

Old County Road C Improvements Virtual Open House

September 15, 2020
7:00 PM



Housekeeping

- ▶ Please turn your microphone or phone on mute during the presentation
- ▶ Please use comment box within Microsoft Teams to type questions to presenter during presentation
- ▶ Questions will be answered at the end of the presentation
- ▶ You can unmute your microphone or phone to ask questions at the end of the presentation
- ▶ Please provide your name and address when asking questions

Street Improvement Planning

- ▶ City has a 5-year Capital Improvement Plan
- ▶ Streets are prioritized by staff review and pavement rating
- ▶ The major factor affecting street prioritization is the pavement condition
- ▶ Other factors
 - Utility Problems / Improvements
 - Drainage Issues

Project Area

► Old County Road C

- Bituminous street with rural section (no curb and gutter)
- Drainage ditches with driveway culverts
- Approximately 600 feet
- Existing curb on south side extending from Count Rd C to Stark Street.



Why our street?



- Old County Road C has been included in City's 5-year CIP

Why our street?



- ▶ Patch areas and potholes over a significant portion of the roadway
- ▶ No existing curb and gutter

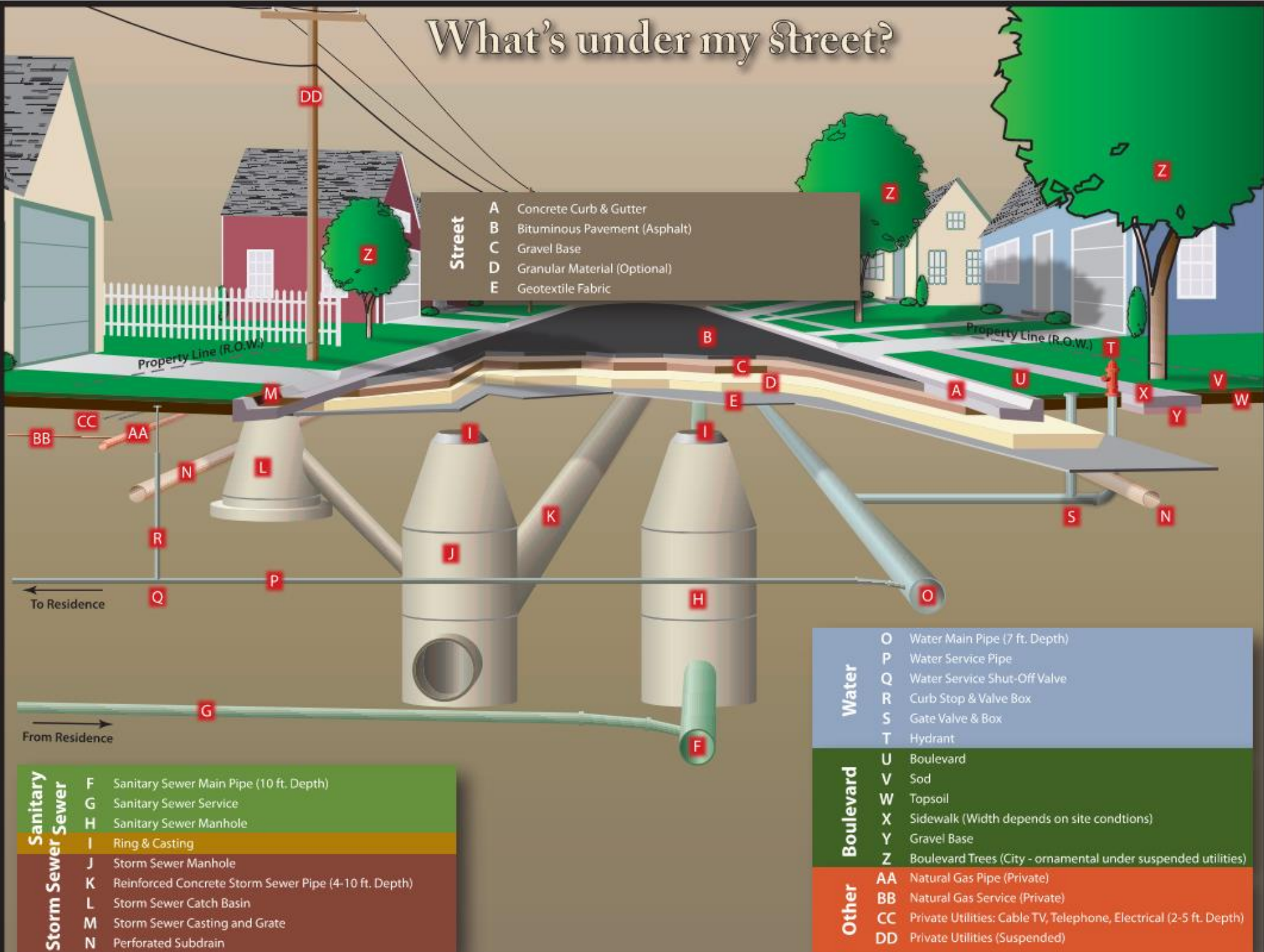
Why our street?



Public Improvement Process

- ▶ Informational Meeting
- ▶ Feasibility Study
- ▶ Public Hearing (Held by City Council)
- ▶ 90% Plan Design Meeting
- ▶ Plan Approval & Advertisement
- ▶ Construction
- ▶ Assessment Hearing (Held by City Council)

What's under my Street?



Proposed Improvements

► Street Reconstruction

- Remove asphalt and gravel base layer
- Install new sand subbase (if necessary), aggregate base, concrete curb and gutter, concrete aprons, and asphalt pavement

► Watermain

- Inspect fittings / replace bolts

► Storm & Sanitary Sewer

- Rehab castings and connections

► Rain Gardens will be considered

- Depends on suitability of native soils

What is a Rainwater Garden?



- ▶ Shallow depression behind the curb designed to accept runoff from the street and infiltrate it.
- ▶ Planted with deep rooted plants capable of handling water inundation.

Rainwater Gardens



- ▶ Property Owner provides input on shape and plant materials.
- ▶ Plants vary in size when planted, but likely would be small plug plants.
- ▶ Typically fully established in two years.

Progress of a Rainwater Garden

(1st year June & September, 2nd year July)



Common Rainwater Garden Questions

- ▶ Don't rainwater gardens attract a lot of mosquitoes?
 - No. For reproduction, mosquitoes require a number of days in standing water. Most urban mosquitoes breed in places like junk-piles where there are old tires or tin cans.
- ▶ What happens to water-tolerant plants when we have a dry spell?
 - Native plants can withstand a range of weather conditions. Some watering during extended dry periods will help plants establish.
- ▶ Who maintains the rainwater garden?
 - The City asks that the property owner provide maintenance of the garden. The City would replace plants that do not establish in the first year.

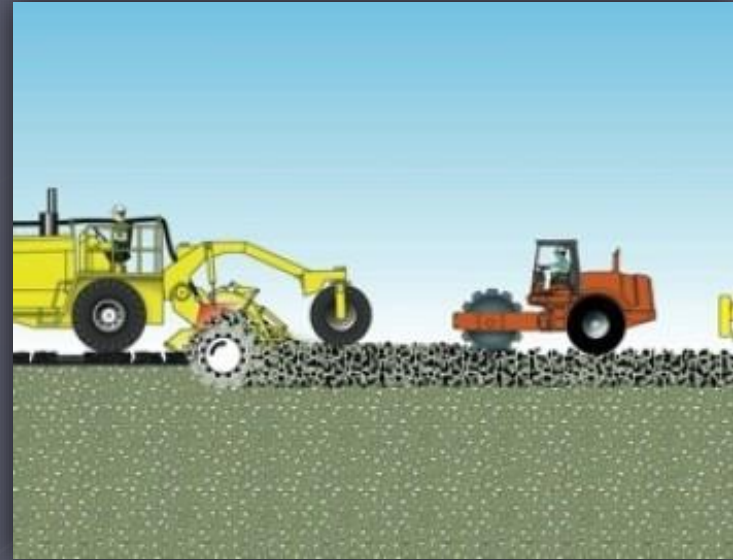
Construction Process

- Reclaim the asphalt roadway
- Perform utility improvements
 - ▶ Watermain, Sanitary Sewer, Storm Sewer
- Remove existing road section
- Install sand subbase and gravel base
- Install concrete curb and gutter
- Install concrete driveway aprons
- Tolerance new road base
- First lift of pavement (base)
- Final lift of pavement (wear)



Construction Process

- ▶ Mailbox Access
 - Access will be maintained
 - Contractor sets up mailbox bank
- ▶ Pavement reclamation
 - Grind pavement into a gravel material
 - Can drive on reclaimed material
- ▶ Compaction
 - Vibrations from construction compaction are normal
- ▶ Private Utility Work
 - Upgrades & Relocations, as necessary. Must coordinate work.



During Construction

- ▶ Mail and Garbage service will be maintained
 - Mail service will be maintained and coordinated between Contractor and postmaster
 - Garbage service maintained to driveways or Contractor responsible to get garbage out
- ▶ Driveway access restricted at times due to construction activities
- ▶ Emergency vehicle access maintained to properties at all times
- ▶ On-site Inspector to address Property Owner concerns
- ▶ Work Hours
 - 7 a.m. to 10 p.m. weekdays
 - 9 a.m. to 9 p.m. Saturdays

Project Funding

► Sanitary Sewer

- City Infrastructure Capital Improvement Fund

► Watermain

- City Infrastructure Capital Improvement Fund

► Street

- Special Assessments to benefiting properties
- City Infrastructure Capital Improvement Fund

► Storm Sewer

- City Infrastructure Capital Improvement Fund

Special Assessments

- ▶ Assessments are determined following the City's Assessment policy which has been in-place since 1995
- ▶ 2021 Assessment Rate = \$80.26 / LF of Assessable Front Footage
 - 150' maximum assessable front footage for residential properties
 - If corner lot has driveway access to road being improved, assessed at 100% for frontage to road being improved
 - If corner lot has driveway access to a road not being improved, assessed at 20% for frontage to road being improved

Special Assessment Payment

► Full or Partial Payment Options

- Assessment can be paid to the City interest free for a period of 30 days after the assessment hearing

► Remaining Balance after 30 days

- Amount remaining after the 30 day period will be certified at Ramsey County and collected as part of your taxes over the next 10 years (Interest accrues until paid)
- Amount certified at Ramsey County can be paid in full at any time during the 10-year period (interest accrues until paid). Pay by November 15th to avoid the following year's interest

Special Assessment Payment – Deferral Options

► Individual deferral

- A deferral of the assessment is available if you are:
 1. A person 65 years of age or older
 2. A person who is retired by virtue of a permanent disability
 3. A member of the national guard or other military reserve called into active duty
 4. A person that has a proven financial hardship and is unable to meet payment obligations
 - Proof of financial hardship will be required
- Interest accrues during the deferment period
- Assessment will become due upon:

Death of owner	Sale of Property
Transfer of Property	Subdivision of property
Loss of Homestead status	Hardship no longer exists

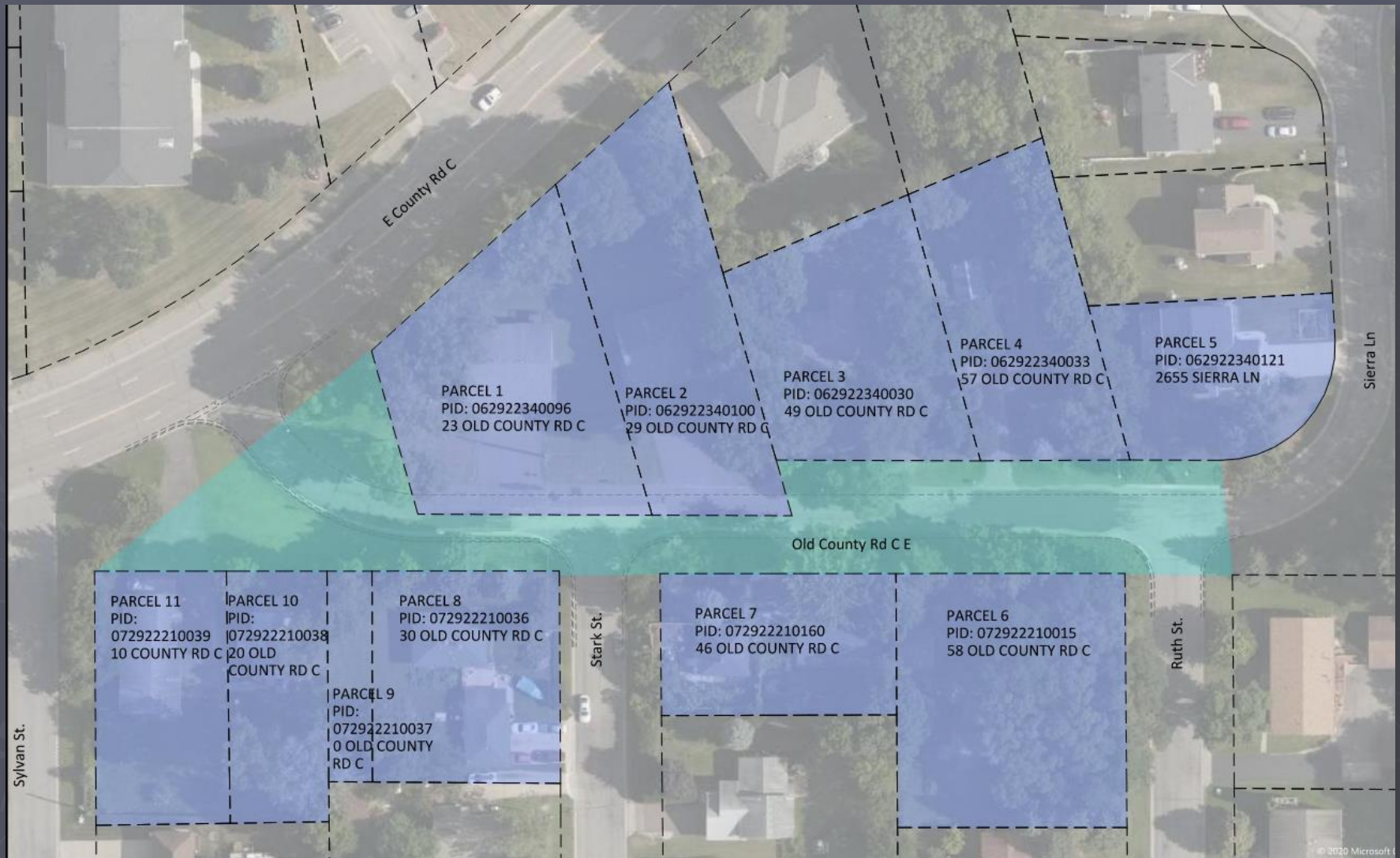
Anticipated Project Timeline

Informational Meeting	September 15, 2020
Feasibility Study	October/November 2020
Public Hearing	December 2020
Plan Preparation	January-February 2021
Project Bidding	February-March 2021
Construction	Summer 2021
Assessment Hearing	October 2021

Common Questions

- ▶ How long will the road be under construction?
 - Estimated 2-3 months after road has been reclaimed
- ▶ When will construction start?
 - The City will provide a large construction window (May-October) to obtain the best possible pricing. However, once the contractor begins work, they will have a limited window to complete the work
- ▶ What happens to my sprinkler system or invisible fence?
 - Contact the City Engineer to make them aware of it
 - The Project Observer will contact you to coordinate locating the private utility and mark it for the Contractor
 - Removal/replacement completed by the Contractor as part of the project

Assessable Parcels



PRELIMINARY ASSESSMENT ROLL

- OLD COUNTY ROAD C -

Total Project Cost	Total Streets Cost	Total Assessments	Assessment Per Foot
\$631,745	\$434,888	\$67,445	\$80.26

Parcel #	ParcelID	Site Address	Total Front Footage	Assessable Front Footage	Assessment	Note
1	062922340096	23 OLD COUNTY RD C	232.86	150.00	\$12,039.00	(1) (3)
2	062922340100	29 OLD COUNTY RD C	81.55	81.55	\$6,545.20	
3	062922340030	49 OLD COUNTY RD C	119.81	119.81	\$9,615.95	
4	062922340033	57 OLD COUNTY RD C	88.19	88.19	\$7,078.13	
5	062922340121	2655 SIERRA LANE	52.24	10.45	\$838.56	(2)
6	072922210015	58 OLD COUNTY RD C	134.64	134.64	\$10,806.21	(1)
7	072922210160	46 OLD COUNTY RD C	134.64	134.64	\$10,806.21	(1)
8	072922210036	30 OLD COUNTY RD C	109.64	21.93	\$1,759.94	(2)
9	072922210037	0 OLD COUNTY RD C	25.00	25.00	\$2,006.50	
10	072922210038	20 OLD COUNTY RD C	59.00	59.00	\$4,735.34	
11	072922210039	10 COUNTY RD C	75.64	15.13	\$1,214.17	(2)

NOTES

- (1) Corner Lot with Driveway on Road Improved, Assessed at 100% Rate
- (2) Corner Lot with Driveway on Road Not Improved, Assessed at 20% Rate
- (3) Front Footage Greater than 150' Maximum - Assessed at 150'

Thank You.

(Questions & Comments)

Contact Person:	Bill Dircks, Public Works Director
Contact Email:	bill.dircks@littlecanadamn.org
Contact Phone:	651-766-4049

Contact Person:	Mark Kasma, City Engineer
Contact Email:	Mark.Kasma@Bolton-Menk.com
Contact Phone:	612-270-9681