

# Feasibility Report

## Amendment #1

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2022 Street & Utility Improvements  
Ryan Drive & Woodlynn Avenue

City of Little Canada  
December 01, 2021

**Submitted by:**

Bolton & Menk, Inc.  
3507 High Point Drive  
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Oakdale, MN 55128



Real People. Real Solutions.

# Certification

Feasibility Report  
Amendment #1

For

2022 Street & Utility Improvements

Ryan Drive & Woodlynn Avenue

City of Little Canada  
ON1.125241

January 10, 2022

**PROFESSIONAL ENGINEER**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: 

Typed or Printed Name: Eric J. Seaburg

Date: 1-10-2021 License Number: 53712

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## I. INTRODUCTION

At its December 1, 2021 meeting, the City Council accepted the Ryan Drive & Woodlynn Avenue Feasibility Report that outlined improvements to each roadway in 2022. Since that meeting, project staff held a neighborhood meeting with the property owners of the Ryan Industrial Park with additional post-meeting follow-up with individual property owners. This Feasibility Report Amendment will outline a modified pavement rehabilitation strategy (mill & overlay) to reduce project costs while also extending the life of the existing pavement. It will also outline a modified cost allocation for the sanitary sewer extension that affects three properties along Ryan Drive.

## II. RYAN DRIVE – PROPERTY OWNER ENGAGEMENT

### A. Neighborhood Meeting

Project staff held a neighborhood meeting on Tuesday, January 14, 2021 at 4:00 PM. The invitation was mailed to all property addresses within the Ryan Industrial Park as well as off-site property owners. In total 53 invitations were mailed.

3 property owners attended the meeting representing 9 of the 31 parcels within the Ryan Industrial Park:

Roger Stanke: 209 Ryan Drive

John Kresbach: 3173 Spruce Street, 0 Spruce Street (3173)

Lee Rossow: 196 Ryan Lane, 3164 Ryan Lane, 3175 Ryan Lane,

3101 Spruce Street, 3167 Spruce Street, 0 Spruce Street (3165-67)

The project scope, as outlined in the original feasibility report, was shared with property owners in attendance. Among general comments received, the group was most concerned with the following project items:

- The group felt that levying special assessments on their properties while they continue to pay for special assessments levied in 2017 was unreasonable. Those special assessments expire at the end of 2026.
- The group felt that the scope of the pavement work was more robust than is necessary. Staff described the intent to ‘book-end’ the Ryan Drive pavement improvements completed as part of the box culvert project so that the Ryan Drive pavement was uniform and on the same maintenance cycle.
- The group understood the need for storm sewer improvements and requested that these improvements be completed as a standalone project.
- The group felt that the sanitary sewer extension should be coordinated directly with those that were impacted as it only affected three parcels.

### B. General Project Communications

Project staff has continued to reach out to and work with property owners affected by this project in various forms. The three property owners associated with the sanitary sewer extension have been communicated with individually via email, phone calls, and in-person meetings. Staff also followed up with the three neighborhood meetings attendees regarding the modified scope and cost allocation presented in this Feasibility Report Amendment.

### III. RYAN DRIVE – MODIFIED STREET IMPROVEMENT

Property owners that attended the Neighborhood Meeting felt very strongly that the proposed full-depth reclamation was more robust in nature than is required. They felt there were still useful years remaining in the road and described the Ryan Industrial Park as a collection of property owners that are accustomed to getting the most out of their infrastructure improvements.

While there may be a few years of useful life remaining, the 15-year Pavement Management Plan adopted in 2021 indicates that Ryan Drive from Spruce Street to Country Drive has a pavement condition rating of 3.01 which is in line with other streets being rehabilitated within the next few years. Ryan Drive was initially constructed in 1993 and a portion of the road was rehabilitated in 2003.

Project staff described to property owners the intent to improve Ryan Drive with a holistic approach to pavement management. With the Ramsey-Washington Watershed District’s box culvert replacement project in 2021, approximately 450’ of pavement was reconstructed and staff is recommending an improvement of the remaining sections of Ryan Drive to avoid multiple small road segments on different pavement cycles. Project staff also noted that improvements are scheduled for Spruce Street from South Owasso Boulevard to 850’ north in 2023. Upon completion of that project, all streets within the Ryan Industrial Park will have been improved within the last 5 years and the area likely wouldn’t see additional pavement projects for the next 15-20 years.

#### 2” Mill and Overlay

Project staff, in response to feedback received from the property owners, feel that a reduced pavement rehabilitation scope would be a good faith effort to meet the concerns of the residents while also meeting the needs of the City’s pavement management program. The modified rehabilitation method, a 2” mill and overlay, would salvage a portion of the existing asphalt, reduce pavement-related costs and assessments, and also rehabilitate the portions of Ryan Drive not improved with the box culvert replacement project. This work involves grinding off the top 2” of existing pavement and replacing with 2” of new asphalt pavement.

#### A. Updated Estimated Project Costs (Ryan Drive)

The costs shown below represent the updated street costs associated with the Ryan Drive improvements and include contingencies, engineering, and geotechnical costs. The costs for this project are being financed 100% through Special Assessments to benefitting property owners.

**Table 1 – Updated Estimated Street & Storm Cost Summary – Ryan Drive**

Item	Estimated Project Cost	Estimated Project Cost
	<i>Original Report</i>	<i>Amended</i>
Street	\$220,937	\$143,225
Storm Sewer	\$152,022	\$152,022
<b>Total</b>	<b>\$433,705</b>	<b>295,247</b>

#### B. Updated Preliminary Assessment Roll (Ryan Drive)

A copy of the updated Preliminary Assessment Roll is included in Appendix A. The street portion of the special assessment reduced by 35% for each property. The net special assessment decrease, with the storm sewer portion of the assessment included, is 21%.

#### IV. RYAN DRIVE – MODIFIED SANITARY SEWER COST ALLOCATION

The original Feasibility Report recommended installation of a new sanitary sewer forcemain to provide sanitary sewer service to three parcels along Ryan Drive that are currently on private septic systems. These are the last three commercial/industrial properties within the City that are not connected to a city sewer main. One property owner has independently been investigating connection to the City’s system in Ryan Lane due to an upcoming building expansion.

The original Feasibility Report apportioned the sanitary sewer costs as 100% assessable to the benefitting properties in accordance with the City’s Special Assessment Policy. This allocation resulted in proposed assessment for each property of approximately \$20,000 for public improvements **plus** an additional \$20,000 - \$25,000 for the cost to install a private grinder pump and service line to the public system. The net cost for each parcel would be \$40,000 - \$45,000.

It is important that sanitary sewer main be extended in the public right-of-way at this time, or the City will be dealing with the same problem in 20 years. After speaking with each of the three property owners, project staff understands the financial burden that installation of a sanitary sewer force main places on existing property owners. The current policy of 100% assessment for sanitary sewer infrastructure is typically enforced at the time of development. When an existing street must be retrofitted to meet standards, it is much more costly to work within the constraints of existing infrastructure. As such, staff is recommending a deviation from the Assessment Policy to make this project financially viable. Based on the modified cost allocation below, the City of Little Canada would be responsible for \$32,246 of the sanitary sewer extension.

##### Modified Cost Allocation

Project staff is recommending that the Infrastructure Capital Improvement Fund (ICI Fund) be used to fund:

- All non-sewer related project items (pavement restoration, traffic control, engineering, testing, etc.).
- One-fourth of all sewer items (piping, valves, manholes, etc.) so that the City is an equal contributor to the sewer improvements.

Under this allocation, the City becomes the predominant payer of total project costs while the three property owners would split three-fourths of the sanitary sewer costs. The recommended deferment options of these assessments is unchanged from the Feasibility Report.

**Table 2 – Updated Sanitary Sewer Cost Allocation – Ryan Drive**

Location	Assessments <i>Original Report</i>	ICI Fund <i>Original Report</i>	Assessments <i>Amended</i>	ICI Fund <i>Amended</i>
Public Forcemain	\$60,746	\$0	\$28,500	\$32,246
Per Parcel:	\$20,250		\$9,500	
Private Service	Fut. Private Cost		Fut. Private Cost	
Est. Per Parcel:	\$23,500		\$23,500	
Net Cost Per Parcel	\$43,750		\$33,000	

The City’s contributions towards this work will help promote connections to the city’s sanitary sewer system, reduce risks of environmental contamination with the City, and maintain marketability of industrial properties within the City.

## Appendix A: Ryan Drive - Updated Preliminary Assessment Roll

**PRELIMINARY ASSESSMENT ROLL - AMENDED**  
Ryan Drive - Street & Storm Sewer Improvements

Assessable Street Cost	Total Storm Sewer Costs	Total Assessable Cost	Benefit Cap (per SF Parcel Area)
\$143,225	\$152,022	\$295,247	\$1.00

Parcel	Parcel ID	Site Address	Owner	Parcel Area (SF)	Front Footage	Assessable Front Footage	Policy Assessment			Benefit Cap	Proposed Assessment	Previous Assessment
							Streets Assessment	Storm Sewer Assessment	Total Assessment			
1	313022340017	193 Ryan Drive	Robert S Kohl	23,087	398	398	\$6,538.15	\$6,939.70	<b>\$13,477.85</b>	\$23,086.80	<b>\$13,477.85</b>	\$17,025.32
2	313022340011	209 Ryan Drive	Roger D Stanke	43,124	360	360	\$7,261.61	\$7,707.59	<b>\$14,969.20</b>	\$43,124.40	<b>\$14,969.20</b>	\$18,909.20
3	313022430004	221 Ryan Drive	Mikrot Properties Inc.	36,590	270	270	\$5,702.66	\$6,052.89	<b>\$11,755.55</b>	\$36,590.40	<b>\$11,755.55</b>	\$14,849.70
4	313022430005	3151 Country Drive	Meyer Companies Inc.	43,996	547	547	\$9,739.68	\$10,337.86	<b>\$20,077.54</b>	\$43,995.60	<b>\$20,077.54</b>	\$25,362.09
5	313022430009	Address Unassigned	Frank M Frattalone	102,366	830	166	\$8,328.82	\$8,840.34	<b>\$17,169.16</b>	\$102,366.00	<b>\$17,169.16</b>	\$21,688.21
6	313022340014	200 Ryan Drive	Russell J Fischer & Judith K Fischer	59,242	513	399	\$8,742.23	\$9,279.15	<b>\$18,021.38</b>	\$59,241.60	<b>\$18,021.38</b>	\$22,764.74
7	062922210017	3176 Ryan Lane	Russell J Fischer & Judith K Fischer	26,136	100	100	\$2,871.95	\$3,048.33	<b>\$5,920.28</b>	\$26,136.00	<b>\$5,920.28</b>	\$7,478.55
8	062922210018	3172 Ryan Lane	Joshua Charles Properties LLC	26,136	100	100	\$2,871.95	\$3,048.33	<b>\$5,920.28</b>	\$26,136.00	<b>\$5,920.28</b>	\$7,478.55
9	062922210019	3168 Ryan Lane	Sona Properties LLC	25,700	107	107	\$2,931.55	\$3,111.60	<b>\$6,043.15</b>	\$25,700.40	<b>\$6,043.15</b>	\$7,633.76
10	062922210038	3164 Ryan Lane	3164 Ryan Lane LLC	121,968	55	55	\$8,076.33	\$8,572.35	<b>\$16,648.68</b>	\$121,968.00	<b>\$16,648.68</b>	\$21,030.74
11	062922210031	3100 Spruce Street	Birch Properties LLC	30,056	175	175	\$4,076.04	\$4,326.38	<b>\$8,402.42</b>	\$30,056.40	<b>\$8,402.42</b>	\$10,614.00
12	062922210033	3150 Spruce Street	Addison James Holdings LLC	39,640	158	158	\$4,437.73	\$4,710.28	<b>\$9,148.01</b>	\$39,639.60	<b>\$9,148.01</b>	\$11,555.83
13	062922210037	196 Ryan Lane	194 196 Ryan Lane LLC	28,750	64	64	\$2,562.97	\$2,720.37	<b>\$5,283.34</b>	\$28,749.60	<b>\$5,283.34</b>	\$6,673.96
14	062922210022	190 Ryan Lane	Sona Properties LLC	27,007	143	143	\$3,481.27	\$3,695.08	<b>\$7,176.35</b>	\$27,007.20	<b>\$7,176.35</b>	\$9,065.22
15	062922210023	182 Ryan Lane	David K Evans Li	27,443	408	233	\$4,666.81	\$4,953.43	<b>\$9,620.24</b>	\$27,442.80	<b>\$9,620.24</b>	\$12,152.36
16	062922210009	3101 Spruce Street	3101 Spruce Street LLC	114,127	340	340	\$11,296.52	\$11,990.31	<b>\$23,286.84</b>	\$114,127.20	<b>\$23,286.84</b>	\$29,416.11
17	062922210008	0 Spruce Street	3165-3167 Spruce Street LLC	41,818	109	109	\$3,938.26	\$4,180.14	<b>\$8,118.40</b>	\$41,817.60	<b>\$8,118.40</b>	\$10,255.22



**PRELIMINARY ASSESSMENT ROLL - AMENDED**  
 Ryan Drive - Street & Storm Sewer Improvements

Assessable Street Cost	Total Storm Sewer Costs	Total Assessable Cost	Benefit Cap (per SF Parcel Area)
\$143,225	\$152,022	\$295,247	\$1.00

Parcel	Parcel ID	Site Address	Owner	Parcel Area (SF)	Front Footage	Assessable Front Footage	Policy Assessment			Benefit Cap	Proposed Assessment	Previous Assessment
							Streets Assessment	Storm Sewer Assessment	Total Assessment			
18	062922210007	3167 Spruce Street	3165-3167 Spruce Street LLC	38,768	109	109	\$3,754.14	\$3,984.71	\$7,738.85	\$38,768.40	\$7,738.85	\$9,775.78
19	062922210006	3171 Spruce Street	Daniel Neujahr	35,719	109	109	\$3,570.02	\$3,789.28	\$7,359.31	\$35,719.20	\$7,359.31	\$9,296.33
20	062922210005	3173 Spruce Street	St. Croix Incentives LLC	58,806	256	256	\$6,859.21	\$7,280.48	\$14,139.69	\$58,806.00	\$14,139.69	\$17,861.36
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	\$1,917.78
22	313022340009	0 Spruce Street (3173 Spruce)	St. Croix Incentives LLC	279	18	18	\$244.80	\$259.83	\$504.63	\$278.78	\$278.78	\$278.78
23	313022340008	3179 Spruce Street	Janet R Valento Trustee/ C/O Don Valento	49,658	149	149	\$4,925.86	\$5,228.39	\$10,154.25	\$49,658.40	\$10,154.25	\$12,826.93
24	313022340012	180 Ryan Drive	Roger Lillemoen/Ellen Lillemoen	27,878	257	257	\$5,012.16	\$5,319.99	\$10,332.15	\$27,878.40	\$10,332.15	\$13,051.65
25	313022340013	190 Ryan Drive	Twin City Hydro Properties LLC	22,216	331	234	\$4,373.82	\$4,642.44	\$9,016.26	\$22,215.60	\$9,016.26	\$11,389.41
26	062922210011	0 Ryan Drive (180 Ryan)	Roger Lillemoen/Ellen Lillemoen	10,454	37	37	\$1,109.97	\$1,178.14	\$2,288.10	\$10,454.40	\$2,288.10	\$2,890.35
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	\$2,684.87
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	\$8,440.61
29	062922210015	3175 Ryan Lane	3175 Ryan Lane LLC	23,958	120	120	\$2,999.19	\$3,183.39	\$6,182.59	\$23,958.00	\$6,182.59	\$7,809.89
30	062922210036	3172 Spruce Street	JNF LLC	47,045	602	330	\$7,112.65	\$7,549.49	\$14,662.14	\$47,044.80	\$14,662.14	\$18,521.32
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	\$1,901.10
<b>Totals:</b>				<b>1,185,982</b>	<b>6,856</b>	<b>5,535</b>	<b>\$143,225.37</b>	<b>\$152,021.76</b>	<b>\$295,247.13</b>	<b>\$1,185,981.98</b>	<b>\$295,021.28</b>	<b>\$372,599.71</b>

**PRELIMINARY ASSESSMENT ROLL - AMENDED**  
 Ryan Drive - Sanitary Sewer Forcemain

Total Public Forcemain Cost	Total Private Lateral Forcemain Cost	Total Assessable Cost
\$60,746	Future Cost (Est. \$23,500 / parcel)	\$28,500

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	<b>\$9,500.00</b>
2	313022430004	221 Ryan Drive	Mikrot Properties Inc.	\$9,500.00	Future Private Cost	<b>\$9,500.00</b>
3	313022430005	3151 Country Drive	Meyer Companies Inc.	\$9,500.00	Future Private Cost	<b>\$9,500.00</b>
<b>Totals:</b>				<b>\$28,500.00</b>		<b>\$28,500.00</b>

**Original Assessment**

\$20,249

\$20,249

\$20,249