

MENDOTA ROAD NEIGHBORHOOD IMPROVEMENTS

NEIGHBORHOOD INFORMATIONAL MEETING
MENDOTA HEIGHTS CITY HALL
SEPTEMBER 28, 2015
6:00 PM



City of Mendota Heights
Engineering Department
651-452-1850

This and other project documents can be found on the City's website at www.mendota-heights.com. From the main page click on City Services • Engineering • Engineering Projects.

PROPOSED RECONSTRUCTION IMPROVEMENTS:

- PROJECT AREA
 - Mendota Road from Oak Street to Delaware Avenue
 - Warrior Drive from Mendota Road to north end
 - See Page 7 in this packet for project area

- STREETS
 - Street Width Varies: 28-34 feet wide from face of curb to face of curb
 - See Page 8 in this packet for street width locations
 - New B618 Curb and Gutter
 - New Pavement: 9-Ton Design Standard on Mendota Road
 - New Pavement: 7-Ton Design Standard on Warrior Drive

- TRAFFIC/PARKING
 - No parking along both sides of the road in all sections of the road that have the 28 foot typical section.
 - No parking along one side of the road in all sections of the road that have the 34 foot typical section.

- TRAIL
 - Existing Trail: Fog Seal Existing Trail between the Dodd Road and Delaware Avenue

- STORM SEWER SYSTEM
 - Catch Basins
 - Storm Sewer Pipe

- WATER MAIN IMPROVEMENTS
 - Replace Hydrants

- RESTORATION
 - Driveway Restoration: Match Existing Bituminous & Concrete
 - Turf Restoration: Sod

ESTIMATED PROJECT COSTS

PROJECT COSTS

ITEM	CONSTRUCTION	INDIRECT*	TOTAL
Street Reconstruction Mendota Road	\$664,133.46	\$166,033.37	\$830,166.83
Street Rehabilitation Warrior Drive	\$583,259.52	\$145,814.88	\$729,074.40
Curb Replacement	\$46,593.00	\$11,648.25	\$58,241.25
Trail	\$46,476.00	\$11,619.00	\$58,095.00
Storm Sewer	\$149,270.00	\$37,317.50	\$186,587.50
Totals	\$1,489,731.98	\$372,433.00	\$1,862,164.98

* Includes 25% indirect costs for legal, engineering, administration, and finance.

PROPOSED FUNDING SOURCES

- The roadway improvement cost can be assessed on a unit basis to the benefiting properties as per the Street Rehabilitation and Reconstruction Policy adopted by the City council on June 16, 1992.
 - All single unit homes (SUH) with a driveway located on High Ridge Circle, Sibley Court, Warrior Drive, and Mendota Road (previously Hwy 110 Frontage Road) from Delaware Avenue to Oak Street will be assessed as a street reconstruction per the Street Rehabilitation and Reconstruction Policy for that type of residence.

FUNDING SOURCES

ITEM	COST ESTIMATE	ASSESSMENT	MUNICIPAL BONDS	MSA FUNDS	UTILITY FUNDS
Street Reconstruction Mendota Road	\$830,167	\$175,218	\$204,949	\$450,000	
Street Rehabilitation Warrior Drive	\$729,074	\$197,500	\$531,574		
Curb Replacement	\$58,241		\$58,241		
Trail	\$58,095		\$58,095		
Storm Sewer	\$186,588				\$186,588
Totals	\$1,862,165	\$372,718	\$852,859	\$450,000	\$186,588

PROPOSED ASSESSMENTS

The estimated unit assessment for this project was determined by calculating the number of lots and dividing them into assessable project costs. The following tables show the estimated unit assessment based on the City policy and proposed unit assessment that is being recommended by staff.

ASSESSMENT CALCULATIONS - STREET RECONSTRUCTION – MENDOTA ROAD

Assessable Costs	\$830,166.83		
Assessment	\$415,083.41		50%
Assessable Units	26		
Estimated Unit Assessment per City Policy	\$15,964.74	\$415,083.24	50%
Proposed Unit Assessment*	\$7,593.00	\$175,218.00	21%

* Units that were assessed \$3700 for the Town Center project will have their assessment lowered by that amount.

ASSESSMENT CALCULATIONS - STREET REHABILITATION – WARRIOR DRIVE

Assessable Costs	\$729,074.40		
Assessment	\$364,537.20		50%
Assessable Units	50		
Estimated Unit Assessment per City Policy	\$7,290.74	\$364,537.00	50%
Proposed Unit Assessment	\$3,950.00	\$197,500.00	27%

The estimated unit assessments for this street reconstruction project are higher than a typical street reconstruction project due to the large lot sizes as well as portions of the road not having assessable parcels. Staff proposes to assess the benefiting properties \$7,593/unit for single unit homes in the reconstruction area and \$3,950/unit for single unit homes in rehabilitation area of the project in order to bring the assessment rate closer to previous reconstruction projects.

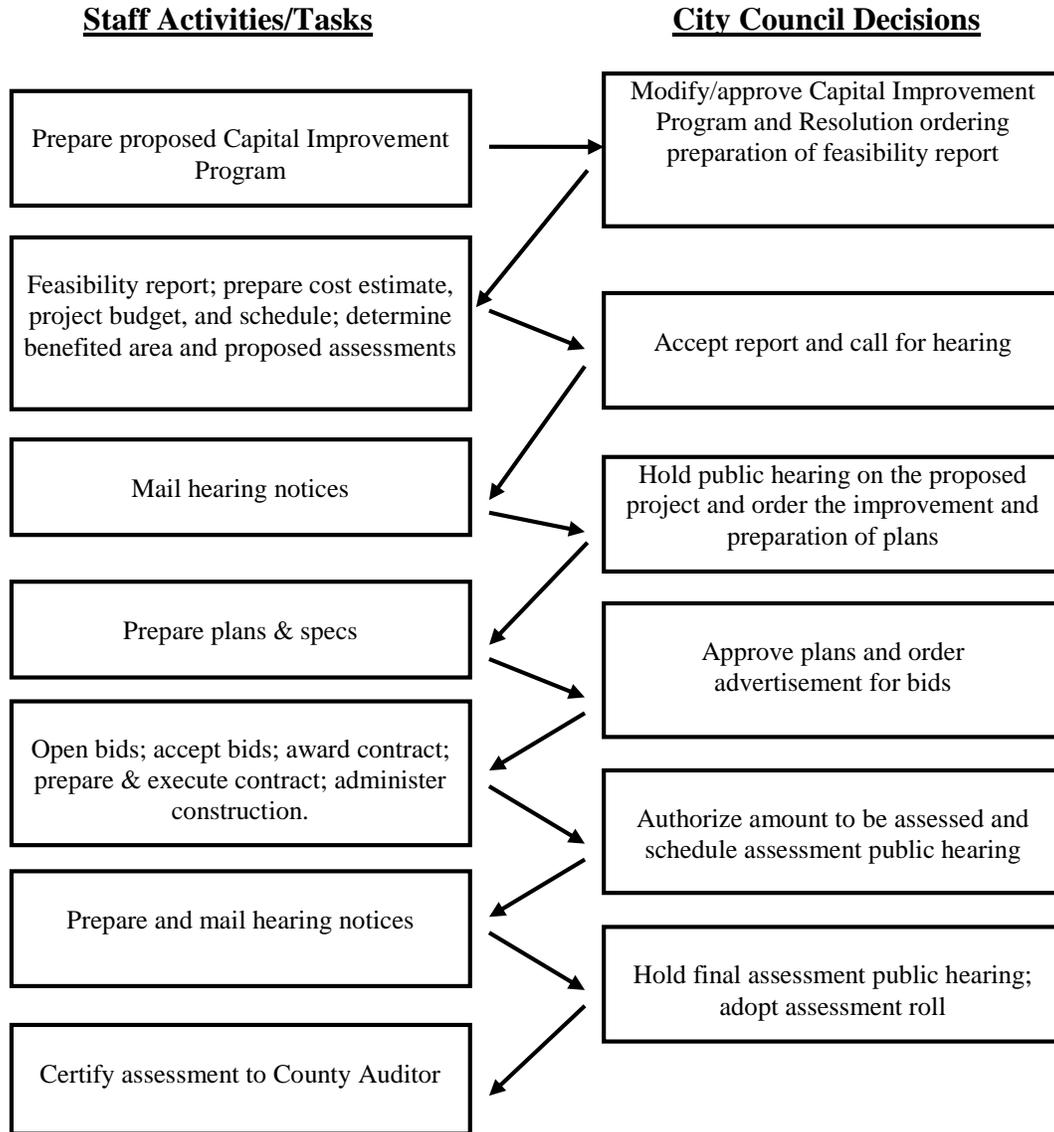
ESTIMATED PROJECT SCHEDULE

The following project schedule outlines an approach to complete the assessable project in 2016:

ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	September 1, 2015
Hold Neighborhood Informational Meeting	September 28, 2015
Conduct Public Hearing/Accept Project/Order Plans and Specifications	November 17, 2015
Approve Plans and Specifications/Order Advertisements for Bids	January 2016
Open Bids	March 2016
Accept Bids/Award Contract	April 2016
Begin Construction	May/June 2016
Complete Bituminous Pavement	August 2016
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2016
Conduct Assessment Hearing/Adopt Assessment Roll	October 2016

PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

(Minnesota Statutes Chapter 429)



Estimated Assessment Payment



CITY OF MENDOTA HEIGHTS

PROJECT: Mendota Road Neighborhood Improvements

PROJECT #: 201507

DATE: 09/16/2015

Proposed Assessment Hearing Date: October 2016

STREET RECONSTRUCTION ASSESSMENT SINGLE UNIT HOMES:

Mendota Road

Proposed Unit Assessment: \$7,593.00

Proposed Interest Rate 6.00%

Year	Principal	Interest	Annual	
1	\$399.63	\$573.68	\$973.31	\$973.31
2	\$399.63	\$431.60	\$831.23	\$831.23
3	\$399.63	\$407.62	\$807.25	\$807.25
4	\$399.63	\$383.65	\$783.28	\$783.28
5	\$399.63	\$359.67	\$759.30	\$759.30
6	\$399.63	\$335.69	\$735.32	\$735.32
7	\$399.63	\$311.71	\$711.34	\$711.34
8	\$399.63	\$287.74	\$687.37	\$687.37
9	\$399.63	\$263.76	\$663.39	\$663.39
10	\$399.63	\$239.78	\$639.41	\$639.41
11	\$399.63	\$215.80	\$615.43	\$615.43
12	\$399.63	\$191.82	\$591.45	\$591.45
13	\$399.63	\$167.85	\$567.48	\$567.48
14	\$399.63	\$143.87	\$543.50	\$543.50
15	\$399.63	\$119.89	\$519.52	\$519.52
16	\$399.63	\$95.91	\$495.54	\$495.54
17	\$399.63	\$71.94	\$471.57	\$471.57
18	\$399.63	\$47.96	\$447.59	\$447.59
19	\$399.66	\$23.98	\$423.64	\$423.64
	\$7,593.00	\$4,673.92	\$12,266.92	\$12,266.92

STREET REHABILITATION ASSESSMENT SINGLE UNIT HOMES:

High Ridge Circle, Sibley Court, Warrior Drive

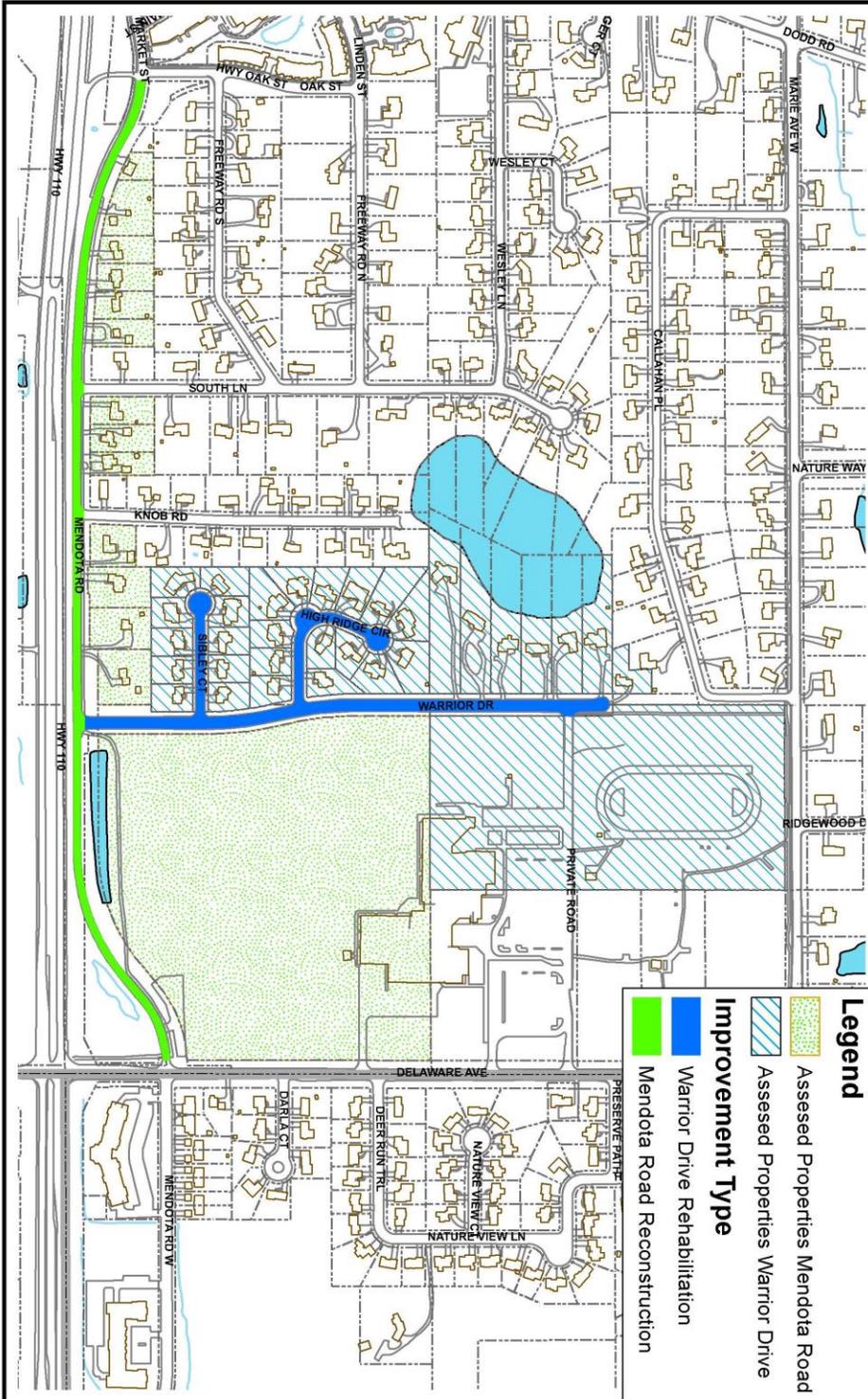
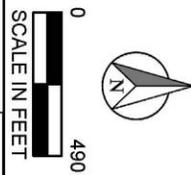
Proposed Unit Assessment: \$3,950.00

Proposed Interest Rate 6.00%

Year	Principal	Interest	Annual	
1	\$395.00	\$298.44	\$693.44	\$693.44
2	\$395.00	\$213.30	\$608.30	\$608.30
3	\$395.00	\$189.60	\$584.60	\$584.60
4	\$395.00	\$165.90	\$560.90	\$560.90
5	\$395.00	\$142.20	\$537.20	\$537.20
6	\$395.00	\$118.50	\$513.50	\$513.50
7	\$395.00	\$94.80	\$489.80	\$489.80
8	\$395.00	\$71.10	\$466.10	\$466.10
9	\$395.00	\$47.40	\$442.40	\$442.40
10	\$395.00	\$23.70	\$418.70	\$418.70
	\$3,950.00	\$1,364.94	\$5,314.94	\$5,314.94

Mendota Road Neighborhood Improvements Project Area

June 29, 2015



Mendota Road Neighborhood Improvements Road Width in Reconstruction Area

September 28, 2015

