

Informational Meeting on the proposed Fern Drive and Birch Lane reconstruction project

**7:00 PM, October 1, 2012
Credit River Township Hall
18985 Meadow View Boulevard**

The Credit River Township Board will hold an informational meeting regarding the proposed Fern Drive and Birch Lane reconstruction project at 7:00 PM on Monday October 1, 2012 at the Town Hall.

Background:

Fern Drive and Birch Lane were originally paved in 1987. There are many indications that the road is failing and is near or at the end of its design life. Fern Drive and Birch Lane were reviewed in 2005 as part of the Credit River Township Road Inventory and received a pavement ranking of 22 out of a possible ranking of 100, which are the lowest ranking roads in the Township.

Maintenance has been performed on a yearly and as needed basis. The road has required patching in recent years to repair failed areas on the pavement. Severe transverse and alligator cracking were observed. Some causes of road cracking may be excessive loads, failure of subgrade material, and poorly drained subgrades.

Given the current condition of the pavement the road has been moved into a minimum maintenance category where only patching required for safety reasons will be performed.

Proposed Improvements:

The project consists of reconstructing Fern Drive and Birch Lane in their entirety and is described in detail in the Project Feasibility Report which is available on the township web site. The current road does not meet current Township standards but improving the road to Township standards is beyond the scope of the feasibility report. This project proposes to confine the roadway surface to the existing width, approximately 22 feet. The assumed section for the report was 4" of bituminous with 12" of Class 5 aggregate base. Easements or right of way were not considered for purposes of the report. Further evaluation of existing easements/right of way will be necessary during final design.

The project involves removing the existing bituminous surface and aggregate base. The subgrade will then be excavated to the elevations as required and any soft and unsuitable material will be subcut from the roadbed and replaced with suitable material. After the subgrade has been compacted and proof rolled, the Class 5 aggregate base will be placed to the required thickness. Finally, the bituminous surface will be placed. Excavation for proper ditching will be completed and driveway new culverts will be installed. Shouldering material will be placed on each side of the road to reestablish the shoulder level with the new bituminous surface. Along some sections of the road where topography does not allow for ditches, concrete curb and gutter will need to be incorporated.

Costs and Financing:

The total estimated cost for the project is \$526,720. The Township costs of the improvements for the reconstruction of Fern Drive and Birch Lane are proposed to be partially assessed to the benefiting properties. For this project, the recommended assessment method is to assess the benefiting properties

on a per unit basis. The Township may pass a general obligation/revenue bond that will be backed by assessment of the costs to the benefiting properties. The assessments may be paid in full up front or amortized over a period of time, typically 10 years, with an interest rate as determined by the Town Board. Generally, interest rates on assessments are on the order of 6 percent.

The Township policy is to pay forty percent of the project costs and assess the remaining sixty percent to the benefiting properties. Therefore, the proposed cost to be assessed to the benefiting properties with this project is estimated at \$316,000. The remaining amount, estimated at \$210,720, will be paid from Township funds. For this project, sixty percent assessment to the benefiting properties would yield an assessment of approximately \$13,740 per unit.

Proposed Project Schedule:

- August 6, 2012 Town Board Calls for Neighborhood Meeting (completed)
- Fall 2012 Town Board Conducts Neighborhood Meeting (October 1)
- Winter 2012 Town Board Approval of Feasibility Report and Calls for a Public Improvement Hearing. Mail Notice of Public Improvement Hearing.
- Winter 2012 Town Board conducts Public Improvement Hearing
- Spring 2013 Town Board Orders Plans and Specifications
- Fall 2013 Town Board Calls for Conducts Assessment Hearing
- January 2014 Town Board Approves Plans and Specifications and Authorizes
- February 2014 Advertisement for Bids
- April 2014 Bid Opening/ Board Approves Bids and Awards Contract
- May 2014 Construction Starts
- Fall 2014 Substantial Completion

Resident Input:

The Township Board would like to receive waivers from a majority of the benefiting properties agreeing not to challenge the assessment before proceeding with the project. In the event of insufficient project support, the roads will remain in a minimum maintenance mode until such time as the bituminous surface can no longer be maintained. At that point the Township Board will evaluate the future surface options (gravel or bituminous).

This notice and the Engineer's Feasibility Report are available on the township website:
www.creditriver-mn.gov.

If you would like any additional information prior to the meeting please contact:

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