



2025 STREET IMPROVEMENTS

- NADEAU ROAD
- STONERIDGE COURT
- MAPLE LEAF COURT

IMPROVEMENT HEARING PRESENTATION

DECEMBER 18TH, 2024



INFRASTRUCTURE IMPROVEMENT PLANNING

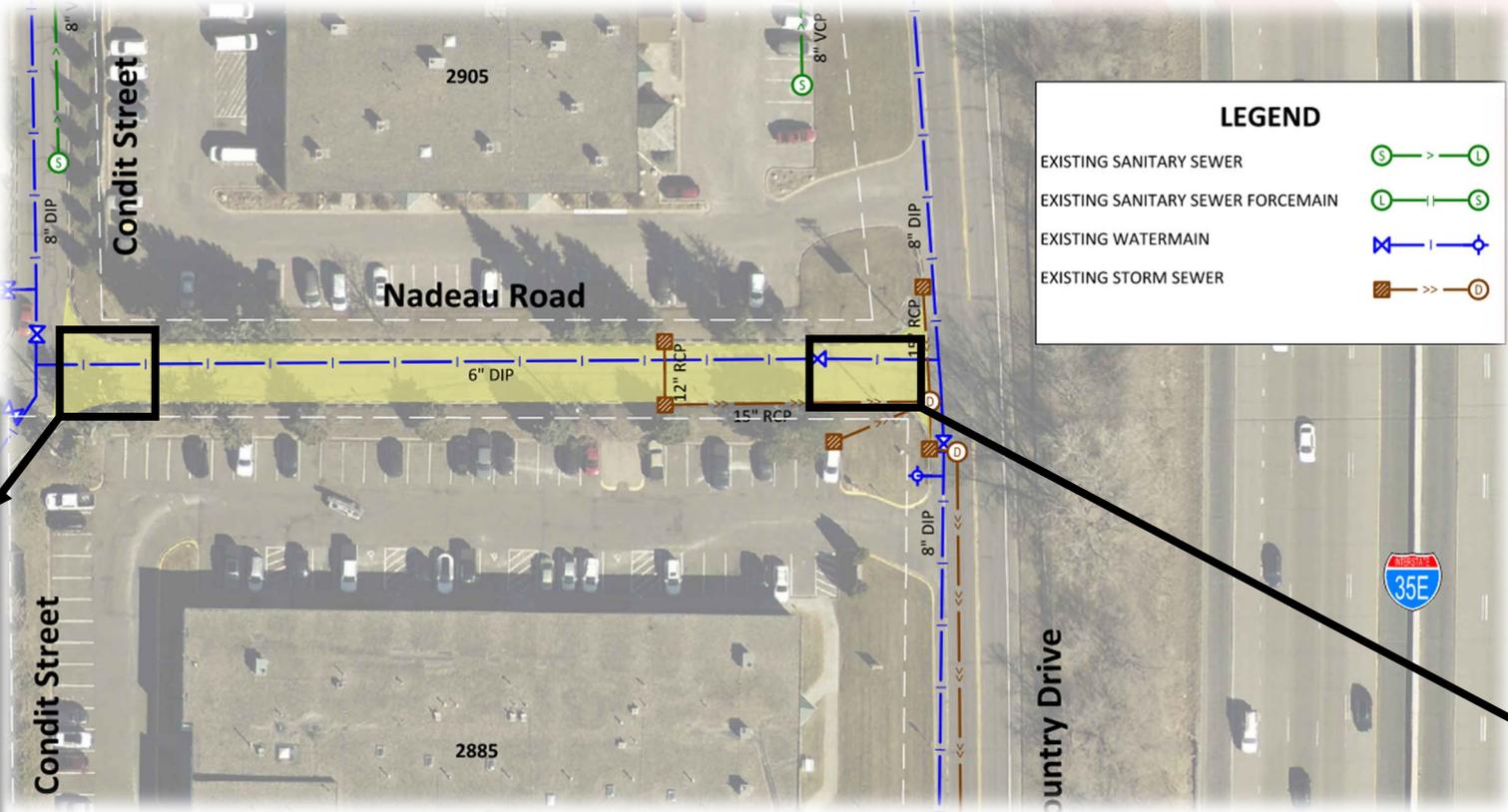
- City has a 10-year Capital Improvement Plan and 15-year Pavement Management Plan
- Streets are prioritized by staff review based upon several factors:
 - Pavement condition rating
 - Utility Problems / Improvements
 - Drainage Issues
- **Nadeau Road, Stoneridge Court, Maple Leaf Court Programmed for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



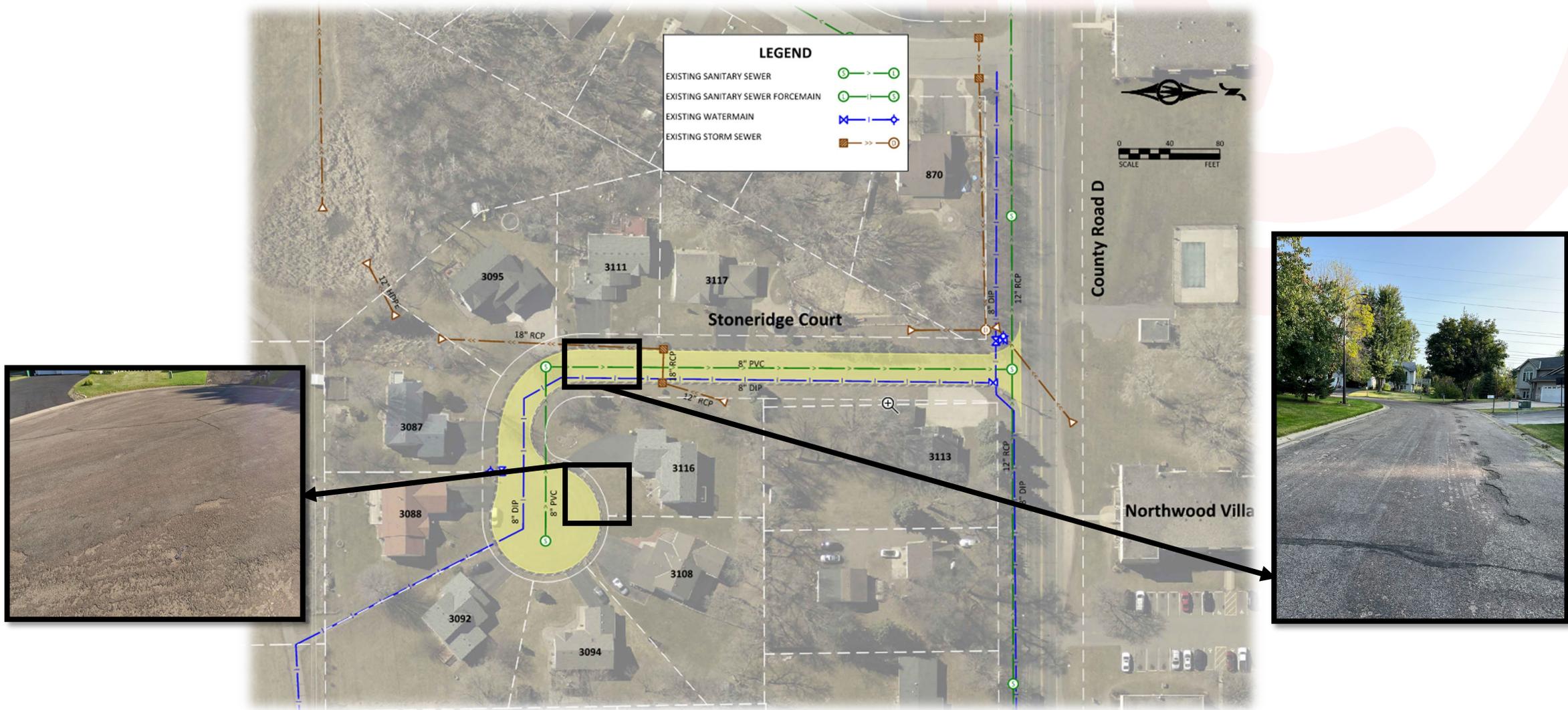
Capital Improvement Plan
2022 - 2031



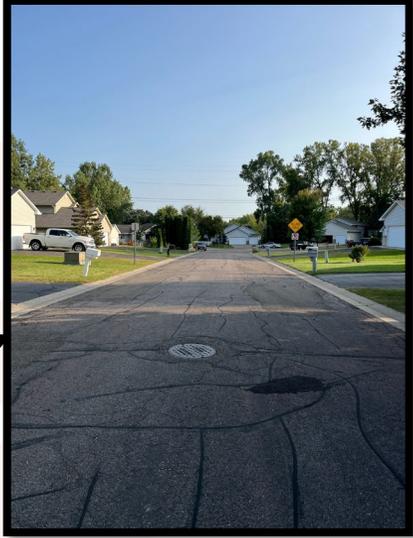
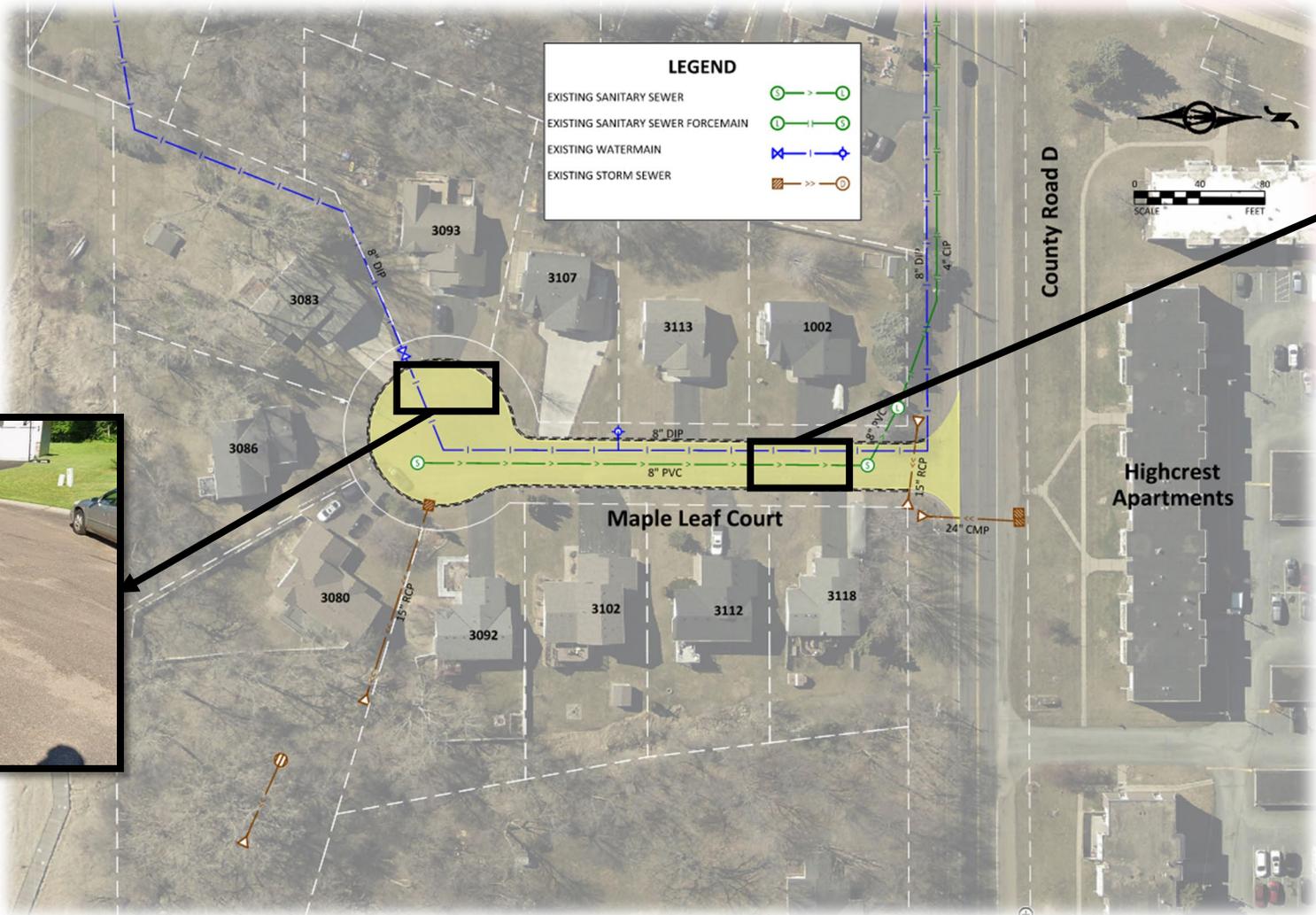
NADEAU ROAD



STONERIDGE COURT



MAPLE LEAF COURT



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



ESTIMATED COSTS & FINANCING

Item	Total Estimated Cost	Infrastructure Capital Improvement Fund	Stormwater Utility Fund	Assessments
Maple Leaf Court				
Street	\$160,909.58	\$80,454.79		\$80,454.79
Sanitary Sewer	\$3,894.00	\$3,894.00		
Water Main	\$1,038.40	\$1,038.40		
Storm Sewer	\$5,451.60		\$5,451.60	
Subtotal	\$171,293.58	\$85,387.19	\$5,451.60	\$80,454.79
Stoneridge Court				
Street	\$179,445.01	\$89,722.50		\$89,722.50
Sanitary Sewer	\$11,033.00	\$11,033.00		
Water Main	\$2,076.80	\$2,076.80		
Storm Sewer	\$72,318.07		\$72,318.07	
Subtotal	\$264,872.88	\$102,832.30	\$72,318.07	\$89,722.50
Nadeau Road				
Street	\$98,160.15	\$49,080.08		\$49,080.08
Sanitary Sewer	\$0.00	\$0.00		
Water Main	\$2,076.80	\$2,076.80		
Storm Sewer	\$7,463.50		\$7,463.50	
Subtotal	\$107,700.45	\$51,156.88	\$7,463.50	\$49,080.08
Grand Totals:	\$543,866.91	\$239,376.37	\$85,233.17	\$219,257.37



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.

Country Drive

- Front foot assessment method due to variability of adjacent property sizes & uses
- Front Foot Method Utilized- **\$71.03 per front foot**

Stoneridge Court

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

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 - NADEAU



LEGEND

IMPROVED STREET	
ASSESSABLE PROPERTIES	



PRELIMINARY ASSESSMENT ROLL
NADEAU ROAD

Total Streets Cost	Assessable Street Cost (50%)	Assessment Rate Per LF
\$98,160	\$49,080	\$71.03

Parcel #	Parcel ID	Site Address	Owner	Front Footage	Assessable Front Footage	Proposed Assessment	Note
1	062922140025	2905 COUNTRY DRIVE	CYH INC	319	\$319.00	\$22,657.81	
2	062922410028	2885 COUNTRY DRIVE	2885 COUNTRY DRIVE LLC	372	\$372.00	\$26,422.27	
TOTAL				691	691	\$49,080	



ASSESSABLE PROPERTIES - STONERIDGE



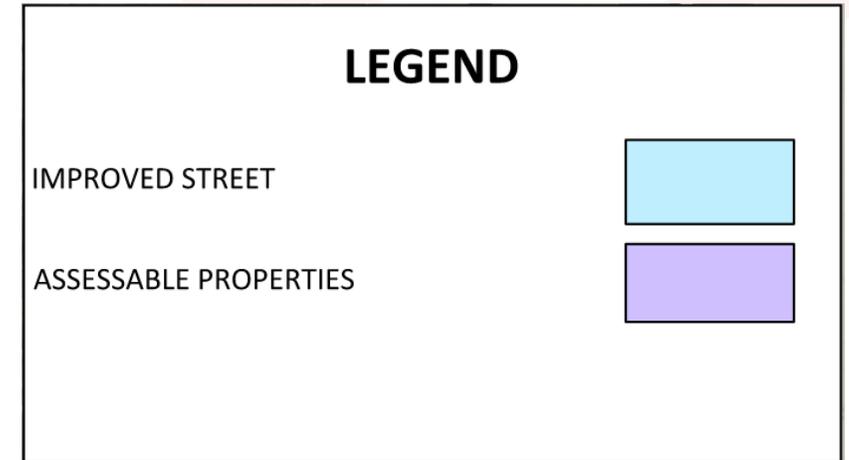
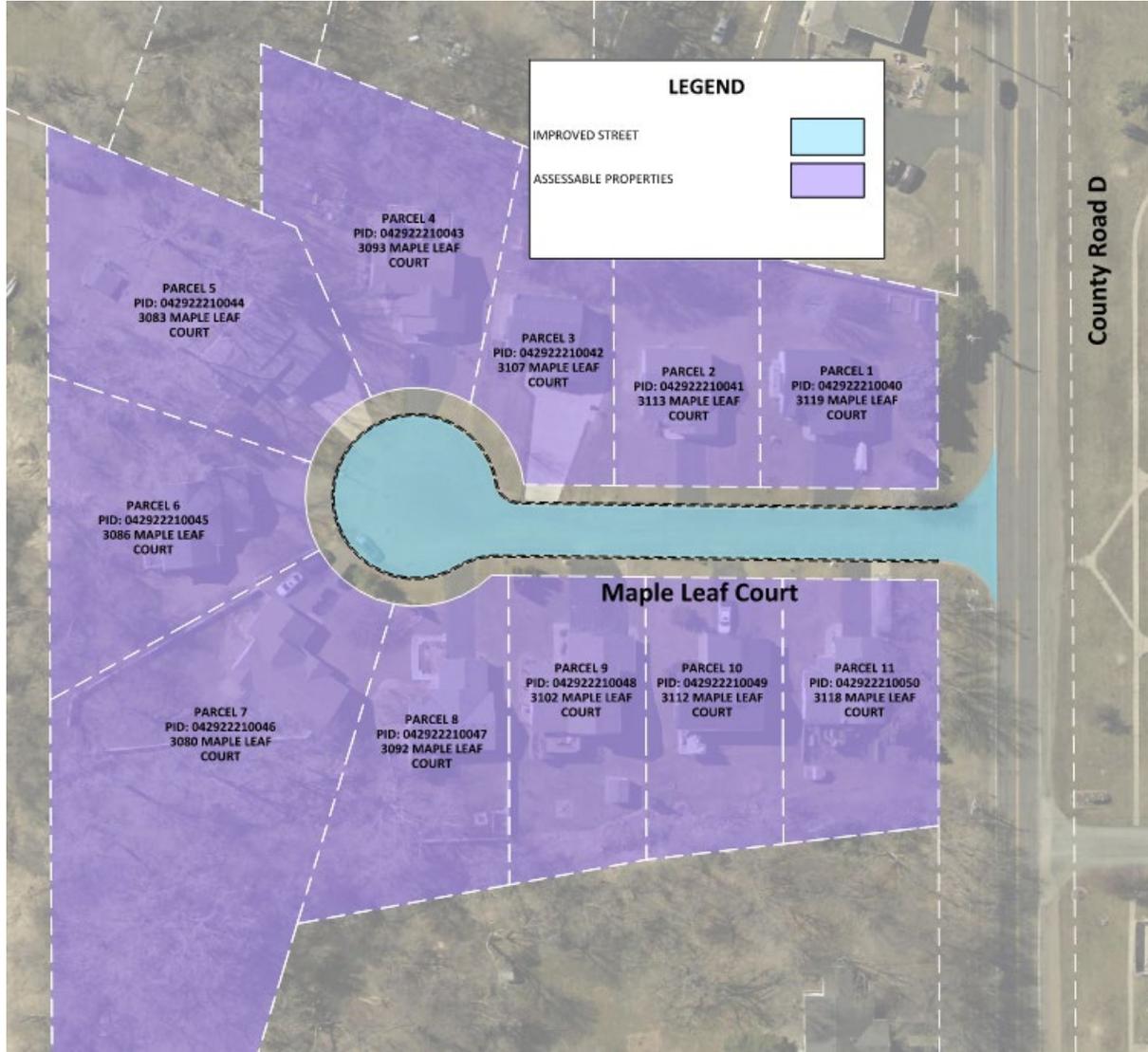
PRELIMINARY ASSESSMENT ROLL
STONERIDGE COURT

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	



ASSESSABLE PROPERTIES – MAPLE LEAF



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	October 29, 2024
Receive Feasibility Report, Call for Improvement Hearing*	November 13, 2024
Mail Improvement Hearing Notice	November 14, 2024
Advertise Improvement Hearing in Pioneer Press Newspaper	November 20 & 27, 2024
Improvement Hearing, Order Project*	December 18, 2024
Approve Plans and Specifications, Authorize Bidding*	February 12, 2025
Bid Opening	March 13, 2025
Receive Bids and Award Project *	March 26, 2025
Begin Construction	June 2025
Final Completion	August 2025
Advertise Assessment Hearing in Pioneer Press Newspaper	September 11, 2025
Mail Assessment Hearing Notice	September 11, 2025
Assessment Hearing*	October 6, 2025

* Denotes City Council Meeting





THANK YOU

QUESTIONS & COMMENTS



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