



2023 STREET IMPROVEMENTS

- SPRUCE STREET
- SUNRISE DRIVE
- SUNSET COURT

IMPROVEMENT HEARING PRESENTATION

DECEMBER 14TH, 2022



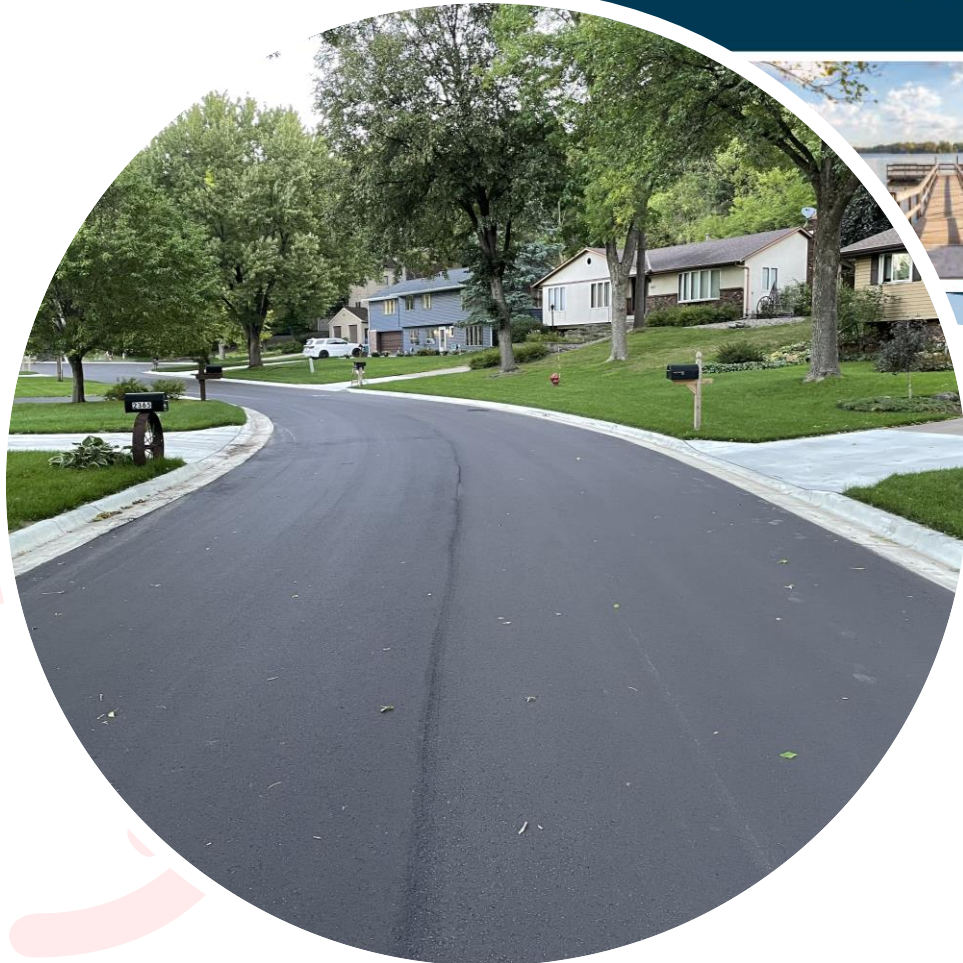
INFRASTRUCTURE IMPROVEMENT PLANNING

- 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
- **Spruce Street, Sunset Court, and Sunrise Drive Streets Programmed for 2023 Rehabilitation**



Capital Improvement Plan

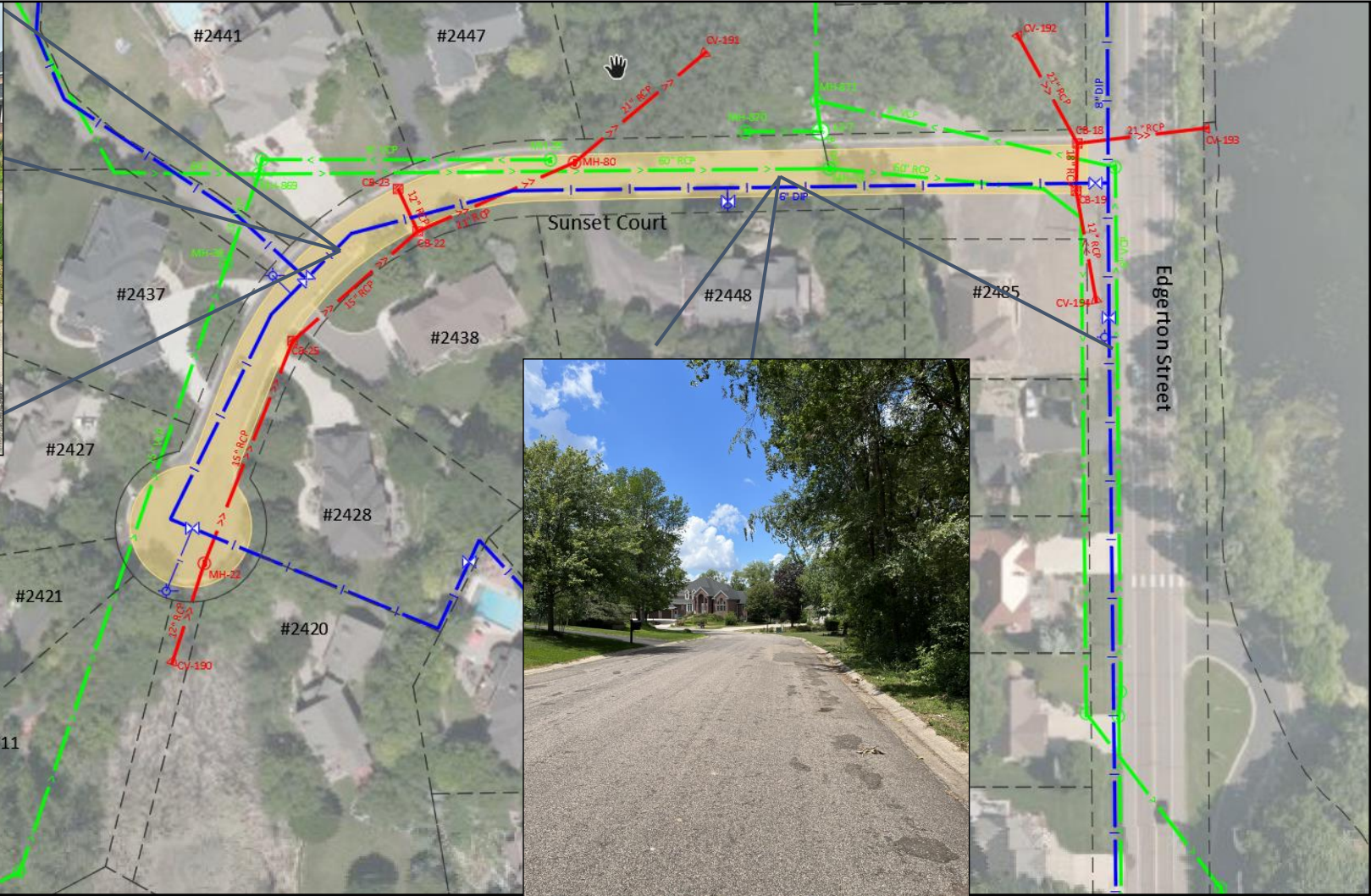
2022 - 2031



SPRUCE STREET



SUNSET COURT



LEGEND

EXISTING

- SANITARY SEWER (green dashed line with circles)
- WATERMAIN (blue dashed line with diamonds)
- STORM SEWER (red dashed line with squares)

HORZ. SCALE 0 40 80 FEET



SUNRISE DRIVE



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



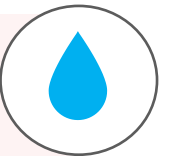
Watermain Improvements

- 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

Item	Total Estimated Cost	Infrastructure Capital Improvement Fund	Assessments
Spruce Street			
Street Improvements	\$224,879.19	\$112,439.59	\$112,439.59
Sanitary Sewer Improvements	\$2,781.85	\$2,781.85	
Water Main Improvements	\$34,739.20	\$34,739.20	
Storm Sewer Improvements	\$34,739.20	\$34,739.20	
Subtotal	\$297,139.44	\$184,699.84	\$112,439.59
Sunset Court			
Street Improvements	\$207,352.18	\$103,676.09	\$103,676.09
Sanitary Sewer Improvements	\$3,256.80	\$3,256.80	
Water Main Improvements	\$53,737.20	\$53,737.20	
Storm Sewer Improvements	\$11,249.53	\$11,249.53	
Subtotal	\$275,595.71	\$171,919.62	\$103,676.09
Sunrise Drive			
Street Improvements	\$142,484.86	\$71,242.43	\$71,242.43
Sanitary Sewer Improvements	\$5,563.70	\$5,563.70	
Water Main Improvements	\$31,346.70	\$31,346.70	
Storm Sewer Improvements	\$0.00	\$0.00	\$0.00
Subtotal	\$179,395.26	\$108,152.83	\$71,242.43
Grand Totals:	\$752,130.40	\$464,772.29	\$287,358.11



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

- Unit Assessment Rate - **\$8,639 per unit**

Sunrise Drive

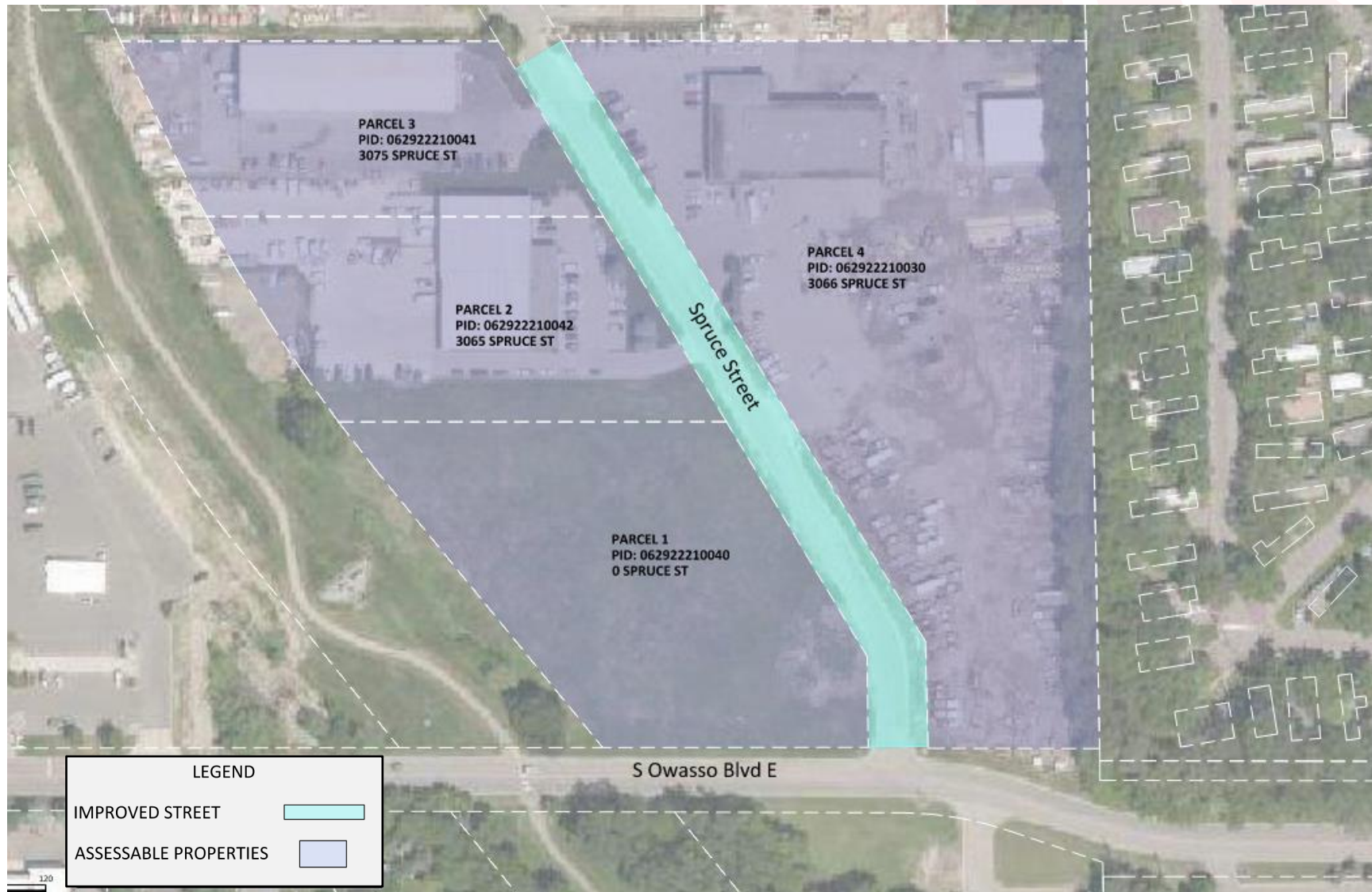
- Unit Assessment Rate - **\$7,915 per unit**

Spruce Street

- Front Footage Assessment Rate - **\$67.49 per front foot**



ASSESSABLE PROPERTIES – **SPRUCE STREET**



PRELIMINARY ASSESSMENT ROLL

Table 3 – Preliminary Assessment Roll

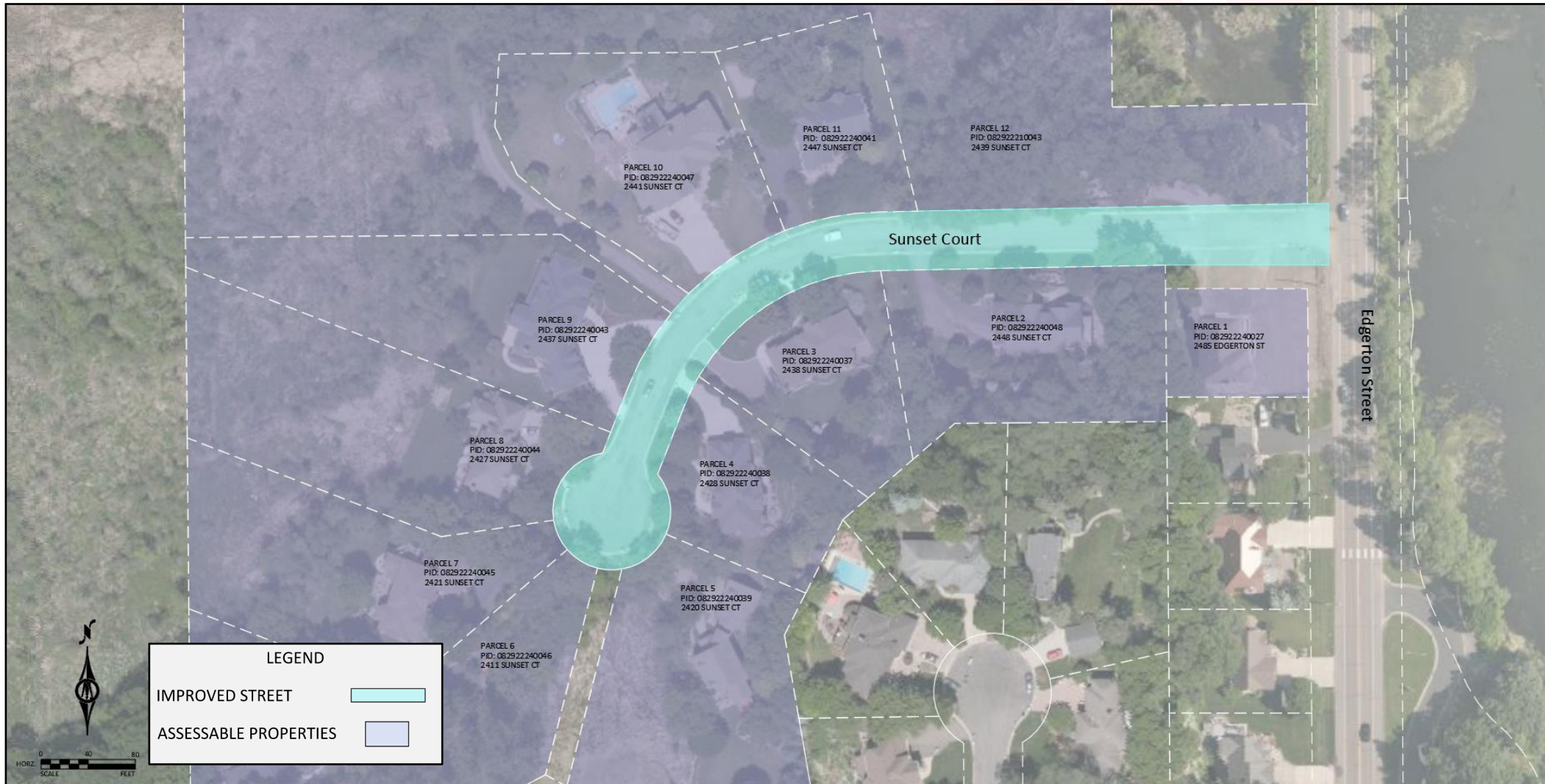
Spruce Street

Total Streets Cost	Assessable Street Cost (50%)	Total Frontage	Assessment Rate Per LF
\$224,879	\$112,440	1,666 LF	\$67.49

Parcel #	Parcel ID	Site Address	Front Footage	Assessable Front Footage	Proposed Assessment	Benefit Cap
1	062922210040	0 SPRUCE ST	376	376	\$25,376.52	\$135,036.00
2	062922210042	3065 SPRUCE ST	250	250	\$16,872.69	\$84,070.80
3	062922210041	3075 SPRUCE ST	210	210	\$14,173.06	\$58,806.00
4	062922210030	3066 SPRUCE ST	830	830	\$56,017.32	\$240,886.80
					\$112,439.59	



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 - Original

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	



PRELIMINARY ASSESSMENT ROLL

Table 4 – Preliminary Assessment Roll - *Revised*

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	\$5,936.25	25% Unit Credit for 2010 Project
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	\$5,936.25	25% Unit Credit for 2010 Project
					\$67,277.50	



ANTICIPATED PROJECT TIMELINE

Neighborhood Open House	September 26, 2022
Receive Feasibility Report, Call for Improvement Hearing*	October 12, 2022
Mail Improvement Hearing Notice	October 13, 2022
Advertise Improvement Hearing in Pioneer Press Newspaper	October 19 & 26, 2022
Improvement Hearing, Order Project*	December 14, 2022
Approve Plans and Specifications, Authorize Bidding*	January 25, 2023
Bid Opening	February 27, 2023
Receive Bids and Award Project *	March 8, 2023
Begin Construction	May 2023
Final Completion	August 2023
Advertise Assessment Hearing in Pioneer Press Newspaper	September 13, 2023
Mail Assessment Hearing Notice	September 13, 2023
Assessment Hearing*	October 9, 2023

* Denotes City Council Meeting



COUNCIL ACTIONS

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





THANK YOU

QUESTIONS & COMMENTS



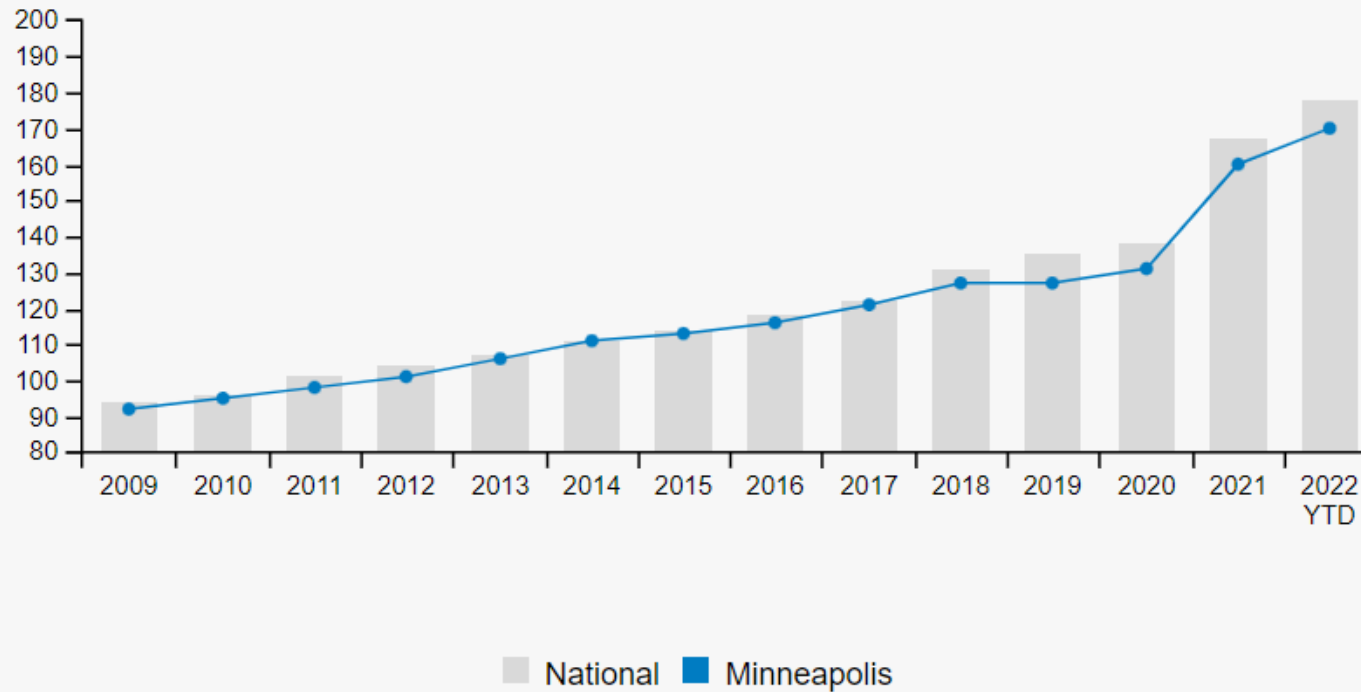
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Minneapolis Construction Cost Index

(JANUARY 2009 = 100)



Courtesy: Mortenson Construction



PAST PROJECTS

Year	Street	Rehab Type	Cost / SY	Notes
2023	Sunrise Drive	Reclaim	\$63/ SY	Assumed 50% Curb Replacement (\$51/SY w/10%)
2023	Sunset Court	Reclaim	\$46/ SY	
2022	Yorkton Ridge	Reclaim	\$44 / SY	
2022	Maple - Jackson	Reclaim	\$39 / SY	
2020	Allen Avenue	Reclaim	\$44 / SY	
2019	Atwater Path (IGH)	Reclaim	\$43 / SY	



SUNRISE DRIVE

