



Legislation Details (With Text)

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Title: Dexter Avenue Improvements - Sidewalk and Curb & Gutter Special Assessment Project - Resolution 1 (8 Votes Required)

Sponsors:

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Attachments: 1. Special Assessment Drawing.pdf

Date	Ver.	Action By	Action	Result
9/19/2011	1	City Council	Approved	Pass

Dexter Avenue Improvements - Sidewalk and Curb & Gutter Special Assessment Project - Resolution 1 (8 Votes Required)

Approval of the attached resolution directs staff to prepare plans, specifications, and cost estimates to fill in the sidewalk and curb & gutter gaps along Dexter Avenue as a special assessment project. This work will be included in the 2012 Dexter Avenue Improvements Project (Maple Road to Huron Street) which in part will be funded by the Federal Surface Transportation Fund (STPU). The City's ability to use federal funds for this project will also create the opportunity for the private property owners to receive the sidewalk and curb & gutter improvements at less than the standard rates.

Permanent easements will not be necessary as the right-of-way provides sufficient width for this road reconstruction project. However the addition of the new sidewalks will require the removal of some trees and grading along some properties. As required by the MDOT, we will estimate the value of the grading permits following MDOT's procedures and offer the property owners reasonable compensations for the grading permits granted to the City. Any property owner that chooses may donate their grading permit to the project at no cost, or ask for the value of the grading permit to be factored into the calculation for the special assessment items as an offset to some of their special assessment cost.

Dexter Avenue Improvements Project

Dexter Avenue from Maple Road to Huron Street is scheduled to be completely reconstructed in 2012 as an MDOT-let Federal Aid Project. In addition to the street reconstruction, the project also includes replacement of the water main, storm sewer improvements, sanitary sewer repairs, striping for bike lanes, and the addition of sidewalk and curb & gutter where none currently exist. In June 2011, the surrounding neighbors were invited to a public meeting to introduce the project and gather their feedback on the scope of work. About 25 people attended this meeting. This project was included in the approved City of Ann Arbor Adopted 2011 Capital Budget and work on the project

design is currently ongoing.

Sidewalk Gaps

At the west end of the project and along the north side of Dexter Avenue, there is a gap in the sidewalk system of approximately 1510 feet. In accordance with the City's Non-Motorized Plan and Complete Streets approach, it is proposed to install a new sidewalk to close this gap and provide a continuous pedestrian connection along the north side of Dexter Avenue. Among other benefits, providing this walkway would allow neighbors to access such businesses as Knight's Restaurant and Aldi's without having to cross the street at midblock points. A map of the area is attached.

There is an existing non-motorized path along Veterans Memorial Park that functions as a pedestrian sidewalk. Therefore, improvements to this path will not be assessed.

Curb & Gutter Gaps

At the west end of the project, across from Veterans Memorial Park on the north side of Dexter Avenue, there is about 400 feet with no curb & gutter and about 550 feet with a bituminous "curb" along the pavement edge. In this area, there are issues with storm water ponding where the water sits and accelerates the deterioration of the surrounding roadway and creates icing areas in the winter. To provide proper storm water control and address these issues, staff proposes to install new concrete curb & gutter consistent with the rest of the corridor.

At Veterans Memorial Park, there is approximately 980 feet of the street that does not have curb & gutter. The new curb & gutter will be installed along the Park and it is proposed that the cost be assessed to the Park's property.

Special Assessments

As called for in Chapter 13 of City Code, the cost for the addition of new sidewalk and curb & gutter where none currently exists is borne by the parcels that benefit from the improvements. Because this is a federal-aid project, up to 80% of the construction cost of the sidewalk and curb & gutter would be paid by federal Surface Transportation Funds. The remainder of the costs would be local share. Some of the property owners who have reviewed the project design have indicated their support of the special assessment process. Furthermore, for the administrative hearing on October 3, 2011 (shown below), we will invite all the property owners who will have special assessment shares for the project to meet with us and to share their thoughts with us.

The attached resolution directs staff to provide and share cost estimates for this work once it is designed. We have identified eleven parcels (nine owners) with sidewalk gaps and six parcels (four owners - including Veterans Memorial Park) with curb & gutter gaps.

If authorized to undertake this work as a special assessment project, staff will invite the affected property owners to an Administrative Hearing to describe the project and its associated costs. Following that hearing, staff will return to Council with Resolutions 2 and 3 which define the individual costs to each parcel and establish a Public Hearing Date. Below is a tentative schedule:

Sept 19: Council Meeting - Resolution 1

Sept 20: Mail Administrative Hearing invitation to residents

Oct 3: Administrative Hearing with residents

Oct 5: Submit Resolutions 2 and 3

Nov 10: Council Meeting - Resolution 2 and 3

Nov 11: Public Hearing date is advertised

Dec 5: Council Meeting - Public Hearing and Resolution 4

Prepared by: Homayoon Pirooz, P.E., Project Management Manager

Reviewed by: Sue F. McCormick, Public Services Administrator

Approved by: Tom Crawford, Interim City Administrator

Whereas, Council deems it necessary to acquire and construct the following improvement: Dexter Avenue Sidewalk and Curb & Gutter; described as:

Construction of sidewalk and concrete curb & gutter fronting parcels along Dexter Avenue, east of Maple Road, which are currently not served.

NOW, THEREFORE, BE IT RESOLVED, THAT

1. The City Administrator be directed to prepare plans and specifications for said improvement project, and an estimate of the cost thereof;
2. The City Administrator be directed to file a report of same with the City Clerk, including a recommendation as to what proportion of the cost should be paid by special assessment and what part, if any, should be a general obligation of the City, the number of installments in which the assessments may be paid, and the land which should be included in the special assessment district; and
3. The City Clerk shall present said report to the Council and make it available for public examination.