



2022 STREET IMPROVEMENTS

- RYAN DRIVE

PUBLIC IMPROVEMENT HEARING

JANUARY 10, 2022, 5:45 PM



INFRASTRUCTURE IMPROVEMENT PLANNING

- City has a 5-year Capital Improvement Plan and 15-year Pavement Management Plan
- Streets are prioritized by staff review based upon several factors:
 - Pavement condition rating
 - Utility Problems / Improvements
 - Drainage Issues
- **Ryan Drive**
 - Programmed for 2022 Rehabilitation



RYAN DRIVE

LEGEND

2016 STREETS IMPROVEMENTS



2021 WATERSHED IMPROVEMENTS



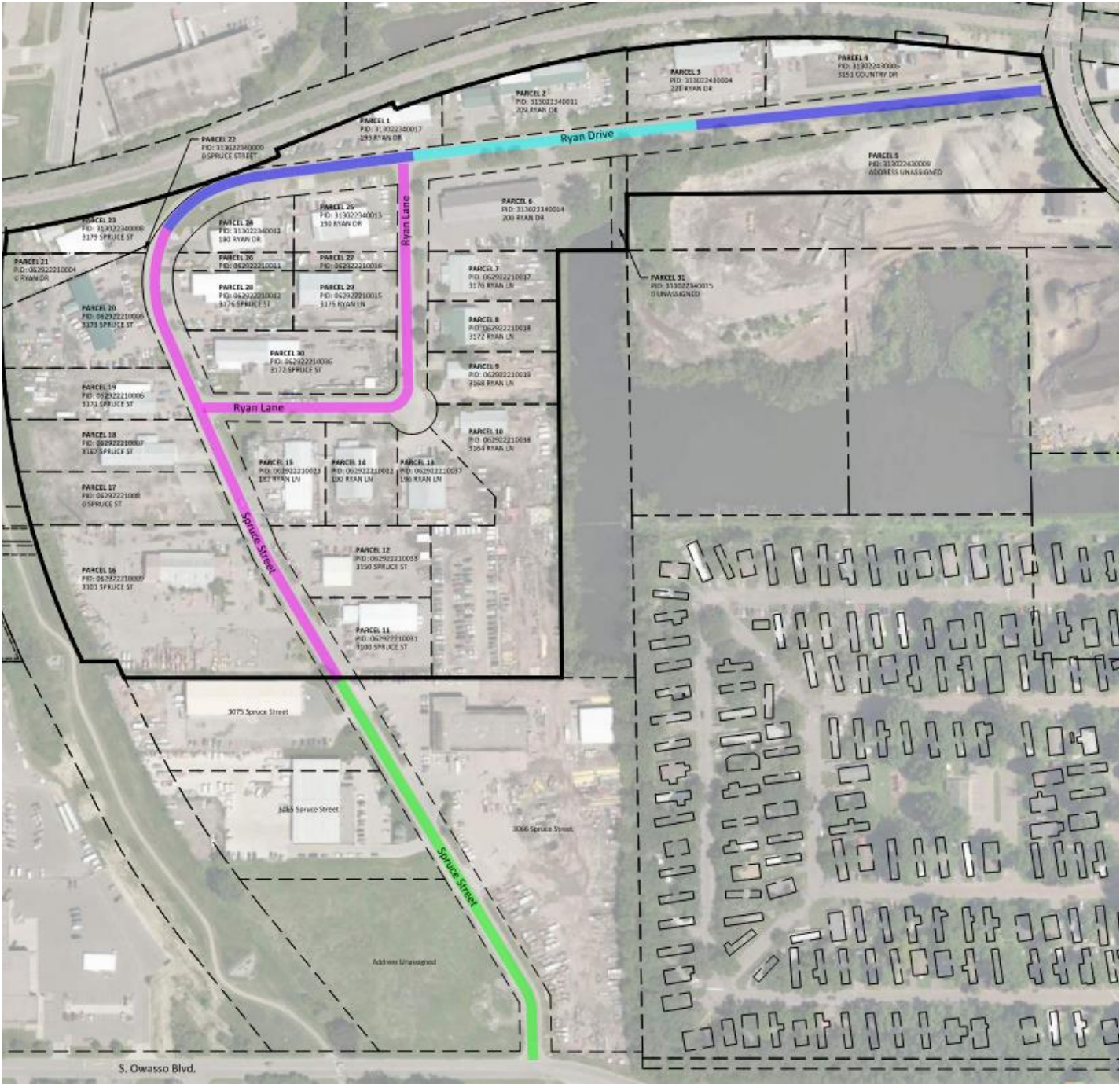
2022 STREETS IMPROVEMENTS



FUTURE REHABILITATION (2023+)



RYAN INDUSTRIAL PARK BOUNDARY



RYAN DRIVE



RYAN DRIVE



RYAN DRIVE



FEASIBILITY REPORT

- Accepted by the City Council December 1, 2022
- Pavement Rehab = Full Depth Reclamation
- Sanitary Sewer Extension = 100% Assessed per Policy
 - Recommended Deferred Assessment until:
 - Connection is made
 - Property ownership changes



RYAN DRIVE NEIGHBORHOOD MEETING

- Feedback received at December 14, 2021 Ryan Drive Neighborhood Meeting
 - 3 attendees representing 9 of the 31 parcels in Ryan Industrial Park
 - Full-depth reclamation was received as too strong a rehabilitation method
 - Assessments are a burden to the property owners
 - Spruce Street and Ryan Lane assessment still being paid by some owners through 2026
 - One property owner had both cost and policy concerns regarding the sanitary sewer extension



FEASIBILITY REPORT AMENDMENT #1

- Full version included in staff report
- Modifies pavement rehabilitation strategy from full-depth reclamation to 2" mill & overlay
 - Reduces pavement costs and overall estimated assessments
- Modifies cost allocation for sanitary sewer
 - No longer 100% assessable
 - City picks up indirect project costs
 - City is 1/4 contributor towards sewer piping
 - Results in estimated assessment of \$9,500 / unit
 - City would contribute approx. \$32,000



PROPOSED STREET IMPROVEMENTS

RYAN DRIVE



2" Mill and Overlay

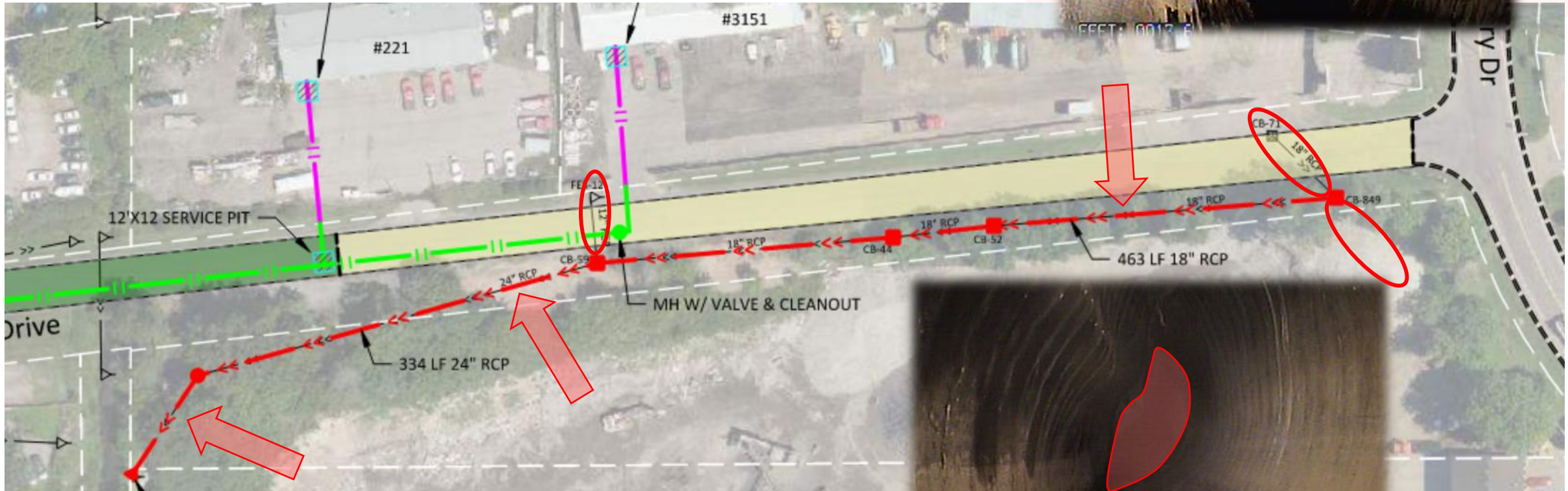
- Grind off top 2" of pavement and pave 2" of new asphalt
- Typically extends pavement life 15 years



PROPOSED UTILITY IMPROVEMENTS



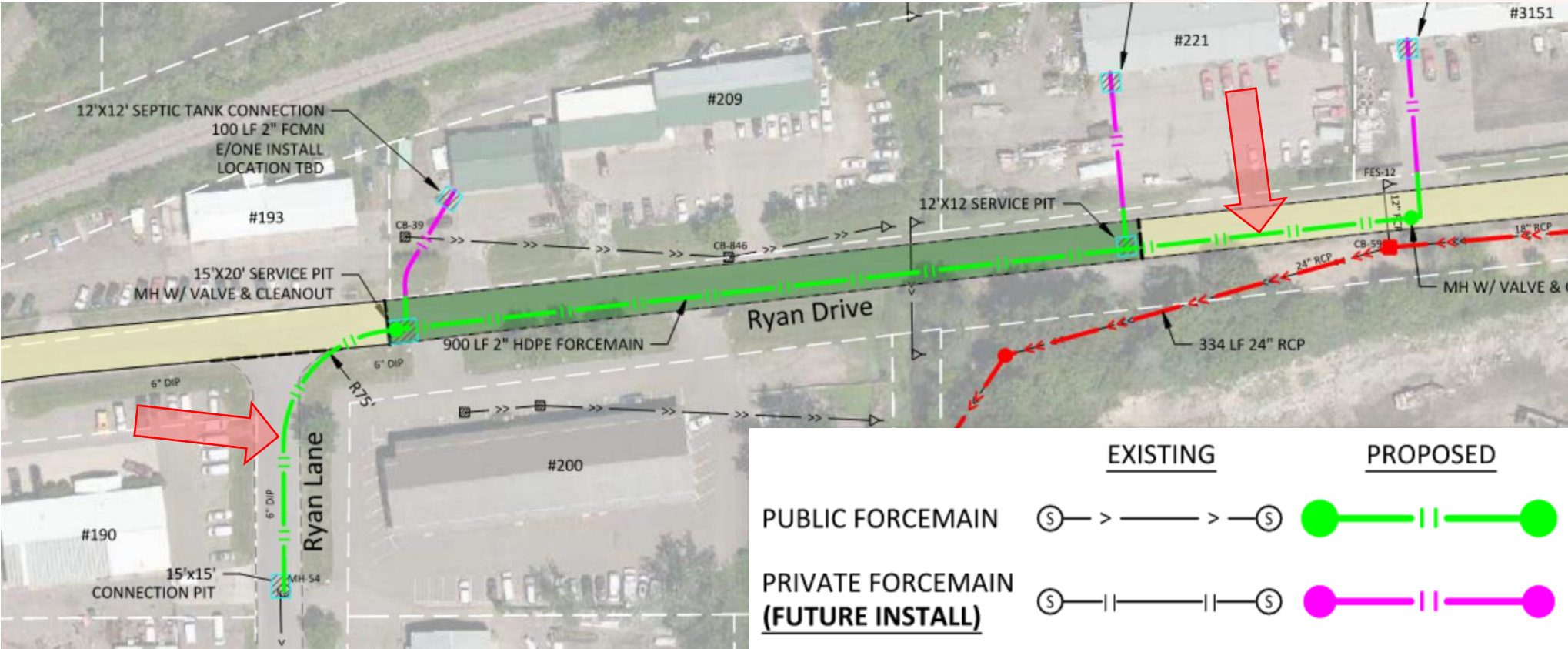
Storm Sewer Replacement



PROPOSED UTILITY IMPROVEMENTS



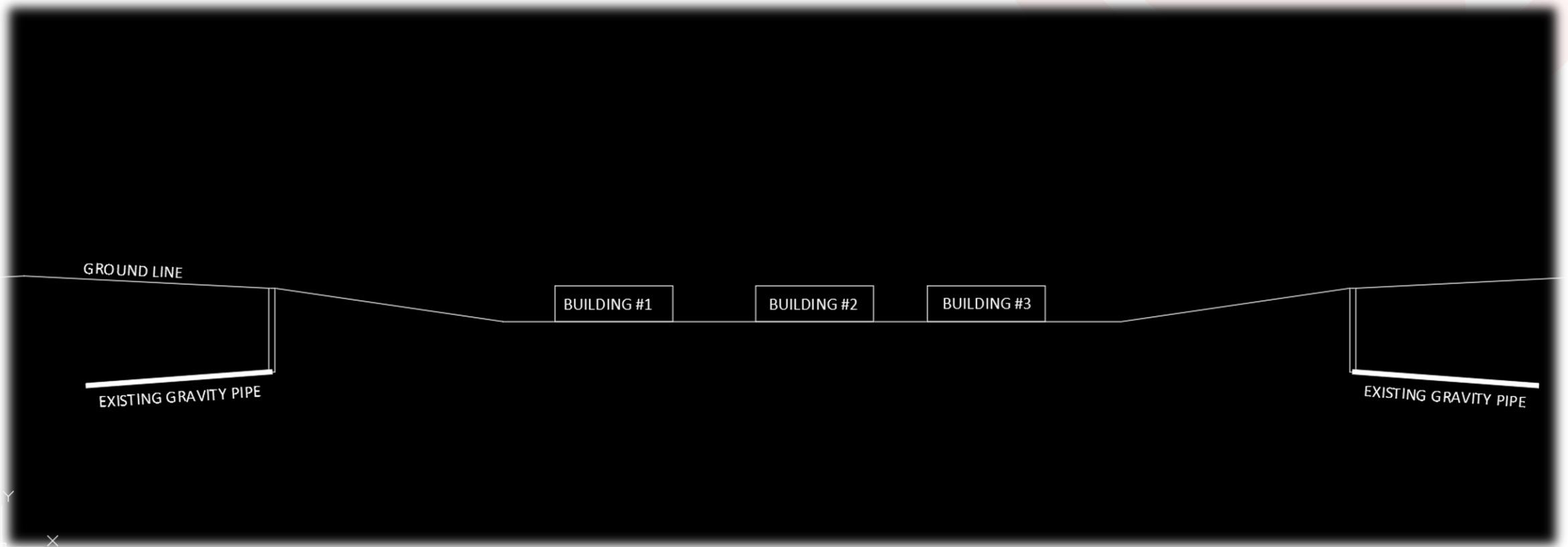
Sanitary Sewer Extension



PROPOSED UTILITY IMPROVEMENTS



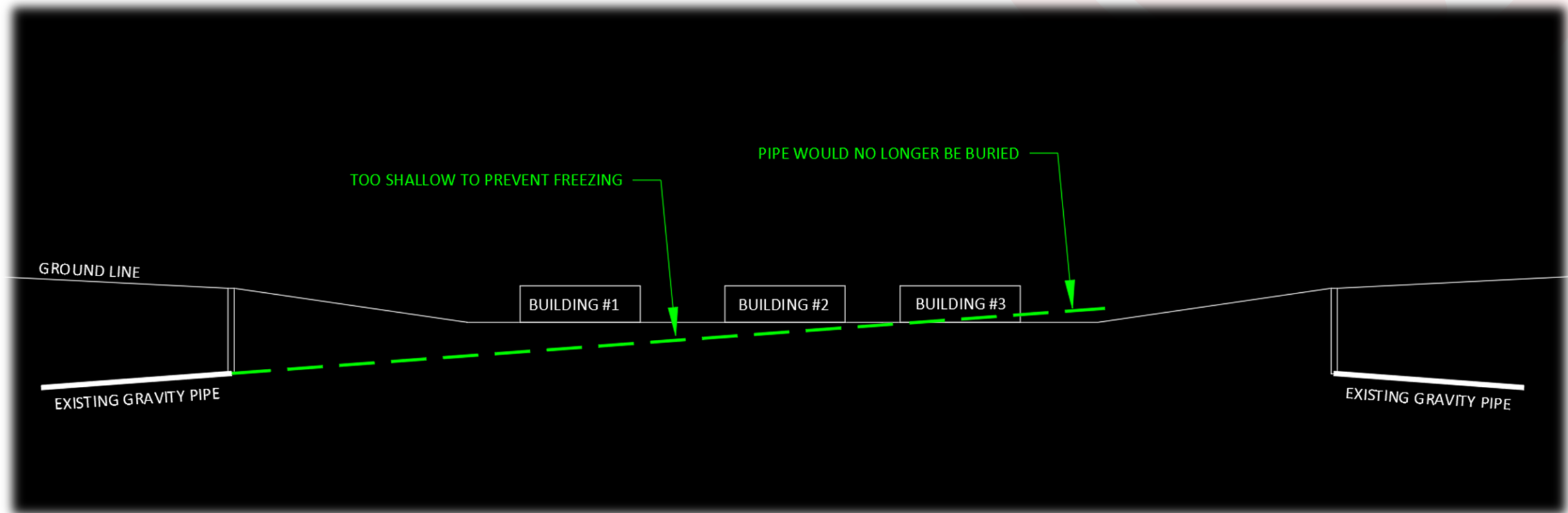
Sanitary Sewer Extension Explained



PROPOSED UTILITY IMPROVEMENTS



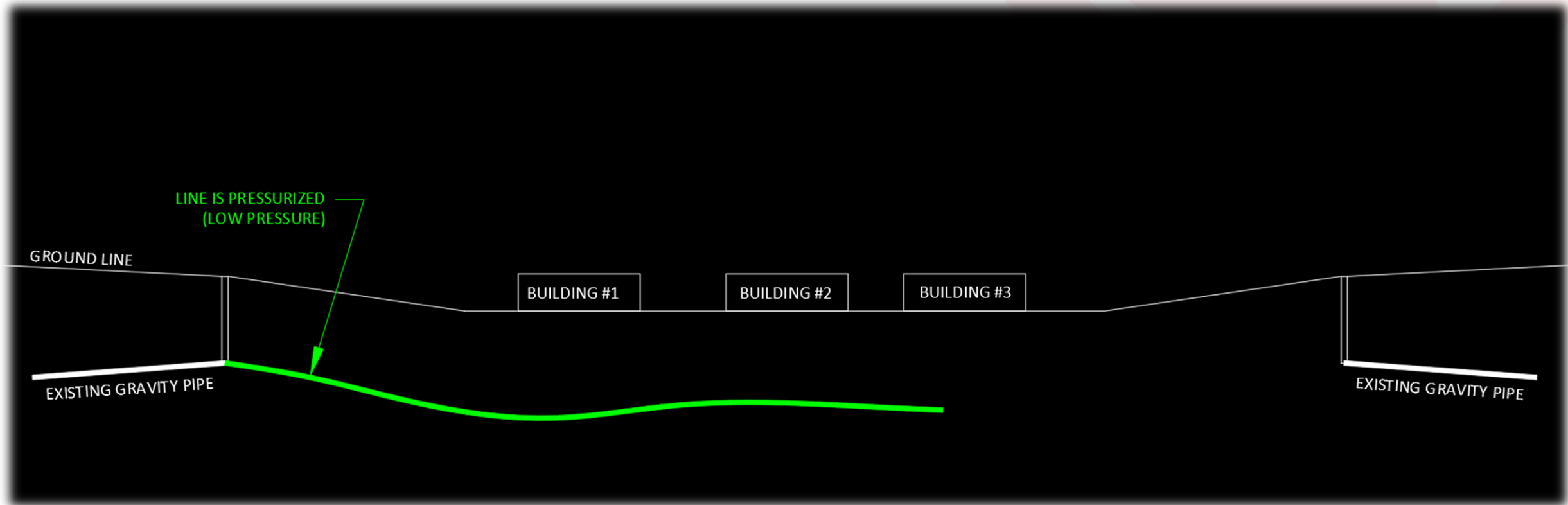
GRAVITY SYSTEM



PROPOSED UTILITY IMPROVEMENTS



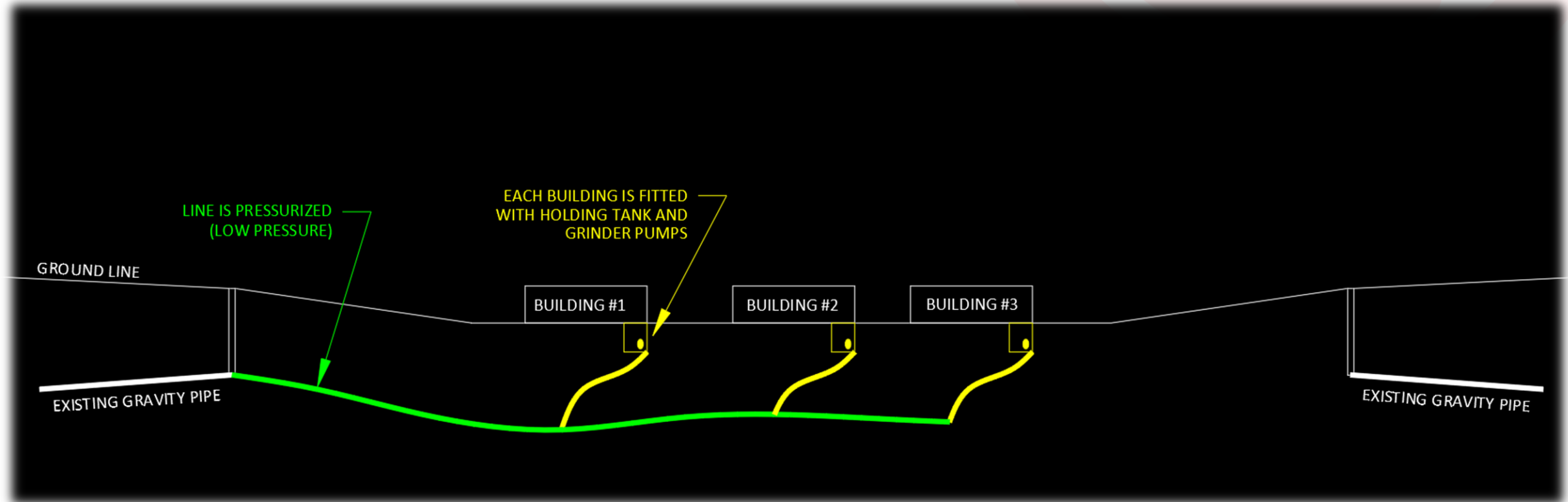
PRESSURIZED SYSTEM – PUBLIC PORTION



PROPOSED UTILITY IMPROVEMENTS



PRESSURIZED SYSTEM – PRIVATE PORTION



SPECIAL ASSESSMENTS

Street and Storm Sewer

- Pre-existing agreement between City and Ryan Industrial Park
- 100% of Street and Storm Sewer costs assessed
 - 50% front footage
 - 50% lot area

Sanitary Sewer Extensions

- Assessed to 3 properties
- City contributing 100% of indirect costs (pavement, restoration, engineering, etc.)
- City contributing 1/4 of sewer piping costs
- Estimated Assessments = \$9,500 / unit
- Staff recommends deferring assessments until;
 - Connection is made to system
 - Property ownership changes



ESTIMATED COSTS & FINANCING

Table 2 – Estimated Costs & Financing Summary – Ryan Drive

Item	Total Estimated Cost	Water & Sewer Capital Fund (604)	Assessments
Street (Mill & Overlay)	\$143,225	\$0	\$143,225
Storm Sewer	\$152,022	\$0	\$152,022
Public Forcemain (Modified)	\$60,746	\$32,246	\$28,500
Private Forcemain	Private, Future Cost Estimated at \$23,500 per Parcel		
TOTAL	\$355,993	\$0	\$323,747



BENEFIT ANALYSIS REPORT

- Completed by Metzen Realty & Associates for Woodlynn Avenue
- Benefit Received by Assessed Properties is \$1.00 / SF of Parcel Area
 - This ‘Caps’ Levied Assessment Amounts for Street & Storm Sewer Work

Ryan Drive– Parcels Affected by Benefit Cap					
Parcel ID	Site Address	Parcel Area	Policy Assessment	Benefit Cap	Proposed Assessment
313022340009	0 Spruce Street (3173 Spruce)	279	\$637	\$279	\$279



ASSESSABLE PROPERTIES



PRELIMINARY ASSESSMENT ROLL

(STREET & STORM, 1 OF 2)

Parcel	Parcel ID	Site Address	Owner	Parcel Area (SF)	Front Footage	Assessable Front Footage	Streets Assessment	Storm Sewer Assessment	Total Assessment	Benefit Cap	Proposed Assessment
1	313022340017	193 Ryan Drive	Robert S Kohl	23,087	398	398	\$6,538.13	\$6,939.70	\$13,477.83	\$23,086.80	\$13,477.83
2	313022340011	209 Ryan Drive	Roger D Stanke	43,124	360	360	\$7,261.59	\$7,707.59	\$14,969.18	\$43,124.40	\$14,969.18
3	313022430004	221 Ryan Drive	Mikrot Properties Inc.	36,590	270	270	\$5,702.64	\$6,052.89	\$11,755.53	\$36,590.40	\$11,755.53
4	313022430005	3151 Country Drive	Meyer Companies Inc.	43,996	547	547	\$9,739.65	\$10,337.86	\$20,077.51	\$43,995.60	\$20,077.51
5	313022430009	Address Unassigned	Frank M Frattalone	102,366	830	166	\$8,328.80	\$8,840.34	\$17,169.14	\$102,366.00	\$17,169.14
6	313022340014	200 Ryan Drive	Russell J Fischer & Judith K Fischer	59,242	513	399	\$8,742.21	\$9,279.15	\$18,021.35	\$59,241.60	\$18,021.35
7	062922210017	3176 Ryan Lane	Russell J Fischer & Judith K Fischer	26,136	100	100	\$2,871.94	\$3,048.33	\$5,920.28	\$26,136.00	\$5,920.28
8	062922210018	3172 Ryan Lane	Joshua Charles Properties LLC	26,136	100	100	\$2,871.94	\$3,048.33	\$5,920.28	\$26,136.00	\$5,920.28
9	062922210019	3168 Ryan Lane	Sona Properties LLC	25,700	107	107	\$2,931.55	\$3,111.60	\$6,043.15	\$25,700.40	\$6,043.15
10	062922210038	3164 Ryan Lane	3164 Ryan Lane LLC	121,968	55	55	\$8,076.31	\$8,572.35	\$16,648.66	\$121,968.00	\$16,648.66
11	062922210031	3100 Spruce Street	Birch Properties LLC	30,056	175	175	\$4,076.03	\$4,326.38	\$8,402.41	\$30,056.40	\$8,402.41
12	062922210033	3150 Spruce Street	Addison James Holdings LLC	39,640	158	158	\$4,437.72	\$4,710.28	\$9,148.00	\$39,639.60	\$9,148.00
13	062922210037	196 Ryan Lane	194 196 Ryan Lane LLC	28,750	64	64	\$2,562.96	\$2,720.37	\$5,283.33	\$28,749.60	\$5,283.33
14	062922210022	190 Ryan Lane	Sona Properties LLC	27,007	143	143	\$3,481.26	\$3,695.08	\$7,176.34	\$27,007.20	\$7,176.34
15	062922210023	182 Ryan Lane	David K Evans Li	27,443	408	233	\$4,666.80	\$4,953.43	\$9,620.23	\$27,442.80	\$9,620.23
16	062922210009	3101 Spruce Street	3101 Spruce Street LLC	114,127	340	340	\$11,296.49	\$11,990.31	\$23,286.81	\$114,127.20	\$23,286.81



PRELIMINARY ASSESSMENT ROLL

(STREET & STORM, 2 OF 2)

Parcel	Parcel ID	Site Address	Owner	Parcel Area (SF)	Front Footage	Assessable Front Footage	Streets Assessment	Storm Sewer Assessment	Total Assessment	Benefit Cap	Proposed Assessment
17	062922210008	0 Spruce Street	3165-3167 Spruce Street LLC	41,818	109	109	\$3,938.25	\$4,180.14	\$8,118.39	\$41,817.60	\$8,118.39
18	062922210007	3167 Spruce Street	3165-3167 Spruce Street LLC	38,768	109	109	\$3,754.13	\$3,984.71	\$7,738.84	\$38,768.40	\$7,738.84
19	062922210006	3171 Spruce Street	Daniel Neujahr	35,719	109	109	\$3,570.02	\$3,789.28	\$7,359.30	\$35,719.20	\$7,359.30
20	062922210005	3173 Spruce Street	St. Croix Incentives LLC	58,806	256	256	\$6,859.19	\$7,280.48	\$14,139.67	\$58,806.00	\$14,139.67
21	062922210004	0 Ryan Drive (3179 Spruce)	Donald J Valento Trustee/Janet R Valento Trustee	12,197	0	0	\$736.47	\$781.71	\$1,518.18	\$12,196.80	\$1,518.18
22	313022340009	0 Spruce Street (3173 Spruce)	St. Croix Incentives LLC	279	18	18	\$244.80	\$259.83	\$504.63	\$278.78	\$278.78
23	313022340008	3179 Spruce Street	Janet R Valento Trustee/ C/O Don Valento	49,658	149	149	\$4,925.85	\$5,228.39	\$10,154.24	\$49,658.40	\$10,154.24
24	313022340012	180 Ryan Drive	Roger Lillemoen/Ellen Lillemoen	27,878	257	257	\$5,012.15	\$5,319.99	\$10,332.14	\$27,878.40	\$10,332.14
25	313022340013	190 Ryan Drive	Twin City Hydro Properties LLC	22,216	331	234	\$4,373.81	\$4,642.44	\$9,016.25	\$22,215.60	\$9,016.25
26	062922210011	0 Ryan Drive (180 Ryan)	Roger Lillemoen/Ellen Lillemoen	10,454	37	37	\$1,109.96	\$1,178.14	\$2,288.10	\$10,454.40	\$2,288.10
27	062922210016	0 Ryan Drive (190 Ryan)	Twin City Hydro Properties LLC	9,148	37	37	\$1,031.06	\$1,094.38	\$2,125.44	\$9,147.60	\$2,125.44
28	062922210012	3176 Spruce Street	Donald J Valento Trustee	27,007	124	124	\$3,241.40	\$3,440.48	\$6,681.88	\$27,007.20	\$6,681.88
29	062922210015	3175 Ryan Lane	3175 Ryan Lane LLC	23,958	120	120	\$2,999.19	\$3,183.39	\$6,182.58	\$23,958.00	\$6,182.58
30	062922210036	3172 Spruce Street	JNF LLC	47,045	602	330	\$7,112.63	\$7,549.49	\$14,662.12	\$47,044.80	\$14,662.12
31	313022340015	0 UNASSIGNED	CITY OF LITTLE CANADA	5,663	30	30	\$730.07	\$774.91	\$1,504.98	\$5,662.80	\$1,504.98
Totals:				1,185,982	6,856	5,535	\$143,225.00	\$152,021.76	\$295,246.76	\$1,185,981.98	\$295,020.91



PRELIMINARY ASSESSMENT ROLL

(SANITARY EXTENSION)

Parcel	Parcel ID	Site Address	Owner	Public Forcemain Assessment	Private Forcemain Assessment	Total Assessment
1	313022340011	209 Ryan Drive	Roger D Stanke	\$9,500.00	Future Private Cost	\$9,500.00
2	313022430004	221 Ryan Drive	Mikrot Properties Inc.	\$9,500.00	Future Private Cost	\$9,500.00
3	313022430005	3151 Country Drive	Meyer Companies Inc.	\$9,500.00	Future Private Cost	\$9,500.00
			Totals:	\$28,500.00		\$28,500.00



ANTICIPATED PROJECT TIMELINE

Mail Information Meeting Invitation (Ryan)	November 24, 2021
Receive Feasibility Report, Call for Improvement Hearing*	December 1, 2021
Informational Meeting (Ryan)	December 14, 2021
Mail Improvement Hearing Notice	December 22, 2021
Advertise Improvement Hearing in Pioneer Press Newspaper	December 22 and 29, 2021
Improvement Hearing, Order Plans and Specifications*	January 10, 2022
Approve Plans and Specifications, Authorize Bidding*	January 26, 2022
Bid Opening	February 24, 2022
Receive Bids and Award Project *	March 9, 2022
Begin Construction	May 2022
Final Completion	August 2022
Call for Assessment Hearing*	September 15, 2022
Advertise Assessment Hearing in Pioneer Press Newspaper	September 15, 2022
Mail Assessment Hearing Notice	September 15, 2022
Assessment Hearing*	October 10, 2022



* Denotes City Council Meeting

FEEDBACK

- Lee Meyer (Pete's Water & Sewer) – 3151 Country Drive
 - Not in favor of original project scope (street work, sewer extension)
 - Feels the assessment methodology for street & storm work disproportionately affects his parcel (long and skinny)
- Was more receptive to modified scope after hearing more about it



COUNCIL ACTIONS

- Accept Feasibility Report Amendment #1
- Close Public Improvement Hearing
- Order Improvement Project & Authorize Preparation of Plans and Specifications





THANK YOU

QUESTIONS & COMMENTS



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651-766-4049



<http://www.littlecanadamn.org/638/2022-Street-Improvement-Projects>