



FREQUENTLY ASKED QUESTIONS

HUNTER AND ORCHARD NEIGHBORHOOD IMPROVEMENTS

Q: HOW WAS THIS PROJECT INITIATED?

City staff developed a 5 year Street Improvement Plan (SIP) which is updated annually and was approved by the Mendota Heights City Council at the December 6, 2011 , City Council meeting. Staff identified the Hunter Lane Neighborhood Improvements as a 2013 street reconstruction project in the 2012-2016 Street Improvement Plan (SIP). The Glenhill Road Neighborhood Rehabilitation was identified as a 2013 street rehabilitation project in the 2012-2016 SIP. Due to the close proximity of these projects to each other, staff proposes to combine these two neighborhood improvements into one project to reduce redundancies and staff time. The combined project will be called the Hunter and Orchard Neighborhood Improvements.

The feasibility report for the Hunter and Orchard Neighborhood Improvements was accepted by the Mendota Heights City Council on August 21, 2012. This project includes reconstructing the rural sections of Culligan Lane (further referred to as Culligan Lane (East)), Hunter Lane and Orchard Place. This project also includes rehabilitating the urban sections of Culligan Lane (further referred to as Culligan Lane (West)), Glenhill Road, Orchard Circle, and Veronica Lane.

Q: WHOM MAY I CONTACT IF I HAVE A QUESTION OR A CONCERN DURING THE PROJECT?

During the project, the City will provide construction updates to the residents via the City's website at www.mendota-heights.com. From the main page click on City Services • Engineering • Engineering Projects.

If you have specific questions or concerns that are not found on the project page, you can also call the following project representatives:

Project Manager:	Ryan Ruzek	651-452-1850
City Engineer:	John Mazzitello	651-452-1850
Project Engineer:	Mike Albers	651-452-1850
Construction Observer:	Bobby Crane	651-452-1850

Staff will also send informational letters to property owners, as necessary, informing them of project plans and schedules. If needed, letters may be hand-delivered to inform you of a time-sensitive event such as water shut-offs, curb replacement, etc.

Q: WHO FUNDS THE PROJECT?

The project is paid for by special assessment to individual properties, municipal bonds, and utility funds. Special assessments are based on the concept that when land is benefited from a particular improvement, a portion of the costs of the improvement should be levied against those properties to finance such improvements. Property owners are not assessed for ongoing maintenance (sealing coating, etc.) needed to prolong the life of a street.

Q: ARE THERE OTHER COSTS ASSOCIATED WITH STREET RECONSTRUCTION?

All of the utility work (sanitary sewer, storm sewer, and water main) is done at no direct cost to the property owner. These costs are paid from utility funds.

During project design, the City encourages each private utility company (gas, electric, telephone and cable TV) to upgrade or repair its utilities within the streets along the project area. This approach helps reduce street excavations and disturbances to the neighborhood in the future.

Q: WHAT CAN I EXPECT DURING CONSTRUCTION?

Once construction begins, the utility companies (gas, electric, cable, telephone) will be in the neighborhood first, upgrading their utilities as they deem necessary.

As the work progresses, it may be dusty, muddy, noisy and inconvenient; however, we do have requirements to deal with the nuisances. For example, watering trucks will be available to keep the dust down and the contractor must adhere to the City’s noise ordinance. You may have temporary water shut-offs while the water main is being repaired/replaced; your irrigation and pet containment system may be damaged if they are located in the City’s right-of-way; you may not be able to access your driveway and/or the roadway for a few hours; however, the contractor will accommodate those with special needs.

You will receive advance notices of these occurrences so that you can plan accordingly; however, while we attempt to give advance notices, there are instances that limit how much notice we can provide; one such instance may be an accidental water main break that interrupts your water service. Weather is also a factor that could change plans with limited notification. During the project, the City will provide construction updates to the residents via the City’s website at www.mendota-heights.com. From the main page click on City Services • Engineering • Engineering Projects.

Construction typically starts in June and runs through October or November. Once the work is completed, some items are warranted for up to a year. Sod, for example, is planted in the fall and property owners are given detailed instructions on how to water the newly placed sod. If the sod does not make it through the warranty period, the company will replace it. If the sod dies after the warranty period, it is your responsibility to replace the dead sod. You will be notified via regular mail of the sod warranty expiration date, which is typically about 30 days after installation.

Q: WILL THE CONTRACTOR WORK ON WEEKENDS?

The City of Mendota Heights will specify the following work hours:

Monday – Friday: 7:00 a.m. - 7:00 p.m.

Saturday: 9:00 a.m. - 5:00 p.m.

No work on Sundays or Holidays

Q: WILL I BE ABLE TO DRIVE ON MY STREET DURING THE PROJECT?

A drivable street will be maintained at most times during the construction. The exception would be during the installation/repair of the city utilities and reconstruction of the existing roadway, when access may be cut off for a limited period of time. Even during those activities, though, access will be restored by the end of each day.

Q: WILL I LOSE WATER OR SEWER SERVICE DURING CONSTRUCTION?

Sanitary sewer service will not be interrupted during construction. Water service will not be interrupted during construction except for you may have temporary water shutoffs while the water main and hydrants are being repaired/replaced. You will receive advance notices of these occurrences so that you can plan accordingly.

Q: WHERE WILL I BE ABLE TO PICK UP MY MAIL? HOW WILL GARBAGE SERVICE BE AFFECTED?

If necessary, your individual mail box will be removed by the construction contractor at the time of construction and the mail box will be placed in your yard for storage during construction. The contractor will install temporary mailboxes as determined by the Post Office and residents will be notified of their location. Upon completion of construction, the contractor will notify residents when the existing mailboxes will be reinstalled in similar locations.

Trash pickup in the neighborhood will remain on the same day it currently does. The contractor will provide access for garbage trucks to the neighborhood for pickup, or coordinate with the disposal service providers during the occasional exception throughout the project to minimize inconvenience to the residents.

Q: WILL I ALWAYS HAVE ACCESS TO MY DRIVEWAY?

For the majority of the construction project you will have access to your driveway. However, the main interruption to access of your driveway will be during the construction of the concrete curb and gutter and if you are getting a new concrete driveway apron. For this work, access to your driveway will not be available for approximately 5 days while the concrete cures. You will be able to park on the street in front of your house during the concrete curing time. There may be other times when you will not have access to your driveway for limited periods during the installation of the city utilities and reconstruction of the existing roadway section but generally driveways will be accessible by the end of the day. Property owners will be provided as much advance notification as possible when access to driveways will be restricted.

Q: WHAT PORTION OF MY DRIVEWAY IS BEING REPLACED, WILL IT BE PUT BACK THE SAME AS IT WAS BEFORE?

The portion of your driveway disturbed by the project will be replaced as close as possible to its original location and configuration as it existed prior to construction.

Q: WHAT IF I WANT TO REPLACE MY ENTIRE DRIVEWAY?

Under this project, the City will only be repairing the part of the driveway that is disturbed by the construction. It will be at the Contractor's discretion if they wish to be involved in replacing individual property owner's driveways. The property owner shall coordinate these improvements themselves with the Contractor, including payment. The City has no liability for such work.

Q - HOW WILL THE BOULEVARD BE REPAIRED?

Reconstruction of the streets will require that the boulevard will be disturbed. Boulevards that are disturbed during construction will be restored with new topsoil and sod at the end of the project. The contractor is responsible for watering of the new sod for 30 calendar days following installation, after which it is the property owner's responsibility. All residents will receive mailings notifying them of the end dates of the contractor's sod maintenance period, as well as tips on how best to care for new sod.

Q – WHAT WILL HAPPEN WITH LANDSCAPING FEATURES AND IRRIGATION SYSTEMS IN THE STREET RIGHT-OF-WAY?

If landscaping features are within the right-of-way and impacted by construction, those features will have to be salvaged by the homeowner prior to construction. Generally anything within 10-15 feet of the proposed curb should be moved by the homeowner prior to construction starting. The construction observer or any Engineering Department Staff will be able to answer individual questions from homeowners.

For underground items such as invisible pet fences and irrigation systems, all homeowner's are asked to make an effort to mark them so that the contractor can work around them and protect them as much as possible from damage. Flags for marking sprinkler heads will be available at City Hall. 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.

Q – WILL EXISTING TREES IN THE BOULEVARD BE REMOVED?

It is the intent of this project to protect as many existing boulevard trees as possible. Trees that are within a few feet of the curb and will have their root structure affected or so close to the street that roots may damage the pavement will most likely need removal. Trees that are located in the ditches will most likely also need to be removed.

Q – WHAT WILL HAPPEN WITH THE EXISTING STREET SIGNS?

New street signs, meeting new letter size and reflectivity requirements, will be replaced in conjunction with this Street Improvement Project. Old street signs may be reinstalled in the interim.

Q – WHAT CAN I DO TO PREPARE FOR THE PROJECT?

- Ask questions; inform staff of your concerns.
- Coordinate landscaping, driveway replacement and house remodeling projects with the construction schedule.
- Mark underground irrigation or pet containment systems.
- Remove landscaping features within the right-of-way.
- Begin financial planning for the assessment.