

# Outer Road & 6<sup>th</sup> St NE HMA Improvements

FAYETTE COUNTY


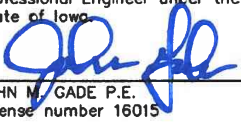
## PRELIMINARY ASSESSMENT SCHEDULE

CITY OF OELWEIN, IA

PREPARED BY

John Gade, P.E.  
FOX Engineering Associates, Inc.  
414 South 17<sup>th</sup> Street, Suite 107  
Ames, IA 50010  
Phone: 515-233-0000

FOX Ref: 1022-19B.460

	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p>
	<p> <u>1.10.2020</u> DATE JOHN M. GADE P.E. License number 16015 My license renewal date is December 31, 2021. Pages or sheets covered by this seal: <u>ALL</u></p>

Pg 1.	Cover Sheet
Pg 2-3.	Letter to Council
Pg 4.	Preliminary Assessment Plat
Pg 5.	Preliminary Assessment Schedule
Pg 6.	Project Construction Limits
Pg 7-8.	Preliminary Project Cost

January 10, 2020

Mayor & City Council  
City of Oelwein  
20 Second Ave SW  
Oelwein, IA 50662

Re: **Outer Road & 6<sup>th</sup> St NE HMA Improvements – Special Assessment**  
Summary Letter  
*FOX Ref No: 1022-19B.460*

Dear Mayor and City Council:

The Outer Road & 6<sup>th</sup> St NE HMA Improvements project consists of 6-inch HMA paving, traffic control, pavement markings, and associated items. The Outer Road HMA Improvements will be 2,659-ft north of the intersection of E Charles Street. The 6<sup>th</sup> St NE HMA Improvements will be 1,098-ft west of Outer road. The total project length of paving improvements is of 0.71 miles.

The City Council has directed this project to be constructed and has entered into a Development Agreement with Fayette County for them to complete the design, bidding, and administration in association with their Fayette County 2020 Pavement Improvements. Council has directed a portion of the cost of construction be special assessed to benefiting property owners. The appropriate resolutions have been prepared for the City Council to establish a public hearing for the proposed Resolution of Necessity on February 10, 2020, at 6:00 p.m. Fayette County has prepared the construction plans and opinion of cost for the project which are on file with the City Clerk. Enclosed, please find the preliminary project cost, preliminary assessment plat, and preliminary assessment schedule prepared in accordance with Section 384 of the Code of Iowa.

The estimated total cost of the project is **\$288,494.58**. Fayette County will be responsible for 50% of the project or \$144,247.29 and the City of Oelwein will be responsible for the remaining 50%. City Council determined that 45% of the City's portion of the project costs will be special benefit and assessed to property owners. City Council determined 55% of their portion of the project will be general benefit and paid for by the City.

The assessment district was determined to be 150-foot offset from the Outer Road and 6<sup>th</sup> St NE right-of-way. Council has determined to include portions of 1334 6th St NE and 1338 6th St NE properties within the assessment district. The preliminary assessable costs include all items and associated costs listed in the attached Preliminary Assessment Project Costs document. The property valuations were determined based on either property appraisals, recent property sales, or Fayette County tax appraisals (see Council Explanation on the Assessment Schedule).

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The construction plans were prepared for a January 20, 2020, bid letting through Fayette County. It is anticipated that the paving improvements will be completed in the Spring/Summer of 2020.

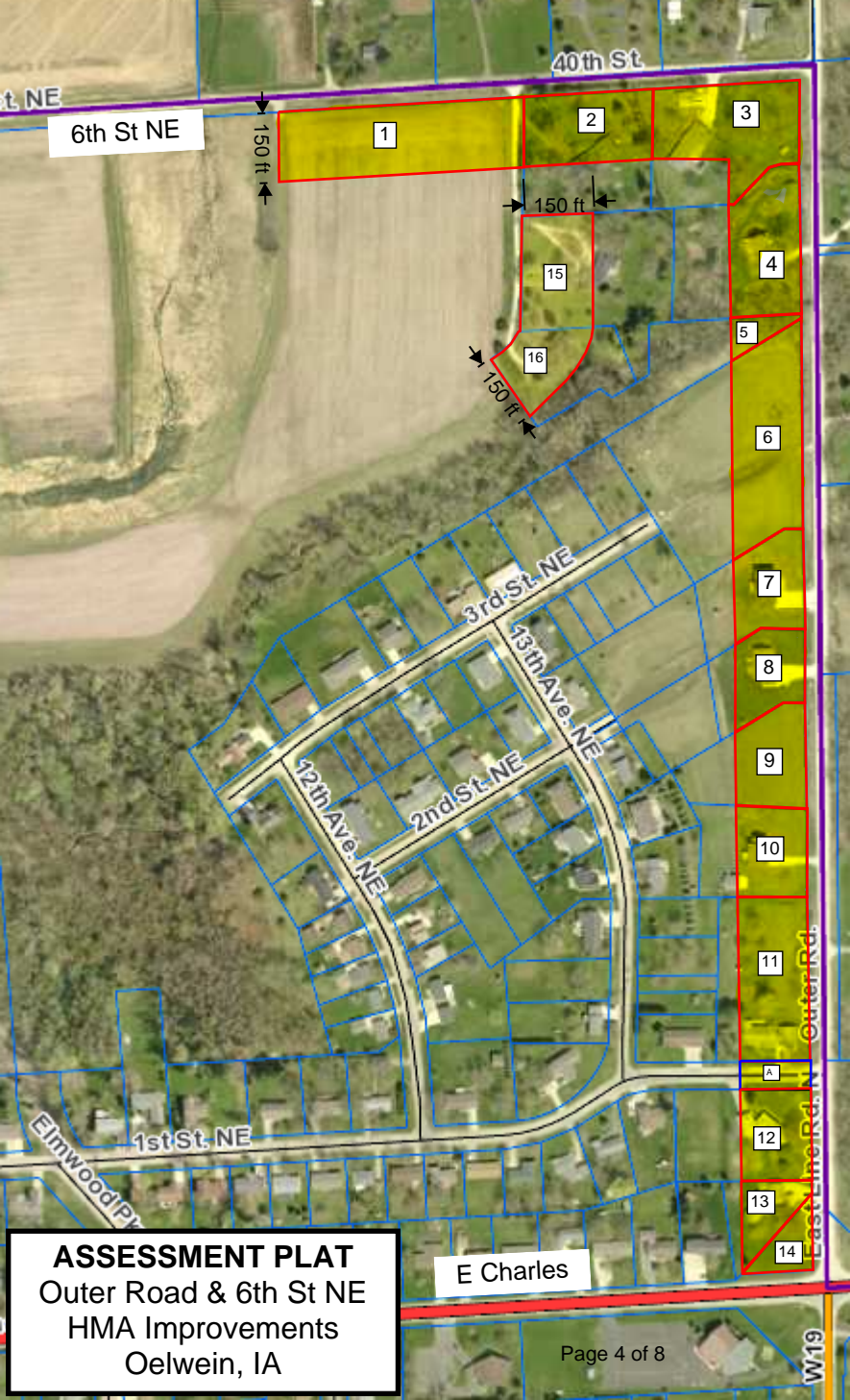
FOX Engineering recommends that the City Council proceed with this project and that the City Council establish February 10, 2020, as the date of the public hearing for the Outer Road & 6<sup>th</sup> St NE HMA Improvements Special Assessment.

Please contact us with any questions or comments regarding this recommendation.

Sincerely,  
FOX Engineering Associates, Inc.

*John Gade*

John Gade, P.E.



6th St NE

40th St

150 ft

1

2

3

150 ft

15

4

150 ft

16

5

6

3rd St NE

7

13th Ave NE

8

2nd St NE

9

12th Ave NE

10

1st St NE

11

Elmwood Pl

A

12

E Charles

13

14

East Line Rd. N. Outer Rd.

W19

**ASSESSMENT PLAT**  
Outer Road & 6th St NE  
HMA Improvements  
Oelwein, IA



**Outer Road & 6th St NE HMA Improvements**

**PRELIMINARY ASSESSMENT SCHEDULE**

**Type 01**

**BOND#**

**6-inch HMA Paving on Outer Road & 6th ST NE**

City of Oelwein, Iowa

9/10/2019

FOX PN 1022-19A.460

**Total Project Cost: \$288,494.58**

**Fayette County: \$144,247.29 50%**

**General Benefit (Oelwein): \$79,336.01 55%**

**Special Benefit (Private Owners): \$64,911.28 45%**

Frontage Assessment \$32,456 50%

Area Assessment \$32,456 50%

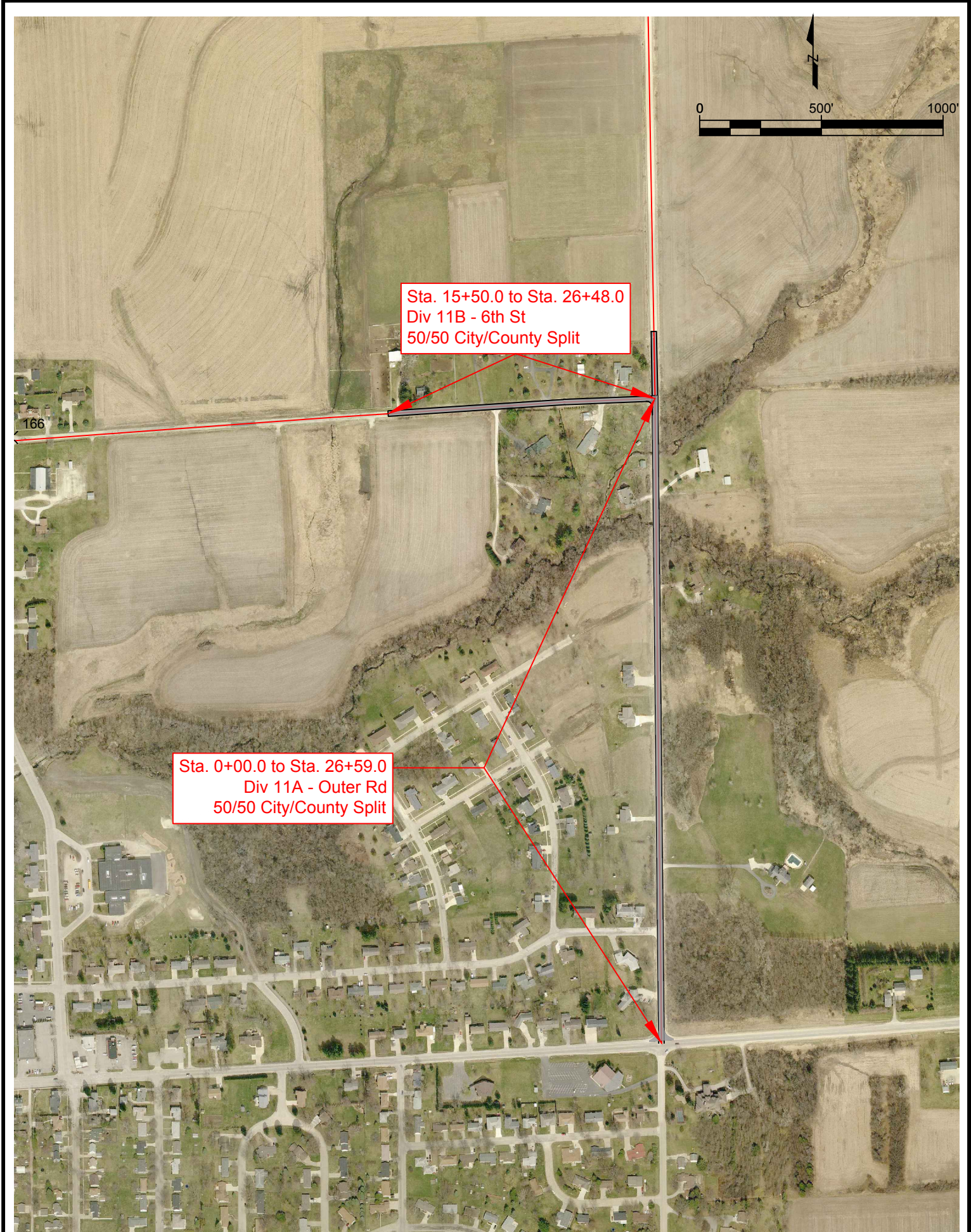
Certificate Number	Parcel No.	Parcel ID	Current Title Holder	Mail To Address	Legal Description	Lot Frontage, Feet	Corner Lot Frontage, Feet	Lot Area, Square Feet (150-ft depth)	Council Valuation <sup>3</sup>	25% Valuation	Total Preliminary Assessment	Percent of Total Project Cost	Conditional Deficiency Assessment	Agricultural Deferralment	Notes
	1	1822101006	Mark A. & Karen A. Steward, Charles D. & Christine Hurley		W PART OF PARCEL "C" IN NW AKA NW EX PC NE COR & EX WING'S EAST 1ST ADD & EX 1ST ADD TO FAIRACRES & EX 4AC NW COR & EX PC 165'X 530'ON W & EX PC 94' X 167.21' ON S PER SURVEY, & EX SCHOOL & EX PC ON E SIDE SURVEY BK 1997 PG. 2302	470.0	0.0	70,500	\$ 77,770	\$ 19,443	\$ 7,980.42	2.8%	\$ -	\$ 7,980.42	1
	2	1822126002	Gerald E. & Renee C. Krasko	1342 6TH ST. NE	COM 350' W OF NE COR NW TH S 300' W 278' N 300' E TO BEG IN NE NW	278.0	0.0	41,402	\$ 231,600	\$ 57,900	\$ 4,703.77	1.6%	\$ -	\$ -	
	3	1822126003	Matthew W. & Brittney L. Baerg	1346 6TH ST. NE	BEG NE COR NW TH S 300' W 350' N 300' E TO BEG IN NE NW EX PC SE CRK & EX ROADS	317.0	181.0	56,698	\$ 229,280	\$ 57,320	\$ 7,454.83	2.6%	\$ -	\$ -	
	4	1822126005	Virginia K. & Mark A. Schmitz	520 N EAST LINE RD	BEG 300'S OF NE COR NW SEC 22 TH S 217'W 300'N 217'E 300'TO BEG EX ROAD & PC SE OF CREEK OF FOLLOWING COM NE COR NW SEC 22 TH S 300'W 350'N 300 E 350'TO BEG IN THE NE NW	324.0	0.0	44,709	\$ 238,420	\$ 59,605	\$ 5,285.03	1.8%	\$ -	\$ -	
	5	1822101006	Mark A. & Karen A. Steward, Charles D. & Christine Hurley		W PART OF PARCEL "C" IN NW AKA NW EX PC NE COR & EX WING'S EAST 1ST ADD & EX 1ST ADD TO FAIR ACRES & EX 4AC NW COR & EX PC 165'X 530'ON W & EX PC 94' X 167.21' ON S PER SURVEY, & EX SCHOOL & EX PC ON E SIDE SURVEY BK 1997 PG. 2302	10.0	0.0	7,837	\$ 77,770	\$ 19,443	\$ 522.17	0.2%	\$ -	\$ 522.17	1
	6	1822126030	Roger A. Schulz, Revocable Trust, C/O Gwendolyn Wilson	300 EAST LINE RD. N	E PART OF PARCEL "C" BEING IN NW: AKA BEG SE COR LOT 3, BLK 5, WINGS EAST 1ST ADD TH N 158.55' TH NWLY 124.57' TH SWLY 40' TH NWLY 690' TO NE COR LOT 1, BLK 1, WINGS EAST 1ST ADD TH NWLY 847.56' TO 1/4 SEC LINE TH S 1293.17' TH W270.10' TO POB EX PC IN NW COR. BEING IN NE NW & SE NW SURVEY BK 1997 PG 2302 & EX PARCEL "G" BEING PT OF PARCEL "C" SE NW & EX SCHULZ'S 2ND ADD 2005 IN PT OF EXISTING PARCEL "C" NW	455.0	0.0	64,731	\$ 28,710	\$ 7,178	\$ 7,530.05	2.6%	\$ 352.55	\$ -	
	7	1822126036	Michael D. II & Megan R. Fauser	200 N EAST LINE RD.	LOT 2, SCHULZ'S 2ND ADD 2005	218.0	0.0	29,568	\$ 292,640	\$ 73,160	\$ 3,527.40	1.2%	\$ -	\$ -	
	8	1822126037	Timothy P. & Viva M. Weber	124 N EAST LINE RD.	LOT 3, SCHULZ'S 2ND ADD 2005	155.0	0.0	25,995	\$ 302,300	\$ 75,575	\$ 2,784.48	1.0%	\$ -	\$ -	
	9	1822126040	Jacob D. & Lynsey A. Steil	120 N EAST LINE RD.	PARCEL "G" BEING PT OF PARCEL "C" SE NW, EX PARCEL "J" PER SURVEYS 2001/955 & 2005/2647	230.0	0.0	30,423	\$ 375,100	\$ 93,775	\$ 3,678.61	1.3%	\$ -	\$ -	
	10	1822126041	Paul T. Ganske	116 N EAST LINE RD.	PARCEL "J" SE NW SURVEY 2005/2647	190.0	0.0	29,217	\$ 252,860	\$ 63,215	\$ 3,266.00	1.1%	\$ -	\$ -	
	11	1822176061	James E & Marilyn K Ralls	1307 1ST ST. NE	LOTS 57,58,59,60 1ST ADD TO FAIR ACRES	356.0	0.0	52,766	\$ 222,040	\$ 55,510	\$ 6,009.49	2.1%	\$ -	\$ -	
	12	1822177012	James D. Ahrens	10 N EAST LINE RD.	LOTS 61,62,63 1ST ADD TO FAIR ACRES	198.0	0.0	29,771	\$ 177,400	\$ 44,350	\$ 3,365.91	1.2%	\$ -	\$ -	
	13	1822177013	Victor Lee & Jean Kane	1311 E. CHARLES	LOT 82 1ST ADD TO FAIR ACRES	30.2	0.0	17,130	\$ 144,750	\$ 36,188	\$ 1,213.68	0.4%	\$ -	\$ -	
	14	1822177026	Victor Lee & Jean Kane	1311 E. CHARLES	TRACT OF LAND DESCR: E 250' S 250' SE SE NW EX LOT 62 & LOT 81, FAIRACRES 1ST ADDN TO OELWEIN	164.4	0.0	12,372	\$ 8,110	\$ 2,028	\$ 2,107.99	0.7%	\$ 80.49	\$ -	
	15	1822126004	Berryman, Clinton T. & Berryman, Callie J.	1338 6th ST NE	COM 350'W & 300'S OF NE COR NW TH E 50' S 217' W 50' S 111.7' SWLY 30.4' NWLY 137.06' W 202.73' N 207.5' E 278' TO BEG IN NW	0.0	0.0	37,200	\$ 204,890	\$ 51,223	\$ 2,068.55	0.7%	\$ -	\$ -	
	16	1822126006	Schuchmann, Kurt D.	1334 6th ST NE	PARCEL A & PARCEL B IN NE NW	0.0	0.0	24,350	\$ 252,930	\$ 63,233	\$ 1,354.01	0.5%	\$ -	\$ -	
	A		City of Oelwein		1st St NE (ROW)	60.0	0.0	9,000	\$ -	\$ -	\$ 1,018.78	0.4%	\$ 1,018.78	\$ -	
	B		City of Oelwein		E Charles St (ROW)	54.4	0.0				\$ 469.94	0.2%	\$ 469.94	\$ -	
	C		City of Oelwein		6th St NE (ROW)	33.0	0.0				\$ 285.08	0.1%	\$ 285.08	\$ -	
	D		City of Oelwein		Outer Rd (ROW)	33.0	0.0				\$ 285.08	0.1%	\$ 285.08	\$ -	
<b>TOTALS:</b>						<b>3,576</b>	<b>181.0</b>	<b>583,669</b>			<b>\$ 64,911.28</b>		<b>\$ 2,491.91</b>	<b>\$ 8,502.60</b>	

**Notes:**

**Total Project Length 3,757**

- This land can be Agricultural Deferred.
- The paving improvements are assessed as Special Benefits to private property owners at 45%, and as a General Benefit to the City at 55%.
- Council Valuation Explanation: Based on Fayette Co Assessed Value of the lot and building.
- Deficiency is between the amount proposed to be assessed and the proportion of the estimated total cost of the improvement allocated to each lot.
- Assessment Lot Depth is 150-feet. Parcels 15 & 16 Lot Area is based on 150-ft lot depth offset from the west property line.





Sta. 15+50.0 to Sta. 26+48.0  
Div 11B - 6th St  
50/50 City/County Split

Sta. 0+00.0 to Sta. 26+59.0  
Div 11A - Outer Rd  
50/50 City/County Split



<b>Div 11A</b>	<b>8/20/2019</b>
<b>Outer Rd - 50/50 City/County</b>	

No.	Item Code	Description	Unit	Quantity	Cost/Unit	Total Cost
0010	2102-2710090	Excavation, Class 10, Waste	CY	-	\$10.00	\$0.00
0020	2213-2713300	Excavation, Class 13 For Widening	CY	-	\$15.00	\$0.00
0030	2213-8200000	Base Widening, HMA Mixture	TON	-	\$35.00	\$0.00
0040	2214-5145150	Pavement Scarification	SY	-	\$2.00	\$0.00
0050	2303-0002380	HMA Mixture Interlayer Base Course, 1/2 In Mix	TON	-	\$37.50	\$0.00
0060	2303-1032500	HMA Standard Traffic, Intermediate Course, 1/2 In Mix	TON	1,804.76	\$32.00	\$57,752.19
0070	2303-1033500	HMA Standard Traffic, Surface Course, 1/2 In Mix	TON	730.85	\$34.00	\$24,849.02
0080	2303-1258343	Asphalt Binder, PG 58-34S, Standard Traffic	TON	152.14	\$475.00	\$72,264.87
0090	2303-1258346	Asphalt Binder, PG 58-34E, Extremely High Traffic	TON	-	\$625.00	\$0.00
0100	2303-6911000	HMA Pavement Samples	LS	0.03	\$3,000.00	\$75.00
0110	2303-7000610	Incentive/Disincentive for HMA Lab Voids	EACH	1,267.80	\$1.00	\$1,267.80
0120	2303-7000620	Incentive/Disincentive for HMA Field Voids	EACH	1,267.80	\$1.00	\$1,267.80
0130	2312-8260051	Granular Surfacing on Road, Class A Crushed Stone	TON		\$20.00	\$0.00
0140	2316-7000120	Incentive/Disincentive for HMA Pavement Smoothness	EACH	1,560.00	\$1.00	\$1,560.00
0150	2318-1001100	Cold In-Place Recycled Asphalt Pavement	SY	-	\$2.00	\$0.00
0160	2318-1001220	Asphalt Stabilizing Agent (Foamed Asphalt)	TON	-	\$600.00	\$0.00
0170	2435-0600010	Manhole Adjustment, Minor	EACH	1.00	\$120.00	\$120.00
0180	2518-6910000	Safety Closure	EACH	2.00	\$125.00	\$250.00
0190	2527-9263109	Painted Pavement Marking	STA	-	\$12.00	\$0.00
0200	2528-8445110	Traffic Control	LS	0.02	\$1,000.00	\$20.00
0210	2529-8202000	Rumble Strip Panel (In Full Depth Patch)	EACH	-	\$405.00	\$0.00
0220	2533-4980005	Mobilization	LS	0.02	\$100,000.00	\$2,000.00
0230	2602-0000020	Flaggers	EACH		\$450.00	\$0.00

	Total	\$161,426.69
	Shoulders	\$1,000.00
	+25% Contingency	\$203,033.36

- \* Estimate based on nominal 2" intermediate/leveling course (estimated at 3"), 2" intermediate course, 2" surface course.
- \* Binder content estimated at 6%.
- \* Rock shouldering to be done by the County.
- \* 50/50 City/County cost share to apply to this section.

<b>Div 11B</b>	<b>8/20/2019</b>
<b>6th St - 50/50 City/County</b>	

No.	Item Code	Description	Unit	Quantity	Cost/Unit	Total Cost
0010	2102-2710090	Excavation, Class 10, Waste	CY	-	\$10.00	\$0.00
0020	2213-2713300	Excavation, Class 13 For Widening	CY	-	\$15.00	\$0.00
0030	2213-8200000	Base Widening, HMA Mixture	TON	-	\$35.00	\$0.00
0040	2214-5145150	Pavement Scarification	SY		\$2.00	\$0.00
0050	2303-0002380	HMA Mixture Interlayer Base Course, 1/2 In Mix	TON	-	\$37.50	\$0.00
0060	2303-1032500	HMA Standard Traffic, Intermediate Course, 1/2 In Mix	TON	737.11	\$32.00	\$23,587.60
0070	2303-1033500	HMA Standard Traffic, Surface Course, 1/2 In Mix	TON	296.37	\$34.00	\$10,076.61
0080	2303-1258343	Asphalt Binder, PG 58-34S, Standard Traffic	TON	62.01	\$475.00	\$29,454.28
0090	2303-1258346	Asphalt Binder, PG 58-34E, Extremely High Traffic	TON	-	\$625.00	\$0.00
0100	2303-6911000	HMA Pavement Samples	LS	0.03	\$3,000.00	\$75.00
0110	2303-7000610	Incentive/Disincentive for HMA Lab Voids	EACH	516.74	\$1.00	\$516.74
0120	2303-7000620	Incentive/Disincentive for HMA Field Voids	EACH	516.74	\$1.00	\$516.74
0130	2312-8260051	Granular Surfacing on Road, Class A Crushed Stone	TON		\$20.00	\$0.00
0140	2316-7000120	Incentive/Disincentive for HMA Pavement Smoothness	EACH	792.00	\$1.00	\$792.00
0150	2318-1001100	Cold In-Place Recycled Asphalt Pavement	SY	-	\$2.00	\$0.00
0160	2318-1001220	Asphalt Stabilizing Agent (Foamed Asphalt)	TON	-	\$600.00	\$0.00
0170	2435-0600010	Manhole Adjustment, Minor	EACH	-	\$1,200.00	\$0.00
0180	2518-6910000	Safety Closure	EACH	2.00	\$125.00	\$250.00
0190	2527-9263109	Painted Pavement Marking	STA	-	\$12.00	\$0.00
0200	2528-8445110	Traffic Control	LS	0.02	\$5,000.00	\$100.00
0210	2529-8202000	Rumble Strip Panel (In Full Depth Patch)	EACH	-	\$405.00	\$0.00
0220	2533-4980005	Mobilization	LS	0.02	\$100,000.00	\$2,000.00
0230	2602-0000020	Flaggers	EACH		\$450.00	\$0.00

	Total	\$67,368.98
	Shoulders	\$1,000.00
	+25% Contingency	\$85,461.22

- \* Estimate based on nominal 2" intermediate/leveling course (estimated at 3"), 2" intermediate course, 2" surface course.
- \* Binder content estimated at 6%.
- \* Rock shouldering to be done by the County.
- \* 50/50 City/County cost share to apply to this section.