



**PUBLIC INFORMATIONAL MEETING**

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**CITY OF MENDOTA HEIGHTS**

**WAGON WHEEL TRAIL  
NEIGHBORHOOD IMPROVEMENTS**

**OCTOBER 28, 2010**

**6:00 P.M.**

**CITY HALL**

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**ENGINEERING DEPARTMENT**

**PHONE: 651-452-1850**

## **PROPOSED RECONSTRUCTION IMPROVEMENTS**

- PROJECT AREAS
  - Wagon Wheel Trail
- STREETS
  - Street Width: 26 feet to 33 feet wide from face of curb to face of curb
  - New Curb and Gutter
  - New Pavement: 9-Ton Design Standard
  - New Bituminous Trail: 8' wide
- UTILITY IMPROVEMENTS
  - Hydrant Replacement
- STORM SEWER SYSTEM
  - Catch Basins
  - Storm Sewer
  - Rain Gardens (If feasible)
- TRAFFIC/PARKING
  - No parking along both sides of the road in all sections of the road that have the 26 foot typical section.
  - No parking along one sides of the road in all sections of the road that have the 33 foot typical section.
  - Stop signs are proposed at the intersection of Wagon Wheel Trail and Cygnet Lane.
  - No change to the existing speed limit (30 MPH).
- RESTORATION
  - Driveway Restoration: Bituminous & Concrete
  - Turf Restoration: Sod

## **PROPOSED PARK IMPROVEMENTS**

- PARK IMPROVEMENTS
  - New Curb and Gutter
  - New Pavement over existing gravel

## **PROPOSED REHABILITATION IMPROVEMENTS**

- PROJECT AREA
  - Alice Lane
  - Rogers Court
  - Swan Court
- STREETS
  - Remove and Replace Curb and Gutter Where Needed
  - Remove Existing Pavement
  - New Bituminous Surfacing: 1.5" Bituminous Wear over 2" Bituminous Base
- STORM SEWER SYSTEM
  - Catch Basins Repair
- RESTORATION IN AREAS OF CURB REPLACEMENT
  - Driveway Restoration: Bituminous & Concrete
  - Turf Restoration: Sod

## ESTIMATED PROJECT COSTS

ITEM	CONSTRUCTION	INDIRECT*	TOTAL
Street Reconstruction	\$1,062,734.00	\$265,683.50	\$1,328,417.50
Storm Sewer	\$233,565.00	\$58,391.25	\$291,956.25
Water Main	\$66,000.00	\$16,500.00	\$82,500.00
Trail Construction	\$90,162.00	\$22,540.50	\$112,702.50
Park Parking Lot Rehabilitation	\$84,652.00	\$21,163.00	\$105,815.00
Street Rehabilitation	\$169,012.30	\$42,253.08	\$211,265.38
<b>Totals</b>	<b>\$1,706,125.30</b>	<b>\$426,531.33</b>	<b>\$2,132,656.63</b>

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

## PROPOSED FUNDING SOURCES

ITEM	COST ESTIMATE	ASSESSMENT	MUNICIPAL BONDS	MSA FUNDS	PARK FUNDS	UTILITY FUNDS
Street Reconstruction	\$1,328,417.50	\$348,500.00	\$537,111.66	\$442,805.84		
Storm Sewer	\$291,956.25					\$291,956.25
Water Main	\$82,500.00					\$82,500.00
Trail Construction	\$112,702.50		\$112,702.50			
Park Parking Lot Rehabilitation	\$105,815.00		\$105,815.00			
Street Rehabilitation	\$211,265.38	\$105,632.52	\$105,632.86			
<b>Totals</b>	<b>\$2,132,656.63</b>	<b>\$454,132.52</b>	<b>\$861,262.02</b>	<b>\$442,805.84</b>	<b>\$0.00</b>	<b>\$374,456.25</b>

## PROPOSED ASSESSMENTS

### ASSESSMENT CALCULATIONS - STREET RECONSTRUCTION

Assessable Costs	\$1,328,417.50
Assessment	\$442,805.84
Assessable Units	41
Estimated Unit Assessment per City Policy	\$10,800.15
<b>Proposed Unit Assessment</b>	<b>\$8,500.00</b>

### ASSESSMENT CALCULATIONS - STREET REHABILITATION

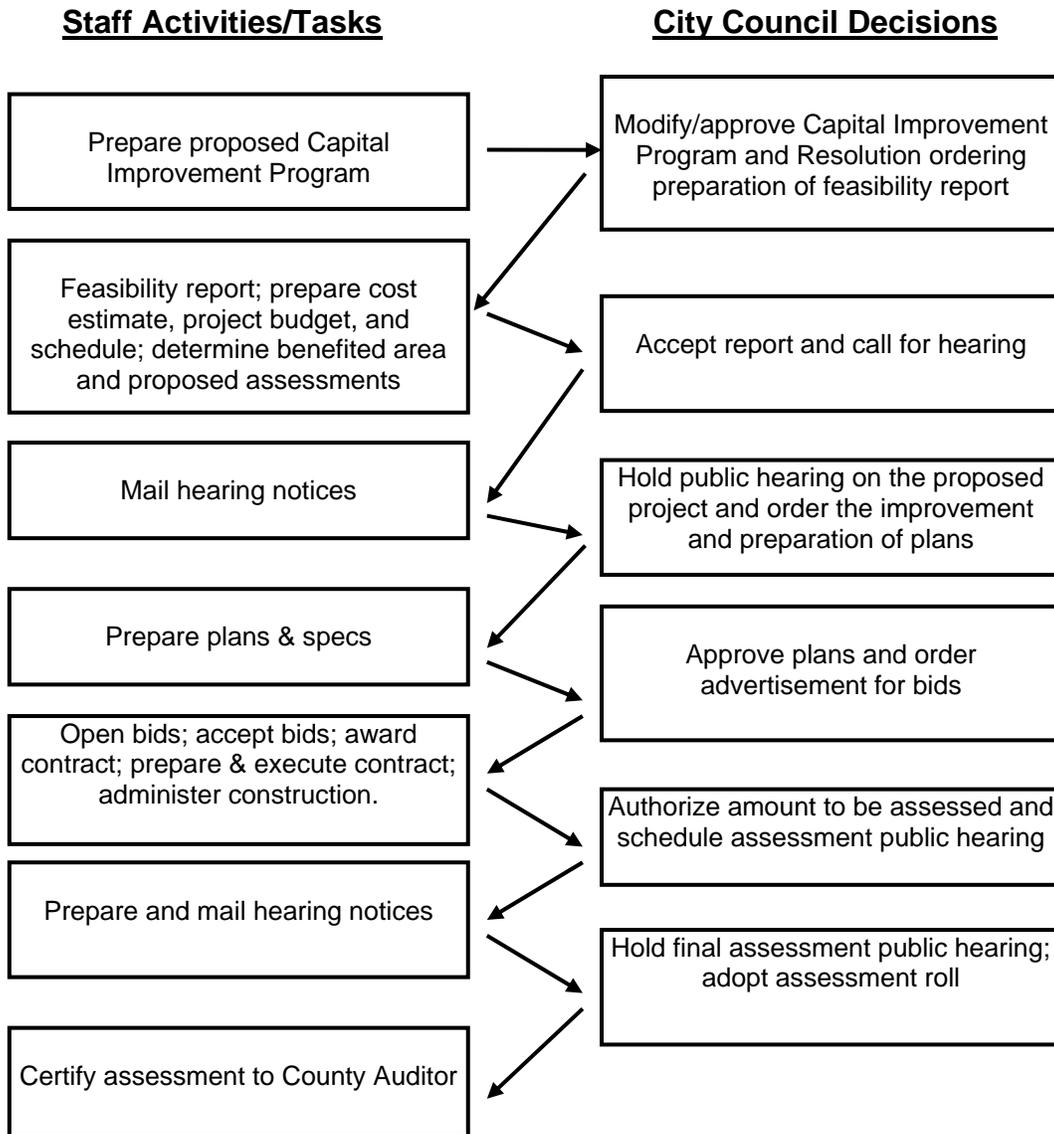
Assessable Costs	\$211,265.38
Assessment	\$105,632.69
Assessable Units	42
Estimated Unit Assessment per City Policy	\$2,515.06
<b>Proposed Unit Assessment</b>	<b>\$2,515.06</b>

## **ESTIMATED PROJECT SCHEDULE**

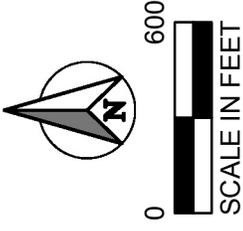
<b>ACTIVITY</b>	<b>DATE</b>
Accept Feasibility Study/Call for Public Hearing	October 5, 2010
Hold Informational Meeting	October 28, 2010
Conduct Public Hearing/Accept Project/Order Plans and Specifications	November 16, 2010
Hold Second Informational Meeting (if necessary)	January 2011
Approve Plans and Specifications/Order Advertisements for Bids	March 2011
Open Bids	April 2011
Accept Bids/Award Contract	April 2011
Begin Construction	May 2011
Complete Base Course of Bituminous Pavement	Fall 2011
Authorize Amount to be Assessed/Schedule Assessment Hearing	Fall 2011
Conduct Assessment Hearing/Adopt Assessment Roll	Fall 2011
Complete Final Course of Bituminous Pavement	Fall 2011

# PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

(Minnesota Statutes Chapter 429)



# Wagon Wheel Trail Neighborhood Improvements Street Reconstruction and Rehabilitation Area



September 30, 2010

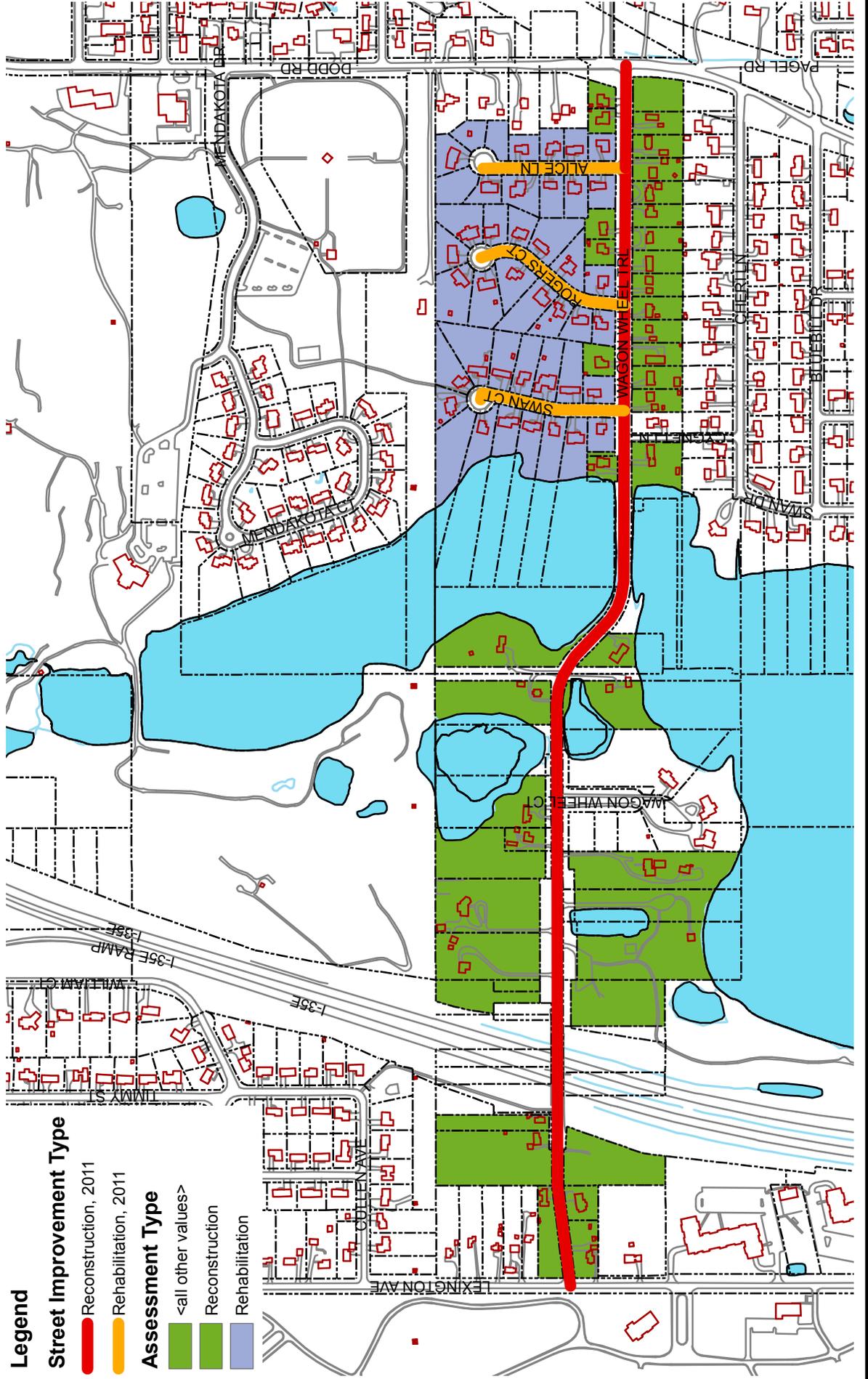
## Legend

### Street Improvement Type

- █ Reconstruction, 2011
- █ Rehabilitation, 2011

### Assessment Type

- █ <all other values>
- █ Reconstruction
- █ Rehabilitation

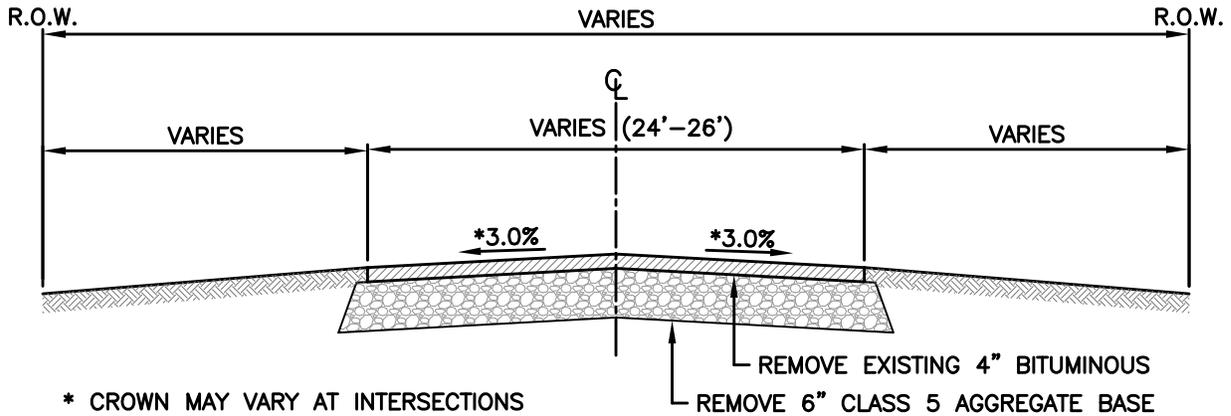


**WAGON WHEEL TRAIL  
NEIGHBORHOOD IMPROVEMENTS  
26' TYPICAL STREET SECTION**

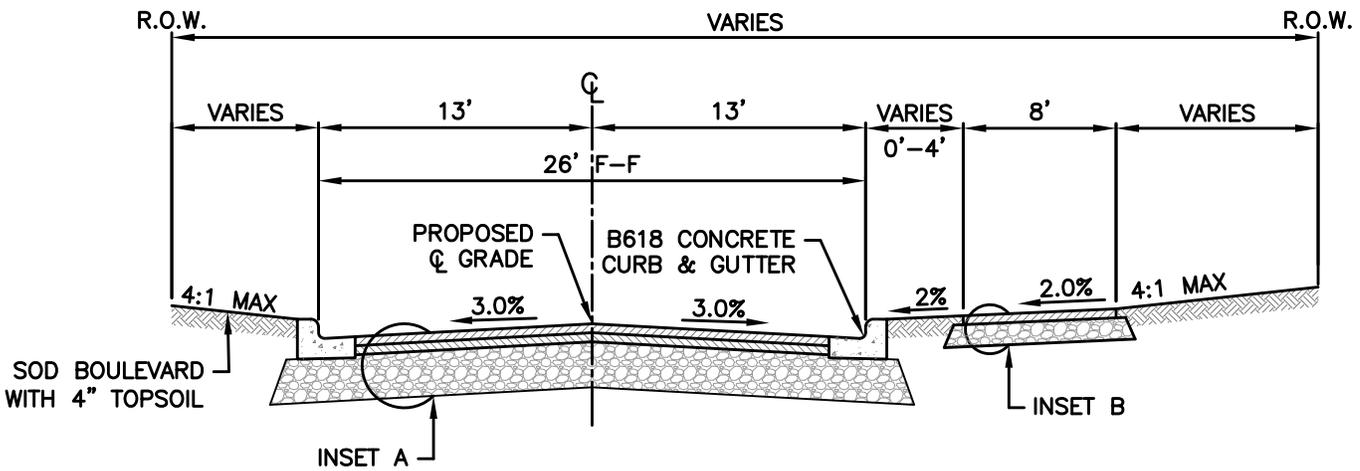
SEPTEMBER 30, 2010



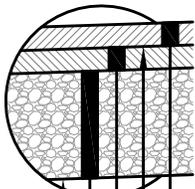
**EXISTING TYPICAL SECTION**



**PROPOSED TYPICAL SECTION**

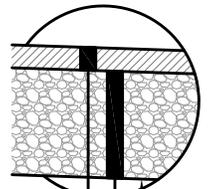


**INSET A**



- 1.5" BITUMINOUS WEAR (MVWE45035B)
- TACK COAT
- 2.5" BITUMINOUS NON WEAR (LVNW35030B)
- 10" CLASS 5 AGGREGATE BASE (100% CRUSHED)
- APPROVED SUBGRADE

**INSET B**



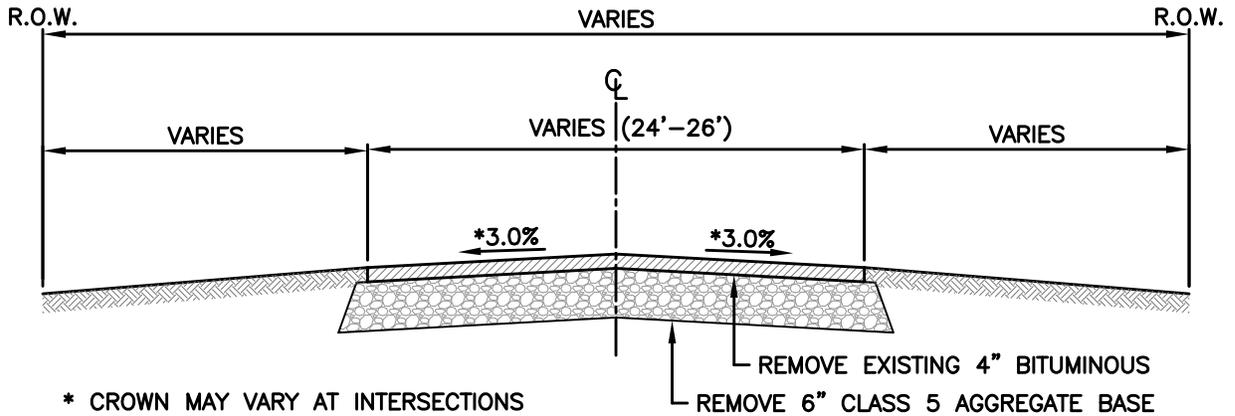
- 3" BITUMINOUS NON WEAR (LVNW35030B)
- 6" CLASS 5 AGGREGATE BASE (100% CRUSHED)
- APPROVED SUBGRADE

**WAGON WHEEL TRAIL  
NEIGHBORHOOD IMPROVEMENTS  
33' TYPICAL STREET SECTION**

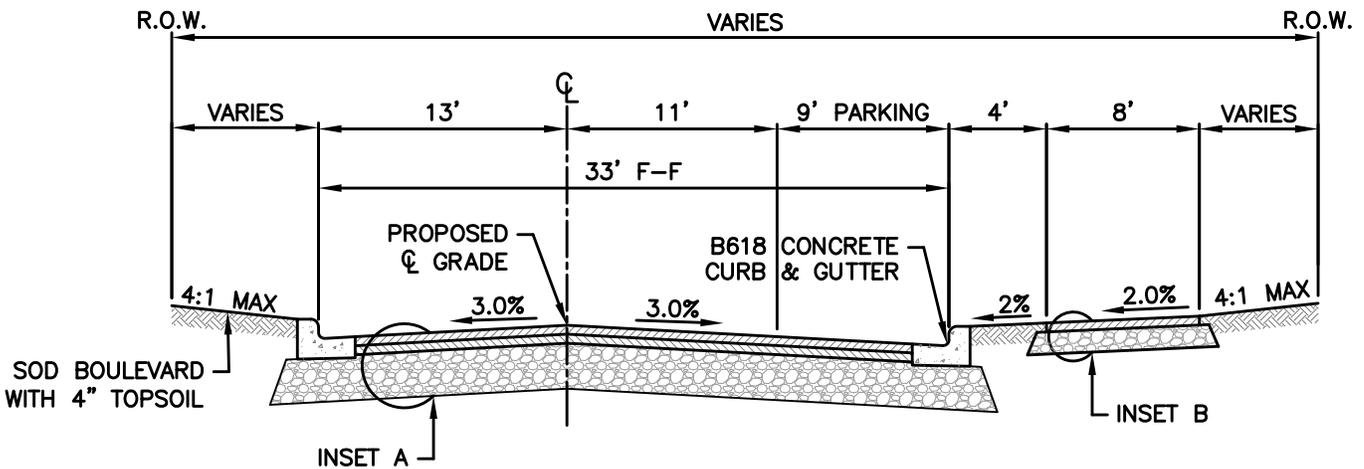
SEPTEMBER 30, 2010



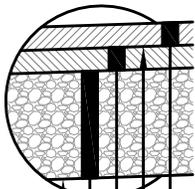
**EXISTING TYPICAL SECTION**



**PROPOSED TYPICAL SECTION**

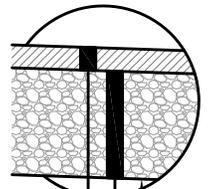


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- 10" CLASS 5 AGGREGATE BASE (100% CRUSHED)
- APPROVED SUBGRADE

**INSET B**



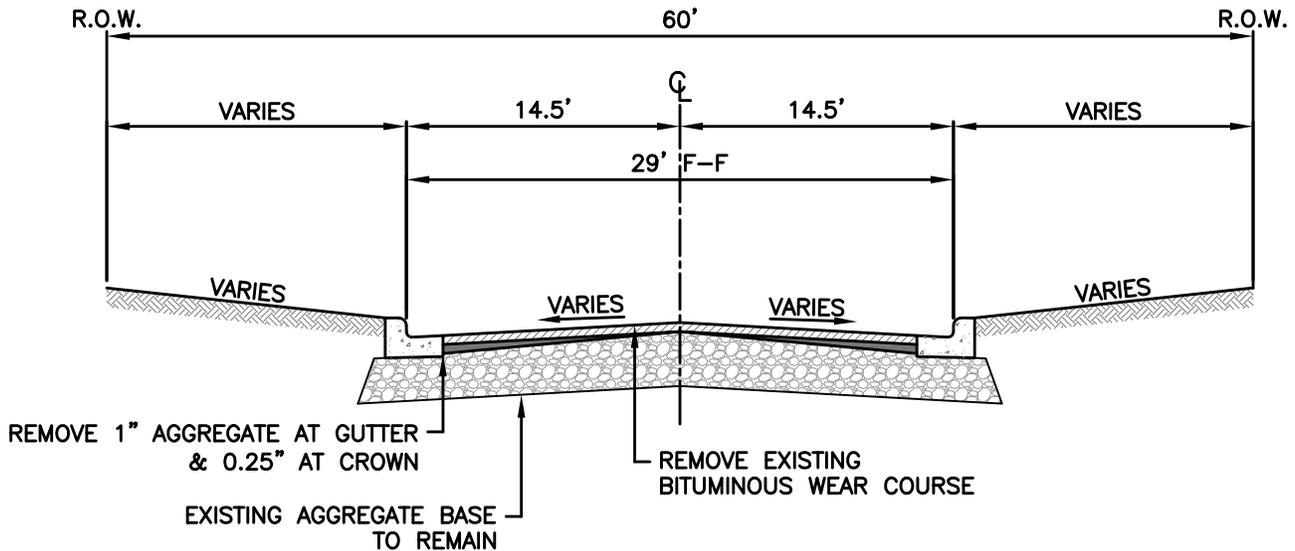
- 3" BITUMINOUS NON WEAR (LVNW35030B)
- 6" CLASS 5 AGGREGATE BASE (100% CRUSHED)
- APPROVED SUBGRADE

# WAGON WHEEL TRAIL NEIGHBORHOOD IMPROVEMENTS REHABILITATION TYPICAL SECTION

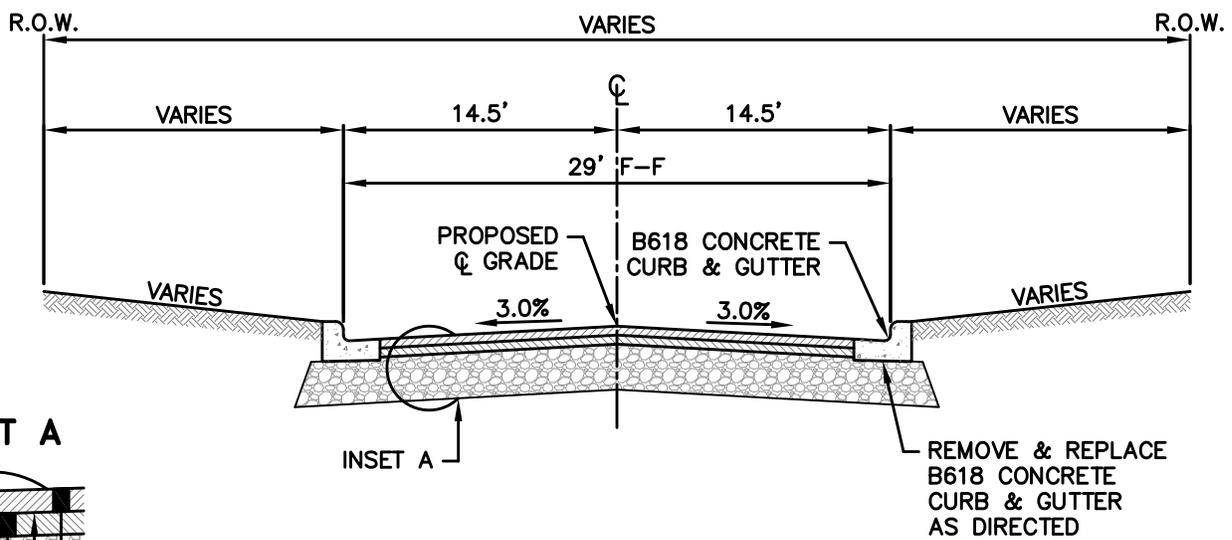
SEPTEMBER 30, 2010



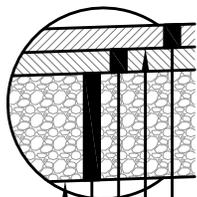
## EXISTING TYPICAL SECTION



## PROPOSED TYPICAL SECTION



### INSET A



- 1.5" BITUMINOUS WEAR (MVWE45035B)
- TACK COAT
- 2" BITUMINOUS NON WEAR (LVNW35030B)
- EXISTING AGGREGATE BASE
- APPROVED SUBGRADE



# Estimated Assessment Payment

CITY OF MENDOTA HEIGHTS

PROJECT: Wagon Wheel Trail Neighborhood Improvements

PROJECT #: 201002

DATE: 10/28/2010

## Proposed Assessment Hearing Date: October 2011

### STREET REHABILITATION ASSESSMENT

Proposed Unit Assessment: \$2,515.06  
Proposed Interest Rate 6.00%

Year	Principal	Interest	Annual
1	\$251.51	\$190.02	\$441.53
2	\$251.51	\$135.81	\$387.32
3	\$251.51	\$120.72	\$372.23
4	\$251.51	\$105.63	\$357.14
5	\$251.51	\$90.54	\$342.05
6	\$251.51	\$75.45	\$326.96
7	\$251.51	\$60.36	\$311.87
8	\$251.51	\$45.27	\$296.78
9	\$251.51	\$30.18	\$281.69
10	\$251.47	\$15.09	\$266.56
	<b>\$2,515.06</b>	<b>\$869.08</b>	<b>\$3,384.14</b>

### STREET RECONSTRUCTION ASSESSMENT

Proposed Unit Assessment: \$8,500.00  
Proposed Interest Rate 6.00%

Year	Principal	Interest	Annual
1	\$447.37	\$642.21	\$1,089.58
2	\$447.37	\$483.16	\$930.53
3	\$447.37	\$456.32	\$903.69
4	\$447.37	\$429.47	\$876.84
5	\$447.37	\$402.63	\$850.00
6	\$447.37	\$375.79	\$823.16
7	\$447.37	\$348.95	\$796.32
8	\$447.37	\$322.10	\$769.47
9	\$447.37	\$295.26	\$742.63
10	\$447.37	\$268.42	\$715.79
11	\$447.37	\$241.58	\$688.95
12	\$447.37	\$214.74	\$662.11
13	\$447.37	\$187.89	\$635.26
14	\$447.37	\$161.05	\$608.42
15	\$447.37	\$134.21	\$581.58
16	\$447.37	\$107.37	\$554.74
17	\$447.37	\$80.52	\$527.89
18	\$447.37	\$53.68	\$501.05
19	\$447.34	\$26.84	\$474.18
	<b>\$8,500.00</b>	<b>\$5,232.19</b>	<b>\$13,732.19</b>