



2022 STREET IMPROVEMENTS

- WOODLYNN AVENUE

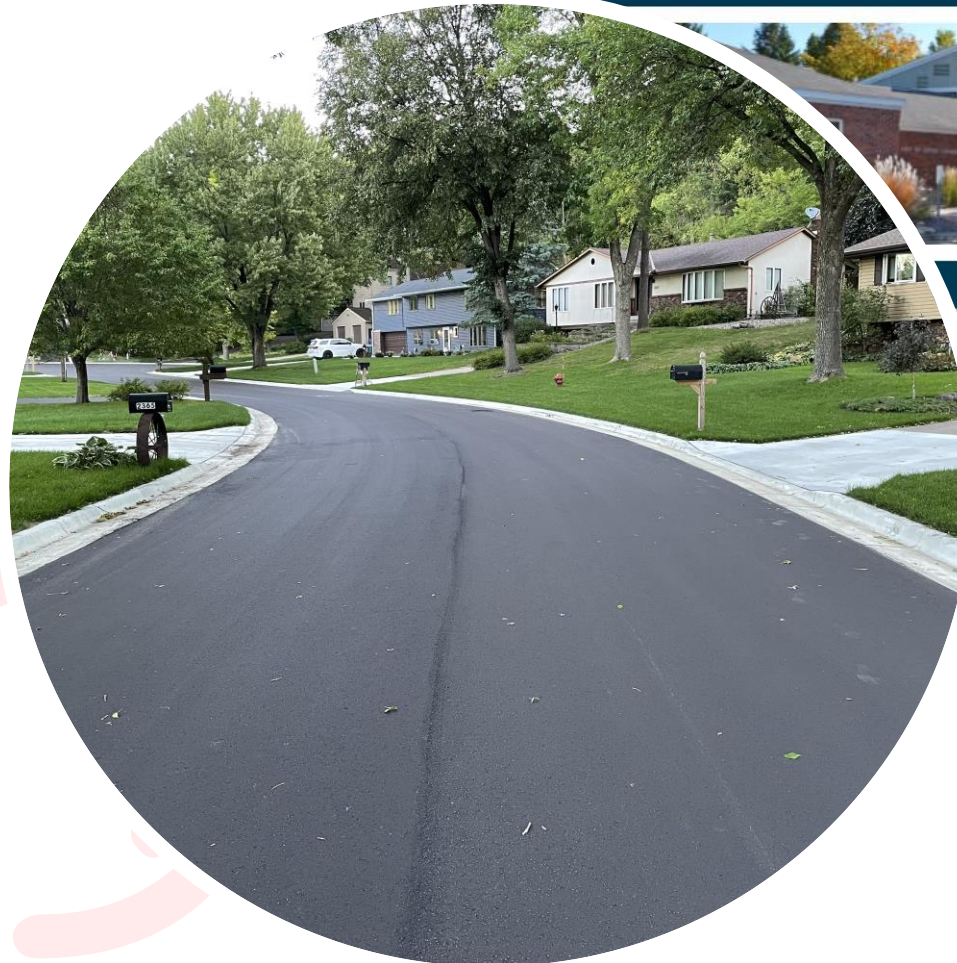
PUBLIC IMPROVEMENT HEARING

JANUARY 10, 2022, 5:00 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
- **Woodlynn Avenue**
 - Programmed for 2022 Rehabilitation



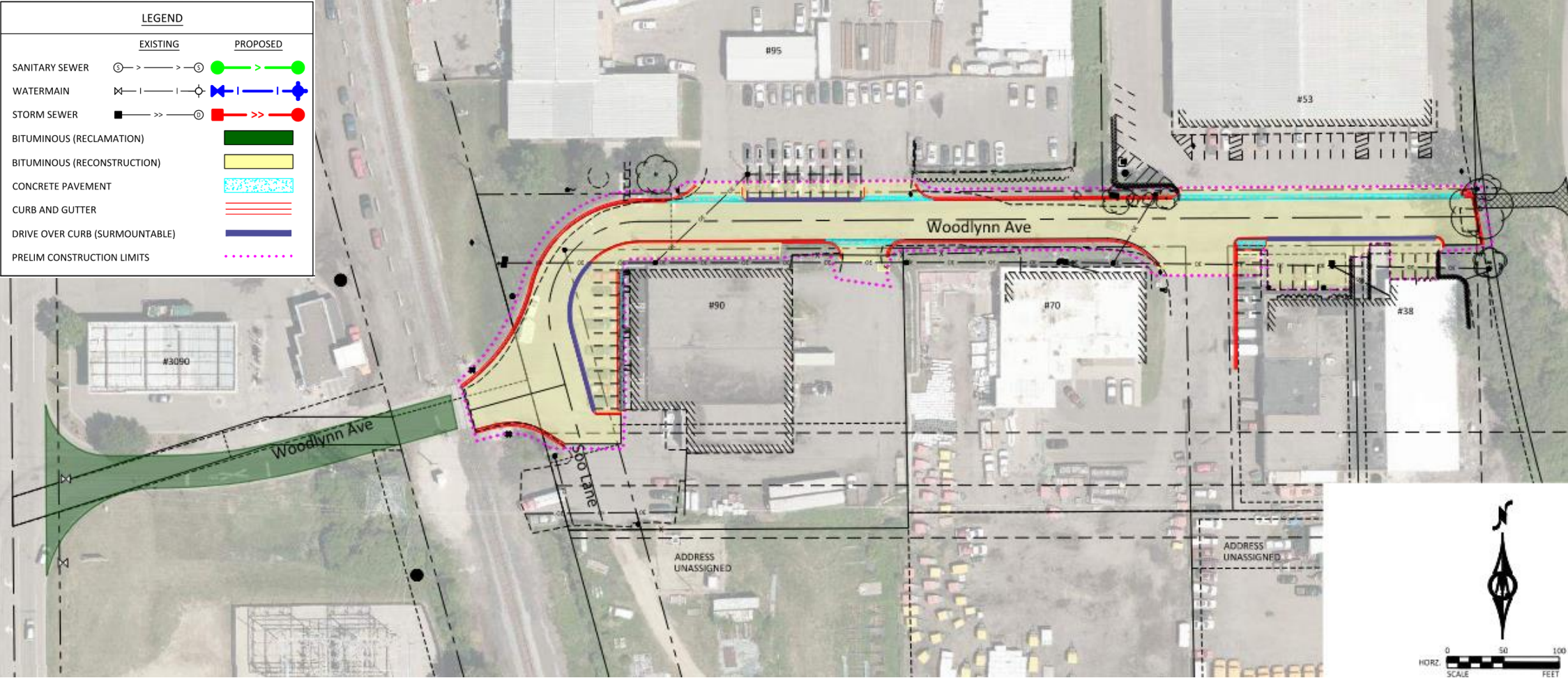
WOODLYNN AVENUE



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PROPOSED STREET IMPROVEMENTS

WOODLYNN AVENUE



Full Reconstruction (East)

- Remove & replace existing roadway base material
- Install concrete curb & gutter
- Pave 4 inches of new bituminous pavement



- Grind top 10-12" of pavement and roadway base to create new aggregate roadway base
- Pave 4 inches of new pavement atop reclaimed aggregate base
- Spot curb & gutter replacement

Full Depth Reclamation (West)



PROPOSED UTILITY IMPROVEMENTS

WOODLYNN AVENUE



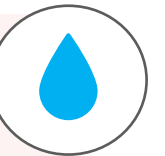
Watermain Improvements

- Replacement of hydrant and valve assemblies (East)
- Inspection & replacement of watermain bolts at gate valves and mainline fittings



- Storm sewer structure and outlet replacement (East)
- New castings and adjustment rings for structures in pavement

Sanitary & Storm Sewer Improvements



SPECIAL ASSESSMENTS

Woodlynn Avenue

- City policy outlines:
 - 80% of total street costs
 - 100% of curb and gutter costs

Woodlynn Avenue (East)

- Per unit assessment method due to consistency of adjacent property sizes & uses
- Unit Assessment Rate - **\$58,400 per unit**

Woodlynn Avenue (West)

- Per frontal footage assessment method due to variance in adjacent property sizes
- Assessment Rate per Frontal Footage - **\$40.00 per LF**



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

Woodlynn Avenue – Parcels Affected by Benefit Cap					
Parcel ID	Site Address	Parcel Area	Policy Assessment	Benefit Cap	Proposed Assessment
062922220013	90 Woodlynn Ave	43,124	\$58,395	\$43,124	\$43,124
062922220033	38 Woodlynn Ave	39,204	\$58,395	\$39,204	\$39,204
062922220030	0 Sandburg Rd	55,321	\$58,395	\$55,321	\$55,321



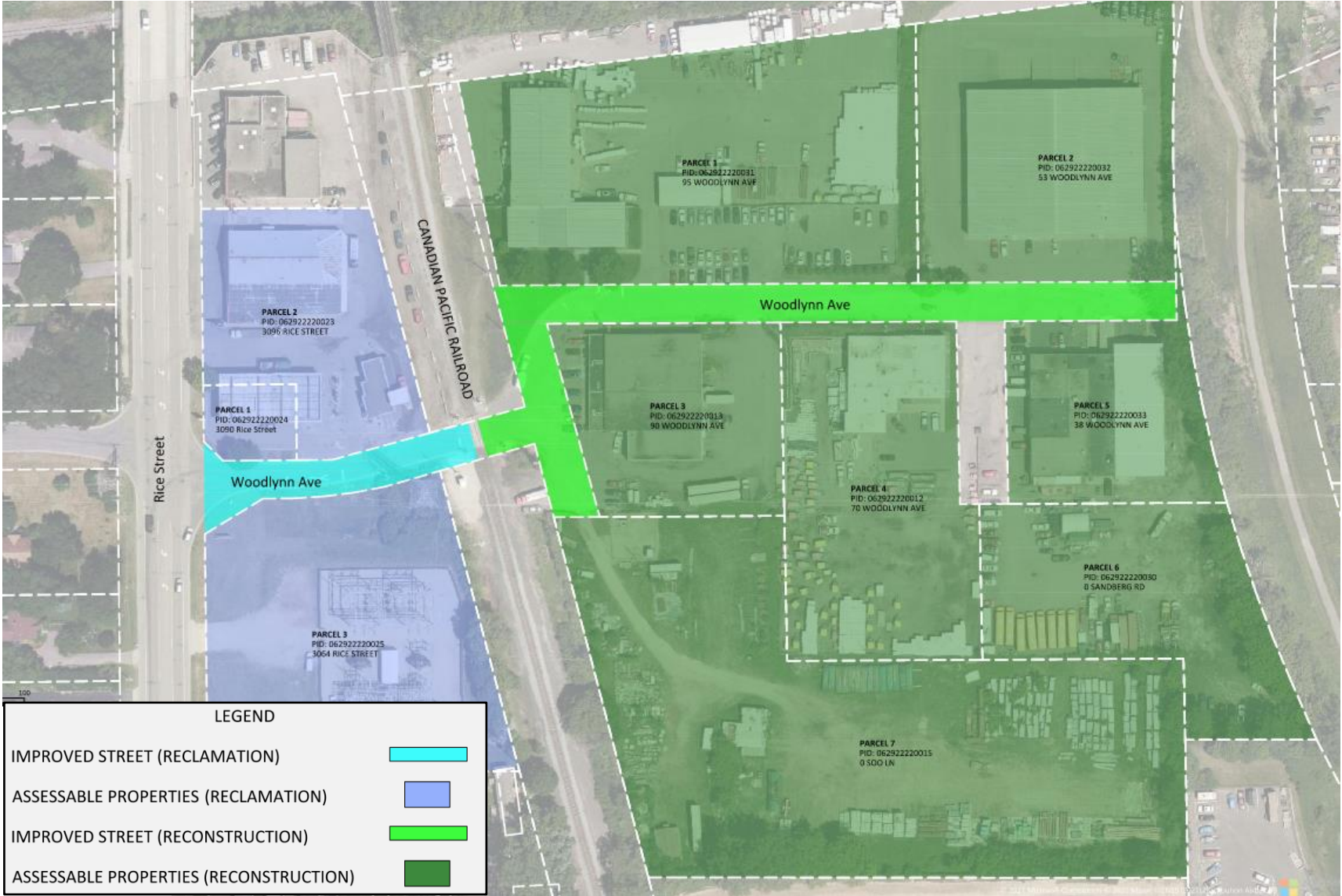
ESTIMATED COSTS & FINANCING

Table 1 – Estimated Costs & Financing Summary – Woodlynn Avenue

Item	Total Estimated Cost	Infrastructure Capital Improvement Fund	Assessments
Street	\$486,109	\$158,499	\$327,610
Curb & Gutter	\$57,534	\$0	\$57,534
Sanitary Sewer	\$6,101	\$6,101	\$0
Watermain	\$93,456	\$93,456	\$0
Storm Sewer	\$46,842	\$46,842	\$0
TOTAL	\$690,042	\$304,898	\$385,144



ASSESSABLE PROPERTIES



PRELIMINARY ASSESSMENT ROLL

Table 4 – Preliminary Assessment Roll
Woodlynn Avenue

Parcel #	Parcel ID	Site Address	Parcel Area	Street Recon Assessment	Curb and Gutter Assessment	Total Policy Assessment	Benefit Cap	Proposed Assessment	Note
1	062922220031	95 WOODLYNN AVE	98,446	\$50,175.51	\$8,219.12	\$58,394.63	\$98,445.60	\$58,394.63	
2	062922220032	53 WOODLYNN AVE	78,408	\$50,175.51	\$8,219.12	\$58,394.63	\$78,408.00	\$58,394.63	
3	062922220013	90 WOODLYNN AVE	43,124	\$50,175.51	\$8,219.12	\$58,394.63	\$43,124.40	\$43,124.40	
4	062922220012	70 WOODLYNN AVE	66,647	\$50,175.51	\$8,219.12	\$58,394.63	\$66,646.80	\$58,394.63	
5	062922220033	38 WOODLYNN AVE	39,204	\$50,175.51	\$8,219.12	\$58,394.63	\$39,204.00	\$39,204.00	
6	062922220030	0 SANDBERG RD	55,321	\$50,175.51	\$8,219.12	\$58,394.63	\$55,321.20	\$55,321.20	
7	062922220015	0 SOO LN	166,835	\$50,175.51	\$8,219.12	\$58,394.63	\$166,834.80	\$58,394.63	
Totals:			547984.8	\$351,228.58	\$57,533.85	\$408,762.43	\$547,984.80	\$371,228.13	
Reclamation									
Parcel #	Parcel ID	Site Address	Parcel Area	Assessable Front Footage		Total Assessment	Benefit Cap	Proposed Assessment	Note
1	062922220024	3090 RICE STREET	6,970	104.00		\$4,866.44	\$6,969.60	\$4,866.44	
2	062922220023	3096 RICE STREET	39,640	142.00		\$6,644.57	\$39,639.60	\$6,644.57	
3	062922220025	3064 RICE STREET	83,635	257.00		\$2,405.15	\$83,635.20	\$2,405.15	(1)
Totals:			\$130,244.40	503.00		\$13,916.16	\$130,244.40	\$13,916.16	

(1) Corner Lot with Driveway on Road Not Improved, Assessed at 20% Rate



ANTICIPATED PROJECT TIMELINE

Preliminary Informational Meeting (Woodlynn)	October 6, 2021
Follow-Up Informational Meetings (Woodlynn)	November 3, 9, 10, 2021
Receive Feasibility Report, Call for Improvement Hearing*	December 1, 2021
Mail Improvement Hearing Notice	December 3, 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

COUNCIL ACTIONS

- Close Public Improvement Hearing
- Order Improvement Project & Authorize Preparation of Plans and Specifications





THANK YOU

QUESTIONS & COMMENTS



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