Adams St #119
56	Ann Walsh	1100 Adams #126
57	Evelyn Foster	1100 Adams St - 117
58	Wesley Barber	1100 Adams St #108
59	Wm J. Carter	1100 Adams St. #109
60	John Bonora	1100 Adams St #104
61	Kenneth Dillette	1100 Adams St #114
62	John Wilson	4000 Dawes Dr
63	Becky Wilson	4000 DAWES Dr
64	Laura Taylor	3817 Dawes Dr
65	John Hestema	3904 DAWES DR
66	Andrew Hestema	3920 Dawes Dr.
67	Barbara Hestema	3919 Dawes Drive
68	Seamus Hestema	3919 Dawes Drive
69	John Hestema	4014 DAWES DR.
70	Gregory Berger	4121 Dawes Drive
71	Guy Berger	4121 Dawes Drive
72	John Berger	4011 Dawes Dr
73	John Berger	4003 " "
74	Robert Hestema	3909 Hoover Ave
75	Mary Ann Hestema	3913 Hoover Ave
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