

LEMAY LAKE ROAD NEIGHBORHOOD IMPROVEMENTS

NEIGHBORHOOD INFORMATIONAL MEETING
MENDOTA HEIGHTS CITY HALL
OCTOBER 19, 2011
6:00 PM



City of Mendota Heights
Engineering Department
651-452-1850

PROPOSED RECONSTRUCTION IMPROVEMENTS

(LOCAL STREETS)

- PROJECT AREA
 - Lakeview Avenue
 - Kendon Lane
 - Furlong Avenue
 - Victory Avenue

- STREETS
 - Street Width: 28 feet wide from face of curb to face of curb
 - Cul-De-Sacs: 30 foot radius to face of curb
 - New Curb and Gutter
 - New Pavement: 7-Ton Design Standard

- STORM SEWER SYSTEM
 - Catch Basins
 - Storm Sewer Pipe
 - Dry Basins or Rain Gardens (If feasible)

- WATER MAIN IMPROVEMENTS
 - Replace Hydrants

- RESTORATION IN AREAS OF CURB REPLACEMENT
 - Driveway Restoration (If Necessary): Match Existing Bituminous & Concrete
 - Turf Restoration: Sod

PROPOSED RECONSTRUCTION IMPROVEMENTS **(MSA STREET)**

- PROJECT AREA
 - Lemay Lake Road (from Mendota Heights Road to Highway 13)

- STREETS
 - Street Width: 34 feet wide from face of curb to face of curb
 - New Curb and Gutter
 - New Pavement: 9-Ton Design Standard
 - No Parking Along West Side of the Street

- STORM SEWER SYSTEM
 - Catch Basins
 - Storm Sewer Pipe
 - Detention Pond

- TRAFFIC/PARKING
 - No parking along the west side of the road. East side of the road will have a striped parking lane.
 - No change to the existing speed limit.

- TRAIL
 - New Bituminous Trail on the North Side of Mendota Heights Road from Highway 55 to Lemay Lake Road

- WATER MAIN IMPROVEMENTS
 - Replace Hydrants

- RESTORATION IN AREAS OF CURB REPLACEMENT
 - Driveway Restoration (If Necessary): Match Existing Bituminous & Concrete
 - Turf Restoration: Sod

ESTIMATED PROJECT COSTS

PROJECT COSTS

ITEM	CONSTRUCTION	INDIRECT*	TOTAL
Street Reconstruction - Lemay Lake Road	\$911,379.25	\$227,844.82	\$1,139,224.07
Street Reconstruction - Local Streets	\$449,966.25	\$112,491.57	\$562,457.82
Storm Sewer	\$376,930.00	\$94,232.50	\$471,162.50
Trail Construction	\$5,474.00	\$1,368.50	\$6,842.50
Water Main	\$120,000.00	\$30,000.00	\$150,000.00
Totals	\$1,863,749.50	\$465,937.39	\$2,329,686.89

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

PROPOSED ASSESSMENTS

- The roadway improvement cost can be assessed to the benefiting properties as per the Street Rehabilitation and Reconstruction Policy adopted by the City council on June 16, 1992.
 - All units with a driveway located on Lemay Lake Road, Lakeview Avenue, Kendon Avenue, Furlong Avenue, and Victory Avenue will be assessed per the Street Rehabilitation and Reconstruction Policy.

Lakeview Avenue, Kendon Avenue, Furlong Avenue, and Victory Avenue

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

ASSESSMENT CALCULATIONS - STREET RECONSTRUCTION LAKE VIEW AVENUE, KENDON LANE, FURLONG, VICTORY AVENUE

Assessable Costs	\$562,457.82		
Assessment	\$281,228.91		
Assessable Units	31		
Estimated Unit Assessment per City Policy	\$9,071.90	\$281,228.90	50%
Proposed Unit Assessment	\$8,500.00	\$263,500.00	47%

The estimated unit assessments for this street reconstruction project are higher than a typical street reconstruction project due to the streets all having cul-de-sacs which has additional material costs. Staff proposes to assess the benefiting properties \$8,500/unit in order to bring the assessment rate closer to previous and future reconstruction project costs.

Lemay Lake Road

The estimated front footage assessment for this project was determined by calculating the total length of frontage and dividing it into the total assessable project cost. The following table shows estimated assessments based on the City policy and proposed assessments that are being recommended by staff.

ASSESSMENT CALCULATIONS - STREET RECONSTRUCTION LEMAY LAKE ROAD

Assessable Costs	\$1,139,224.07		
Assessment	\$569,612.03		
Total Street Front Footage (L.F.)	7,827.0		
Estimated Front Footage Assessment per City Policy	\$72.77	\$569,570.79	50%
Proposed Frontage Assessment for Non-Residential (\$/L.F.)	\$72.77	\$119,633.88	
Proposed Unit Assessment for Residential	\$8,500.00	\$59,500.00	
		<u>\$179,133.88</u>	16%

Lemay Lake Road has eleven (11) properties that have driveway access along Mendota Heights Road. Those properties consist of seven (7) single-family residential properties, one (1) commercial, two (2) properties owned by the cemetery, and one (1) non-residential property owned by the City of Mendota Heights. The estimated front footage assessment for the single family residential property varies greatly from \$6,403.746 to 43,516.46 due to the lot shapes and street frontage. As a result, staff proposes to assess the residential properties at \$8,500/unit in order to bring the assessment rate closer to previous and future reconstruction project costs. Staff proposes to assess all other properties at \$72.77/L.F. of frontage.

The assessable properties are summarized in the following table:

Assessable Property	Front Footage	Assessment Per City Policy	Proposed Assessment
1201 Mendota Heights Road (Thaw LLP)	461	\$33,546.97	\$33,546.97
Parcel 276650000067 (City of Mendota Heights) *Residential*	112	\$8,150.24	\$8,500.00
2454 Lemay Lake Road (Bohlig) *Residential*	112	\$8,150.24	\$8,500.00
Parcel 270410042010 (City of Mendota Heights)	801	\$58,288.77	\$58,288.77
Parcel 270410041010 (Resurrection Cemetery)	168	\$12,225.36	\$12,225.36
Parcel 270410037010 (Resurrection Cemetery)	214	\$15,572.78	\$15,572.78
2376 Lemay Lake Road (McLeod) *Residential*	598	\$43,516.46	\$8,500.00
2370 Lemay Lake Road (Kahn) *Residential*	198	\$14,408.46	\$8,500.00
2366 Lemay Lake Road (Mulvaney) *Residential*	152	\$11,061.04	\$8,500.00
2316 Lemay Lake Road (Woolsey) *Residential*	299	\$21,758.23	\$8,500.00
2314 Lemay Lake Road (Lane) *Residential*	88	\$6,403.76	\$8,500.00
		\$233,082.31	\$179,133.88

PROPOSED FUNDING SOURCES

FUNDING SOURCES

ITEM	COST ESTIMATE	ASSESSMENT	MUNICIPAL BONDS	MSA FUNDS	PARK FUNDS	UTILITY FUNDS
Street Reconstruction - Lemay Lake Road	\$1,139,224.07	\$179,133.88	\$960,090.19			
Street Reconstruction - Local Streets	\$562,457.82	\$263,500.00	\$298,957.82			
Storm Sewer	\$471,162.50					\$471,162.50
Trail Construction	\$6,842.50		\$6,842.50			
Water Main	\$150,000.00					\$150,000.00
Totals	\$2,329,686.89	\$442,633.88	\$1,265,890.51	\$0.00	\$0.00	\$621,162.50

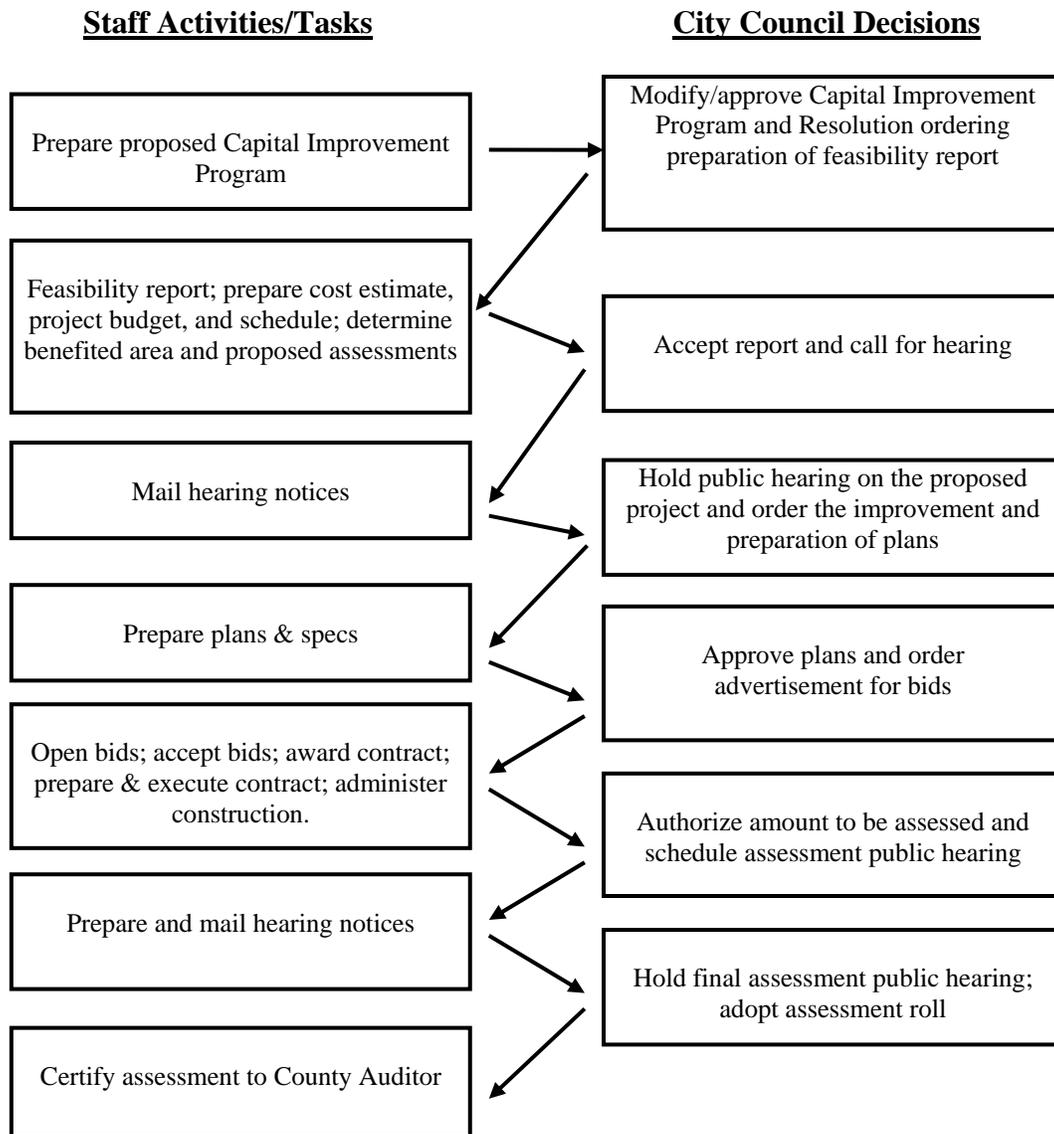
ESTIMATED PROJECT SCHEDULE

The following project schedule outlines an approach to complete the assessable project in 2012:

ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	October 4, 2011
Hold Informational Meeting	October 19, 2011
Conduct Public Hearing/Accept Project/Order Plans and Specifications	November 15, 2011
Hold Second Informational Meeting (if necessary)	February 2012
Approve Plans and Specifications/Order Advertisements for Bids	April 2012
Open Bids	June 2012
Accept Bids/Award Contract	June 2012
Begin Construction	July 2012
Complete Base Course of Bituminous Pavement	Fall 2012
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2012
Conduct Assessment Hearing/Adopt Assessment Roll	October 2012
Complete Final Wear Course of Bituminous Pavement	Summer 2013

PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

(Minnesota Statutes Chapter 429)



ESTIMATED ASSESSMENT PAYMENT

Proposed Assessment Hearing Date: October 2012

STREET RECONSTRUCTION ASSESSMENT - Residential Properties

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
	\$8,500.00	\$5,232.19	\$13,732.19

STREET RECONSTRUCTION ASSESSMENT - 1201 Mendota Heights Road (Thaw LLP)

Proposed Unit Assessment: \$33,546.97
 Proposed Interest Rate 6.00%

Year	Principal	Interest	Annual
1	\$1,765.63	\$2,534.62	\$4,300.25
2	\$1,765.63	\$1,906.88	\$3,672.51
3	\$1,765.63	\$1,800.94	\$3,566.57
4	\$1,765.63	\$1,695.00	\$3,460.63
5	\$1,765.63	\$1,589.07	\$3,354.70
6	\$1,765.63	\$1,483.13	\$3,248.76
7	\$1,765.63	\$1,377.19	\$3,142.82
8	\$1,765.63	\$1,271.25	\$3,036.88
9	\$1,765.63	\$1,165.32	\$2,930.95
10	\$1,765.63	\$1,059.38	\$2,825.01
11	\$1,765.63	\$953.44	\$2,719.07
12	\$1,765.63	\$847.50	\$2,613.13
13	\$1,765.63	\$741.56	\$2,507.19
14	\$1,765.63	\$635.63	\$2,401.26
15	\$1,765.63	\$529.69	\$2,295.32
16	\$1,765.63	\$423.75	\$2,189.38
17	\$1,765.63	\$317.81	\$2,083.44
18	\$1,765.63	\$211.88	\$1,977.51
19	\$1,765.63	\$105.94	\$1,871.57
	\$33,546.97	\$20,649.98	\$54,196.95

**STREET RECONSTRUCTION ASSESSMENT - Resurrection Cemetery
Parcel 270410041010 & Parcel 270410037010**

Proposed Unit Assessment: \$27,798.14
Proposed Interest Rate 6.00%

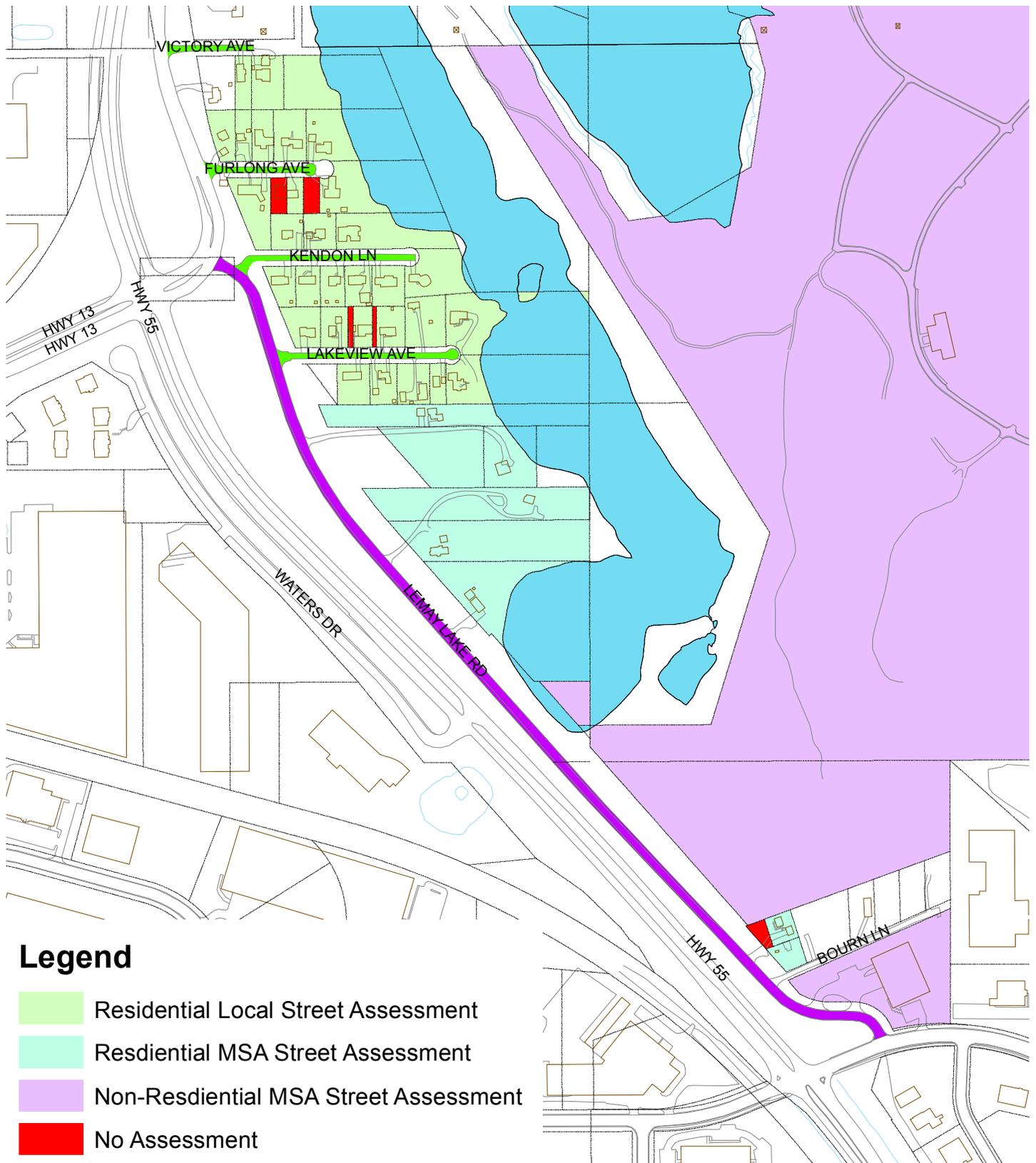
Year	Principal	Interest	Annual
1	\$1,463.06	\$2,100.27	\$3,563.33
2	\$1,463.06	\$1,580.10	\$3,043.16
3	\$1,463.06	\$1,492.32	\$2,955.38
4	\$1,463.06	\$1,404.54	\$2,867.60
5	\$1,463.06	\$1,316.75	\$2,779.81
6	\$1,463.06	\$1,228.97	\$2,692.03
7	\$1,463.06	\$1,141.19	\$2,604.25
8	\$1,463.06	\$1,053.40	\$2,516.46
9	\$1,463.06	\$965.62	\$2,428.68
10	\$1,463.06	\$877.84	\$2,340.90
11	\$1,463.06	\$790.05	\$2,253.11
12	\$1,463.06	\$702.27	\$2,165.33
13	\$1,463.06	\$614.49	\$2,077.55
14	\$1,463.06	\$526.70	\$1,989.76
15	\$1,463.06	\$438.92	\$1,901.98
16	\$1,463.06	\$351.13	\$1,814.19
17	\$1,463.06	\$263.35	\$1,726.41
18	\$1,463.06	\$175.57	\$1,638.63
19	\$1,463.06	\$87.78	\$1,550.84
	\$27,798.14	\$17,111.27	\$44,909.41

Lemay Lake Road Neighborhood Improvements Project Area

September 29, 2011



City of
Mendota
Heights

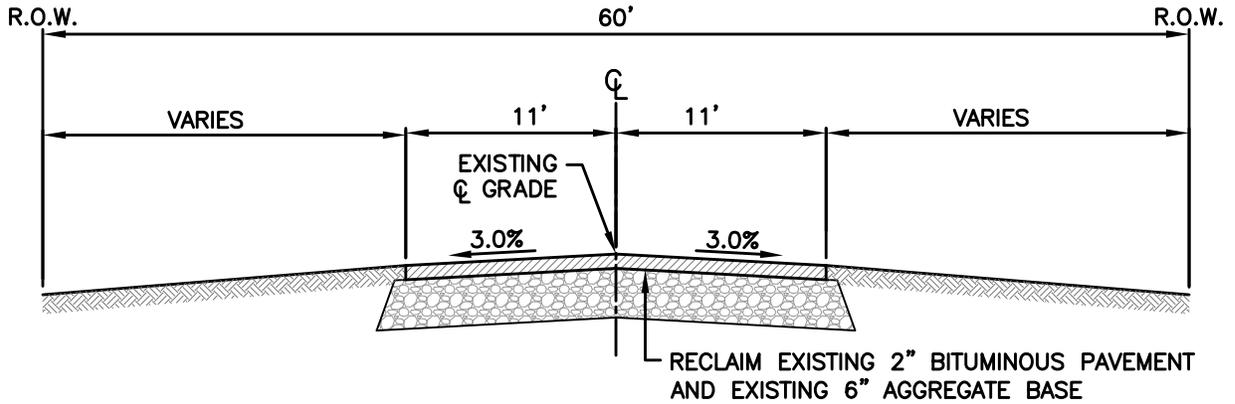


LAKEVIEW AVE, KENDON LN,
FURLONG AVE, & VICTORY AVE
TYPICAL STREET SECTION

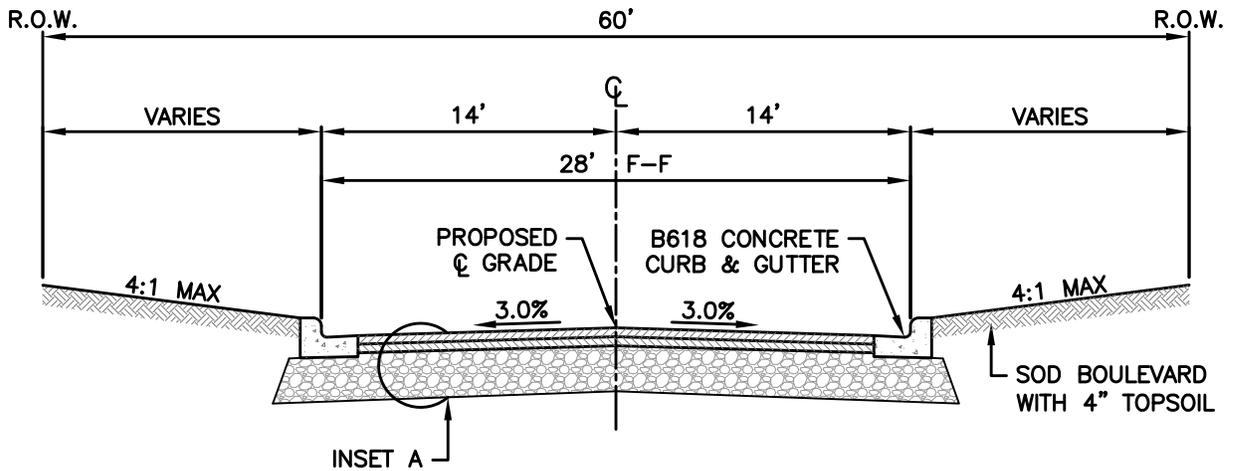


SEPTEMBER 29, 2011

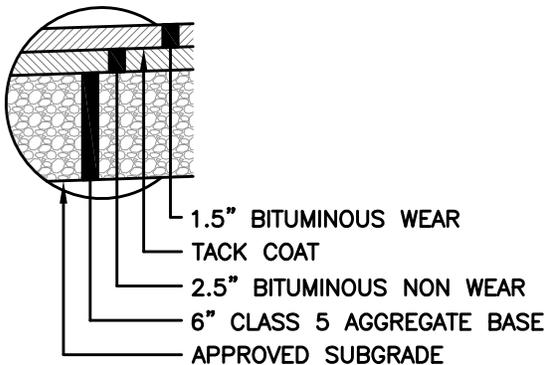
EXISTING TYPICAL SECTION



PROPOSED TYPICAL SECTION



INSET A

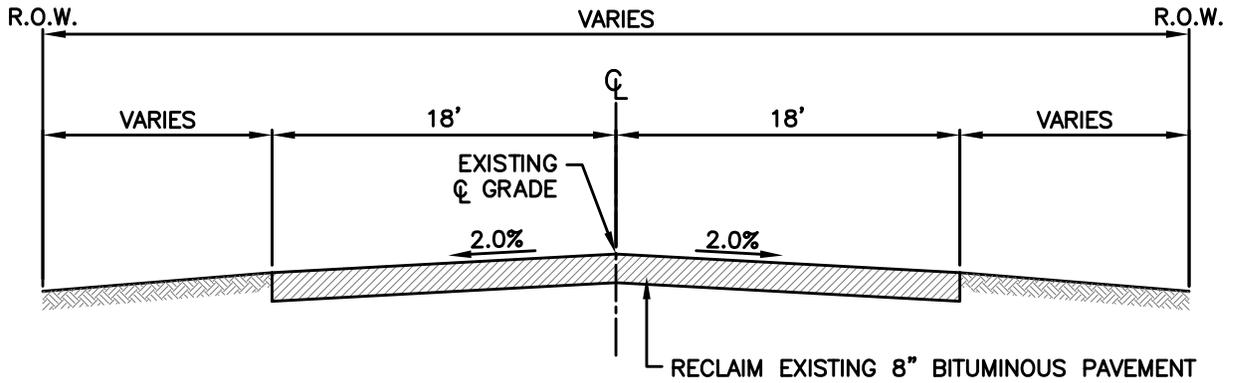


LEMAY LAKE ROAD RECONSTRUCTION TYPICAL STREET SECTION

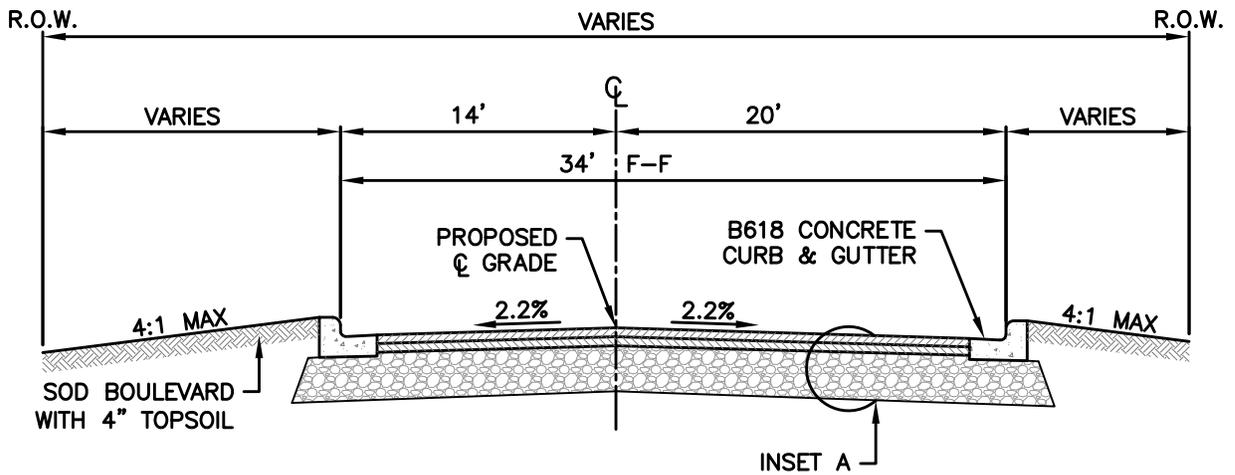
SEPTEMBER 29, 2011



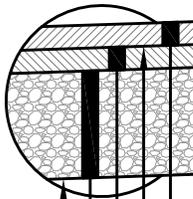
EXISTING TYPICAL SECTION



PROPOSED TYPICAL SECTION



INSET A



- 2" BITUMINOUS WEAR
- TACK COAT
- 2" BITUMINOUS NON WEAR
- 8" CLASS 5 AGGREGATE BASE
- APPROVED SUBGRADE