



2025 STREET IMPROVEMENTS

- NADEAU ROAD
- STONERIDGE COURT
- MAPLE LEAF COURT

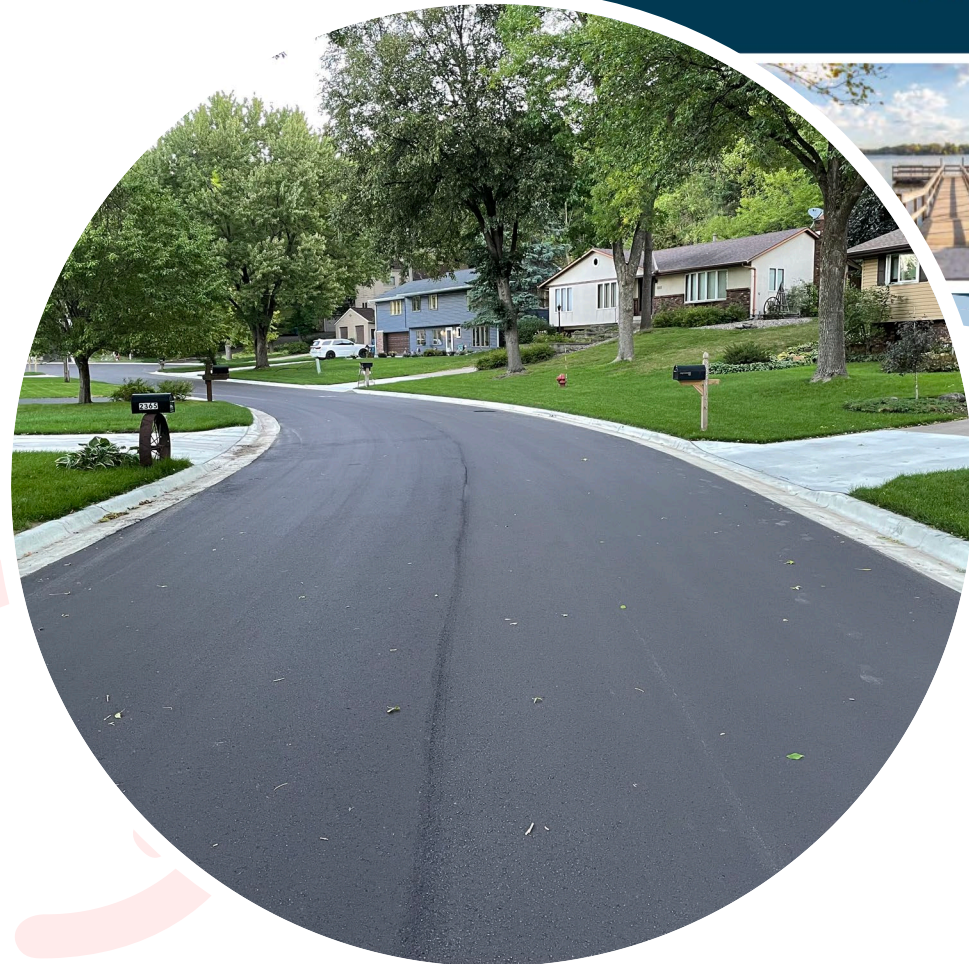
FEASIBILITY REPORT PRESENTATION

OCTOBER 29TH, 2024

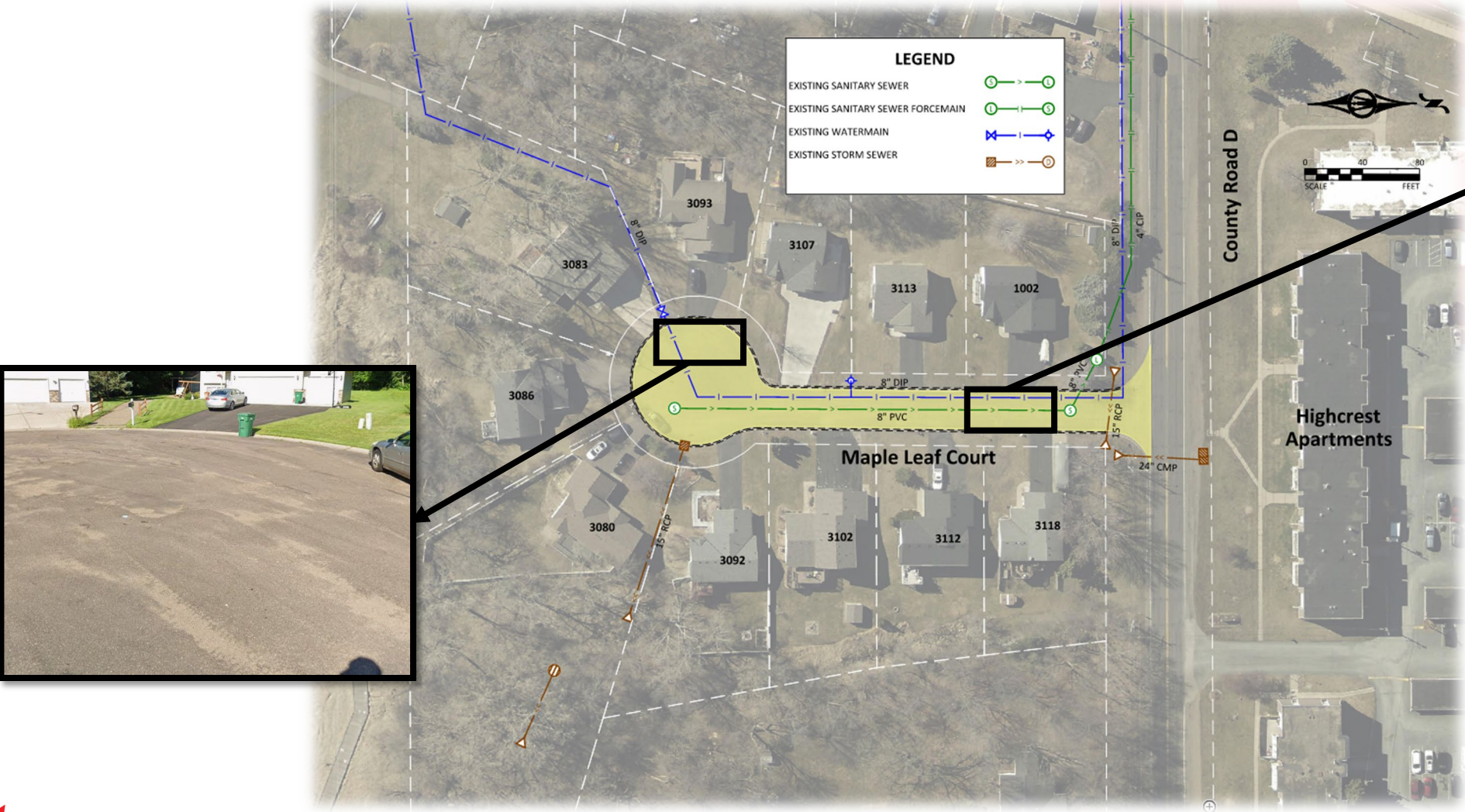


INFRASTRUCTURE IMPROVEMENT PLANNING

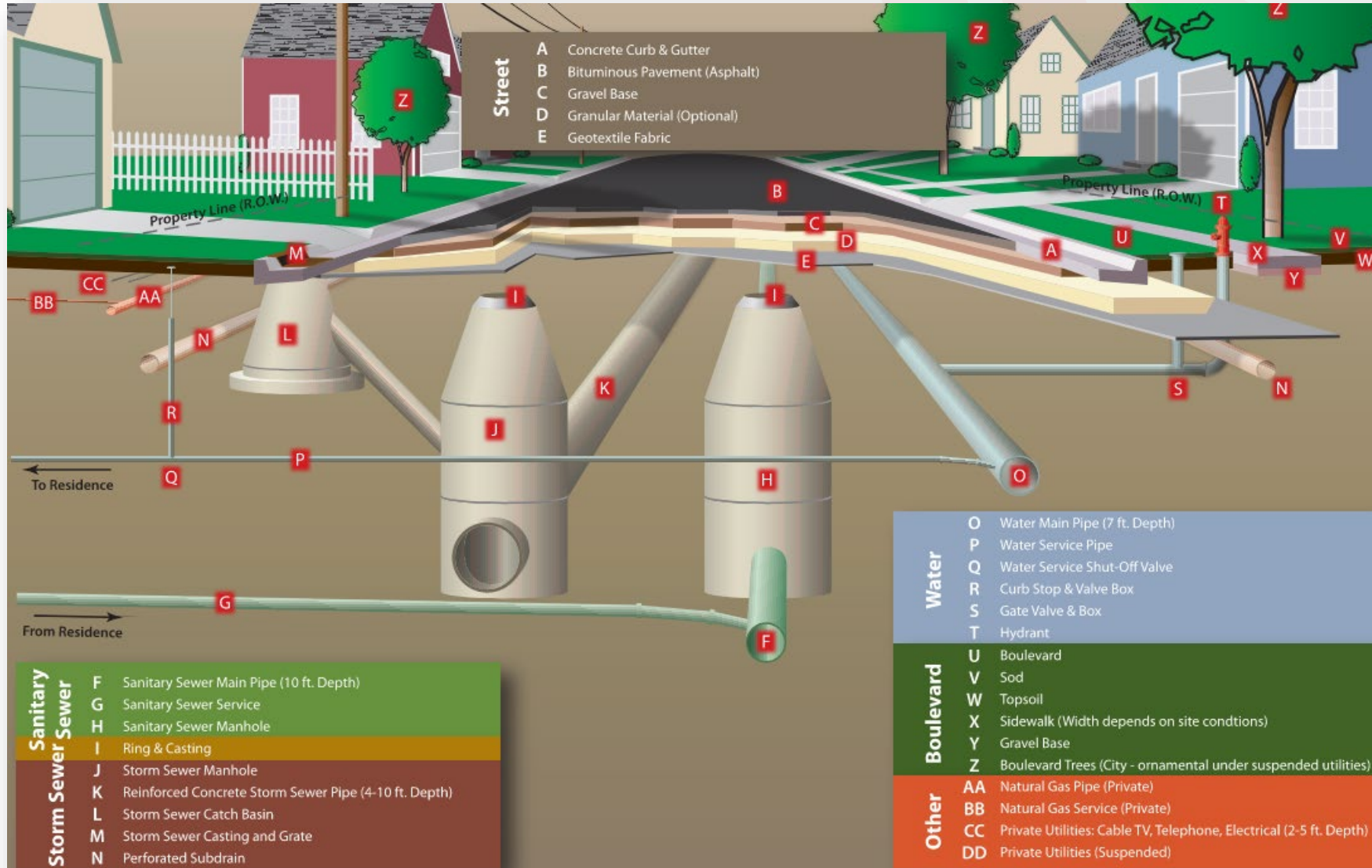
- City has a 10-year Capital Improvement Plan and 15-year Pavement Management Plan
- Streets are prioritized by staff review based upon several factors:
 - Pavement condition rating
 - Utility Problems / Improvements
 - Drainage Issues
- **Maple Leaf Court Programmed for 2025 Rehabilitation**



MAPLE LEAF COURT



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



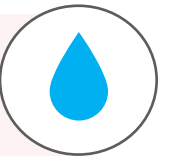
Watermain Improvements

- 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

- Stormwater Utility Fund (100%)

By Funding Type

Capital Infrastructure Improvement Fund

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

Stormwater Utility Fund

- Storm Sewer (100%)

Special Assessments

- Street (50%)



ESTIMATED COSTS & FINANCING

MAPLE LEAF COURT

Table 1 – Estimated Costs & Financing Summary – Maple Leaf Court

Item	Total Estimated Cost	Infrastructure Capital Improvement Fund	Stormwater Utility Fund	Assessments
Street	\$160,910	\$80,455		\$80,455
Sanitary Sewer	\$3,894	\$3,894		
Watermain	\$1,038	\$1,038		
Storm Sewer	\$5,452		\$5,452	
TOTAL	\$171,294	\$85,387	\$5,452	\$80,455



SPECIAL ASSESSMENTS

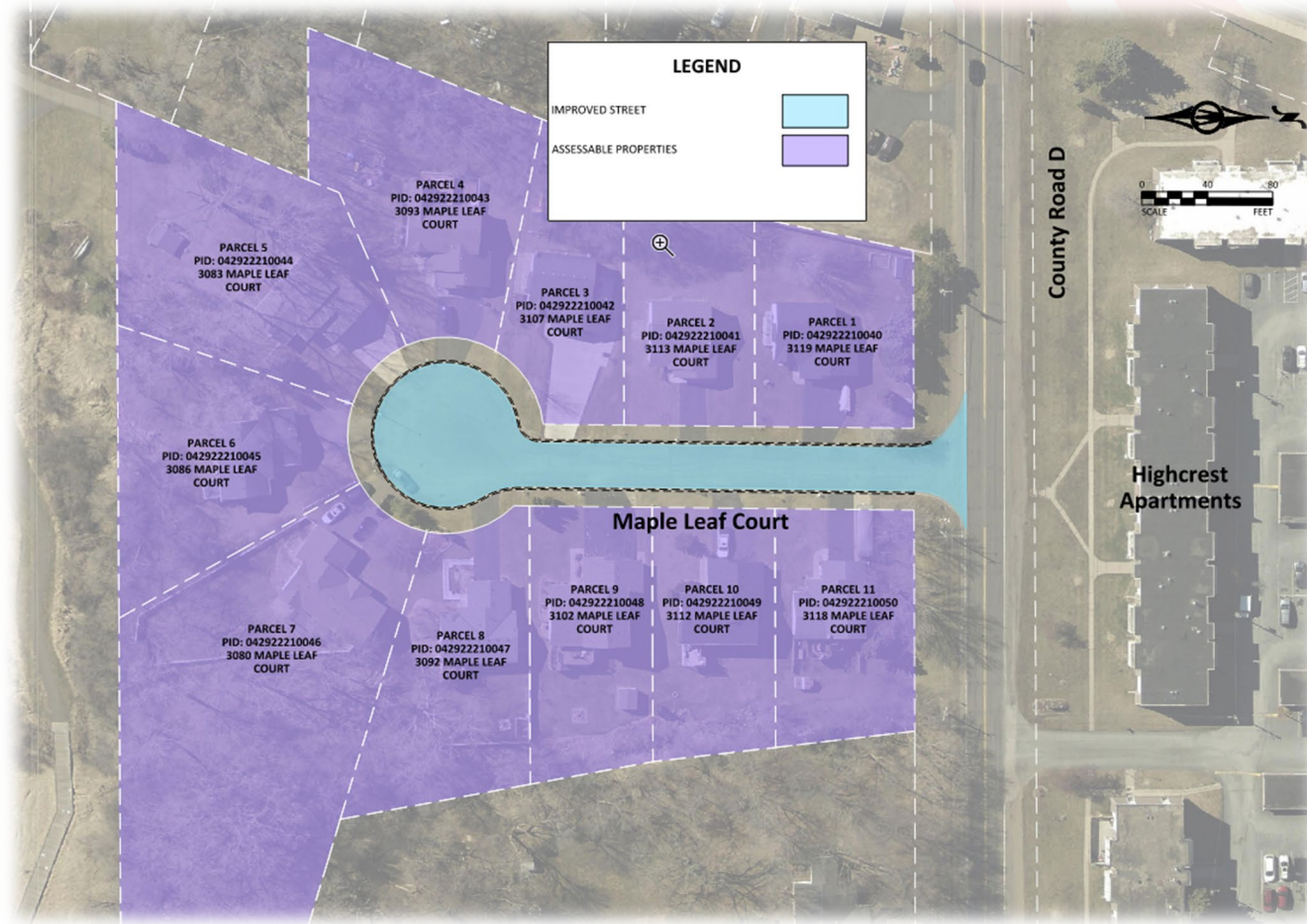
- Assessments are determined following the City's Assessment Policy which has been in place since 1995
- For rehabilitated urban streets, **50% of street rehabilitation costs** assessed to benefited properties
- Special provisions for corner lots, commercial properties, minimum/maximum, lots already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

Maple Leaf Court

- Per unit assessment method due to consistency of adjacent property sizes & uses
- Unit Assessment Rate - **\$7,314.07 per unit**



ASSESSABLE PROPERTIES – MAPLE LEAF COURT



PRELIMINARY ASSESSMENT ROLL

Table 3 – Preliminary Assessment Roll

Maple Leaf Court

Total Streets Cost	Assessable Street Cost (50%)	Total Units	Policy Unit Assessment
\$160,910	\$80,455	11.0	\$7,314.07

Parcel #	Parcel ID	Site Address	Units	Policy Unit Assessment	Proposed Assessment	Note
1	042922210040	3119 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
2	042922210041	3113 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
3	042922210042	3107 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
4	042922210043	3093 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
5	042922210044	3083 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
6	042922210045	3086 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
7	042922210046	3080 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
8	042922210047	3092 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
9	042922210048	3102 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
10	042922210049	3112 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
11	042922210050	3118 MAPLE LEAF COURT	1	\$7,314.07	\$7,314.07	
					\$80,455	



ANTICIPATED PROJECT TIMELINE

Neighborhood Open House

Receive Feasibility Report, Call for Improvement Hearing*

Mail Improvement Hearing Notice

Advertise Improvement Hearing in Pioneer Press Newspaper

Improvement Hearing, Order Project*

Approve Plans and Specifications, Authorize Bidding*

Bid Opening

Receive Bids and Award Project *

Begin Construction

Final Completion

Advertise Assessment Hearing in Pioneer Press Newspaper

Mail Assessment Hearing Notice

Assessment Hearing*

October 29, 2024

November 13, 2024

November 14, 2024

November 20 & 27, 2024

December 18, 2024

February 12, 2025

March 13, 2025

March 26, 2025

June 2025

August 2025

September 11, 2025

September 11, 2025

October 6, 2025

* Denotes City Council Meeting





THANK YOU

QUESTIONS & COMMENTS



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