

FEASIBILITY REPORT FOR HUNTER & ORCHARD NEIGHBORHOOD IMPROVEMENTS

WHICH INCLUDES IMPROVEMENTS TO:

CULLIGAN LANE, GLENHILL ROAD, HUNTER LANE,
ORCHARD CIRCLE, ORCHARD PLACE AND VERONICA LANE

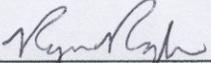
CITY PROJECT #200902

AUGUST 2012

City of
Mendota Heights

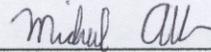


I hereby certify that this Feasibility Report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.



Ryan E. Ruzek, P.E.
Reg. No. 44990

8/16/12
Date



Michael J. Albers, P.E.
Reg. No. 47074

8/16/12
Date

Table of Contents

TABLE OF CONTENTS	2
INTRODUCTION	3
AUTHORIZATION	3
SCOPE	3
LOCATION	3
RESIDENT INPUT.....	3
EXISTING CONDITIONS	4
STREETS	4
<i>Hunter Lane, Orchard Place, and Culligan Lane (East)</i>	4
<i>Culligan Lane (West), Glenhill Road, and Veronica Lane</i>	4
<i>Orchard Circle</i>	5
SANITARY SEWER	5
WATER MAIN.....	5
STORM SEWER	6
PRIVATE UTILITIES.....	6
PROPOSED IMPROVEMENTS	7
ROADWAY RECONSTRUCTION	7
<i>Hunter Lane, Orchard Place, and Culligan Lane (East)</i>	7
ROADWAY REHABILITATION	7
<i>Culligan Lane (West), Glenhill Road, and Veronica Lane</i>	7
<i>Orchard Circle</i>	8
SANITARY SEWER	8
WATER MAIN.....	8
STORM SEWER	8
PRIVATE UTILITIES.....	8
TRAFFIC/PARKING.....	9
FUNDING	9
FEASIBILITY	9
FUNDING SOURCES AND SPECIAL ASSESSMENTS	10
ESTIMATED PROJECT COSTS.....	10
PROPOSED ESTIMATED ASSESSMENTS	11
<i>Street Reconstruction - Hunter Lane, Orchard Place, and Culligan Lane (East)</i>	11
<i>Street Rehabilitation - Culligan Lane (West), Glenhill Road, and Veronica Lane</i>	11
<i>Mill and Overlay – Orchard Circle</i>	12
PROPOSED PROJECT SCHEDULE	13
CONCLUSION	13
APPENDIX A: HUNTER & ORCHARD NEIGHBORHOOD IMPROVEMENTS PROJECT AREA	
APPENDIX B: QUESTIONNAIRE	
APPENDIX C: SITE PLAN	
APPENDIX D: RECONSTRUCTION TYPICAL SECTION	
APPENDIX E: REHABILITATION TYPICAL SECTION	
APPENDIX F: MILL AND OVERLAY TYPICAL SECTION	
APPENDIX G: WATER MAIN REPLACEMENT	
APPENDIX H: ENGINEER’S OPINION OF ESTIMATED COSTS	
APPENDIX I: PRELIMINARY ASSESSMENT ROLL	

INTRODUCTION

Authorization

The preparation of this report was authorized by the Mendota Heights City Council by adopting Resolution 12-33 at the May 1, 2012, City Council meeting. This project has been designated as City Project No. 200902. The improvements to Culligan Lane, Glenhill Road, Hunter Lane, Orchard Circle, Orchard Place and Veronica Lane are located in Section 27, Township 28, Range 23.

Scope

This report addresses the feasibility of reconstructing the rural sections of Culligan Lane (further referred to as Culligan Lane (East)), Hunter Lane and Orchard. This report also addresses the feasibility of rehabilitation the urban sections of Culligan Lane (further referred to as Culligan Lane (West)), Glenhill Road, Orchard Circle, and Veronica Lane. Opinions of estimated costs for the associated improvements are noted herein and project funding strategies have been developed in this report.

Location

The proposed street reconstruction area is shown in Appendix A.

Resident Input

An informational letter and questionnaire was sent to the forty-five (45) residents of the neighborhood on July 19, 2012, to inform them of the project. Twenty-six (26) of the questionnaires were returned, for a 58% return rate. The two key issues that were asked in the questionnaire were drainage and traffic/pedestrian related issues. The letter, questionnaire and responses are shown in Appendix B.

EXISTING CONDITIONS

Streets

Hunter Lane, Orchard Place, and Culligan Lane (East)

The existing rural street sections for Hunter Lane, Orchard Place, and Culligan Lane (East) were constructed in 1975. The roadway width currently varies from 22 feet to 24 feet measured from edge of roadway to edge of roadway. The pavement cross section consists of a 2" bituminous surface over a 6" aggregate base. Sanitary sewer and water main were also installed on these streets in 1975. Concrete curbs and gutters and storm sewers were never installed. Currently, the lack of continuous drainage ditches and culverts ineffectively transports storm water which is resulting in multiple erosion and ponding sites within the proposed project area.

The pavement condition varies along Hunter Lane, Orchard Place, and Culligan Lane (East). They are in relatively poor condition, and appear to be near the end of their useful life while the cost to maintain and repair the roadway is steadily increasing. Overlaying or seal coating the pavement is no longer feasible.

Based on the extent of cracking, a reconstruction of Hunter Lane, Orchard Place, and Culligan Lane (East) is recommended by our pavement management system. These streets no longer meet the minimum design standards and it is no longer cost effective to continue to repair these streets.

Culligan Lane (West), Glenhill Road, and Veronica Lane

The existing urban street section for Culligan Lane (West) and Glenhill Road were constructed in 1980. Concrete curbs and gutters were installed on these streets and the roadway width currently measures 30 feet from face of curb to face of curb. These streets have a pavement section consisting of a 2" bituminous surface over a 6" aggregate base. Storm sewer, sanitary sewer, and water main were also constructed on these streets in 1980. The storm water from these streets is conveyed to the MNDOT drainage ditch along HWY 110.

The existing urban street section for Veronica Lane was constructed in 1976. Concrete curbs and gutters were installed on this street and the roadway width currently measures 30 feet from face of curb to face of curb. This street has a pavement section consisting of a 2" bituminous surface over a 6" aggregate base. Storm sewer, sanitary sewer, and water main were also constructed on these streets in 1976. The storm water from this street drains directly from the gutter east to a wetland.

Culligan Lane (West), Glenhill Road, and Veronica Lane currently have a failing bituminous surface and are in relatively poor condition. All of these streets appear to be near the end of their useful life and the cost to maintain and repair the roadways is steadily increasing. These streets no longer meet the City's minimum design standards and it is no longer cost effective to continue to repair these streets.

Based on the extent of fatigue cracking, a rehabilitation of Culligan Lane (West), Glenhill Road, and Veronica Lane is recommended by our pavement management system. Street rehabilitation will consist of reclaiming the existing bituminous roadway and the placing of a new bituminous surface over the reclaimed pavement material. Pavement cores will be obtained for these streets to verify the existing street cross-section and that the material will be suitable for pavement reclamation. Overlaying or seal coating the existing pavement is no longer a feasible alternative.

Orchard Circle

The existing urban street section for Orchard Circle was constructed in 1989. Concrete curb and gutters were installed on this street and the roadway widths currently measure 27 feet from face of curb to face of curb at the intersection of Orchard Circle and Orchard Place; and 33 feet from face of curb to face of curb for the remainder of the cul-de-sac. This street has a pavement cross-section consisting of a 3.5" bituminous surface over a 6" aggregate base. Storm sewer, sanitary sewer, and water main were also constructed on this street 1989.

A mill and overlay of the pavement surface along Orchard Circle is recommended by the pavement management system.

Sanitary Sewer

The sanitary sewer pipes located within the limits of the project site were cleaned and televised in 2008 under a previous city project. The vitrified clay pipes were in good shape with the exception of two sections on Orchard Place that exhibited minor cracking. The 2012-2016 Sanitary Sewer Improvement and Maintenance Plan (SSIMP) proposes having the sanitary sewer pipes located within the limits of this project being cleaned and televised in 2013. If any improvements to the sanitary sewer pipe are identified after the cleaning and televising in 2013, then those improvements would be added as a future project in the annually updated SSIMP.

The Culligan Lane Lift Station was originally constructed in 1980 and is in satisfactory condition.

The Veronica Lane Lift Station was originally constructed in 1975. The lift station components are the original equipment and are out of compliance with current standards. The Engineering Department & Utility Department personnel are concerned about the continued reliability of the 37 year old lift station. At the request of city staff, a team of engineers from Bolton and Menk, Inc. (consulting engineers) inspected the lift station. The purpose of the inspection was to evaluate the current status of the lift station structure, process and control equipment, electrical components, and mechanical components, and to make recommendations for modifications to ensure continued reliability and code compliance. After inspecting the Veronica Lane Lift Station, engineers from Bolton and Menk recommend rehabilitating the lift station.

Water Main

St. Paul Regional Water Services (SPRWS) has recommended replacing the existing water main and hydrants on Hunter Lane, Orchard Place and Culligan Lane (East). The existing water main is 6" cast iron pipe and has had a break frequency that exceeds limits recommended by SPRWS.

Storm Sewer

The drainage for Hunter Lane & Orchard Place is conveyed by ditches to existing storm inlets causing multiple erosion sites. Currently, the lack of continuous drainage ditches and culverts ineffectively transports storm water which is resulting in multiple erosion and ponding sites within the proposed project area. The existing storm system needs to be upgraded to meet today's standards of the City.

The drainage for Glenhill Road & Culligan Lane is conveyed to the MNDOT drainage ditch along HWY 110. The drainage for Veronica Lane is conveyed by curb and gutter which drains to the nearby wetland. These streets have existing storm sewer and the storm sewer pipe is currently in good condition with no need for replacement

Private Utilities

Providers of privately owned gas, electric, communications and cable television utilities are present in the neighborhood.

PROPOSED IMPROVEMENTS

Roadway Reconstruction

Hunter Lane, Orchard Place, and Culligan Lane (East)

Hunter Lane, Orchard Place, and Culligan Lane (East) require a 7-ton street design to meet the City's Street Rehabilitation and Reconstruction Policy. For a 20-year design life, a street section consisting of a minimum of 4" bituminous pavement surface constructed over a 6" aggregate base is recommended. The horizontal alignment of these streets will remain approximately the same. The proposed street width varies from 25 feet to 36 feet wide from face of curb to face of curb. See Appendix C for the site plan showing proposed street width. See Appendix D for the reconstruction typical section.

An effective way of rebuilding streets to achieve a greater design strength and reduce material costs is to reclaim the existing bituminous surface and incorporate the reclaimed bituminous as part of the base material for building the new streets. The City has utilized this construction procedure with good success on past reconstruction projects. Bituminous reclamation will be utilized where feasible.

Driveways that are disturbed due to the street reconstruction will be replaced in kind. Disturbed boulevard areas will be restored with topsoil and sod.

The existing right-of-way is 60 feet wide throughout the project. No additional right-of-ways or easements are anticipated with this project.

Roadway Rehabilitation

Culligan Lane (West), Glenhill Road, and Veronica Lane

The rehabilitation of Culligan Lane (West), Glenhill Road, and Veronica Lane require a 7-ton street design to meet City's Street Rehabilitation and Reconstruction Policy. Proposed improvements for these streets will include the reclamation of the existing bituminous roadway and the placing of a 2.5" bituminous base course and a 1.5" bituminous wear course over the reclaimed pavement material. By using the reclaimed pavement material as a base there is a cost savings versus importing a new aggregate base material. This method should rehabilitate the streets to like new condition and extend the life of the pavement an additional 20-30 years with continued preventative maintenance. See Appendix E for the rehabilitation typical section.

Any damaged concrete curb and gutter along these streets will also be replaced as part of the roadway restoration. Driveways that may be disturbed due to the street rehabilitation will be replaced in kind. Disturbed boulevard areas will be restored with topsoil and sod.

The existing right-of-way is 60 feet wide throughout the project. No additional right-of-ways are anticipated with this project.

Orchard Circle

Proposed improvements for Orchard Circle include the milling of a 6-foot wide strip adjacent to the existing curb and gutter and placing a 1.5" bituminous overlay extending over the entire width of the roadway. This method should rehabilitate the streets to like new condition and extend the life of the pavement an additional 10-15 years. See Appendix F for the typical mill and overlay section.

Any damaged concrete curb and gutter along these streets will also be replaced as part of the roadway restoration. Driveways that may be disturbed due to the street rehabilitation will be replaced in kind. Disturbed boulevard areas will be restored with topsoil and sod.

The existing right-of-way is 60 feet wide throughout the project. No additional right-of-ways are anticipated with this project.

Sanitary Sewer

As mentioned before the sanitary sewer pipe and the Culligan Lane Lift Station are in satisfactory condition. This project does not include replacing any of the existing sanitary sewer pipe or improvements to the Culligan Lane Lift Station.

The rehabilitation of the Veronica Lane Lift Station is recommended and proposed improvements include leaving the existing structure in-place while replacing the existing top slab and access hatch and replacing the pumps, controls, piping, and electrical components to ensure continued reliability and code compliance.

Water Main

As mentioned before, SPRWS has recommended replacing the existing water main and hydrants on Hunter Lane, Orchard Place and Culligan Lane (East). The existing water main is 6" cast iron pipe and has had a break frequency that exceeds limits recommended by SPRWS. SPRWS proposes to install 8" ductile iron pipe and replace hydrants. See Appendix G for proposed water main replacements.

Storm Sewer

The storm sewer system improvements will consist of constructing new storm sewer catch basins and pipes to address existing poor drainage. Existing ditches will be eliminated where possible.

Private Utilities

The local gas utility company, Xcel Energy, has indicated that they may upgrade or replace gas mains within the project limits. This work is not part of the City's project but will be coordinated to occur prior to our construction activities.

No other utility companies have indicated they will be making improvements to their distribution networks in conjunction with our proposed improvements.

Traffic/Parking

No parking signs will be installed along both sides of the road in all sections of the road that have the 27 foot typical section or less. Along the 30 foot typical section, parking will be allowed on either side of the street. Along the 36 foot typical section, parking lanes will be striped on both sides of the street.

Funding

Per the City's Street Rehabilitation and Reconstruction Policy it is proposed that the benefiting property owners will be assessed for the street construction and street rehabilitation. The property tax levy will be used to finance the City's portion of the street reconstruction and street rehabilitation. Sanitary sewer, storm sewer and water main funds will come from their respective utility accounts.

Feasibility

From an engineering standpoint, this project is necessary, cost-effective, and feasible and can be accomplished as proposed.

FUNDING SOURCES AND SPECIAL ASSESSMENTS

The area proposed to be assessed is every lot, piece, and parcel within the city limits benefiting from said improvement, whether abutting or not, within the following described areas:

Culligan Lane, Glenhill Road, Hunter Lane, Orchard Circle, Orchard Place and Veronica Lane.

Specific property descriptions included in the above-described area, but not inclusive, are as follows:

Beth Jacob Synagogue, Burns Heights, Celia's Addition, Colliton Place, Genz Addition, Hunter Bluff, Leone Re-Arrangement, Oak Point, Olin Addition, Phillips Hill Addition, Smolik Addition, Sun View Hills, Swanson's First Addition, Valley View Oaks, Valley View Oaks 2nd Addition, & Vals Addition.

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. The following section discusses the assessment distribution for the streets based on the City's policy.

Estimated Project Costs

The following costs were prepared based upon an Engineer's Opinion of Estimated Costs (Appendix H) and are subject to change, depending on the final design of the project, soil conditions, bids received, and actual work performed.

PROJECT COSTS

ITEM	CONSTRUCTION	INDIRECT*	TOTAL
Street Reconstruction	\$822,446.25	\$205,611.57	\$1,028,057.82
Street Rehabilitation	\$238,767.50	\$59,691.88	\$298,459.38
Mill and Overlay	\$41,115.50	\$10,278.88	\$51,394.38
Curb Replacement	\$34,525.00	\$8,631.25	\$43,156.25
Storm Sewer	\$199,370.00	\$49,842.50	\$249,212.50
Water Main	\$383,132.50	\$95,783.13	\$478,915.63
Sanitary Sewer	\$200,000.00	\$50,000.00	\$250,000.00
Totals	\$1,919,356.75	\$479,839.21	\$2,399,195.96

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

Proposed Estimated Assessments

Street Reconstruction - Hunter Lane, Orchard Place, and Culligan Lane (East)

The estimated total assessable amount for the project is based on specially assessing 50% of the street reconstruction costs. The estimated unit assessment for this project was determined by calculating the number of lots and dividing them into assessable project costs. The preliminary assessment roll listing the assessable parcels is provided in Appendix I.

ASSESSMENT CALCULATIONS - STREET RECONSTRUCTION HUNTER LANE, ORCHARD PLACE, AND CULLIGAN LANE (EAST)

Assessable Costs	\$1,028,057.82		
Assessment	\$514,028.91		
Assessable Units	46		
Estimated Unit Assessment per City Policy	\$11,174.54	\$514,028.84	50%
Proposed Unit Assessment	\$8,850.00	\$407,100.00	40%

The estimated unit assessments for this street reconstruction project are higher than a typical street reconstruction project due to the large lot sizes. Staff proposes to assess the benefiting properties \$8,850/unit in order to bring the assessment rate closer to previous and future reconstruction project costs.

Street Rehabilitation - Culligan Lane (West), Glenhill Road, and Veronica Lane

The estimated total assessable amount for the project is based on specially assessing 50% of the street rehabilitation costs including but not limited to mobilization, traffic control, bituminous removal/reclamation, bituminous base course, bituminous wear course, tack coat, valve and manhole adjustments, and appurtenant work. City costs include curb and gutter replacement, sod restoration, and appurtenant work. The preliminary assessment roll listing the assessable parcels is provided in Appendix I.

ASSESSMENT CALCULATIONS - STREET REHABILITATION CULLIGAN LANE (WEST), GLENHILL ROAD, AND VERONICA LANE

Assessable Costs	\$298,459.38		
Assessment	\$149,229.69		
Assessable Units	30		
Estimated Unit Assessment per City Policy	\$4,974.32	\$149,229.60	50%
Proposed Unit Assessment	\$3,650.00	\$109,500.00	37%

The estimated unit assessments for the street rehabilitation are higher than the rates that staff anticipates for future rehabilitation projects with pavement reclamation due to the anticipated sub-grade correction. Staff proposes to assess the benefiting properties \$3,650/unit in order to bring the rate closer to anticipated rehabilitation projects costs.

Mill and Overlay – Orchard Circle

The estimated total assessable amount for the project is based on specially assessing 50% of the street rehabilitation costs including but not limited to mobilization, traffic control, milling bituminous surface, bituminous wear course, tack coat, valve and manhole adjustments, and appurtenant work. City costs include curb and gutter replacement, sod restoration, and appurtenant work. The preliminary assessment roll listing the assessable parcels is provided in Appendix I.

**ASSESSMENT CALCULATIONS – MILL AND OVERLAY
ORCHARD CIRCLE**

Assessable Costs	\$51,394.38		
Assessment	\$25,697.19		
Assessable Units	11		
Estimated Unit Assessment per City Policy	\$2,336.10	\$25,697.10	50%
Proposed Unit Assessment	\$1,875.00	\$20,625.00	40%

The costs and funding sources for the projects are summarized in the following tables:

FUNDING SOURCES

ITEM	COST ESTIMATE	ASSESSMENT	MUNICIPAL BONDS	UTILITY FUNDS
Street Reconstruction	\$1,028,057.82	\$407,100.00	\$620,957.82	
Street Rehabilitation	\$298,459.38	\$109,500.00	\$188,959.38	
Mill and Overlay	\$51,394.38	\$20,625.00	\$30,769.38	
Curb Replacement	\$43,156.25		\$43,156.25	
Storm Sewer	\$249,212.50			\$249,212.50
Water Main	\$478,915.63			\$478,915.63
Sanitary Sewer	\$250,000.00			\$250,000.00
Totals	\$2,399,195.96	\$537,225.00	\$883,842.83	\$978,128.13

With a total estimated project cost of \$2,399,195.96 and an estimated bond issue of \$1,421,067.83 the assessed amount of \$537,225.00 would be equivalent to 37.8% of the total bond issue. Minnesota Statutes Chapter 429 Special Assessment Bond Issue requires that a minimum of 20% of the total bond issue amount be recovered through special assessments.

PROPOSED PROJECT SCHEDULE

The following project schedule outlines an approach to complete the assessable projects in 2013:

ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	August 21, 2012
Hold Informational Meeting	September 17, 2012
Conduct Public Hearing/Accept Project/Order Plans and Specifications	October 2, 2012
Hold Second Informational Meeting (if necessary)	February 2013
Approve Plans and Specifications/Order Advertisements for Bids	April 2013
Open Bids	May/June 2013
Accept Bids/Award Contract	June 2013
Begin Construction	June/July 2013
Complete Base Course of Bituminous Pavement	Fall 2013
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2013
Conduct Assessment Hearing/Adopt Assessment Roll	October 2013
Complete Final Wear Course of Bituminous Pavement	Summer 2014

CONCLUSION

The proposed improvements are necessary, cost effective, and feasible from an engineering standpoint and should be made as proposed.

The total estimated cost of the recommended improvements is \$2,399,195.96. A portion of this project is proposed to be assessed to the benefiting property owners and the remainder through other funding sources.

APPENDIX A: Hunter & Orchard Neighborhood Improvements Project Area

Hunter and Orchard Neighborhood Improvements Project Area

August 16, 2012



Legend

City Boundary

Assessments

Reconstruction Assessment

Rehabilitation Assessment

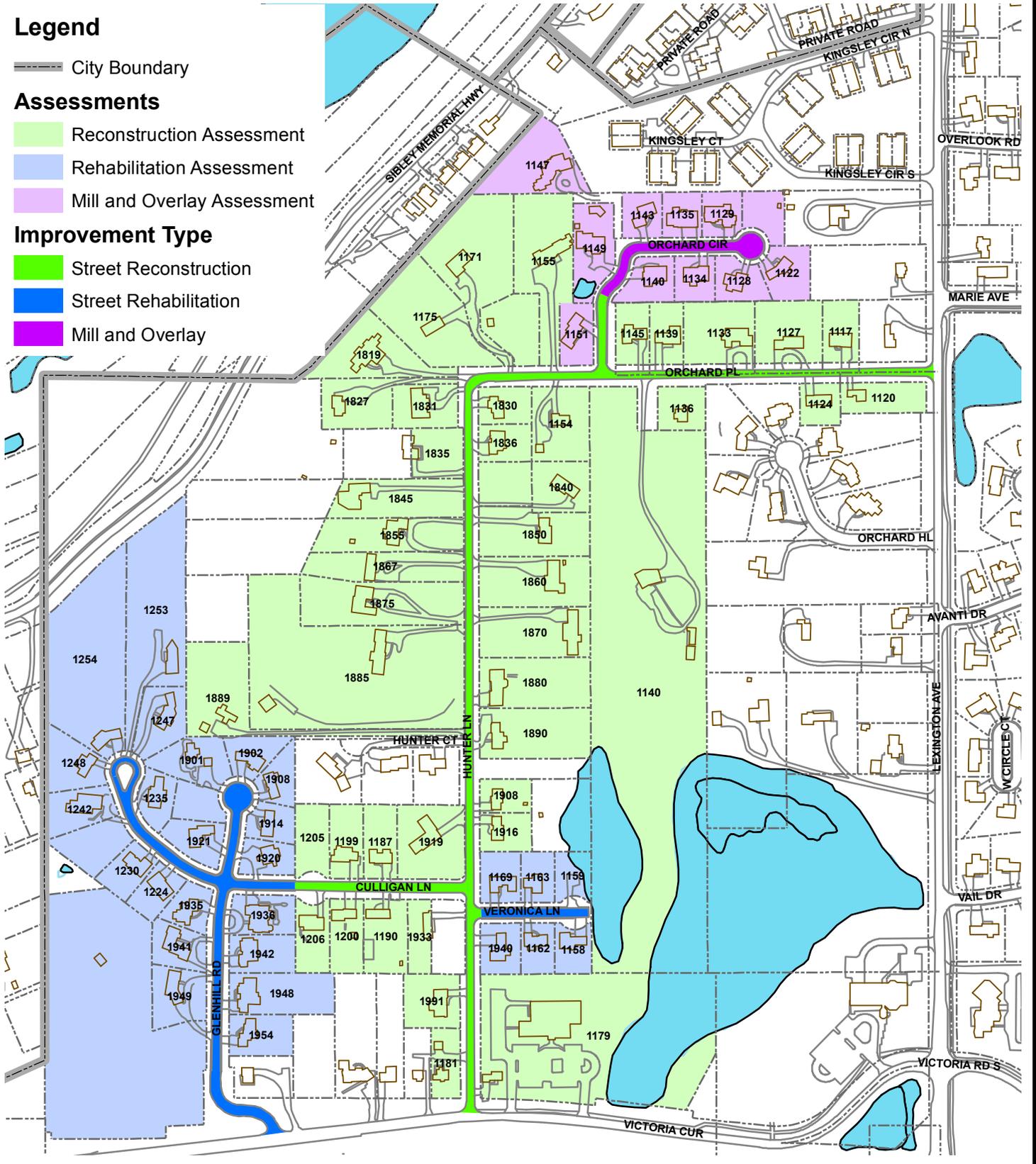
Mill and Overlay Assessment

Improvement Type

Street Reconstruction

Street Rehabilitation

Mill and Overlay



APPENDIX B: Questionnaire



June 19, 2012

RE: Hunter & Orchard Neighborhood Improvements – Property Owners Questionnaire

Dear Resident:

The City of Mendota Heights has initiated the process of roadway and utility improvements for the summer of 2013 for your neighborhood. Reconstructing these streets was proposed in March of 2009; however, city council denied ordering an improvement project and directed the Public Works Department to put this proposal on the shelf until 2014. On December 6, 2011, the city council moved the project up a year from 2014 to 2013 when the 2012-2016 Street Improvement Plan was approved. The Street Improvement Plan (SIP) identifies future street reconstruction and rehabilitation projects. The Mendota Heights City Council ordered the preparation of a feasibility report for the Hunter and Orchard Neighborhood Improvements at the May 1, 2012, city council meeting.

The next step is to get feedback from you regarding a number of key components of the project. The information you share with us is essential in determining certain aspects of the project that may be constructed.

Things to know and consider if an improvement project is approved:

- Residents pay a portion of the overall project cost in the form of a special assessment. You will not be billed for the special assessment until Fall 2013. Estimated special assessments for your neighborhood will not be determined until after information has been gathered from the questionnaires and a feasibility report is completed.
- Components of a project vary and are based on questionnaire responses. Special assessments typically include the cost of the new roadway. Other utility upgrades such as water main, sanitary sewer, and storm sewer are funded through the utility fund and are not assessed.
- Construction typically starts in spring/early summer and ends in late fall of the same year.

The following information explains the questionnaire that is enclosed. A map showing the boundaries of the area to be reconstructed is also enclosed. After reading this letter completely, please complete the questionnaire and return by July 13, 2012, in the self-addressed stamped envelope.

Drainage and Erosion Issues

We are aware of a few drainage and erosion issues in your neighborhood which we will attempt to address as part of the street reconstruction project. In most cases, it is unlikely that we will be able to address occurrences on private property, but providing us with the information on the questionnaire will help us to better understand what is happening and to see if there might be

ways to work with individual property owners to resolve these occurrences. Typically, the installation of curb and gutter as well as rain gardens go a long way in correcting drainage issues due to concentrated flows from streets onto private property.

The City would like to know about any local drainage problems that you may have. Does storm water run-off stand in the street or in front of your house? As part of the storm sewer design process, we would like to know if this or similar situations are occurring in your neighborhood. If so, please describe it in the drainage and erosion section of the questionnaire. We will review them for possible corrective action.

Rain Gardens

A rain garden is simply a "sunken" flowerbed, designed to retain and infiltrate as much storm water as possible. Rather than having the typical "raised" flowerbed that drains water away from the plants that need it, how about creating a garden to capture and use storm water to water the plants? The benefit to the environment is the reduction in the amount of storm water entering our ponds, lakes and streams. Every drop of water entering the street has no place to go, except down the gutter, into the storm sewer and into our ponds, lakes, streams and rivers.

Should you choose to have a rain garden, it will be graded, prepared and plants supplied as part of the project at NO additional cost to you. The only condition is that you take ownership of the garden as far as maintaining it as part of your landscaping. Please call or stop in at the Engineering Department in City Hall for more information.

Private Underground Utilities

Some residents install private underground utilities in the City owned right-of-way. Typically the right-of-way is 15' to 20' behind the roadway. These utilities are usually lawn irrigation or pet containment systems. Utility and roadway reconstruction can damage these utilities. The contractor is responsible for protecting marked irrigation systems and pet fences, if damaged; they will be replaced to their original condition by the contractor. However, if the contractor knows the location of these private utilities, they can attempt to avoid damaging them.

If you have any private underground utilities, please tell us in the private underground utilities section of the questionnaire.

Tree Issues

The City regards trees as an important element in any neighborhood environment and will do everything possible to design around any boulevard trees - especially mature ones. *By no means will the City ever clear-cut entire boulevards of trees as part of a construction project!*

Property owners must understand, however, there are some instances in which boulevard trees may need to be removed. Several instances include whether 1) the tree is an obstruction in which the new street, in extreme cases, cannot be designed around or 2) if the tree has been a maintenance problem or sight distance hazard in the past, or 3) if the tree is located over an existing utility in need of repair.

If a tree needs to be removed, the City will notify the property owner whose yard fronts the boulevard in which the tree stands prior to removal and explain the reason for removal. *Residents who desire to have **boulevard** trees removed must notify the city prior to construction bidding which usually occurs in early spring. Residents who desire to have non-boulevard trees removed or trimmed must do so at their expense.*

Traffic/Pedestrian Issues

The City of Mendota Heights typically reviews traffic or pedestrian issues on local streets. We would like to know if you feel that your roadway has any traffic or pedestrian issues.

The existing street width on Hunter Lane and Orchard Place varies between 22-24 feet wide from bit edge to bit edge. The existing street width on Culligan Lane is 30 feet wide from face of curb to face of curb. The city standard street width is 33 feet wide from face of curb to face of curb.

If the neighborhood consensus is in favor of narrower streets, a 30' or 28' option could be considered. The street width of 30 feet wide would be wide enough for one car to be parked and still maintain two drivable lanes on the street. The 30 feet wide street section will allow for parking only on the one side of street and the other side of the street would be posted as "No Parking". Staff would consider constructing portions of these streets at 28 feet wide if the neighborhood desires; however, no on street parking would be allowed in those areas and the street would be posted as "No Parking" on both sides of the street.

Please tell us your preferred street width in the traffic/pedestrian issues section of the questionnaire.

Questions

If you have questions after reading this letter, please call me or the engineering staff at 651-452-1850.

Sincerely,



Ryan Ruzek, PE
Assistant City Engineer
ryanr@mendota-heights.com

Enclosed: Property Owners Questionnaire
 Reconstruction Map
 Self-Addressed Stamped Envelope



PROPERTY OWNERS QUESTIONNAIRE
HUNTER & ORCHARD NEIGHBORHOOD IMPROVEMENTS
CITY OF MENDOTA HEIGHTS

Please do **not** answer these questions until **after** you have read the attached letter. Please complete and return this survey by **July 13, 2012**, using the self-addressed stamped-envelope.

Address _____

Drainage and Erosion Issues

1. Do you regularly get water in your basement? Yes No
 If yes, when? (CHECK ALL THAT APPLY)
 After big rain storms After almost any rain or melting event
 In the spring - during snow melt All the time - continuous

Comments _____

2. Do you have any of the following? (CHECK ALL THAT APPLY)

Basement drain tile Sump pump None

3. Does water stand in your yard after big storms? Yes No

If yes,

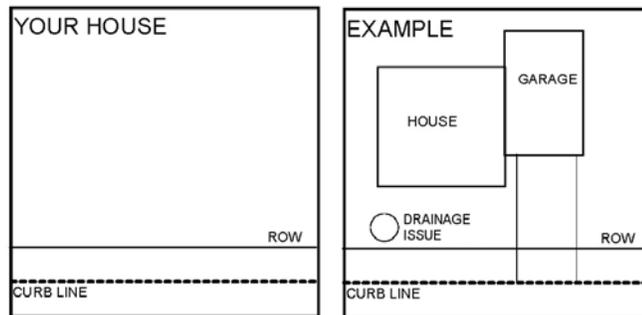
A. How long is it there? _____

B. How far away is it from your house? _____

C. Where is it in relation to your house (direction and feet)? _____

D. Is the standing water creating damage to the property or is it just a nuisance?

- E. Please sketch in the space below: your house, garage, driveway, and where drainage problem is occurring:



4. Please list specific surface water drainage or erosion problems in your neighborhood:

NOTE: Most private drainage problems (which are usually attributed to grades at or near the foundation) will likely **NOT** be solved by this street project. However, with this information we may be able to take a look at the whole picture and possibly address some occurrences.

Rain Gardens

- 5. If it is feasible to do so, do you wish to have a rain garden placed in the boulevard on your parcel? Yes No
 If you answered "yes",
 A. Do you have a preferred size? _____
 B. Preferred location: _____
- 6. Additional Comments/Questions about Rain Gardens: _____

Please check out www.bluethumb.org for more information on rain gardens or contact the Engineering Department at 651-452-1850.

Private Underground Utilities

- 7. Do you have an underground lawn irrigation system in the City right-of-way? (Typically the right-of-way is 15' to 20' behind the roadway.) Yes No
- 8. Do you have an underground electric pet containment system in the City's right-of-way? Yes No
- 9. Do you have any private wiring, private pipes, etc in the City's right-of-way? Yes No

Tree Issues

- 10. Do you have any trees in the City right-of-way that you would like removed? (Typically the right-of-way is 15' to 20' behind the roadway.) Yes No

Traffic/Pedestrian Issues

- 11. Preferred street width for Culligan Lane, Hunter Lane, and Orchard Place.
 33 Feet (City Standard) 30 Feet (Parking on One-Side) 28 Feet (No Parking)
- 12. Do you feel your neighborhood or roadway has any pedestrian or traffic issues (e.g. crossing adjacent to busy roadways, parking, excessive speed, traffic volumes, etc.)?
 Yes No
 If yes, where?

Other Issues

- 13. Additional Comments/Questions: _____

Thank you for your cooperation. Please return this questionnaire in the enclosed self-addressed, stamped-envelope. **Please complete all questions and return to the City of Mendota Heights by July 13, 2012.**



QUESTIONNAIRE RESPONSES

CITY OF MENDOTA HEIGHTS

PROJECT: Hunter and Orchard Neighborhood Improvements
 PROJECT #: 200902

Questionnaire Date: 6/19/2012
 Questionnaire Due Date: 7/13/2012
 Last Questionnaire Received: 8/2/2012

Questionnaires Sent Out: 45
 Questionnaires Returned: 26
 Percent Returned: 58%

Last Date Updated: 8/3/2012

General Information		Drainage and Erosion Issues							Rain Gardens	Private Underground Utilities				Tree Issues	Traffic/Pedestrian Issues					Other Issues						
Address	Returned Survey	Water in basement?		Do you have any of the following?			Does water stand in your yard after big storms?		Describe specific drainage or erosion problems in your neighborhood.	If feasible, would you like a rain garden in your yard?			Irrigation Sys. in ROW?		Pet Containment Sys. in ROW?	Other Private Utilities in ROW?	Do you have a tree in the ROW you would like removed?		Preferred Street Width?				Does your neighborhood have any pedestrian or traffic issues?		Describe specific pedestrian or traffic issues in your neighborhood.	Describe other issues or concerns in your neighborhood.
		Yes	No	Basement drain tile	Sump Pump	None	Yes	No		Yes	No	Maybe	Yes	No	Yes	No	Yes	No	Yes	No	33'	30'	28'	Did Not Vote		
1200 Culligan Lane	1		1			1		1					1	1			1		1					1		
1205 Culligan Lane	1		1	1	1			1				1		1			1		1					1		
1206 Culligan Lane	1		1			1		1					1		1		1					1		1		
1819 Hunter Lane	1		1			1		1					1		1		1				1			1		
1827 Hunter Lane	1		1			1		1					1		1		1				1			1		We the neighbors have talked extensively with Sandra 3 years ago about keeping the charm of the street. Make it as small as possible same size that exists with flat curb like Woodridge with parking as it is.
1830 Hunter Lane	1		1		1			1					1		1		1			1		1		1		I live on the corner of Hunter and Orchard, sometimes traffic takes that corner fast.
1831 Hunter Lane	1		1	1	1			1			1		1		1		1			1		1		1		There is a considerable amount of pedestrian traffic on Hunter and Orchard. The roadway is too narrow to accommodate. The curve @ Hunter and Orchard is taken by most at excessive speed which results in a dangerous situation for pedestrians and our mail boxes (which get hit on occasion).
1835 Hunter Lane	1		1			1		1					1		1		1			1		1		1		At about 1880 Hunter Lane there is a road ridge that is a problem seeing oncoming traffic.
1836 Hunter Lane	1		1	1	1			1					1		1	1	1			1		1		1		Parking around synagogue when cars are on both sides of road on Hunter Lane. Same for large parties at homes, it can be difficult to get through when cars are parked on both sides.
1845 Hunter Lane	1		1			1		1					1		1		1			1		1		1		We would prefer a smaller width road with a sloped curb so that when we do have family gatherings the will be able to park up on the grass if needed. We are also concerned about concrete driveway that meets the road and landscaping with boulders and plants.
1850 Hunter Lane	1		1			1		1					1		1		1			1		1		1		On street in front of lawn area between my driveway and my neighbor's driveway
1870 Hunter Lane	1		1	1				1					1		1		1			1		1		1		Street width should be narrower with surmountable curb so we can park on both sides.
1880 Hunter Lane	1		1			1		1					1		1		1			1		1		1		Parking on top of the hill.
1885 Hunter Lane	1		1			1		1					1		1		1			1		1		1		I like the surmountable curb.



QUESTIONNAIRE RESPONSES

CITY OF MENDOTA HEIGHTS

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Address	Returned Survey	Water in basement?		Do you have any of the following?			Does water stand in your yard after big storms?		Describe specific drainage or erosion problems in your neighborhood.	If feasible, would you like a rain garden in your yard?			Irrigation Sys. in ROW?		Pet Containment Sys. in ROW?	Other Private Utilities in ROW?	Do you have a tree in the ROW you would like removed?		Preferred Street Width?				Does your neighborhood have any pedestrian or traffic issues?		Describe specific pedestrian or traffic issues in your neighborhood.	Describe other issues or concerns in your neighborhood.	
		Yes	No	Basement drain tile	Sump Pump	None	Yes	No		Yes	No	Maybe	Yes	No	Yes	No	Yes	No	Yes	No	33'	30'	28'	Did Not Vote			Yes
1890 Hunter Lane	1		1			1		1	Boulevard erosion; pours into vacant lot south of our land.		1							1						1		We request sloped curbing offered at our meeting in March 2009.	The incline in front of our house hinders a safe exit from our driveway. A slower speed limit might help.
1916 Hunter Lane	1		1	1				1				1						1						1		Excessive speed, which will be exacerbated by increased width.	I have attended city council meetings and heard council make decisions based on preserving Mendota Heights "Pastoral Appeal". We have never had a wide street. We have managed to park, 28 feet will be ample to support parking. The 30 or 33 feet option will not preserve the pastoral nature of the city's most pastoral street. Our home will feel like a storefront!
1933 Hunter Lane	1		1		1			1	Erosion at the start of the culvert at the intersection of Culligan and Hunter. A curb on Culligan would stop spring stream.		1							1							1		Will the property be regraded and seeded to fill in the culvert? I don't care for the slanted curb proposed by others. During the winter and spring they can be slip hazards - also it won't keep water runoff.
1940 Hunter Lane	1		1	1	1			1	On the north side of the house, water that comes from culverts under the street gets backed up because of drainage problem caused by the 2 east houses backyard drainage from flowing into the slew.		1							1						1		Excessive speed on Hunter Lane.	Why weren't questions asked about curbing.
1991 Hunter Lane	1		1	1	1			1	In times of heavy rains, water flows at edge of road - from north to culvert and from south to culvert		1							1							1	We need at least one side parking allowed. I prefer to have wider streets and side parking. The synagogue needs two sided street parking often. I don't go to the synagogue but I can empathize with their need.	I am opposed to the petition to have slanted curbs because they will not take care of the sudden and deep runoff of rain water down hill on Hunter Lane.
1120 Orchard Place	1		1			1		1										1							1		
1127 Orchard Place	1		1					1	In spring, if pipe release is blocked on south side of Orchard Place near Lexington, drains back up in front of house. It has caused flooding that almost reached house.	1								1							1	At Orchard Place and Lexington views are blocked. There is way more traffic on Orchard Place than there could be. Traffic could use streets Victoria Curve and Lexington but they don't. Includes commercial vehicles like mowing equipment on trailers.	Would prefer sloped curbs and parking on both side of street with 30' street. Commercial trucks sometimes park on Hunter Lane where hills can cause blocked views and dangerous traffic situations.
1133 Orchard Place	1		1			1		1										1							1		Orchard place is uneven - up and down from Lexington Avenue to Hunter Lane - Hopefully can be more evenly graded. A well written survey.
1139 Orchard Place	1		1			1		1										1							1		Sloped curbs. Parking on either side with a narrow street has not been a problem in 35 years.

APPENDIX C: Site Plan

Hunter and Orchard Neighborhood Improvements Site Plan

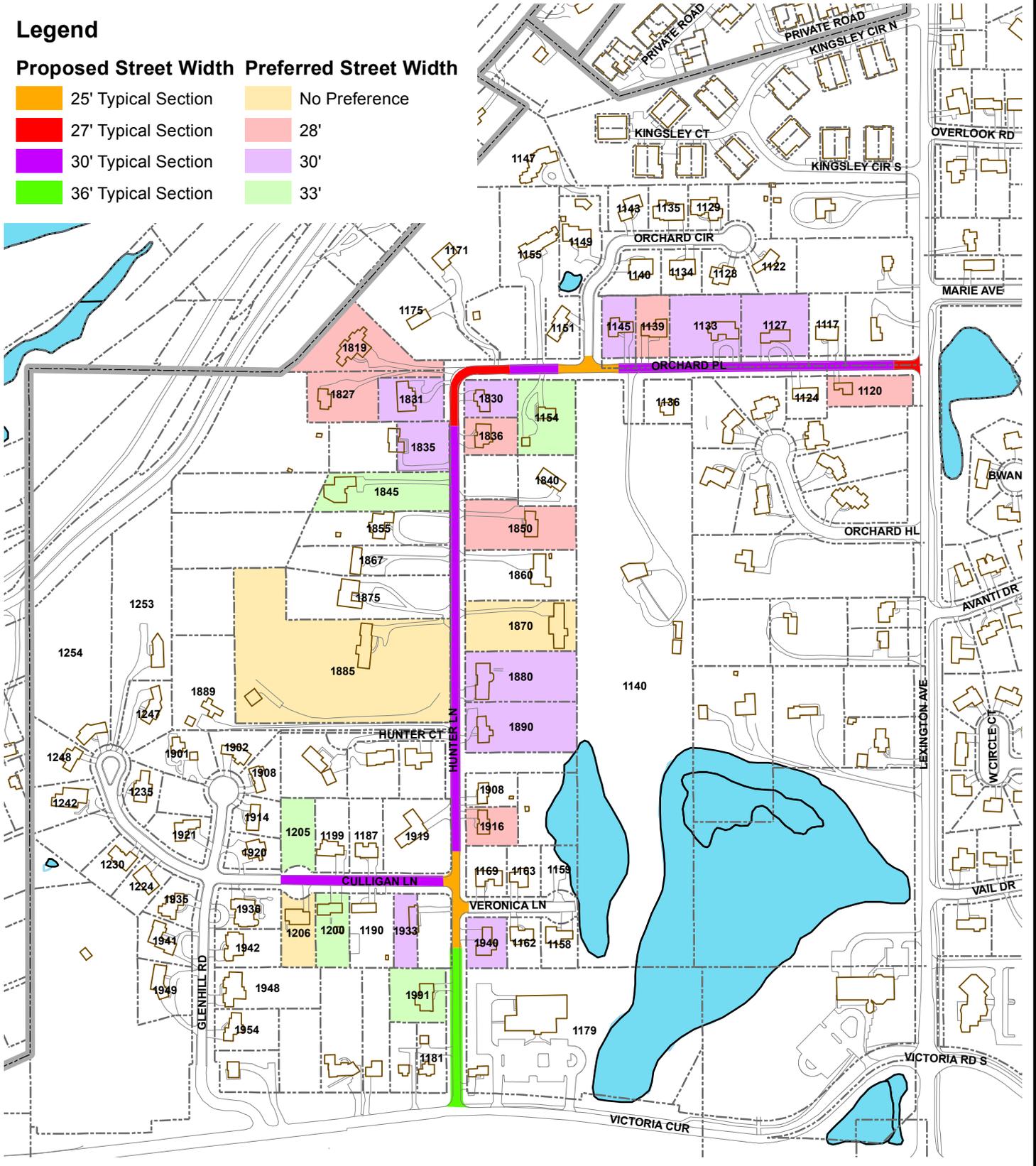
August 16, 2012



Legend

Proposed Street Width Preferred Street Width

	25' Typical Section		No Preference
	27' Typical Section		28'
	30' Typical Section		30'
	36' Typical Section		33'



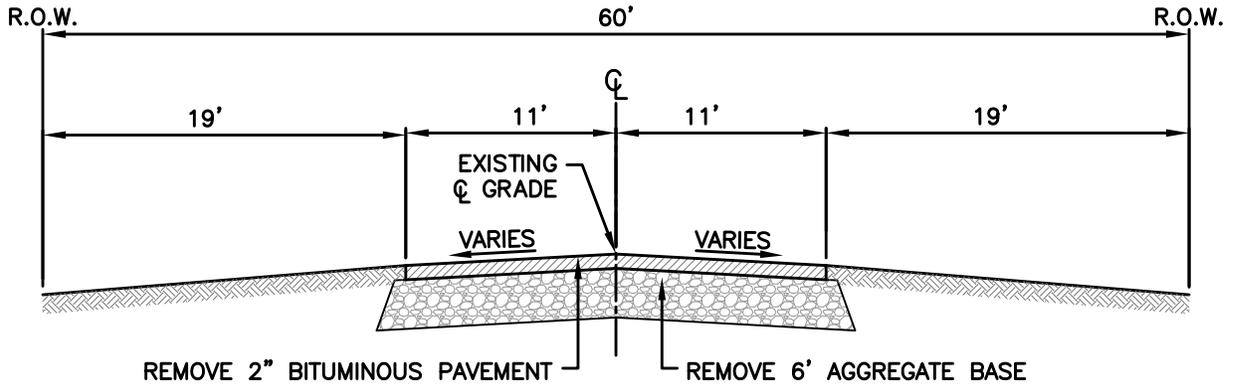
APPENDIX D: Reconstruction Typical Section

**HUNTER AND ORCHARD
NEIGHBORHOOD IMPROVEMENTS
RECONSTRUCTION TYPICAL SECTION**

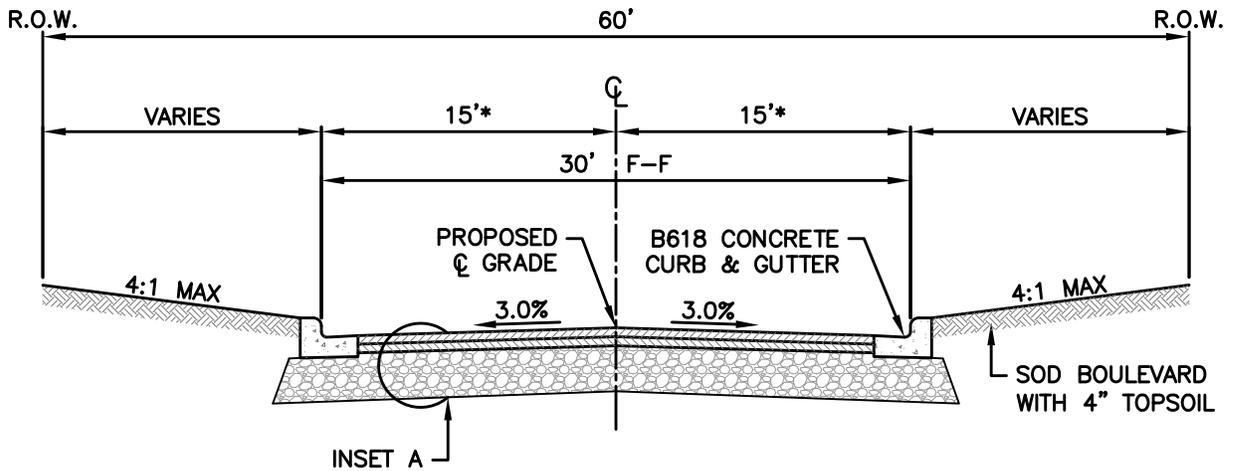


AUGUST 16, 2012

EXISTING TYPICAL SECTION

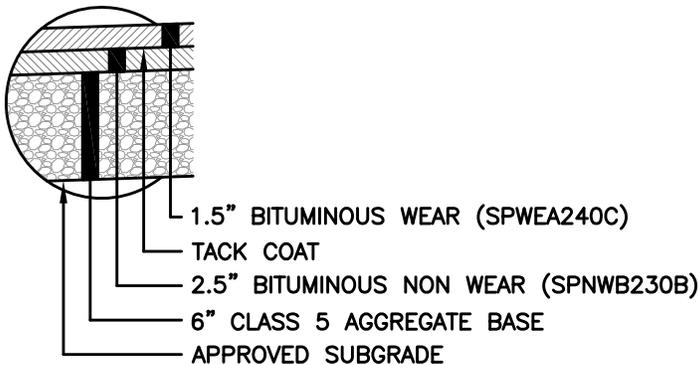


PROPOSED TYPICAL SECTION



* STREET WIDTH VARIES FROM 25' TO 36'.
SEE SITE PLAN FOR LOCATIONS.

INSET A



STREETS:

CULLIGAN LANE (EAST)
HUNTER LANE
ORCHARD PLACE

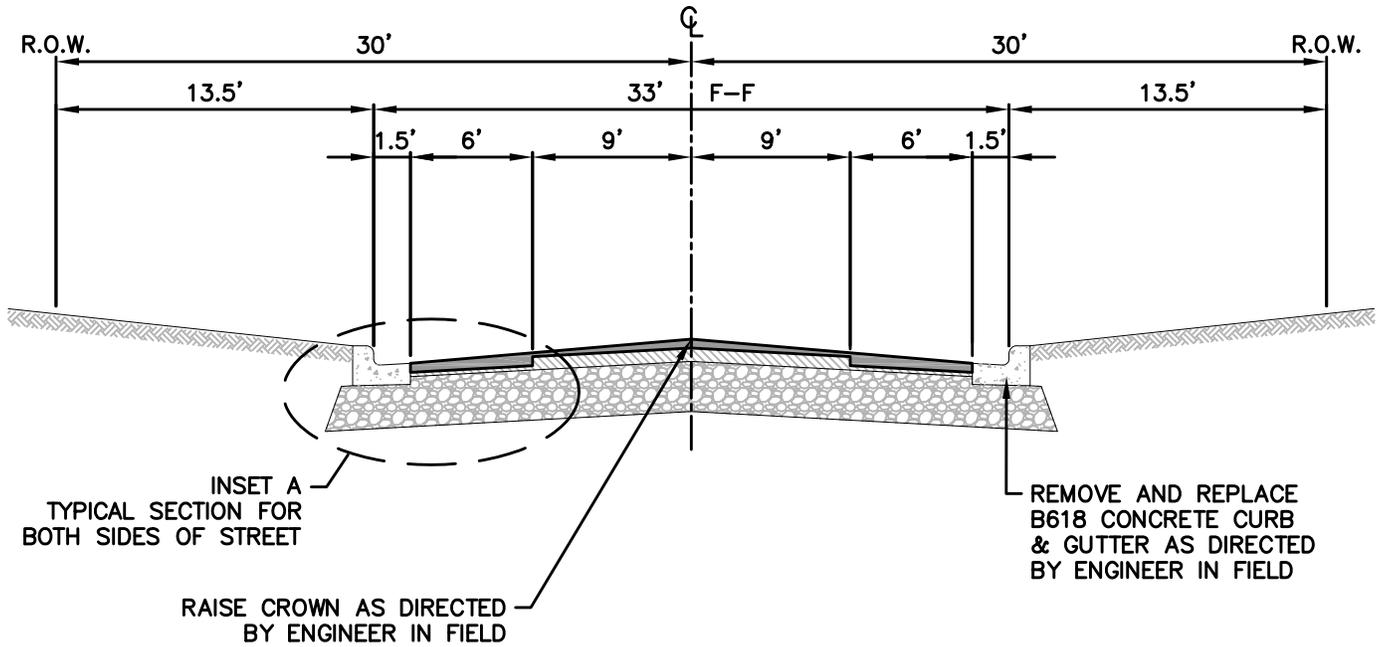
APPENDIX E: Rehabilitation Typical Section

APPENDIX F: Mill and Overlay Typical Section

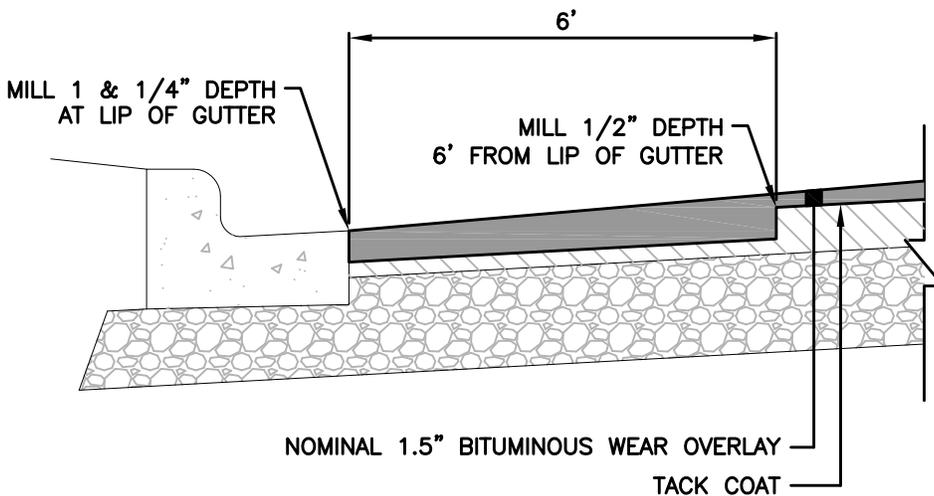
**HUNTER AND ORCHARD
NEIGHBORHOOD IMPROVEMENTS
MILL & OVERLAY TYPICAL SECTION**



AUGUST 16, 2012



INSET A



STREETS:

CULLIGAN LANE (WEST)
GLENHILL ROAD
VERONICA

APPENDIX G: Water Main Replacement

Hunter and Orchard Neighborhood Improvements Water Main Replacement

August 16, 2012



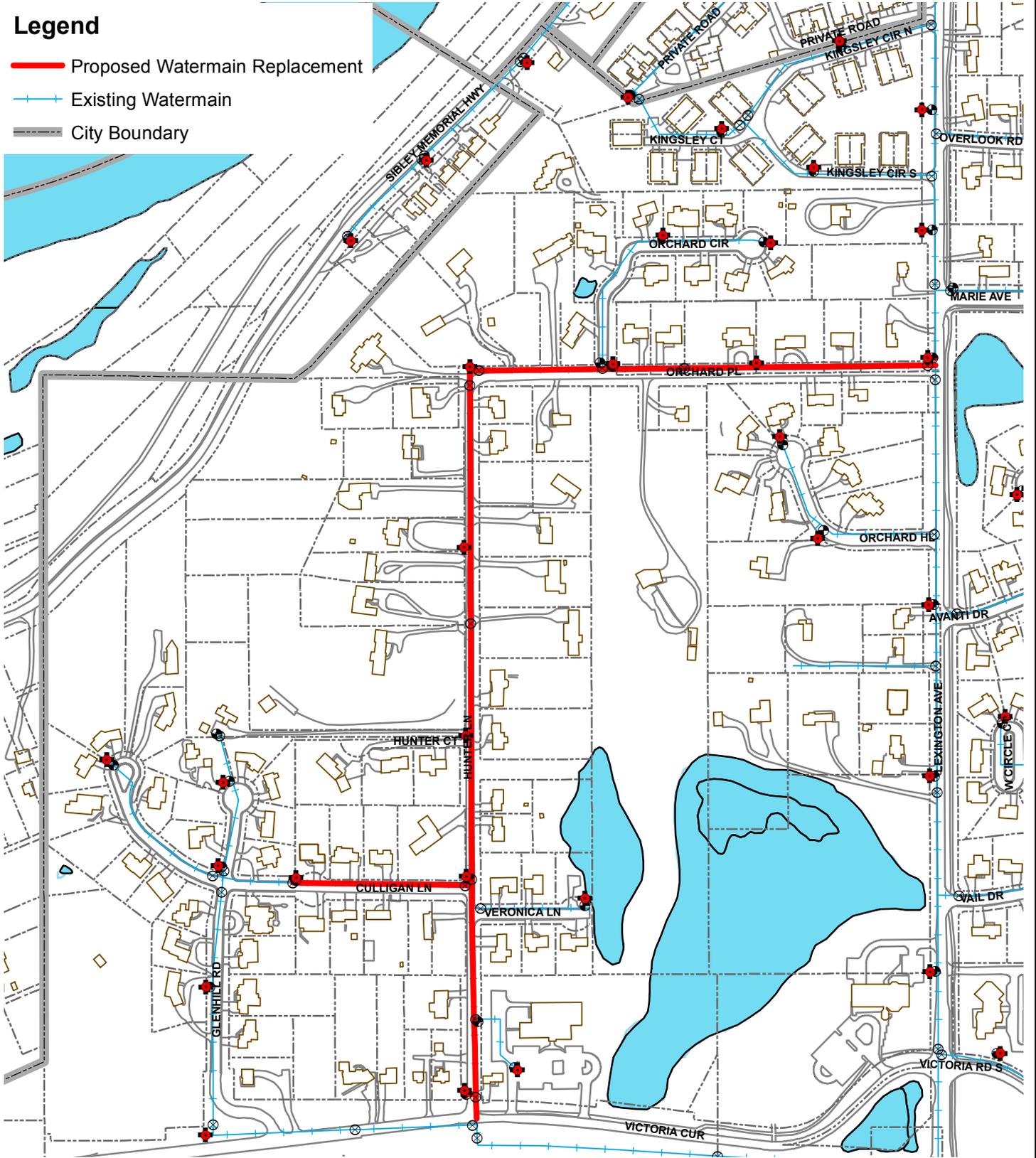
City of
Mendota
Heights

Legend

 Proposed Watermain Replacement

 Existing Watermain

 City Boundary



APPENDIX H: Engineer's Opinion of Estimated Costs



ENGINEERS OPINION OF ESTIMATED COSTS

CITY OF MENDOTA HEIGHTS

PROJECT: Hunter and Orchard Neighborhood Improvements

PROJECT #: 200902

DATE: 8/16/2012

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	PROJECT TOTAL			LOCAL JOB 200902, ROADWAY STREET RECONSTRUCTION		LOCAL JOB 200902, ROADWAY STREET REHABILITATION		LOCAL JOB 200902, ROADWAY MILL AND OVERLAY		LOCAL JOB 200902 CURB REPLACEMENT		LOCAL JOB 200902 STORM SEWER		LOCAL JOB 200902 WATER MAIN		LOCAL JOB 200902 SANITARY SEWER	
				ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED PRICE	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT
SCHEDULE 'A' - STREET RECONSTRUCTION																				
1	2021.501	MOBILIZATION	L.S.	1.00	\$40,000.00	\$40,000.00	0.50	\$20,000.00	0.25	\$10,000.00	0.25	\$10,000.00								
2	2100.601	LIFT STATION REHABILITATION	L.S.	1.00	\$200,000.00	\$200,000.00													1.00	\$200,000.00
3	2101.501	CLEARING	ACRE	0.70	\$6,000.00	\$4,200.00	0.60	\$3,600.00	0.10	\$600.00										
4	2101.506	GRUBBING	ACRE	0.70	\$6,000.00	\$4,200.00	0.60	\$3,600.00	0.10	\$600.00										
5	2101.602	CLEARING AND GRUBBING 4" AND LARGER DIAMETER	TREE	10	\$400.00	\$4,000.00	10.0	\$4,000.00												
6	2101.602	TREE TRIMMING	Each	10	\$200.00	\$2,000.00	10.0	\$2,000.00												
7	2104.501	REMOVE CURB AND GUTTER	L.F.	480	\$4.00	\$1,920.00	480.0	\$1,920.00												
8	2104.501	REMOVE SEWER PIPE (STORM)	L.F.	434	\$9.00	\$3,906.00	434.0	\$3,906.00												
9	2104.505	REMOVE CONCRETE SIDEWALK	S.Y.	10	\$10.00	\$100.00	10.0	\$100.00												
10	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	S.Y.	603	\$7.00	\$4,221.00	553.0	\$3,871.00	30.0	\$210.00	20.0	\$140.00								
11	2104.505	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S.Y.	1,775	\$4.00	\$7,100.00	1,423.0	\$5,692.00	330.0	\$1,320.00	22.0	\$88.00								
12	2104.505	REMOVE BITUMINOUS PAVEMENT	S.Y.	11,215	\$2.00	\$22,430.00	11,215.0	\$22,430.00												
13	2104.509	REMOVE CATCH BASIN	Each	2	\$350.00	\$700.00	2.0	\$700.00												
14	2104.511	SAWING CONCRETE DRIVEWAY	L.F.	370	\$6.00	\$2,220.00	280.0	\$1,680.00	54.0	\$324.00	36.0	\$216.00								
15	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L.F.	269	\$3.50	\$941.50	179.0	\$626.50	90.0	\$315.00										
16	2104.513	SAWING BITUMINOUS DRIVEWAY	L.F.	814	\$3.00	\$2,442.00	660.0	\$1,980.00	114.0	\$342.00	40.0	\$120.00								
17	2105.607	COMMON EXCAVATION (P)	C.Y.	3,884	\$20.00	\$77,680.00	3,076.0	\$61,520.00	808.0	\$16,160.00										
18	2105.501	REMOVE AND DISPOSE EXCESS COMMON EXCAVATION/RECLAIMED MATERIAL OFF-SITE (LV) (SEE SPECIAL CONDITIONS - SECTION 2)	C.Y.	2,891	\$10.00	\$28,910.00	2,891.0	\$28,910.00												
19	2105.507	SUBGRADE/AGGREGATE BASE CORRECTION EXCAVATION OUTSIDE THE AREA OF INFLUENCE OF CONTRACTOR INSTALLED UTILITY TRENCHES (SEE SPECIAL CONDITIONS - SECTION 2)	C.Y.	1,606	\$24.00	\$38,544.00	1,000.0	\$24,000.00	606.0	\$14,544.00										
20	2105.526	SELECT TOPSOIL BORROW (LV)	C.Y.	1,868	\$18.00	\$33,624.00	1,816.0	\$32,688.00					52.0	\$936.00						
21	2112.604	STREET SUBGRADE PREPARATION	S.Y.	15,819	\$0.75	\$11,864.25	15,819.0	\$11,864.25												
22	2112.604	BASE PREPARATION (SEE SPECIAL CONDITIONS - SECTION 2)	S.Y.	20,604	\$0.75	\$15,453.00	13,336.0	\$10,002.00	7,268.0	\$5,451.00										
23	2123.501	COMMON LABOR	HR	15	\$60.00	\$900.00	10.0	\$600.00	5.0	\$300.00										
24	2123.509	DOZER WITH OPERATOR	HR	15	\$125.00	\$1,875.00	10.0	\$1,250.00	5.0	\$625.00										
25	2123.514	2 CU YD FRONT END LOADER WITH OPERATOR	HR	15	\$125.00	\$1,875.00	10.0	\$1,250.00	5.0	\$625.00										
26	2123.610	SKID STEER (BOBCAT) WITH OPERATOR	HR	15	\$90.00	\$1,350.00	10.0	\$900.00	5.0	\$450.00										
27	2123.610	BACK HOE WITH OPERATOR	HR	15	\$150.00	\$2,250.00	10.0	\$1,500.00	5.0	\$750.00										
28	2211.501	AGGREGATE BASE CLASS 5 (VIRGIN, 100% CRUSHED), IN PLACE	TON	5,224	\$16.00	\$83,584.00	4,894.0	\$78,304.00	330.0	\$5,280.00										
29	2211.501	AGGREGATE BASE CLASS 5 (RECYCLED, ON-SITE), IN PLACE	TON	890	\$6.00	\$5,340.00	890.0	\$5,340.00												
30	2211.501	1 1/2" SCREENED CLEAN AGGREGATE BASE	TON	267	\$22.00	\$5,874.00	267.0	\$5,874.00												
31	2232.501	MILL BITUMINOUS SURFACE (1.5" NOMINAL DEPTH) (PRIOR TO WEAR COURSE)	S.Y.	73	\$7.00	\$511.00	53.0	\$371.00	20.0	\$140.00										
32	2232.501	MILL OR ROUT BITUMINOUS PAVEMENT (DETAIL X ON SHEET X, INSET A)	S.Y.	771	\$2.50	\$1,927.50					771.0	\$1,927.50								
33	2232.501	3.5" MILL DEPTH AND PATCH BITUMINOUS	S.Y.	154	\$25.00	\$3,850.00					154.0	\$3,850.00								
34	2331.604	BITUMINOUS PAVEMENT RECLAMATION (10" NOMINAL DEPTH)	S.Y.	7,268	\$3.00	\$21,804.00					7,268.0	\$21,804.00								
35	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2,268	\$3.25	\$7,371.00	1,334.0	\$4,335.50	726.0	\$2,359.50	208.0	\$676.00								
36	2360.501	TYPE SPWEA240C WEARING COURSE, IN-PLACE	TON	2,123	\$68.00	\$144,364.00	1,249.0	\$84,932.00	680.0	\$46,240.00	194.0	\$13,192.00								
37	2360.502	TYPE SPNWB230B NON WEARING COURSE, IN-PLACE	TON	3,303	\$58.00	\$191,574.00	2,138.0	\$124,004.00	1,165.0	\$67,570.00										
38	2360.503	3" TYPE SPWEA230B WEARING COURSE FOR DRIVEWAYS	S.Y.	1,775	\$23.00	\$40,825.00	1,423.0	\$32,729.00	330.0	\$7,590.00	22.0	\$506.00								
39	2451.607	GRANULAR BACKFILL (CV)	C.Y.	2,533	\$20.00	\$50,660.00											2,533.0	\$50,660.00		
40	2501.515	12" RC PIPE APRON WITH TRASH GUARD	Each	1	\$1,000.00	\$1,000.00									1.0	\$1,000.00				
41	2501.515	15" RC PIPE APRON WITH TRASH GUARD	Each	1	\$1,200.00	\$1,200.00									1.0	\$1,200.00				
42	2501.515	21" RC PIPE APRON WITH TRASH GUARD	Each	2	\$1,700.00	\$3,400.00									2.0	\$3,400.00				
43	2502.602	PROTECT, SALVAGE, RESTORE, OR REPLACE IRRIGATION, PER LOT	Each	25	\$500.00	\$12,500.00	16.0	\$8,000.00	9.0	\$4,500.00										
44	2503.541	12" RC PIPE SEWER DESIGN 3006 CLASS V	L.F.	1,800	\$30.00	\$54,000.00									1,800.0	\$54,000.00				
45	2503.541	15" RC PIPE SEWER DESIGN 3006 CLASS V	L.F.	325	\$32.00	\$10,400.00									325.0	\$10,400.00				
46	2503.541	18" RC PIPE SEWER DESIGN 3006 CLASS V	L.F.	1,015	\$38.00	\$38,570.00									1,015.0	\$38,570.00				
47	2503.541	21" RC PIPE SEWER DESIGN 3006 CLASS V	L.F.	75	\$48.00	\$3,600.00									75.0	\$3,600.00				
48	2503.602	RECONSTRUCT SANITARY STRUCTURE	Each	2	\$1,000.00	\$2,000.00	2.0	\$2,000.00												
49	2504.602	HYDRANT INSTALLATION	Each	8	\$3,600.00	\$28,800.00											8.0	\$28,800.00		
50	2504.602	6" GATE VALVE INSTALLATION	Each	6	\$1,300.00	\$7,800.00											6.0	\$7,800.00		
51	2504.602	8" GATE VALVE INSTALLATION	Each	12	\$1,800.00	\$21,600.00											12.0	\$21,600.00		
52	2504.602	REPAIR SERVICE STOP BOX	Each	1	\$400.00	\$400.00											1.0	\$400.00		

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	PROJECT TOTAL			LOCAL JOB 200902, ROADWAY STREET RECONSTRUCTION		LOCAL JOB 200902, ROADWAY STREET REHABILITATION		LOCAL JOB 200902, ROADWAY MILL AND OVERLAY		LOCAL JOB 200902 CURB REPLACEMENT		LOCAL JOB 200902 STORM SEWER		LOCAL JOB 200902 WATER MAIN		LOCAL JOB 200902 SANITARY SEWER	
				ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED PRICE	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED AMOUNT
53	2504.602	ADJUST SERVICE STOP BOX	Each	46	\$150.00	\$6,900.00											46.0	\$6,900.00		
54	2504.602	ADJUST VALVE BOX, INCLUDING PARTS	Each	23	\$350.00	\$8,050.00			9.0	\$3,150.00	2.0	\$700.00					12.0	\$4,200.00		
55	2504.602	WATER UTILITY HOLE	Each	4	\$800.00	\$3,200.00											4.0	\$3,200.00		
56	2504.603	6" DI WATER MAIN REPLACEMENT	L.F.	182	\$52.00	\$9,464.00											182.0	\$9,464.00		
57	2504.603	8" DI WATER MAIN REPLACEMENT	L.F.	4,143	\$55.00	\$227,865.00											4,143.0	\$227,865.00		
58	2504.604	2" INSULATION	S.Y.	120	\$30.00	\$3,600.00											120.0	\$3,600.00		
59	2504.608	DUCTILE AND GREY IRON FITTINGS	LB	4,143	\$4.50	\$18,643.50											4,143.0	\$18,643.50		
60	2506.502	CONSTRUCT CATCH BASIN DESIGN 2' X 3', IN-PLACE	Each	12	\$1,300.00	\$15,600.00								12.0	\$15,600.00					
61	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	Each	20	\$1,700.00	\$34,000.00								20.0	\$34,000.00					
62	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	Each	3	\$2,000.00	\$6,000.00								3.0	\$6,000.00					
63	2506.516	CATCH BASIN CASTING ASSEMBLY, IN-PLACE	Each	35	\$800.00	\$28,000.00								35.0	\$28,000.00					
64	2506.522	ADJUST FRAME & RING CASTING	Each	17	\$325.00	\$5,525.00	17.0	\$5,525.00												
65	2506.602	SALVAGE & REINSTALL CATCH BASIN CASTING, REPLACE RINGS	Each	15	\$550.00	\$8,250.00			11.0	\$6,050.00	4.0	\$2,200.00								
66	2506.602	SALVAGE & REINSTALL MANHOLE CASTING, REPLACE RINGS	Each	34	\$650.00	\$22,100.00	15.0	\$9,750.00	16.0	\$10,400.00	3.0	\$1,950.00								
67	2511.502	RANDOM RIPRAP, CLASS III	TON	36	\$100.00	\$3,600.00									36.0	\$3,600.00				
68	2521.501	4" CONCRETE WALK	S.F.	85	\$5.00	\$425.00	85.0	\$425.00												
69	2531.501	CONCRETE CURB & GUTTER DESIGN B618	L.F.	8,050	\$10.50	\$84,525.00	8,050.0	\$84,525.00												
70	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	S.Y.	510	\$45.00	\$22,950.00	460.0	\$20,700.00	30.0	\$1,350.00	20.0	\$900.00								
71	2531.507	6" CONCRETE DRIVEWAY PAVEMENT (SPECIAL)	S.Y.	93	\$55.00	\$5,115.00	93.0	\$5,115.00												
72	2531.603	REMOVE AND REPLACE CURB & GUTTER - B618 (IN 2013)	L.F.	1,393	\$23.00	\$32,039.00							1,393.0	\$32,039.00						
73	2531.603	REMOVE AND REPLACE CURB & GUTTER - B618 (IN 2014)	L.F.	805	\$24.00	\$19,320.00	805.0	\$19,320.00												
74	2540.604	SALVAGE AND REINSTALL PAVER DRIVEWAY	S.Y.	17	\$50.00	\$850.00			17.0	\$850.00										
75	2531.618	TRUNCATED DOME PANEL	S.F.	12	\$38.00	\$456.00	12.0	\$456.00												
76	2563.601	TRAFFIC CONTROL	L.S.	1.00	\$15,000.00	\$15,000.00	0.50	\$7,500.00	0.25	\$3,750.00	0.25	\$3,750.00								
77	2573.502	SILT FENCE, TYPE HEAVY DUTY	L.F.	1,000	\$2.00	\$2,000.00	1,000.0	\$2,000.00												
78	2573.602	STORM DRAIN INLET PROTECTION DURING CONSTRUCTION	Each	50	\$225.00	\$11,250.00	35.0	\$7,875.00	11.0	\$2,475.00	4.0	\$900.00								
79	2575.505	SODDING TYPE LAWN	S.Y.	11,319	\$5.00	\$56,595.00	11,009.0	\$55,045.00					310.0	\$1,550.00						
80	2575.505	SEED MIXTURE 250 WITH FIBER BLANKET	S.Y.	881	\$3.00	\$2,643.00	500.0	\$1,500.00	381.0	\$1,143.00										
81	2575.535	APPLICATION OF WATER FOR TURF, AFTER 30 DAYS	MG	150	\$30.00	\$4,500.00	100.0	\$3,000.00	50.0	\$1,500.00										
82	2582.502	4" SOLID LINE WHITE-PAINT	L.F.	2,330	\$0.40	\$932.00	2,330.0	\$932.00												
83	2582.502	4" BROKEN LINE YELLOW-PAINT	L.F.	189	\$0.40	\$75.60	189.0	\$75.60												
84	2582.502	4" DOUBLE SOLID LINE YELLOW-PAINT	L.F.	300	\$0.40	\$120.00	300.0	\$120.00												
85	2582.502	4" SOLID LINE WHITE-EPOXY	L.F.	2,330	\$0.50	\$1,165.00	2,330.0	\$1,165.00												
86	2582.502	12" SOLID LINE WHITE-EPOXY	L.F.	120	\$5.00	\$600.00	120.0	\$600.00												
87	2582.502	4" BROKEN LINE YELLOW-EPOXY	L.F.	189	\$0.60	\$113.40	189.0	\$113.40												
88	2582.502	4" DOUBLE SOLID LINE YELLOW-EPOXY	L.F.	300	\$0.75	\$225.00	300.0	\$225.00												
SUBTOTAL						\$1,919,356.75		\$822,446.25		\$238,767.50		\$41,115.50		\$34,525.00		\$199,370.00		\$383,132.50		\$200,000.00

APPENDIX I: Preliminary Assessment Roll

CITY OF MENDOTA HEIGHTS - ASSESSMENT ROLL

STREET RECONSTRUCTION = 19 YEARS

STREET PROJECT

STREET REHABILITATION = 10 YEARS

HUNTER/ORCHARD RECONSTRUCTION

MILL AND OVERLAY = 10 YEARS

JOB NO. 200902 IMPR. 2009-01

INTEREST RATE = 6%

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-02700-01-020	Robert J. & Susan A. Hughes 1117 Orchard Place Saint Paul, MN 55118-4119	Section 27 Twn 28 Range 23 W 108 ft of E 339 ft of N 214.5 ft of NE 1/4 ex S 30 ft for rd	01	020	\$8,850.00	\$0.00	\$0.00
27-02700-01-030	Jay C. Phillips 1127 Orchard Place Saint Paul, MN 55118-4119	Section 27 Twn 28 Range 23 W 200 ft of E 539 ft of N 214.50 ft of NE 1/4 of NE 1/4	01	030	\$8,850.00	\$0.00	\$0.00
27-02700-01-040	Roger K. & Nona Mosvick 1133 Orchard Place Saint Paul, MN 55118-4119	Section 27 Twn 28 Range 23 W 211 ft of E 750 ft of N 214.50 ft of NE 1/4 ex S 30 ft	01	040	\$8,850.00	\$0.00	\$0.00
27-02700-01-051	Robert G. Fogt & Elizabeth A. Zilen 1145 Orchard Place Saint Paul, MN 55118-4119	Section 27 Twn 28 Range 23 N 214.50 ft of W 100 ft of E 950 ft of NE 1/4 of NE 1/4 ex S 30 ft for rd	01	051	\$8,850.00	\$0.00	\$0.00
27-02700-01-052	Ralph W. & Pamela Nordstrom 1139 Orchard Place Saint Paul, MN 55118-4119	Section 27 Twn 28 Range 23 E 100 ft of N 214.5 ft of W 200 ft of E 950 ft of NE 1/4 of NE 1/4 ex S 30 ft	01	052	\$8,850.00	\$0.00	\$0.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-02700-01-080	J. Bradner & Janet B. Smith 1819 Hunter Lane Saint Paul, MN 55118-4110	Section 27 Twn 28 Range 23 pt of NW 1/4 of NE 1/4 of govt L-2 com at int of N line & SE line Beaudetts Add SE 260 ft to pt 184.5 ft S & 1500 ft W of NE cor E 130 ft S 30 ft W 539 ft to Beaudetts Add NE 320 ft to pt of beg	01	080	\$8,850.00	\$0.00	\$0.00
27-02700-02-010	Paul G. & Elaina K. Perleberg 42111 Fremont Ave. S. Minneapolis, MN 55409	Section 27 Twn 28 Range 23 pt NE 1/4 beg at pt 214.5 ft S of NE corner cont S on E line 121 ft W parr W N line 287 ft N parr E line 121 ft E parr N line 287 ft to beg subj to rd on N & East	02	010	\$8,850.00	\$0.00	\$0.00
27-02700-08-010	Arthur & Diana L. Mulvihill 1154 Orchard Place Saint Paul, MN 55118-4118	Section 27 Twn 28 Range 23 E 1/2 of N 2A of W 342.5 ft of E 1369.98 ft of N 1765.5 ft of S 2425.5 ft of NE 1/4	08	010	\$8,850.00	\$0.00	\$0.00
27-02700-08-032	Richard W. Weisbecker 1840 Hunter Lane Mendota Heights, MN 55118	Section 27 Twn 28 Range 23 W 171.25 ft of S 127.18 ft of N 381.54 ft of W 342.50 ft of E 1369.98 ft of N 1765.5 ft of S 2425.5 ft of NE 1/4	08	032	\$8,850.00	\$0.00	\$0.00
27-02700-08-040	Richard W. Weisbecker 1840 Hunter Lane Mendota Heights, MN 55118	Section 27 Twn 28 Range 23 S 147.18 ft of N 401.54 ft of W 171.25 ft of E 1198.73 ft of N 1765 ft of S 2425.5 ft of NE 1/4	08	040	\$8,850.00	\$0.00	\$0.00
27-13700-01-010	Beth Jacob Congregation 1179 Victoria Curve Mendota Heights, MN 55118-4106	Beth Jacob Synagogue	01	010	\$8,850.00	\$0.00	\$0.00

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27-15600-00-011	Alan Olstein & Phyllis Karasov 1954 Glenhill Road Saint Paul, MN 55118-4164	Burns Heights N 1/2 of S 2/3 of L-1	00	011	\$0.00	\$3,650.00	\$0.00
27-15600-00-021	Kathryn Lavaas Tste Jewell 1948 Glenhill Road Mendota Heights, MN 55118-4164	Burns Heights N 1/3 of Lot 1 & N 1/3 of Lot 2	02	020	\$0.00	\$3,650.00	\$0.00
27-15600-00-050	Carol Jean Tste Adams 1991 Hunter Lane Saint Paul, MN 55118-4112	Burns Heights N 160 ft of E 43.4 ft of Lot 4 N 160 ft of Lot 5	00	050	\$8,850.00	\$0.00	\$0.00
27-15600-00-053	Michael J. Prehatney & Richard M. & Mary P. Prehatney 1181 Victoria Curve Saint Paul, MN 55118-4107	Burns Heights Lot 5 ex N 160 ft & ex W 36.6 ft	00	053	\$8,850.00	\$0.00	\$0.00
27-16700-01-010	Bentley J. Anderson & Therese Dosch Anderson 1830 Hunter Lane Saint Paul, MN 55118-4109	Celia's Addition L-1 B-1	01	010	\$8,850.00	\$0.00	\$0.00
27-16700-01-020	Charles M. & Dawn M. Campion 1836 Hunter Lane Saint Paul, MN 55118-4109	Celia's Addition L-2 B-1	01	020	\$8,850.00	\$0.00	\$0.00
27-18200-00-011	Pauline C. Chaput 1835 Hunter Lane Saint Paul, MN 55118-4110	Colliton Place S 1/2 of Lot 1	00	011	\$8,850.00	\$0.00	\$0.00
27-18200-00-020	Dennis J. & Loris J. Galligan 1845 Hunter Lane Saint Paul, MN 55118-4110	Colliton Place Lot 2	00	020	\$8,850.00	\$0.00	\$0.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-18200-00-030	Paul & Vicki Katz 1855 Hunter Lane Saint Paul, MN 55118-4110	Colliton Place Lot 3	00	030	\$8,850.00	\$0.00	\$0.00
27-18200-00-040	Tste of the John & Marcia Troska Trust 1867 Hunter Lane Saint Paul, MN 55118-4110	Colliton Place Lot 4 ex com SE cor N 18.8 ft W 316 ft NW to pt 45.35 ft N of SW cor S 45.35 ft E 480.3 ft to beg	00	040	\$8,850.00	\$0.00	\$0.00
27-18200-00-050	Bruce D. & Susan E. B. Elliott 1875 Hunter Lane Saint Paul, MN 55118-4110	Colliton Place com SE cor N 18.8 ft W 316 ft NW to pt 45.35 ft N of SW cor S 45.35 ft E 480.3 ft to beg pt of Lot 4 and all of Lot 5	00	050	\$8,850.00	\$0.00	\$0.00
27-29200-01-010	Weston Lewis Cutter & Joyce Diane Paxton 1169 Veronica Lane Mendota Heights, MN 55118	Genz Addition L-1 B-1	01	010	\$0.00	\$3,650.00	\$0.00
27-29200-01-020	City of Mendota Heights 1101 Victoria Curve Saint Paul, MN 55118-4167	Genz Addition E 108.5 ft of Lot 2 Blk 1	01	020	\$0.00	\$3,650.00	\$0.00
27-29200-01-021	Frederick W II Tste Fischer & Margaret A. Tste Fischer 1163 Veronica Lane Mendota Heights, MN 55118-4121	Genz Addition Lots 2 Blk 1 ex E 108.5 ft of Lot 2 Blk 1	01	021	\$0.00	\$3,650.00	\$0.00
27-29200-02-010	Isadore & Cheryl Saide 1940 Hunter Lane Saint Paul, MN 55118-4111	Genz Addition L-1 B-2	02	010	\$0.00	\$3,650.00	\$0.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-29200-02-020	Eileen M. Capecchi 1162 Veronica Lane Saint Paul, MN 55118-4120	Genz Addition L-2 B-2	02	020	\$0.00	\$3,650.00	\$0.00
27-29200-02-030	Gary James & Toni C. Genz 1158 Veronica Lane Saint Paul, MN 55118-4120	Genz Addition L-3 B-2	02	030	\$0.00	\$3,650.00	\$0.00
27-33900-01-010	Thelma E. Hunter 1175 Orchard Place Saint Paul, MN 55118-4119	Hunter Bluff L-1 B-1	01	010	\$8,850.00	\$0.00	\$0.00
27-33900-01-020	Thelma E. Hunter Thelma & Stephen Tst Hunter 1175 Orchard Place Saint Paul, MN 55118	Hunter Bluff L-2 B-1	01	020	\$8,850.00	\$0.00	\$0.00
27-33900-01-030	Stephen G. & Anne Hunter 1171 Orchard Place Saint Paul, MN 55118-4119	Hunter Bluff L-3 B-1	01	030	\$8,850.00	\$0.00	\$0.00
27-44900-00-020	David L. Libertini & Pamela R. Libertini 1919 Hunter Lane Mendota Heights, MN 55118-4153	Leone Rearrangement all of lots 1 & 2	00	020	\$8,850.00	\$0.00	\$0.00
27-44900-00-030	Jerome B. & Debra K. Abrams 1187 Culligan Lane Mendota Heights, MN 55118-4102	Leone Rearrangement L-3	00	030	\$8,850.00	\$0.00	\$0.00
27-44900-00-040	Thomas C. & Sara H. Gavin 1199 Culligan Lane Mendota Heights, MN 55118-4102	Leone Rearrangement L-4	00	040	\$8,850.00	\$0.00	\$0.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-44900-00-050	Brian E. & Jennifer L. Krisko 1205 Culligan Lane Mendota Heights, MN 55118	Leone Rearrangement L-5 & that pt of Culligan Lane cul-de-sac lying N of line beg SE cor W to SW cor said lot & there term	00	050	\$8,850.00	\$0.00	\$0.00
27-44900-00-060	Richard & Roberta Edelstein 1206 Culligan Lane Mendota Heights, MN 55118-4101	Leone Rearrangement L-6	00	060	\$8,850.00	\$0.00	\$0.00
27-44900-00-070	Joel C. Whitcomb & Martha K. Swenson Whitcomb 1200 Culligan Lane Mendota Heights, MN 55118-4101	Leone Rearrangement L-7	00	070	\$8,850.00	\$0.00	\$0.00
27-44900-00-091	Raymond C. & Evelyn Lundgren 1190 Culligan Lane Mendota Heights, MN 55118-4101	Leone Rearrangement all of Lot 8 & W 30 ft of Lot 9	00	091	\$8,850.00	\$0.00	\$0.00
27-44900-00-092	John & Rebecca Dougherty 1933 Hunter Lane Mendota Heights, MN 55118-4112	Leone Rearrangement Lot 9 ex W 30 ft	00	092	\$8,850.00	\$0.00	\$0.00
27-53500-01-010	Steven B. & Catherine Means 1889 Hunter Lane Mendota Heights, MN 55118-4110	Oak Point L-1 B-1	01	010	\$8,850.00	\$0.00	\$0.00
27-53500-01-021	Joy R. Tste Van 1885 Hunter Lane Mendota Heights, MN 55118-4110	Oak Point Lot 2 Blk 1 ex pt lying W'ly of N'ly ext of E line Lot 1 Blk 1	01	021	\$8,850.00	\$0.00	\$0.00
27-54150-01-010	David Olin 1140 Orchard Place Mendota Heights, MN 55118	Olin Addition L-1 B-1	01	010	\$8,850.00	\$0.00	\$0.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-54150-01-020	Marilyn K. Tste Olin & Michael G. Tste Kula 1140 Orchard Place St. Paul, MN 55118-4118	Olin Addition L-2 B-1	01	020	\$8,850.00	\$0.00	\$0.00
27-57200-01-010	John F. Apitz & Mary B. Magnuson 1831 Hunter Lane St. Paul, MN 55118-4110	Phillilps Hill Addition L-1 B-1	01	010	\$8,850.00	\$0.00	\$0.00
27-57200-01-020	Michael & Patricia Kurtz 1827 Hunter Lane St. Paul, MN 55118-4110	Phillilps Hill Addition L-2 B-1	01	020	\$8,850.00	\$0.00	\$0.00
27-70100-01-010	Daniel P. Smolik 1908 Hunter Lane Mendota Heights, MN 55118-4109	Smolik Addition L-1 B-1	01	010	\$8,850.00	\$0.00	\$0.00
27-70100-01-020	Timothy S. & Tamora J. Murphy 1916 Hunter Lane St. Paul, MN 55118-4109	Smolik Addition L-2 B-1	01	020	\$8,850.00	\$0.00	\$0.00
27-73300-01-010	Chad R. & Kristen A. Abbott 1850 Hunter Lane Mendota Heights, MN 55118	Sun View Hills L-1 B-1	01	010	\$8,850.00	\$0.00	\$0.00
27-73300-01-020	Jon A. Mathisrud Tstee 1860 Hunter Lane Mendota Heights, MN 55118	Sun View Hills L-2 B-1	01	020	\$8,850.00	\$0.00	\$0.00
27-73300-01-030	Scott & Jennifer Van 1870 Hunter Lane St. Paul, MN 55118-4109	Sun View Hills L-3 B-1	01	030	\$8,850.00	\$0.00	\$0.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-73300-01-040	Leo L. Tste Kegler & Macelline Tste Kegler 1880 Hunter Lane St. Paul, MN 55118-4109	Sun View Hills L-4 B-1	01	040	\$8,850.00	\$0.00	\$0.00
27-73300-01-050	Timothy & Nancy Bartusch 1890 Hunter Lane St. Paul, MN 55118-4109	Sun View Hills L-5 B-1	01	050	\$8,850.00	\$0.00	\$0.00
27-73600-01-010	Thomas J. & Julie A. Prodahl 1124 Orchard Place Mendota Heights, MN 55118-4118	Swansons 1st Addition L-1 B-1	01	010	\$8,850.00	\$0.00	\$0.00
27-81250-01-010	Joseph W. Juliette & Patricia A. Juliette 1920 Glenhill Road Saint Paul, MN 55118-4164	Valley View Oak L-1 B-1	01	010	\$0.00	\$3,650.00	\$0.00
27-81250-01-020	Gino Ward & Laura L. Ward 1914 Glenhill Road Mendota Heights, MN 55118	Valley View Oak L-2 B-1	01	020	\$0.00	\$3,650.00	\$0.00
27-81250-01-030	Richard E. & Nancy Swanson 1908 Glenhill Road St. Paul, MN 55118-4149	Valley View Oak L-3 B-1	01	030	\$0.00	\$3,650.00	\$0.00
27-81250-01-040	Erik W. Johnson & Stephanie R. Johnson 1902 Glenhill Road Mendota Heights, MN 55118	Valley View Oak L-4 B-1	01	040	\$0.00	\$3,650.00	\$0.00
27-81250-01-050	Evans E. Connelly Jr. Tste & Ann M. Connelly Tste 1901 Glenhill Road Mendota Heights, MN 55118	Valley View Oak L-5 B-1	01	050	\$0.00	\$3,650.00	\$0.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-81250-01-060	John M. Roszak & Linda R. Roszak 1235 Culligan Lane Saint Paul, MN 55118-4151	Valley View Oak L-6 B-1	01	060	\$0.00	\$3,650.00	\$0.00
27-81250-01-070	Daniel A. & Jodi G. Saltzman 1921 Glenhill Road Mendota Heights, MN 55118-4165	Valley View Oak L-7 B-1	01	070	\$0.00	\$3,650.00	\$0.00
27-81250-01-080	John M. Roszak & Linda R. Roszak 1235 Culligan Lane Saint Paul, MN 55118-4151	Valley View Oak L-8 B-1	01	080	\$0.00	\$3,650.00	\$0.00
27-81250-01-090	Dominic M. Ciresi 1247 Culligan Lane Mendota Heights, MN 55118	Valley View Oak L-9 B-1	01	090	\$0.00	\$3,650.00	\$0.00
27-81250-01-100	Richard & B M Lachenmayer 1253 Culligan Lane St. Paul, MN 55118-4151	Valley View Oak L-10 B-1	01	100	\$0.00	\$3,650.00	\$0.00
27-81250-01-110	David & Gloria Olsen 1254 Culligan Lane Mendota Heights, MN 55118-4150	Valley View Oak L-11 B-1	01	110	\$0.00	\$3,650.00	\$0.00
27-81250-01-120	Gerald J. Shaughnessy 1248 Culligan Lane Saint Paul, MN 55118-4150	Valley View Oak L-12 B-1	01	120	\$0.00	\$3,650.00	\$0.00
27-81250-01-130	Michael & Ruth L. Sethna 1242 Culligan Lane St. Paul, MN 55118-4150	Valley View Oak L-13 B-1	01	130	\$0.00	\$3,650.00	\$0.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-81250-01-140	Michael P. & Ruth Lynfield Sethna 1242 Culligan Lane Mendota Heights, MN 55118-4150	Valley View Oak L-14 B-1	01	140	\$0.00	\$3,650.00	\$0.00
27-81250-01-150	Norbert J. & Sandra Krebsbach 1230 Culligan Lane Saint Paul, MN 55118-4150	Valley View Oak L-15 B-1	01	150	\$0.00	\$3,650.00	\$0.00
27-81250-01-160	John R. & Ivalee C. Arlandson 1224 Culligan Lane Saint Paul, MN 55118-4150	Valley View Oak L-16 B-1	01	160	\$0.00	\$3,650.00	\$0.00
27-81250-01-171	David L. & Mary B. Janisch 1935 Glenhill Road Mendota Heights, MN 55118-4165	Valley View Oak Lot 17 Blk 1 ext pt platted as Valley View Oak 2nd Addition	01	171	\$0.00	\$3,650.00	\$0.00
27-81250-02-010	Clement & Molly Commers 1942 Glenhill Road Mendota Heights, MN 55118-4164	Valley View Oak L-1 B-2	02	010	\$0.00	\$3,650.00	\$0.00
27-81250-02-020	Patrick H. & Renee L. Mcevoy 1936 Glenhill Road Mendota Heights, MN 55118-4164	Valley View Oak L-2 B-2	02	020	\$0.00	\$3,650.00	\$0.00
27-81251-00-010	Lawrence J. & Mary M. Culligan 8990 Bay Colony Drive #903 Naples, FL 34108-6704	Valley View Oak 2nd Addition outlot A	00	010	\$0.00	\$3,650.00	\$0.00
27-81251-01-010	Lawrence J. Culligan 8990 Bay Colony Drive #903 Naples, FL 34108-6704	Valley View Oak 2nd Addition L- 1 B-1	01	010	\$0.00	\$3,650.00	\$0.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-81251-- 01-020	Jane McKay & Lowell Chapin 1949 Glenhill Road Saint Paul, MN 55118-4165	Valley View Oak 2nd Addition L- 2 B-1	01	020	\$0.00	\$3,650.00	\$0.00
27-81275- 01-010	Peter A. Lilleberg 1155 Orchard Place Mendota Heights, MN 55118-4119	Vals Addition L-1 B-1	01	010	\$8,850.00	\$0.00	\$0.00
27-81275- 01-023	Steven G. & Wendy Baldinger 1147 Orchard Circle Mendota Heights, MN 55118-4146	Vals Addition Pt of Lot 2 Blk 1 ly N'ly & E'ly of a line com most NW'ly cor outlot A S 0D31M 58S E 30 ft S 88D52M21S W 25 ft to W line Lot 2 & beg of line N 88D52M21S E 120 ft S 0D31M58S E 105.01 ft N 88D52M21S E 5 ft to E line Lot 2 & there term & also all of outlot A	01	020	\$0.00	\$0.00	\$1,875.00
27-81275- 01-024	Allan P & Mary E. Steffes 1149 Orchard Circle Saint Paul, MN 55118-4146	Vals Addition Lot 2 Blk 1 ex pt ly N'ly & E'ly of a line com most NW'ly cor outlot A S 0D31M58S E 30 ft S 88D52M21S W 25 ft to W line Lot 2 & beg of line N 88D52M21S E 120 ft S 0D31M58S E 105.01 ft N 88D52M21S E 5 ft to E line Lot 2 & there term	01	020	\$0.00	\$0.00	\$1,875.00
27-81275- 01-030	Scott & Jean Cottington 1151 Orchard Circle Mendota Heights, MN 55118	Vals Addition Lot 3 Blk1	01	030	\$0.00	\$0.00	\$1,875.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
27-81275-02-010	Michael J. & Margaret Roscher 1140 Orchard Circle Saint Paul, MN 55118-4146	Vals Addition Lot 1 Blk2	02	010	\$0.00	\$0.00	\$1,875.00
27-81275-02-020	James J. & Sharon W. Bertrand 1134 Orchard Circle Mendota Heights, MN 55118	Vals Addition Lot 2 Blk2	02	020	\$0.00	\$0.00	\$1,875.00
27-81275-02-030	Gerald A. & Marilyn F. Strommen 1128 Orchard Circle Saint Paul, MN 55118-4146	Vals Addition Lot 3 Blk2	02	030	\$0.00	\$0.00	\$1,875.00
27-81275-02-040	Joanne & Brian Mullen 1122 Orchard Circle Mendota Heights, MN 55118-4146	Vals Addition Lot 4 Blk2	02	040	\$0.00	\$0.00	\$1,875.00
27-81275-02-060	Brian E. & Joanne J. Mullen 1122 Orchard Circle Saint Paul, MN 55118-4146	Vals Addition Lot 6 Blk2	02	060	\$0.00	\$0.00	\$1,875.00
27-81275-02-070	Paul G. & Lisa M.B. Dorn 1129 Orchard Circle Mendota Heights, MN 55118-4146	Vals Addition Lot 7 Blk2	02	070	\$0.00	\$0.00	\$1,875.00
27-81275-02-080	Fred & Karen Gordon 1135 Orchard Circle Saint Paul, MN 55118-4146	Vals Addition Lot 8 Blk2	02	080	\$0.00	\$0.00	\$1,875.00
27-81275-02-090	Sherry Essen 1143 Orchard Circle Mendota Heights, MN 55118	Vals Addition Lot 9 Blk2	02	090	\$0.00	\$0.00	\$1,875.00

Parcel No:	Reputed Owner and Description	Subdivision:	Block:	Lot:	Street Recon	Street Rehab	Mill Overlay
Number of Properties:	87				Recon. Total:	Rehab. Total:	Mill and Overlay Total:
	Grand Total:				\$407,100.00	\$109,500.00	\$20,625.00
	\$537,225.00						