

**Clague Safe Routes – Nixon Road Sidewalk
Administrative Hearing
Discussion Summary**

Date: Wednesday, January 21, 2015

Time: 6:30 p.m.-8:00 p.m.

Location: Logan Elementary School

Attendees: Public: 13 (see sign in sheet)
 Council members: Jane Lumm (Ward 2),
 City staff: 2; Andrea Ratliff, Brian Slizewski

MEETING NOTES

This summary has been prepared from notes taken during the meeting, and is **not** a verbatim transcript. No additional or feedback forms or written comments were received as of February 6, 2015. Staff responses to questions are shown in *Italics*.

General

Handouts, available to all attendees, included: meeting agenda, spreadsheet summarizing project costs and revenue, estimated special assessments, feedback form, map showing the sidewalk construction area.

Description of the Project

The project is mostly along the east side of Nixon Road, from the Clague School driveway entrance to Haverhill Ct. A portion of the work at the south and north end of these limits includes sidewalk removal/replacement, but most of the work involves the installation of new sidewalk where none currently exists.

City code requires that costs for new sidewalk installation be assessed to adjacent property owners. Recent locations where sidewalk installation is similarly assessed include Scio Church Road, Barton Drive, Pontiac Trail, Miller Road, and Newport Road.

The project also includes the installation of a Rectangular Rapid Flashing Beacon (RRFB), which is a pedestrian-activated flashing light system, on Green Road at the crosswalk west of Kilburn Park. Although part of the overall project, the cost of the RRFB is not included in the assessment calculation.

Project Budget Summary

The overall project budget is \$322,608. Project revenues come from numerous sources including a Safe Routes to School Grant, City Alternative Transportation Funds, City Road Millage, and Special Assessment. The Special Assessment totals \$14,537, which represents about 5% of the project budget.

Assessments

The spreadsheet of estimated assessment costs, dated January 21, 2015, was revised to show the same assessment cost for residents on Haverhill Ct and on Westbury Ct.

The total assessed cost is \$14.50 per foot of frontage along Nixon Road.

By law, the Ann Arbor Public Schools (AAPS) cannot be assessed for the sidewalk installation across the Clague School frontage. However the AAPS will be requested to contribute an amount based on the \$14.50 per foot assessment.

Schedule (CCM denotes a City Council Meeting. Future dates are tentative until the Council Meeting agendas are finalized)

October, 2014 – Construction Bids Received

January 5, 2015 CCM – Council Resolution #1, Authorized a Special Assessment Project

March 2, 2015 CCM – Council Resolution #2, Establishes the Special Assessment Costs

March 2, 2015 CCM – Council Resolution #3, Establishes the Public Hearing Date

April 6, 2015 CCM – Public Hearing

April 6, 2015 CCM – Council Resolution #4, Establishes the Assessment Roll

Spring 2015 - Construction

Questions:

Is very happy that this is finally getting done, however is the construction company we are using a good one and will they provide decent sidewalks?

The contractor is Doan Construction Company and all material (no matter the company) has to be tested and follow MDOT (Michigan Department of Transportation) and City testing procedures and pass material assurance test. This is a locally administered MDOT contract, and Doan is a MDOT prequalified contractor.

What is going to be removed to make room for the sidewalks? Trees?

Everything will be marked and staked before it is removed. The sidewalk does meander in order to try and preserve existing trees/landscaping where possible.

2760 Nixon Rd has many large trees, are these trees going to be removed? Is the massive tree on the property going to be removed also?

Some trees will have to be removed due to the sidewalk installation. The massive tree on the north side of the driveway, right next to Nixon Road, will not be removed.

Thank you for working with our Condo association to preserve a majority of the already existing gardens. However, will the gardens that are affected be restored back to their original state?

The sidewalk alignment is intended to minimize impact on these landscaped areas. The contractor is also required to restore the areas after sidewalk installation.

How come we were not told about the assessment when the project first started three years ago?

The special assessment process was initiated after a staff transition in 2014. Unfortunately staff involved in the initial phases of project development may not have recognized the need to special assess a portion of the project costs, as grant dollars were available to fund a large share of the project. Although the special assessment revenue only represents 5% of the total project, City code is clear that special assessments are required for new sidewalk construction.

You mentioned that the sidewalks were going to be concrete instead of asphalt, is this correct? Also, will the sidewalks be fully ADA (Americans with Disabilities Act) accessible?

Yes, the sidewalks and ramps will be concrete and ADA compliant.

What will the traffic situation be once construction starts?

The contractor will work at the east edge of the pavement. No lane closures are anticipated, and two-way traffic should be maintained most of the time. If there is a need for the contractor to temporarily occupy more than the shoulder, they will flag traffic as needed.

How long will construction last once the project starts?

The contractor will also be working on two other sidewalk installation projects in the City. These three combined projects are estimated to take about three month's altogether.

There is a large tree (believed to be a black walnut tree) located on the north side corner of Westbury Ct and Nixon Rd that has been marked with a big green X. Does this mean that the tree will be removed? If so who owns the tree?

The plans show one tree to be removed in that area, and it is located in the road right-of-way.

Will the city notify people of the changes in the assessment?

Yes, the City will send a letter out to all people notifying them of the changes that have occurred.

How do you assess condo associations? Why are we not assessing everyone in Northbury Condominiums?

The Assessor's Office confirmed that the other phases of Northbury access onto Argonne Drive which is a public road that has sidewalks; therefore, are not being assessed for Nixon Road sidewalk. The assessed portions of the condominium will receive the same assessment charge, whether their access to Nixon Road is from Haverhill Ct or Westbury Ct.

Can you clarify the grant amount? Wasn't it originally \$180,000?

It was confirmed with the Michigan Department of Transportation, which administers the Safe Routes to School Grant, that the exact amount of the grant award is \$172,067.

When will this project start?

We have not finalized the construction schedule with the contractor yet, but work should commence in April-May timeframe. One factor that will influence the schedule is the final paving work on Pontiac Trail. That is expected to take 3-4 weeks, and will also be done this spring. Nixon Road is the posted detour route while Pontiac Trail is being paved. We want to avoid having the sidewalk contractor's active construction equipment working on the detour route.

Who is responsible for snow clearing and repairs of the sidewalks?

It is the adjacent property owners' responsibility to keep sidewalks cleared of snow, ice and debris. However, sidewalk replacement and repairs are currently done by the City under the 5-year sidewalk millage approved by voters in 2011. We anticipate that replacement and repairs would continue to be done by the City as long as the millage is renewed. Otherwise, responsibility for sidewalk repair and replacement would revert to the adjacent property owners.

How can we be sure that the contractor will do a good job and will properly clean up and restore the property?

All work, including construction and restoration, will be inspected and approved by the City before paying the contractor.

Will Doan work with associations when they start rebuilding the landscaping affected by the construction?

The association may contact the project engineer, Brian Slizewski, bslizewski@a2gov.org regarding restoration once the work begins. The City will work to ensure work is completed per the construction documents.

How will the city know that everything will be put back the way it originally was? Will the city take pictures to make sure everything looks like it should in the end?

A video is made of the project area before construction work starts.

Was the easement purchased at 2760 Nixon Road for this particular project?

Yes, it was purchased for this project. That is the only location where the sidewalk will be built outside the public road right of way, because the westerly property line is closer to Nixon Road than other properties.

Is lighting included in this project?

No, lighting is not included in this project. The scope of this work has always been construction of the sidewalk only.

What are the hours of construction?

Normal hours of construction are 7a.m. to 8 p.m. Monday – Saturday. The City may permit construction outside of the normal construction hours, if necessary.