



2022 STREET IMPROVEMENTS

- YORKTON RIDGE
- MAPLE LANE – JACKSON STREET

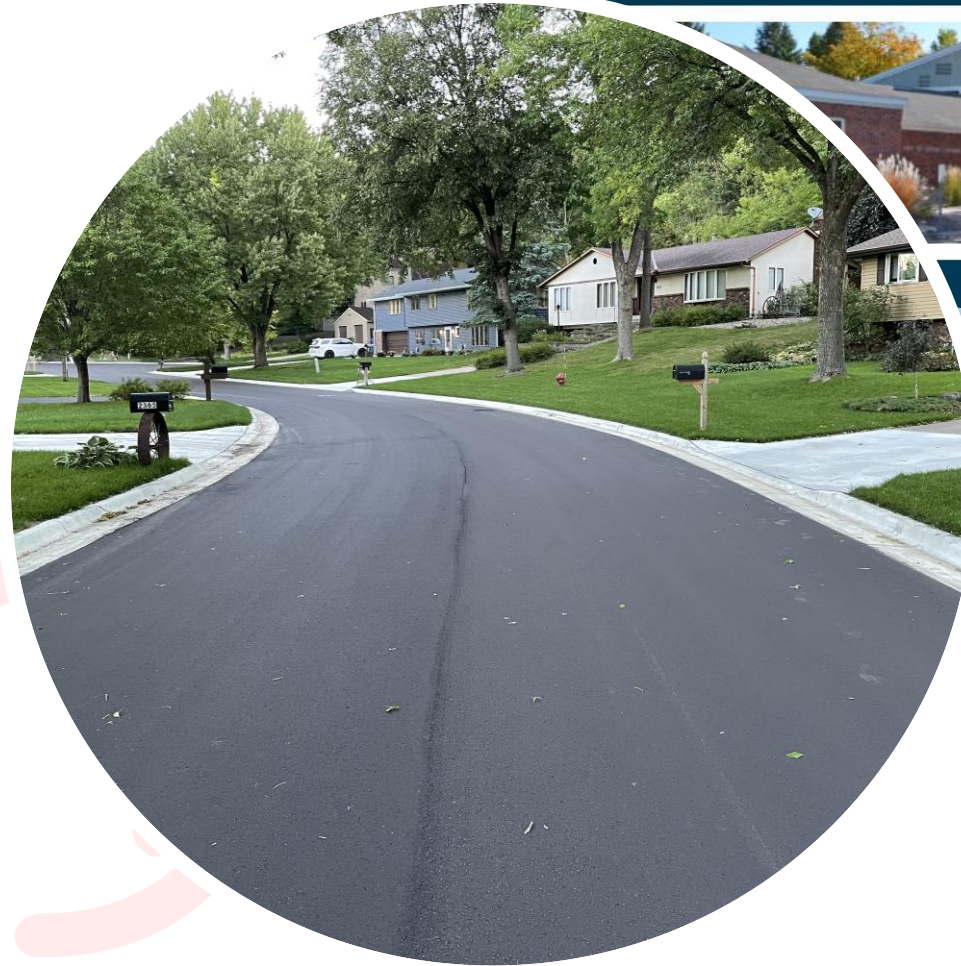
PUBLIC IMPROVEMENT HEARING

DECEMBER 15, 2021



INFRASTRUCTURE IMPROVEMENT PLANNING

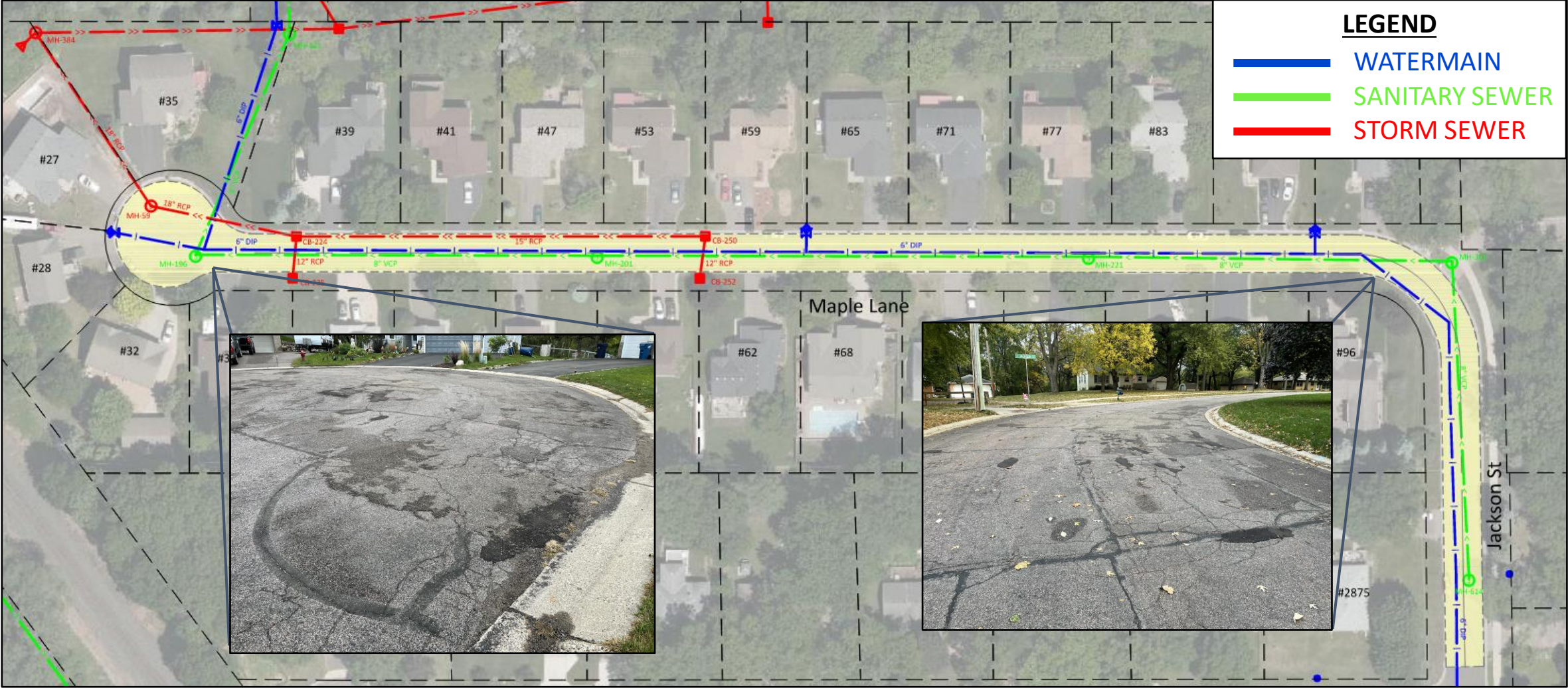
- City has a 5-year Capital Improvement Plan and 15-year Pavement Management Plan
- Streets are prioritized by staff review based upon several factors:
 - Pavement condition rating
 - Utility Problems / Improvements
 - Drainage Issues
- **Yorkton Ridge & Maple Lane-Jackson Street Programmed for 2022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



YORKTON RIDGE



MAPLE LANE – JACKSON STREET



PROPOSED STREET IMPROVEMENTS



Full Depth Reclamation (FDR)

- Grind top 10-12" of pavement and roadway base to create new aggregate roadway base
- 4 inches of new pavement atop reclaimed aggregate base



- Spot replacement of weathered, cracked, or heaved curb & gutter

Concrete Curb & Gutter Repair



PROPOSED UTILITY IMPROVEMENTS



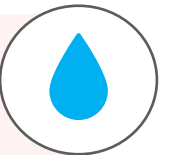
Watermain Improvements

- Inspection & replacement of watermain bolts at gate valves, hydrant assemblies, and mainline fittings



- Miscellaneous storm sewer structure replacement
- New castings and adjustment rings for structures in pavement

Sanitary & Storm Sewer Improvements



PROJECT FUNDING

By Work Type

Street

- Capital Infrastructure Improvement Fund (50%)
- Special Assessments (50%)

Sanitary Sewer

- Capital Infrastructure Improvement Fund (100%)

Watermain

- Capital Infrastructure Improvement Fund (100%)

Storm Sewer

- Capital Infrastructure Improvement Fund (100%)

By Funding Type

Capital Infrastructure Improvement Fund

- Street (50%)
- Sanitary Sewer (100%)
- Watermain(100%)
- Storm Sewer (100%)

Special Assessments

- Street (50%)



ESTIMATED COSTS & FINANCING

YORKTON RIDGE

Table 1 – Estimated Costs & Financing Summary – Yorkton Ridge

Item	Total Estimated Cost	Infrastructure Capital Improvement Fund	Assessments
Street	\$220,402	\$110,201	\$110,201
Sanitary Sewer	\$13,305	\$13,305	\$0
Watermain	\$41,276	\$41,276	\$0
Storm Sewer	\$27,193	\$27,193	\$0
TOTAL	\$302,176	\$191,975	\$110,201



ESTIMATED COSTS & FINANCING

MAPLE LANE – JACKSON STREET

Table 2 – Estimated Costs & Financing Summary – Maple Lane-Jackson Street

Item	Total Estimated Cost	Infrastructure Capital Improvement Fund	Assessments
Street	\$251,522	\$129,602	\$121,920
Sanitary Sewer	\$13,889	\$13,889	\$0
Watermain	\$26,479	\$26,479	\$0
Storm Sewer	\$7,820	\$7,820	\$0
TOTAL	\$299,710	\$177,790	\$121,920



SPECIAL ASSESSMENTS

- Assessments are determined following the City's Assessment Policy which has been in place since 1995
- For rehabilitated urban streets, **50% of street rehabilitation costs** (including cost of curb & gutter) assessed to benefited properties
- Special provisions for corner lots, commercial properties, minimum/maximum, lots already assessed, etc.

Yorkton Ridge

- Per unit assessment method due to consistency of adjacent property sizes & uses
- Unit Assessment Rate - **\$4,750.00 per unit**

Maple Lane – Jackson Street

- Per unit assessment method due to consistency of adjacent property sizes & uses
- Unit Assessment Rate - **\$3,810.00 per unit**



ASSESSABLE PROPERTIES – YORKTON RIDGE



PRELIMINARY ASSESSMENT ROLL

Table 3 – Preliminary Assessment Roll Yorkton Ridge

Total Street Cost	Total Assessable Cost	Total Units	Unit Assessment
\$220,402	\$110,201	23.2	\$4,750

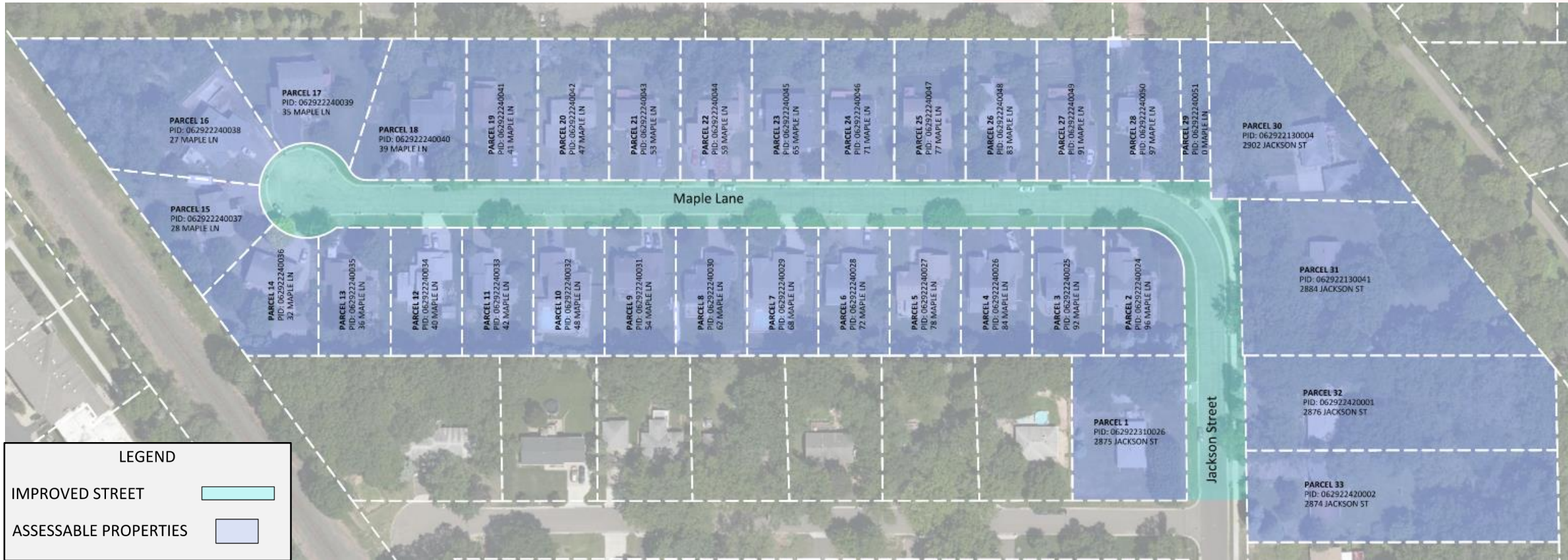
Parcel #	Parcel ID	Site Address	Units	Unit Assessment	Note
1	062922130060	2921 CONDIR ST	0.20	\$950	(2)
2	062922130059	200 YORKTON RDG	1.00	\$4,750	
3	062922130058	190 YORKTON RDG	1.00	\$4,750	
4	062922130038	180 YORKTON RDG	1.00	\$4,750	
5	062922130037	170 YORKTON RDG	1.00	\$4,750	
6	062922130036	160 YORKTON RDG	1.00	\$4,750	
7	062922130035	150 YORKTON RDG	1.00	\$4,750	
8	062922130034	140 YORKTON RDG	1.00	\$4,750	(1)
9	062922130033	130 YORKTON RDG	1.00	\$4,750	(1)
10	062922130032	120 YORKTON RDG	1.00	\$4,750	
11	062922130031	110 YORKTON RDG	1.00	\$4,750	
12	062922130030	100 YORKTON RDG	1.00	\$4,750	
13	062922130029	101 YORKTON RDG	1.00	\$4,750	
14	062922130028	111 YORKTON RDG	1.00	\$4,750	
15	062922130027	121 YORKTON RDG	1.00	\$4,750	
16	062922130026	131 YORKTON RDG	1.00	\$4,750	
17	062922130025	141 YORKTON RDG	1.00	\$4,750	
18	062922130024	151 YORKTON RDG	1.00	\$4,750	
19	062922130023	161 YORKTON RDG	1.00	\$4,750	
20	062922130022	171 YORKTON RDG	1.00	\$4,750	
21	062922130021	181 YORKTON RDG	1.00	\$4,750	
22	062922130020	191 YORKTON RDG	1.00	\$4,750	
23	062922130019	0 YORKTON RDG	1.00	\$4,750	
24	062922130018	0 YORKTON RDG	1.00	\$4,750	
Total Assessed:				\$110,200.00	

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



ASSESSABLE PROPERTIES – MAPLE LN – JACKSON ST



PRELIMINARY ASSESSMENT ROLL

Table 4 – Preliminary Assessment Roll

Maple Lane – Jackson Street

Total Street Cost	Total Assessable Cost	Total Units	Unit Assessment
\$251,522	\$125,761	33.0	\$3,810.00

Parcel #	Parcel ID	Site Address	Units	Unit Assessment	Note
1	062922310026	2875 JACKSON ST	1	\$3,810.00	(1)
2	062922240024	96 MAPLE LN	1	\$3,810.00	
3	062922240025	92 MAPLE LN	1	\$3,810.00	
4	062922240026	84 MAPLE LN	1	\$3,810.00	
5	062922240027	78 MAPLE LN	1	\$3,810.00	
6	062922240028	72 MAPLE LN	1	\$3,810.00	
7	062922240029	68 MAPLE LN	1	\$3,810.00	
8	062922240030	62 MAPLE LN	1	\$3,810.00	
9	062922240031	54 MAPLE LN	1	\$3,810.00	
10	062922240032	48 MAPLE LN	1	\$3,810.00	
11	062922240033	42 MAPLE LN	1	\$3,810.00	
12	062922240034	40 MAPLE LN	1	\$3,810.00	
13	062922240035	36 MAPLE LN	1	\$3,810.00	
14	062922240036	32 MAPLE LN	1	\$3,810.00	
15	062922240037	28 MAPLE LN	1	\$3,810.00	
16	062922240038	27 MAPLE LN	1	\$3,810.00	
17	062922240039	35 MAPLE LN	1	\$3,810.00	
18	062922240040	39 MAPLE LN	1	\$3,810.00	
19	062922240041	41 MAPLE LN	1	\$3,810.00	
20	062922240042	47 MAPLE LN	1	\$3,810.00	
21	062922240043	53 MAPLE LN	1	\$3,810.00	

Parcel #	Parcel ID	Site Address	Units	Unit Assessment	Note
22	062922240044	59 MAPLE LN	1	\$3,810.00	
23	062922240045	65 MAPLE LN	1	\$3,810.00	
24	062922240046	71 MAPLE LN	1	\$3,810.00	
25	062922240047	77 MAPLE LN	1	\$3,810.00	
26	062922240048	83 MAPLE LN	1	\$3,810.00	
27	062922240049	91 MAPLE LN	1	\$3,810.00	
28	062922240050	97 MAPLE LN	1	\$3,810.00	
29	062922240051	0 MAPLE LN	1		(2)
30	062922130004	2902 JACKSON ST	1	\$3,810.00	
31	062922130041	2884 JACKSON ST	1	\$3,810.00	
32	062922420001	2876 JACKSON ST	1	\$3,810.00	
33	062922420002	2874 JACKSON ST	1	\$3,810.00	
		Total Assessed:		\$121,920.00	

NOTES

- (1) Corner Lot with Driveway on Road Improved, Assessed at 100% Rate
- (2) City Owned Parcel - Included in Unit Total, but Not Assessed



ANTICIPATED PROJECT TIMELINE

Neighborhood Informational Meetings	October 20, 2021
Receive Feasibility Report, Call for Improvement Hearing*	November 17, 2021
Mail Improvement Hearing Notice	November 24, 2021
Advertise Improvement Hearing in Pioneer Press Newspaper	Nov 28 and Dec 5, 2021
Improvement Hearing, Order Plans and Specifications*	December 15, 2021
Approve Plans and Specifications, Authorize Bidding*	January 12, 2022
Bid Opening	February 15, 2022
Receive Bids and Award Project *	February 23, 2022
Begin Construction	May 2022
Final Completion	August 2022
Call for Assessment Hearing*	August 24, 2022
Advertise Assessment Hearing in Pioneer Press Newspaper	September 15, 2022
Mail Assessment Hearing Notice	September 15, 2022
Assessment Hearing*	October 5, 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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<https://www.littlecanadamn.org/638/2022-Street-Improvement-Projects>