



2023 STREET IMPROVEMENTS

- SUNSET COURT
- SUNRISE DRIVE

FEASIBILITY REPORT PRESENTATION

SEPTEMBER 26TH, 2022



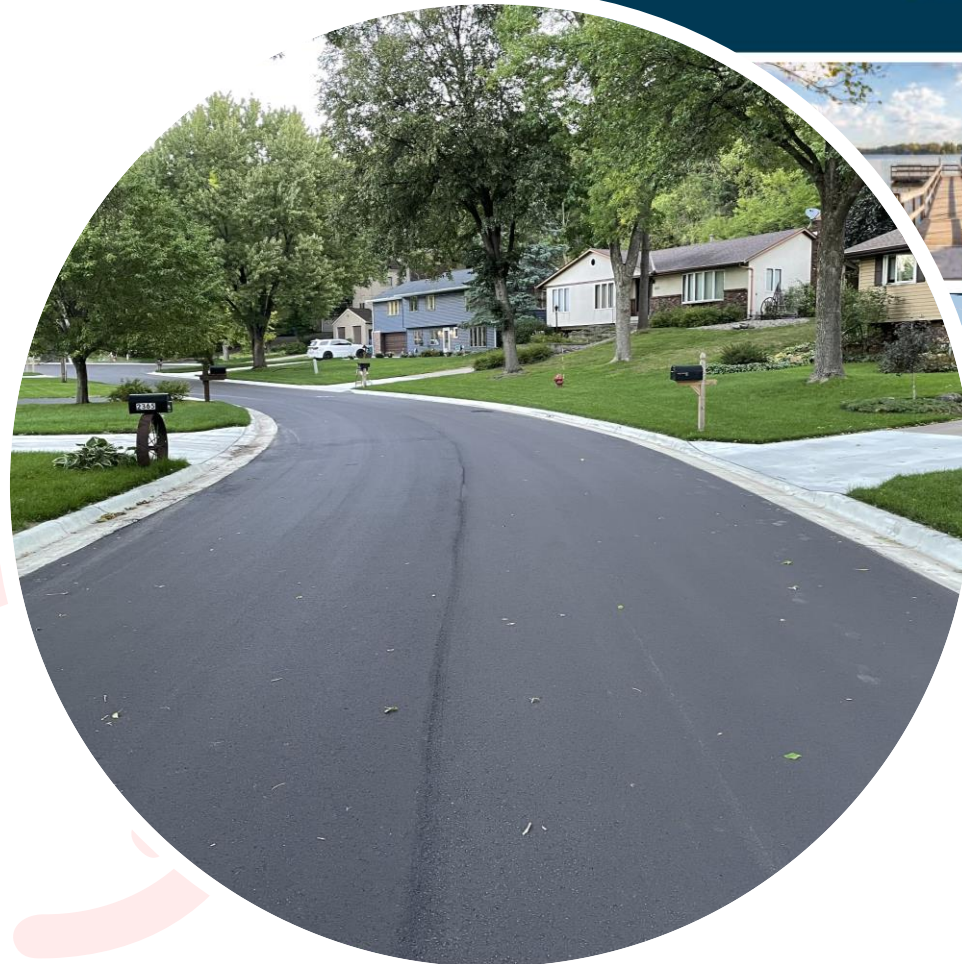
INFRASTRUCTURE IMPROVEMENT PLANNING

- City has a 10-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
- **Sunset Court & Sunrise Drive Streets Programmed for 2023 Rehabilitation**



Capital Improvement Plan

2022 - 2031



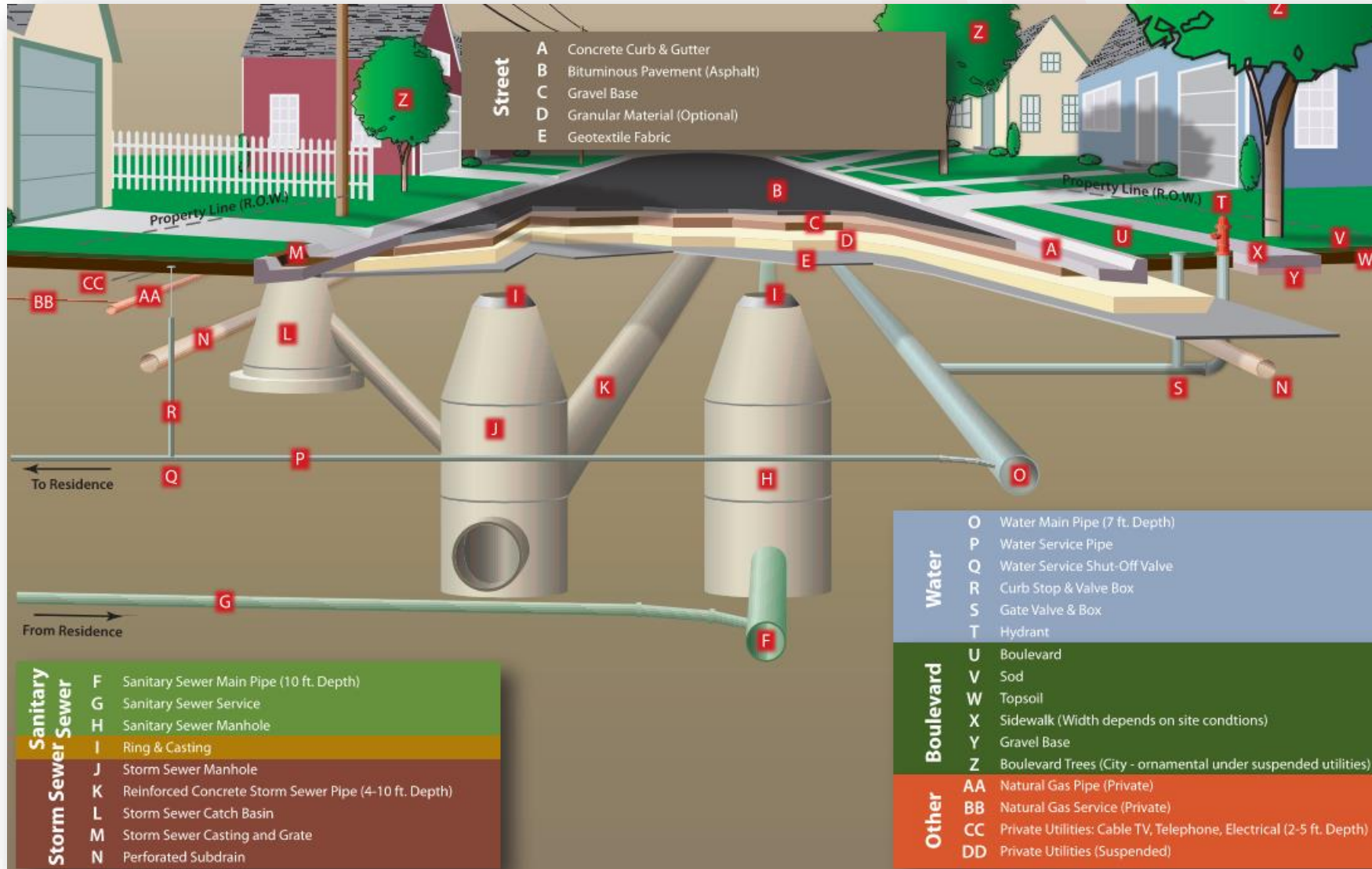
SUNSET COURT



SUNRISE DRIVE



WHAT'S UNDER MY 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



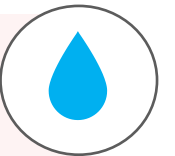
Watermain Improvements

- 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

SUNSET COURT

Table 1 – Estimated Costs & Financing Summary – Sunset Court

Item	Total Estimated Cost	Infrastructure Capital Improvement Fund	Assessments
Street	\$207,352	\$103,676	\$103,676
Sanitary Sewer	\$3,257	\$3,257	
Watermain	\$53,737	\$53,737	
Storm Sewer	\$11,250	\$11,250	
TOTAL	\$275,596	\$171,920	\$103,676



ESTIMATED COSTS & FINANCING

SUNRISE DRIVE

Table 2 – Estimated Costs & Financing Summary – Sunrise Drive

Item	Total Estimated Cost	Infrastructure Capital Improvement Fund	Assessments
Street	\$142,485	\$71,242	\$71,242
Sanitary Sewer	\$5,564	\$5,564	
Watermain	\$31,347	\$31,347	
Storm Sewer	\$0	\$0	\$0
TOTAL	\$179,395	\$108,153	\$71,242



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** assessed to benefited properties
- Special provisions for corner lots, commercial properties, minimum/maximum, lots already assessed, etc.

Sunset Court

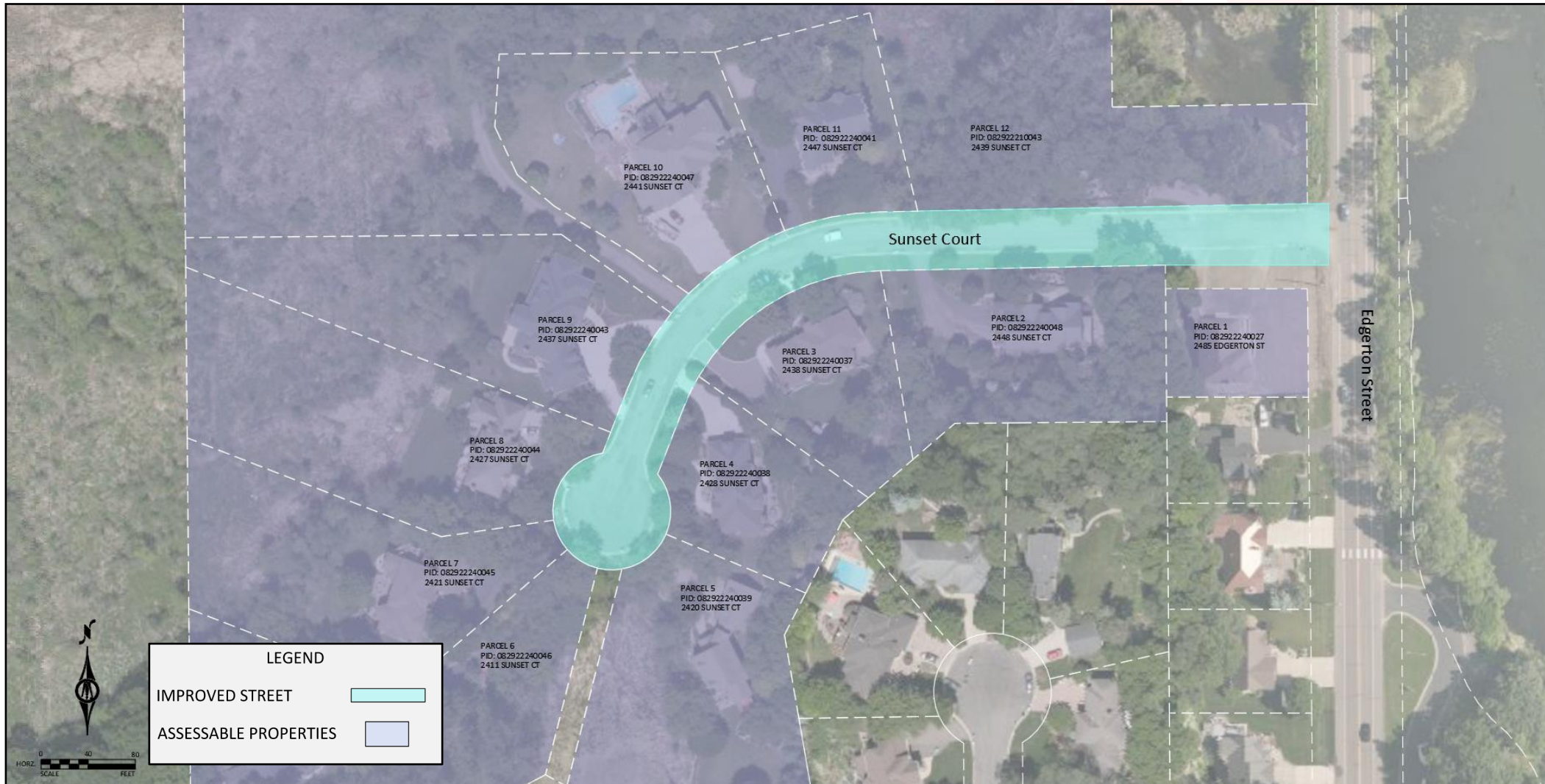
- Per unit assessment method due to consistency of adjacent property sizes & uses
- Unit Assessment Rate - **\$8,639 per unit**

Sunrise Drive

- Per unit assessment method due to consistency of adjacent property sizes & uses
- Unit Assessment Rate - **\$7,915 per unit**



ASSESSABLE PROPERTIES – SUNSET COURT



PRELIMINARY ASSESSMENT ROLL

Table 3 – Preliminary Assessment Roll

Sunset Court

Total Streets Cost	Assessable Street Cost (50%)	Total Units	Policy Unit Assessment
\$207,352	\$103,676	12.0	\$8,639.00

Parcel #	Parcel ID	Site Address	Units	Policy Unit Assessment	Proposed Assessment	Note
1	082922240027	2485 EDGERTON ST	1	\$8,639.00	\$8,639.00	
2	082922240048	2448 SUNSET CT	1	\$8,639.00	\$8,639.00	
3	082922240037	2438 SUNSET CT	1	\$8,639.00	\$8,639.00	
4	082922240038	2428 SUNSET CT	1	\$8,639.00	\$8,639.00	
5	082922240039	2420 SUNSET CT	1	\$8,639.00	\$8,639.00	
6	082922240046	2411 SUNSET CT	1	\$8,639.00	\$8,639.00	
7	082922240045	2421 SUNSET CT	1	\$8,639.00	\$8,639.00	
8	082922240044	2427 SUNSET CT	1	\$8,639.00	\$8,639.00	
9	082922240043	2437 SUNSET CT	1	\$8,639.00	\$8,639.00	
10	082922240047	2441 SUNSET CT	1	\$8,639.00	\$8,639.00	
11	082922240041	2447 SUNSET CT	1	\$8,639.00	\$8,639.00	
12	082922210043	2439 SUNSET CT	1	\$8,639.00	\$8,639.00	
					\$103,668.00	



ASSESSABLE PROPERTIES – SUNRISE DRIVE



PRELIMINARY ASSESSMENT ROLL

Table 4 – Preliminary Assessment Roll

Sunrise Drive

Total Streets Cost	Assessable Street Cost (50%)	Total Units	Policy Unit Assessment
\$142,485	\$71,242	9.0	\$7,915.00

Parcel #	Parcel ID	Site Address	Units	Policy Unit Assessment	Proposed Assessment	Note
1	082922240016	2439 SUNRISE DR	1	\$7,915.00	\$7,915.00	
2	082922240015	2449 SUNRISE DR	1	\$7,915.00	\$7,915.00	
3	082922240032	2451 SUNRISE DR	1	\$7,915.00	\$7,915.00	
4	082922240031	2455 SUNRISE DR	1	\$7,915.00	\$7,915.00	
5	082922240030	2459 SUNRISE DR	1	\$7,915.00	\$7,915.00	
6	082922240029	2466 SUNRISE DR	1	\$7,915.00	\$7,915.00	
7	082922240028	2460 SUNRISE DR	1	\$7,915.00	\$7,915.00	
8	082922240014	2452 SUNRISE DR	1	\$7,915.00	\$7,915.00	
9	082922240013	2440 SUNRISE DR	1	\$7,915.00	\$7,915.00	
					\$71,235.00	



ANTICIPATED PROJECT TIMELINE

Neighborhood Open House

Receive Feasibility Report, Call for Improvement Hearing*	September 26, 2022
Mail Improvement Hearing Notice	October 12, 2022
Advertise Improvement Hearing in Pioneer Press Newspaper	October 13, 2022
Improvement Hearing, Order Project*	October 19 & 26, 2022
Approve Plans and Specifications, Authorize Bidding*	November 30, 2022
Bid Opening	January 11, 2023
Receive Bids and Award Project *	February 15, 2023
Begin Construction	March 8, 2023
Final Completion	May 2023
Advertise Assessment Hearing in Pioneer Press Newspaper	August 2023
Mail Assessment Hearing Notice	September 13, 2023
Assessment Hearing*	September 13, 2023
	October 9, 2023

* Denotes City Council Meeting





THANK YOU

QUESTIONS & COMMENTS



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