

2026 Pavement Management Project

Neighborhood Meeting

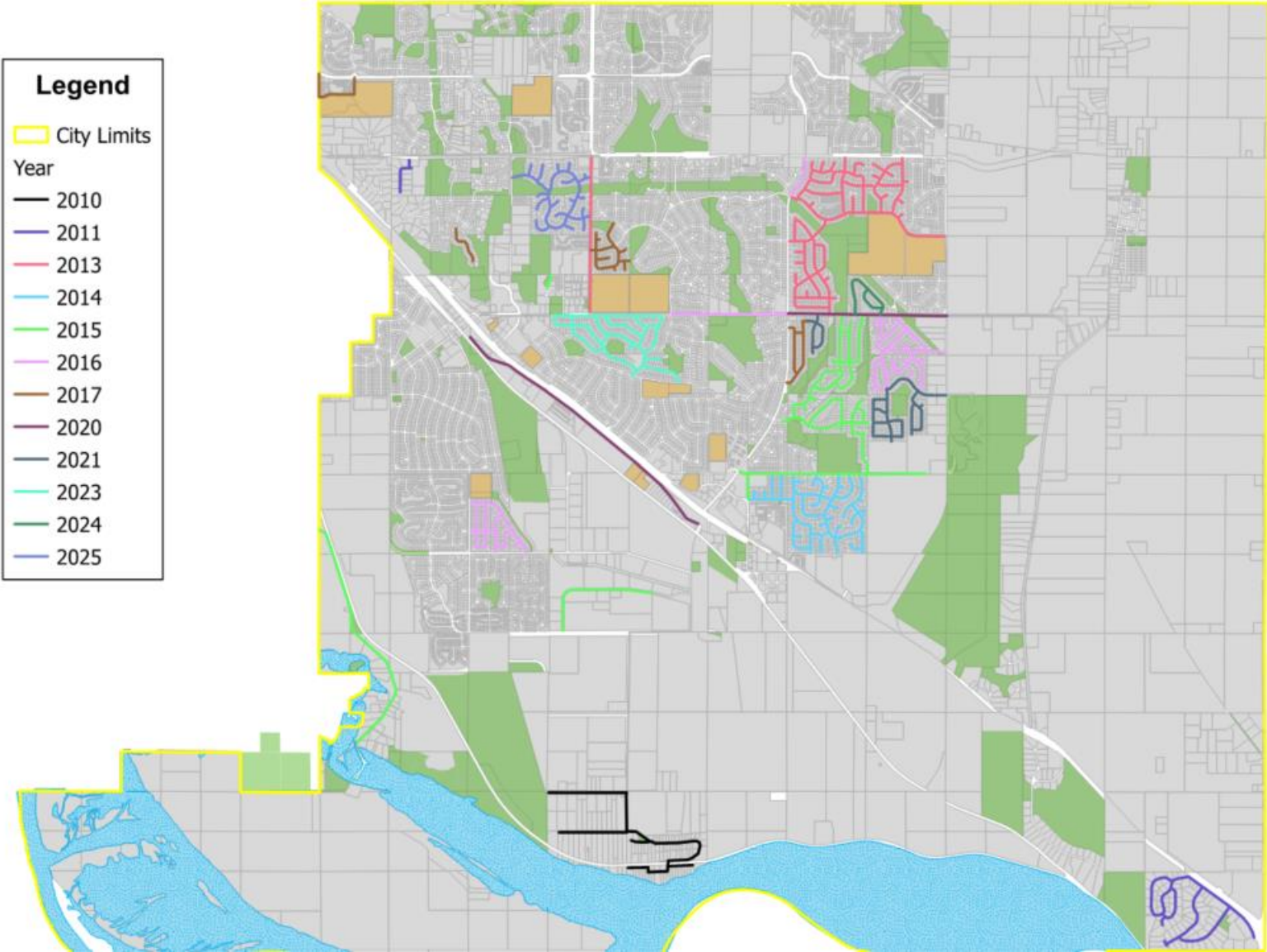
December 1, 2025



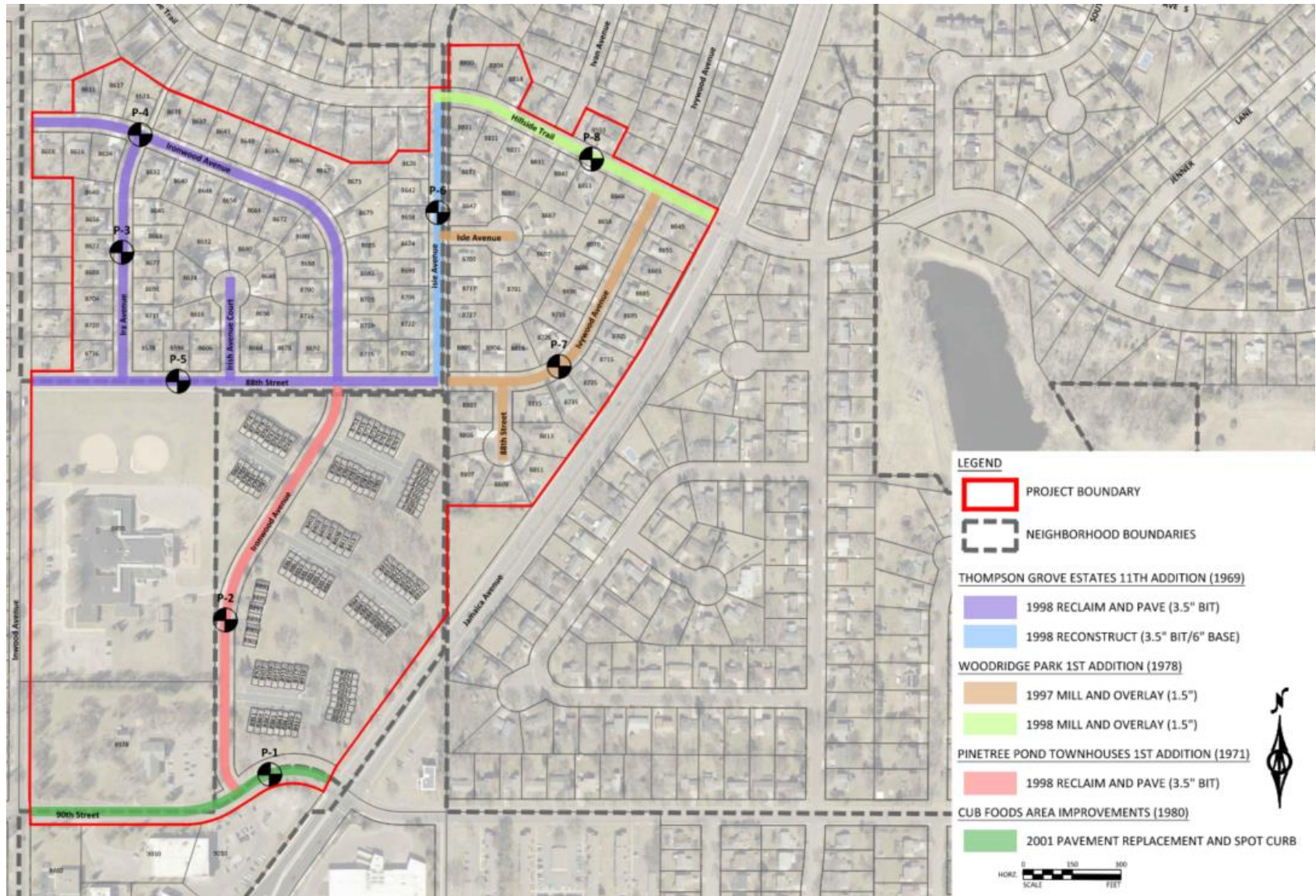
What is the purpose of tonight's meeting?

- Provide Pavement Management Background
- Discuss the proposed improvements, schedule, and financing.
- Obtain feedback on the proposed project from property owners.
- Strictly an informational meeting.

Pavement Management History



2026 Pavement Management Area



Evaluation of Pavement

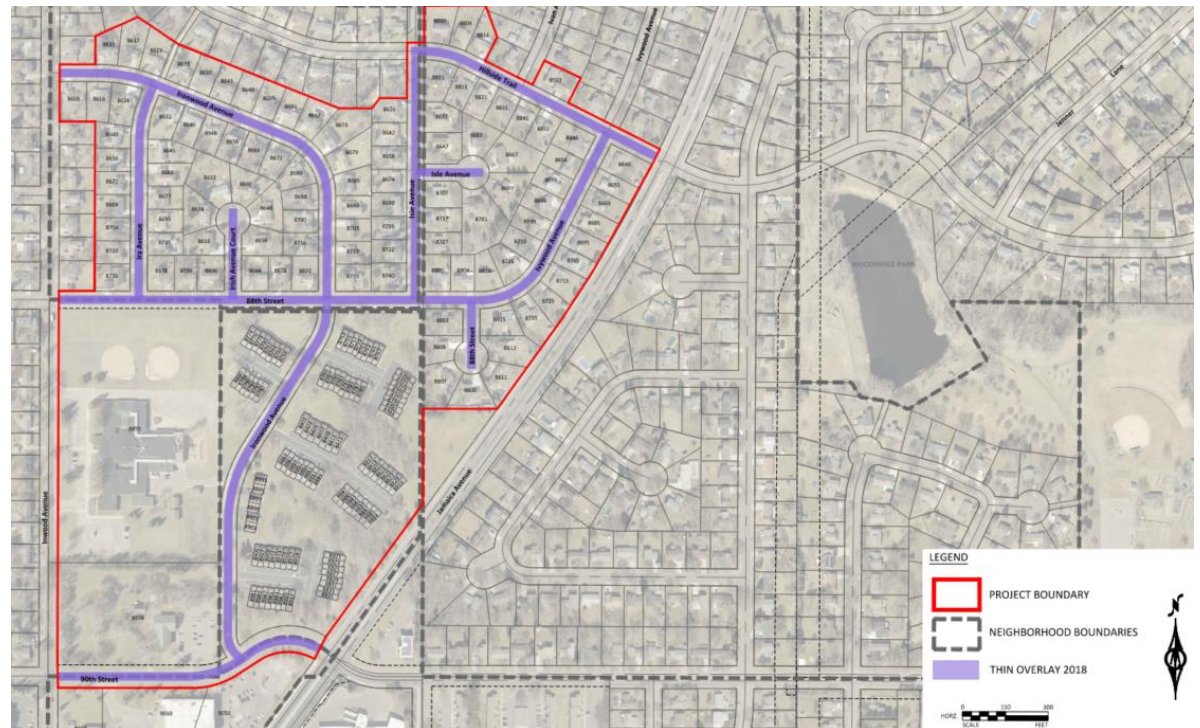
PASER Ratings

- Condition assessment with ratings of 1-10

Maintenance Records

- Chip Seal, Patching, Thin Overlay, Mill & Overlay, etc

Core Samples



Existing Conditions

Woodridge Park 1st Addition

Approximate Location: 8646 Ivywood Avenue South (on Hillside Trail South)

Asphalt stripping, small block to alligator cracking in wheelpath, thin overlay deterioration, and curb damage



Woodridge Park 1st Addition

Approximate Location: 8816 Ivywood Avenue South

Reflective cracking through thin overlay, previous patching



Existing Conditions

Thompson Grove Estates 11th Addition

Approximate Location: 8578 88th Street South

Block cracking, thin overlay deterioration near edges, extensive curb cracking resulting in vegetation growth



Thompson Grove Estates 11th Addition

Approximate Location: 8631 Ironwood Avenue South

Block cracking, previous patching along valley gutter



Existing Conditions

Thompson Grove Estates 11th Addition

Approximate Location: 8647 Isle Avenue South

Thin overlay deterioration along existing cracks, previous patching



Pinetree Pond Townhouses 1st Addition

Approximate Location: 8903 Ironwood Avenue South

Block cracking, thin overlay deterioration along edges, prior patching along curb, curb deterioration



Utility Inspections

Sanitary sewer

- Manhole structures were inspected from street
- Pipes were televised
- Results of inspections:
 - Single Family in good condition, Multi-Family had significant root intrusion
 - Manhole structures will be patched, rebuilt, and replaced as needed
 - Some pipe sections are cracked and will be repaired or replaced
 - Some service wyes will be lined to prevent future root intrusion/blockage

Water main

- Watermain in generally good condition
- Infrequent watermain breaks in this area
- Valve bolts and fittings will be inspected during project

Utility Inspections

Storm sewer

- Manhole structures were inspected from street
- Pipes were televised
- Results of inspections:
 - Structures in good condition, pipes in fair condition, generally
 - Manhole structures will be patched, rebuilt, and replaced as needed
 - Some pipe sections are cracked and will be repaired, replaced, or lined

Street lights

- Generally in acceptable condition
- Separate feed from Xcel in some areas
- Replace two feeder cabinets in poor condition
- Install streetlight wire in conduit to protect it

Proposed Improvements

- Full pavement replacement – 3.5-inches
- Full curb replacement
 - Same style mountable curb will be installed except where there aren't driveways
- Minor Utility Repairs
 - Pipe and manhole structure lining
 - Pipe and manhole structure repair or replacement, as needed
 - Hydrant reconditioning and raising, as needed
 - Hydrant access pads installed where needed
 - Replace damaged light poles and replace HPS fixtures for LED

Estimated Assessments

- 211 Assessable Properties
 - 107 Single Family units
 - 99 Townhome Units
 - 2 Commercial properties
 - 2 Religious/Institutional properties

Property Type	Assessment per Policy	Special Benefit Appraisal	Average Annual Payment over 15 years
Single Family	\$7,997.32	\$7,100.00	\$687.73
Townhome	\$4,798.39	\$2,700.00	\$261.53
Aldi	\$178,623.54	\$37,700.00	
Autozone	\$49,445.89	\$0.00	
Armstrong Elementary	\$92,923.31	\$29,000.00	
Grove Church	\$149,387.45	\$23,500.00	

Assessable Parcels



Estimated Assessments

- 211 Assessable Properties
 - 107 Single Family units
 - 99 Townhome Units
 - 2 Commercial properties
 - 2 Religious/Institutional properties

Property Type	Assessment per Policy	Special Benefit Appraisal	Average Annual Payment over 15 years
Single Family	\$7,997.32	\$7,100.00	\$687.73
Townhome	\$4,798.39	\$2,700.00	\$261.53
Aldi	\$178,623.54	\$37,700.00	
Autozone	\$49,445.89	\$0.00	
Armstrong Elementary	\$92,923.31	\$29,000.00	
Grove Church	\$149,387.45	\$23,500.00	

Funding Breakdown

- **Total Project Cost =** **\$3,767,883.66**
- Sanitary Sewer Utility = \$364,628.79
- Water Utility = \$63,106.92
- Storm Water Utility = \$121,827.40
- Streetlight Enterprise = \$228,756.23
- Road & Trail Maint. Fund = \$74,547.96
- General Levy = \$1,797,816.36
- Assessments = \$1,117,200.00

Schedule

- Neighborhood Meeting – December 01, 2025
- Public Hearing – January 7, 2025
- Council Approves Plans and Specifications – March 4, 2026
- Project Bid Date – April 7, 2026
- Second Neighborhood Meeting – Late April 2026
- Construction Starts – Spring 2026
- Construction Completed – September 2026
- Assessment Hearing – October 2026



Assessment Terms

- May be paid within 30 days of adoption to avoid any interest charges.
- Assessment payable over 15 years
- Interest Rate is 1.5% above the bond rate.
- Partial payment is allowed (minimum \$500).
- Pending assessment is listed for the property once the project is ordered.
- Deferral is available (disability, military, 65 years of age or older)
- Proof is needed for deferrals. Interest still accrues during deferral period.



Questions?

Thank You!