



2026 Street Rehabilitation Project

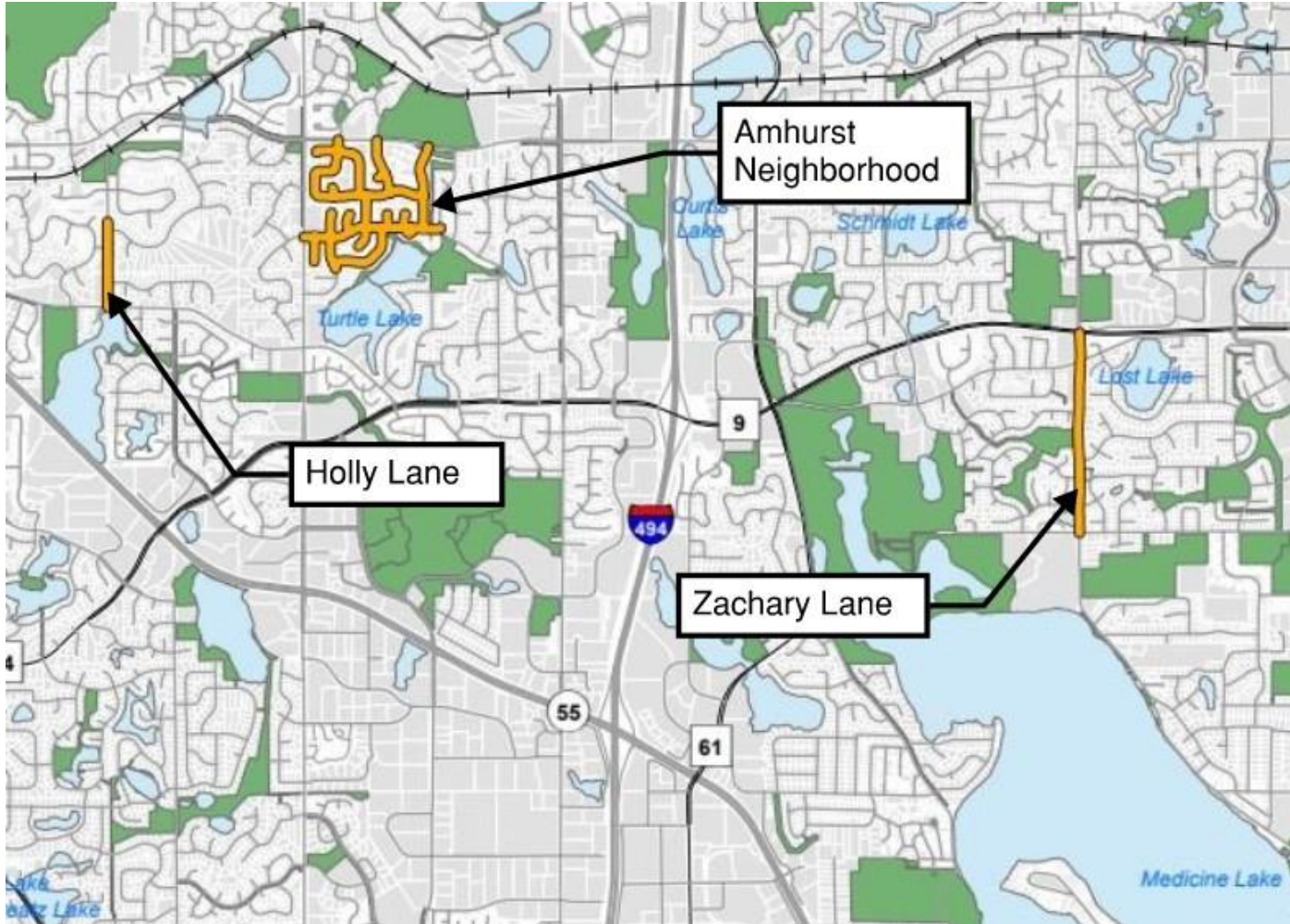
Informational Presentation - November 13, 2025



Project Staff

- Tony Miller, PE, Engineering Project Manager
 - 763-509-5528
 - TonyMiller@plymouthmn.gov
- Eric Nelson, PE, Alliant Project Manager
 - 612-767-9380
 - ENelson@alliant-inc.com





Project Location Map

- Overview

Project Location Map, continued

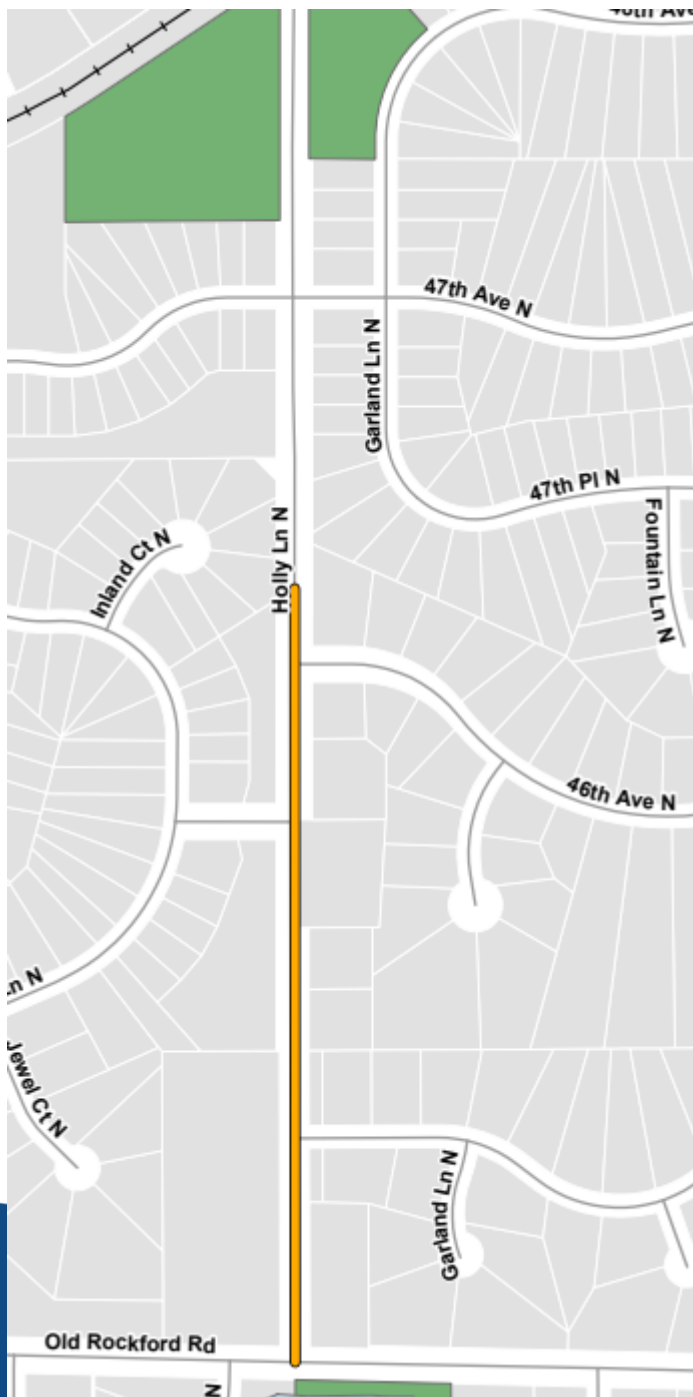


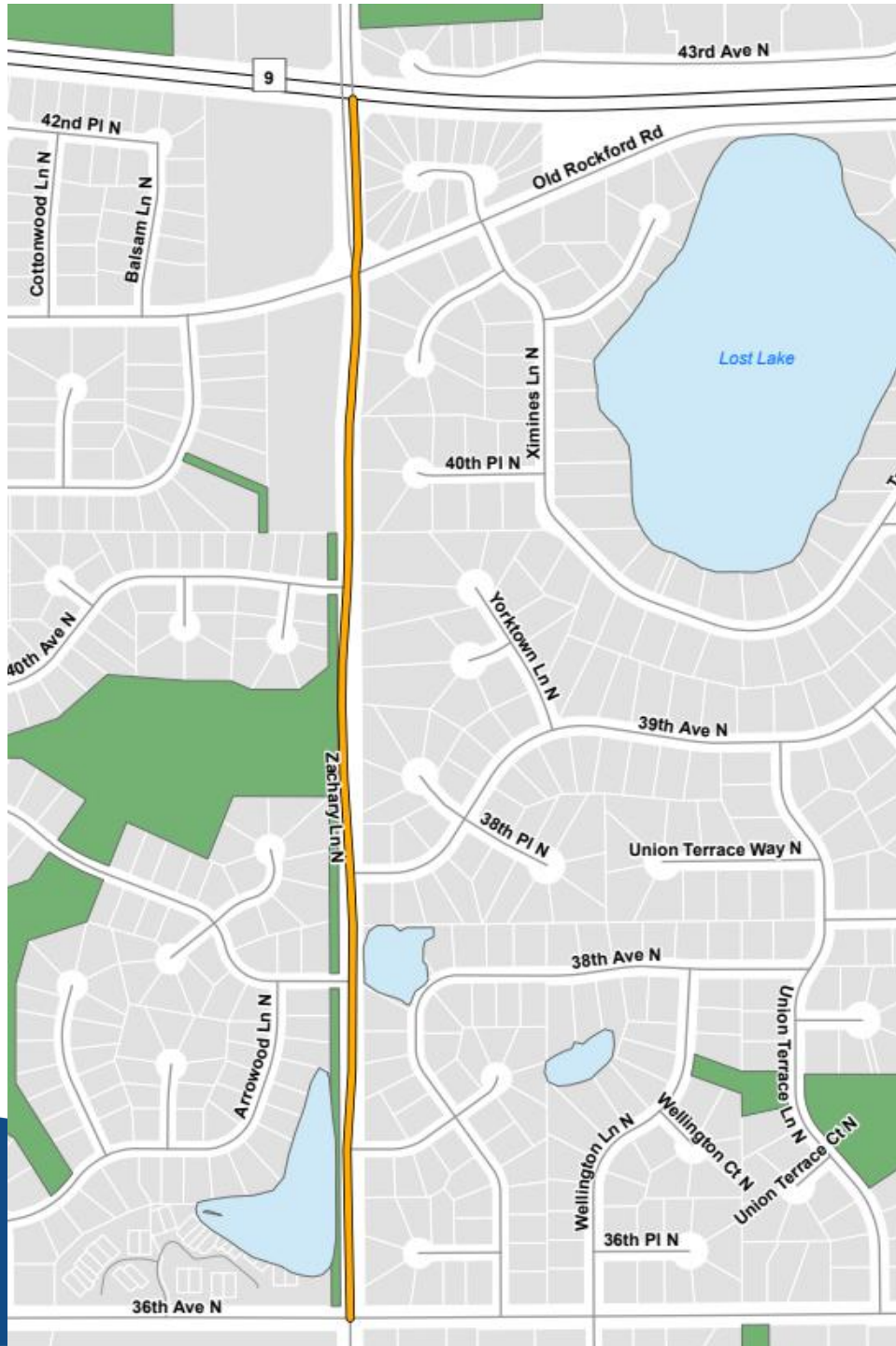
- Amhurst Neighborhood



Project Location Map, continued

- Holly Lane





Project Location Map, continued

- Zachary Lane



Why Are We Here?

- Streets
 - Shows signs of distress
- Pavement Management Program
 - Started in 1987 with goal of maintaining roadway system & reducing maintenance
 - Capital Improvement Program (CIP)
 - Street Ratings and CIP are updated every few years



Existing Conditions



Existing Conditions



Proposed Improvements

- Street Pavement Maintenance Options
 1. Mill & Overlay
 - Amhurst Neighborhood
 - Zachary Lane
 2. Full Depth Reclamation (FDR)
 - Holly Lane
- Included with both Mill & Overlay as well as FDR project
 - Utility Repairs & Improvements
 - Spot Curb and Gutter Replacement



Proposed Improvements

- Shared Use Trail Improvements

1. West side of Holly Lane

- Replace trail pavement
- Shift trail west to develop boulevard between trail and road

2. West side of Zachary Lane

- Replace trail pavement
- Widen trail to 10 feet wide to meet Three Rivers Park District Regional Trail standards



Estimated Project Schedule

- Informational Meeting November 13, 2025
- Council Meeting No. 1 January 2026
 - Approve Feasibility Report & Final Plans
- Construction Bid Opening February 2026
- Council Meeting No. 2 March 2026
 - Hold Public Improvement & Assessment Hearing
- Construction May – October 2026 (Phased across three work areas)



Construction Process, Mill & Overlay

- Complete repairs to utilities and curb and gutter
 - In areas where repairs haven't been completed previously
- Mill top 2 inches pavement
 - Maintains hard driving surface
 - Edges of roads or full width
- Pave 2 inches
 - Over entire roadway



Construction Process, Full Depth Reclamation

- Complete repairs to utilities and curb and gutter
- Grind all remaining pavement (reclaiming)
 - Creates a temporary gravel surface for several weeks
- Prepare/install reclaimed material/gravel road base
- Pave first layer of roadway pavement
- Restoration behind curb (vegetation, irrigation, etc.)
- Pave final layer of roadway pavement
- Paint asphalt (centerlines, cross walks, etc.)



Construction Notes

- Working Hours
 - M-F: 7 am to sunset
 - Saturday: 8 am to 6 pm
 - Sunday & Holidays: No work allowed except for rare situations
- There will be periodic inconveniences and delays
- Property Access
 - Most Days – access delays/issues should be minor
 - Access will be maintained during construction as much as possible
 - No Access – Access may be impacted during excavation and concrete work
 - Notify the project team if special access needs



Assessment Policy

- Assesses adjacent, benefiting properties
 - Per parcel rate for properties zoned for single family use

Type of Improvement	Single Family Detached	Single Family Attached
Street Reconstruction	\$12,000.00	\$6,000.00
Full Depth Reclamation	\$4,250.00	\$2,125.00
Mill and Overlay	\$1,500.00	\$750.00

- An equivalent rate is calculated for other property types
 - Typically determined by frontage, property area, or a combination of both
- City pays remaining project costs



Public & Assessment Hearing

- Tentatively scheduled for one of the March 2026 City Council meetings
- Council will consider authorizing the project and approving the assessment roll
- Notice of public and assessment hearing will be mailed two weeks prior to hearing
 - This notice will include exact amount of proposed assessment per property



Assessment Payment Options

- Pay in full or partial payment by 10/31/26*
 - No interest
- Full payment between 11/1/26* and 11/15/27*
 - Includes 1st year of interest
- Paid over the assessment term
 - Term is 5, 10, or 15-years based dollar amount
 - Included with property taxes
 - Default option if not paid with other options

*Dates are tentative and subject to change



Project Webpage

- plymouthmn.gov/2026streetrehab
- Contains project info, schedules, current progress
- Option to sign up for email updates (eNotify)
 - On an as needed basis until construction starts
 - On a weekly and/or as needed basis once construction starts



Questions or Comments?

Contact: Tony Miller, PE
Phone: 763-509-5528
Email: tonymiller@plymouthmn.gov

Contact: Eric Nelson, PE
Phone: 612-767-9380
Email: enelson@alliant-inc.com

