



2025 STREET IMPROVEMENTS

- NADEAU ROAD
- STONERIDGE COURT
- MAPLE LEAF COURT

FEASIBILITY REPORT PRESENTATION

OCTOBER 29TH, 2024

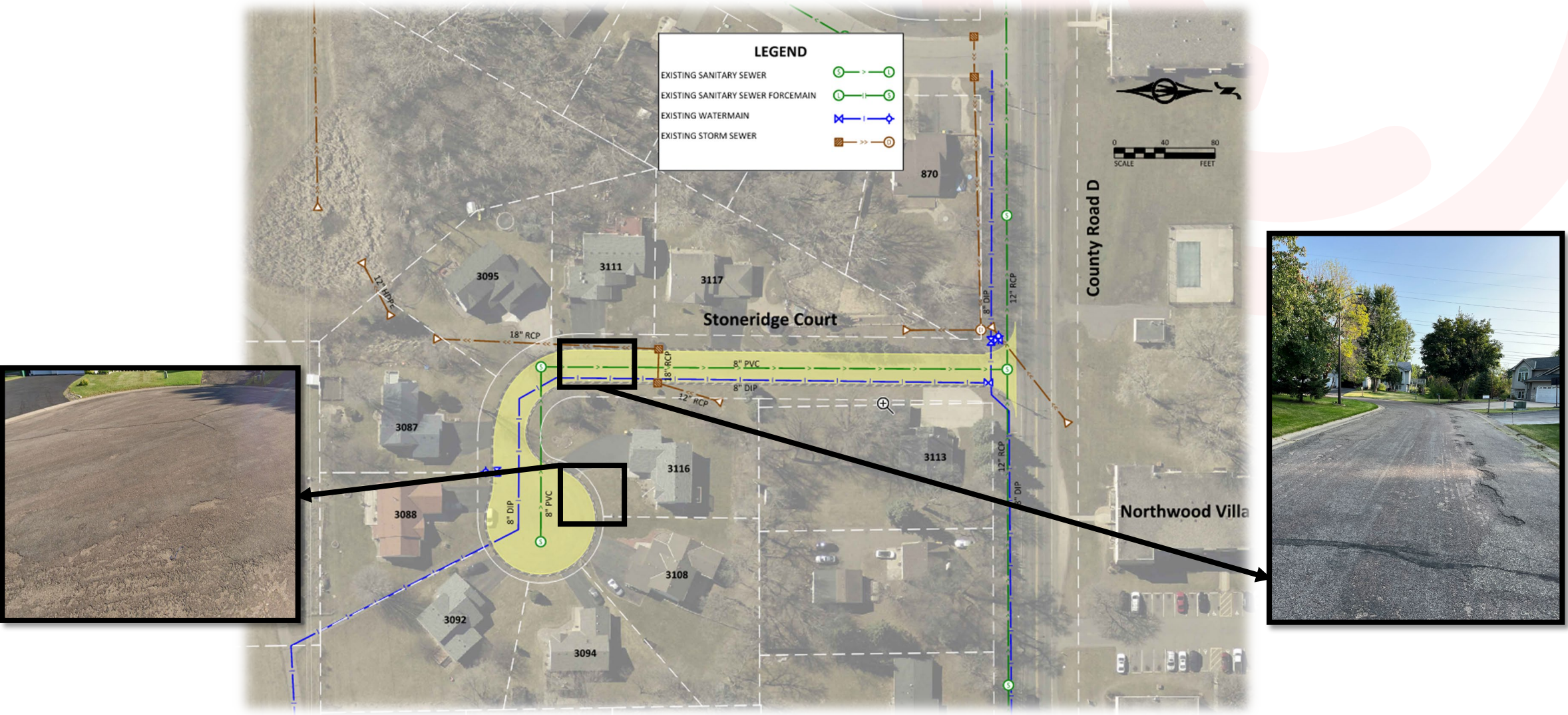


INFRASTRUCTURE IMPROVEMENT PLANNING

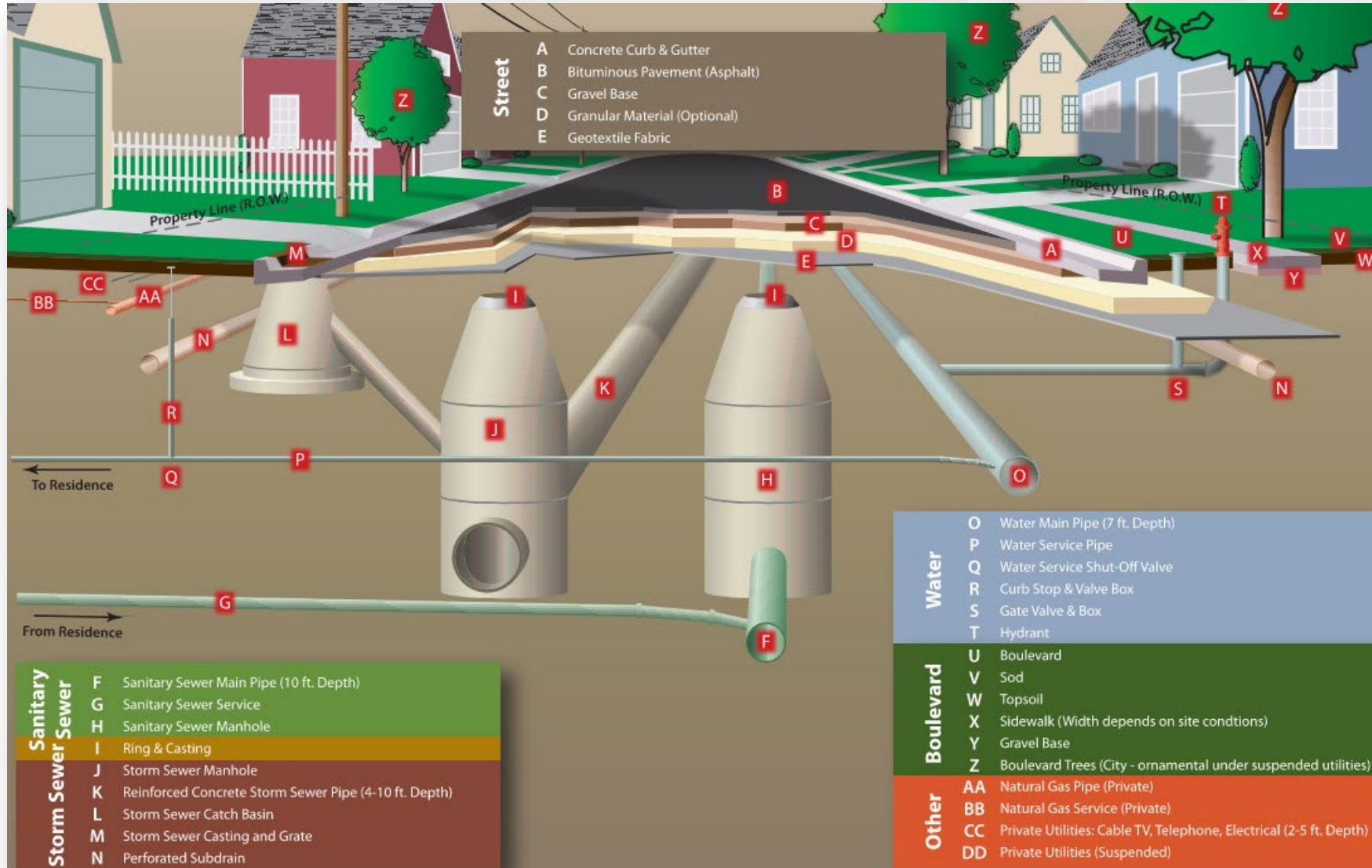
- City has a 10-year Capital Improvement Plan and 15-year Pavement Management Plan
- Streets are prioritized by staff review based upon several factors:
 - Pavement condition rating
 - Utility Problems / Improvements
 - Drainage Issues
- Stoneridge Court Programmed for 2025 Rehabilitation



STONERIDGE 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



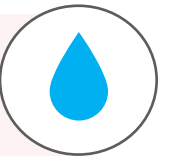
Watermain Improvements

- 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

STONERIDGE COURT

Table 1 – Estimated Costs & Financing Summary – Stoneridge Court

Item	Total Estimated Cost	Infrastructure Capital Improvement Fund	Stormwater Utility Fund	Assessments
Street	\$179,445	\$89,722		\$89,722
Sanitary Sewer	\$11,033	\$11,033		
Watermain	\$2,077	\$2,077		
Storm Sewer	\$72,318		\$72,318	
TOTAL	\$264,873	\$102,832	\$72,318	\$89,722



SPECIAL ASSESSMENTS

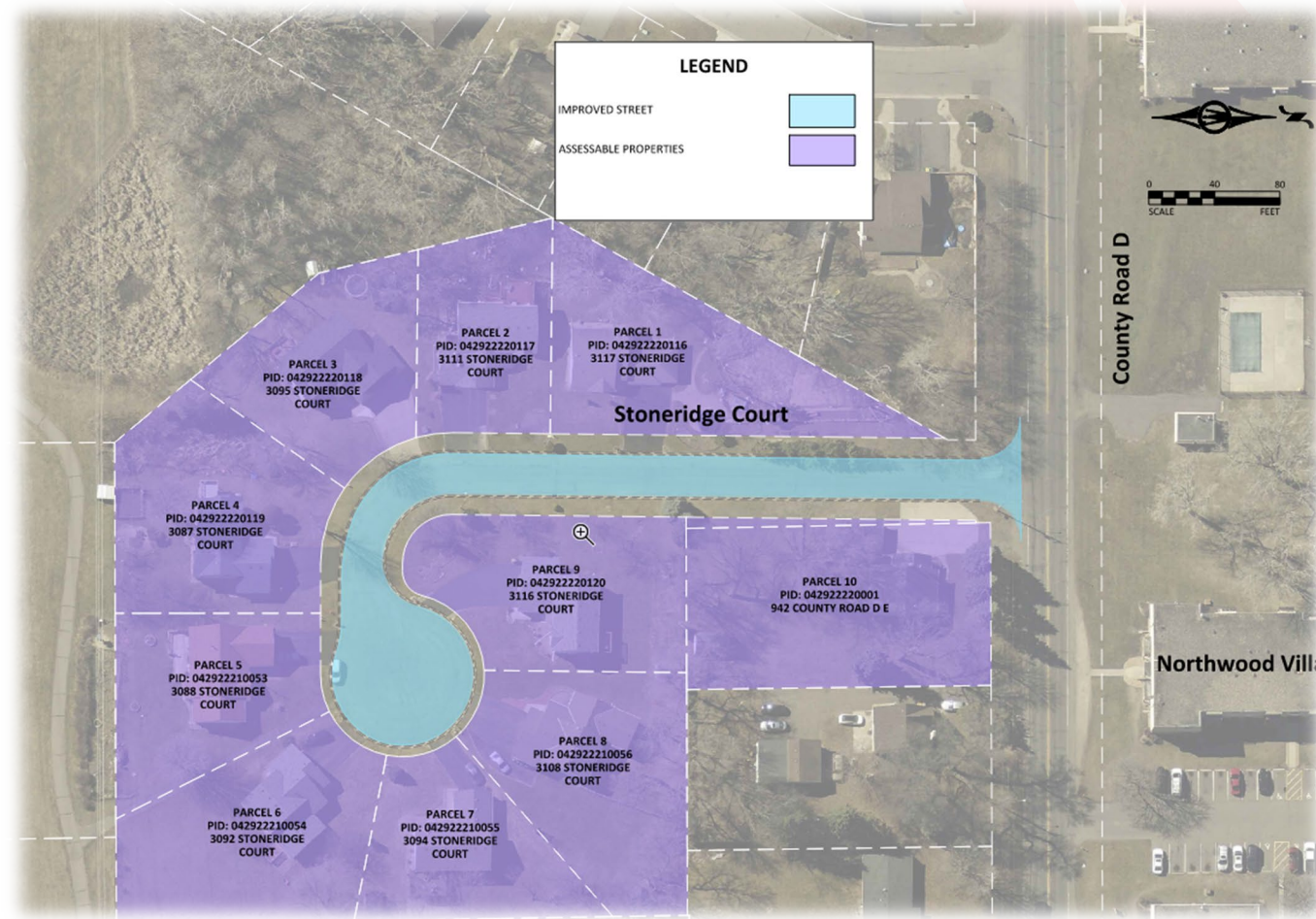
- Assessments are determined following the City's Assessment Policy which has been in place since 1995
- For rehabilitated urban streets, **50% of street rehabilitation costs** assessed to benefited properties
- Special provisions for corner lots, commercial properties, minimum/maximum, lots already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

Stoneridge Court

- Per unit assessment method due to consistency of adjacent property sizes & uses
- Unit Assessment Rate - **\$8,972.25 per unit**



ASSESSABLE PROPERTIES – STONERIDGE COURT



PRELIMINARY ASSESSMENT ROLL

Table 3 – Preliminary Assessment Roll

Stoneridge Court

Total Streets Cost	Assessable Street Cost (50%)	Total Units	Policy Unit Assessment
\$179,445	\$89,723	10.0	\$8,972.25

Parcel #	Parcel ID	Site Address	Units	Policy Unit Assessment	Proposed Assessment	Note
1	042922220116	3117 STONERIDGE COURT	1	\$8,972.25	\$8,972.25	
2	042922220117	3111 STONERIDGE COURT	1	\$8,972.25	\$8,972.25	
3	042922220118	3095 STONERIDGE COURT	1	\$8,972.25	\$8,972.25	
4	042922220119	3087 STONERIDGE COURT	1	\$8,972.25	\$8,972.25	
5	042922210053	3088 STONERIDGE COURT	1	\$8,972.25	\$8,972.25	
6	042922210054	3092 STONERIDGE COURT	1	\$8,972.25	\$8,972.25	
7	042922210055	3094 STONERIDGE COURT	1	\$8,972.25	\$8,972.25	
8	042922210056	3108 STONERIDGE COURT	1	\$8,972.25	\$8,972.25	
9	042922220120	3116 STONERIDGE COURT	1	\$8,972.25	\$8,972.25	
10	042922220001	942 COUNTY ROAD D E	1	\$8,972.25	\$8,972.25	
					\$89,723	



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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