

Preliminary Assessments – Public Informational Meeting

July 15, 2021

Road Reconstruction & Drainage Improvements



Welcome, Introductions & Meeting Format

Town Staff

- Maggie Mahoney, Administrator

Town Engineer – Cedar Corporation

- Thad Majkowski, P.E., Director
- Justin Keen, P.E., Project Engineer

Meeting Format:

- Presentation per Agenda (About 15 – 20 minutes)
- Questions and Answers with Project Team

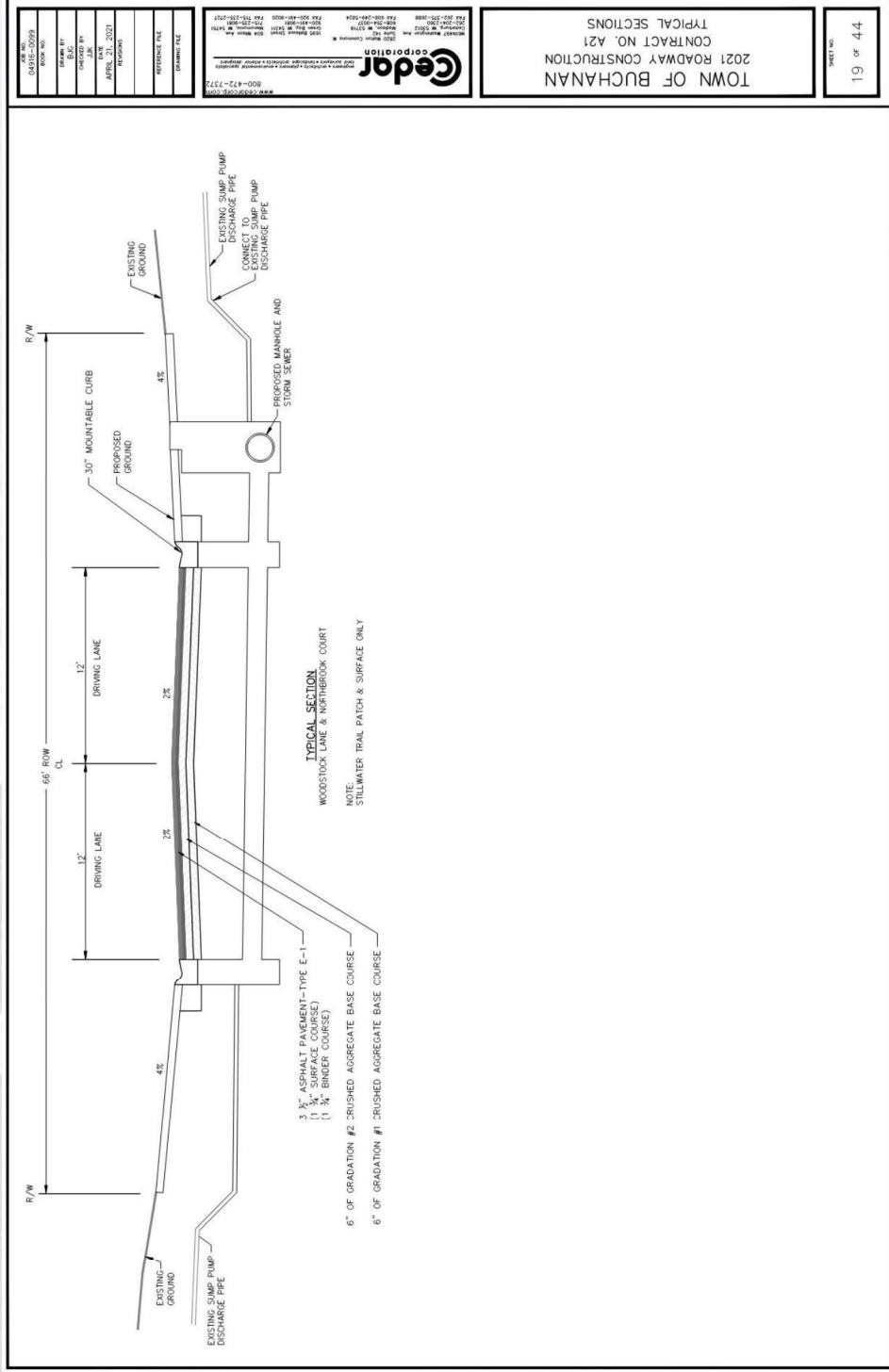


Project Purpose & Scope

- Urbanize the Roadways
 - Construct Storm Sewer
 - Excavate Roadway and install Base Course
 - Construct Driveways/Curb & Gutter
 - Construct Asphalt Pavement
 - Landscape Restoration



Residential Typical Section



SHEET NO. 041016-0029	DATE 04/11/2021	PROJECT 2021 ROADWAY CONSTRUCTION	TOWN OF BUCHANAN CONTRACT NO. A21 TYPICAL SECTIONS	SHEET NO. 19 of 44
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Project Timeline

August 2020 – Approve Design Phase

May 2021 – Award Bid

August - October 2021 – Construction Phase

May - July 2021 – Preliminary Assessment Phase

September – November 2021 –Final Assessment Phase



Assessment Summary

- Assessment Report Prepared
 - Assessment District Prepared
 - Estimated Cost
 - **Town Responsibility**
 - **Property Owner Responsibility**
 - Assessment Roll
- Public Hearing – Preliminary Assessment
- Final Assessments – Mailed Out, October



Assessments Methods

- Residential Areas
 - Cost per Lot \$3,965.50/Each
- Corner Lots
 - Side Improved - 75% of Cost
- Oversized Pipe Credit >24”
 - Credit \$65,590.15
- Concrete Driveways Residential
 - Actual Cost per Square Foot
 - Preliminary Assessments – Estimated Areas
 - Final Assessments – Actual Areas from Field Measurements



Assessment Calculations - Road

Road Assessable Costs – Less Driveways	\$491,049
Oversized Pipe – Credit	(\$65,590)
Contingency	\$24,552
Engineer/Legal/Admin	<u>\$112,941</u>
Total Assessable Cost	\$562,952
Total Lots	42.5
Average Cost per Lot (Town Limit \$3,965)	\$13,246
Town Subsidized	(\$394,418)



Assessment Calculations - Drive

Concrete Driveway Costs	\$5.25/sf
*includes concrete and gravel	
Contingency	\$0.26
Engineer/Legal/Admin	<u>\$1.21</u>
Total Assessable Cost	\$6.72/sf



Project Costs

Town (Project Costs)

- Excavation and Removals
- Road Base/Asphalt Pavement
- Driveways - beyond right of way for slope correction
- Landscape Restoration
- Storm Water Management Facilities
- Storm Sewer > 24" Dia Pipe



Project Costs

Town (Project Costs)

- Funding
 - Storm Water Utility
 - Property Tax Levy
 - General Transportation Aid
 - Road Maintenance Levy
 - Debt Proceeds
 - Transportation Utility Fee



Project Costs

Property Owner (Project Costs)

- Curb & Gutter
- Driveways – within right of way
- Driveways – additional beyond the design on property
 - Pay Contractor direct – Let Cedar know
- Storm Sewer \leq 24” Dia Pipe
- Funding
 - Special Assessments

Payment Terms

- Payments not rec'd by December 31 – interest starts Jan 1
- Terms
 - < \$500 – One Payment
 - \$500 - \$999 – Two Annual Payments
 - \$1,000 - \$4,999 – Five Annual Payments
 - > \$5,000 – Ten Annual Payments
- Interest Rates
 - 2% > than rate of borrowing
 - 1.5% > than average rate of interest previous year if no debt obligations were issued



Next Steps

- Public Hearing for Preliminary Special Assessments – July 20
 - Receive Comments
 - Town Board does not Answer Questions
 - Close Public Hearing
- Town Board asks questions of staff and makes a decision
- Final Special Assessments – Calculated Actual Costs and Final Invoices to be sent out October
- Payments made or Financed



Preliminary Assessment Public Hearing Process

- Brief Presentation of Project & Assessments
- Staff to Answer Questions from the Town Board
- Chairperson will open for comments
 - 5-minute limit, state your name and address, then comment
- Chairperson will close Public hearing
- Town Board will take action



Upcoming Schedules and Communication

- Preconstruction Meeting – July 27th
 - Meeting with Contractor, Subcontractor and Team
 - Review Schedule
 - Details – Traffic, Mailboxes, Garbage Pick-up, Buses, etc.
- Residents will be sent a Frequently Asked Questions (FAQ) after meeting



Updates

How will we keep you informed?

Town Website – key info will be posted

- www.townofbuchanan.org (Construction Updates)

Sign-up for email updates – back of room or contact Maggie

Email Group – Bi-Weekly Flyer

Social Media

- Facebook, Email e-Newsletter

Door Hangers

Town office at N178 County Road N



Town Website

townofbuchanan.org/town-services/2021-town-road-improvement-projects

Buchanan
Rural Safety

OUR COMMUNITY **YOUR GOVERNMENT** **TOWN SERVICES** **DOING BUSINESS** **HOW DO I?**

- Road & Highway Maintenance

2021 Town Road Improvement Projects

Road Funding
FAQs
2019 Advisory Referendum Information

please contact the Town of Buchanan at (920) 734-8599 or report it via our [online reporting tool](#).

2021 Town Road Improvement Projects

The following pavement improvement projects are planned for completion in 2021.

Creekview Lane & Railroad Street:

- [Engineers Report](#)
- [FAQs](#)
- [Project Contact List](#)
- [Traffic Control Map](#)

Project Plan Sets and Specification Manual are available on the Village of Kimberly's website under "Creekview Lane" here: <https://www.vokimberly.org/departments/street-department/construction-projects/>

"A21 Project" includes Woodstock Lane, Northbrook Ct and Stillwater Trail:

- [Engineers Report](#)
- [5/27/21 Public Information Meeting Presentation](#)
- [Plan Set](#)
- [Specification Manual](#)



Thank You for Attending

Questions?

