

MARIE AVENUE AND WESLEY LANE NEIGHBORHOOD IMPROVEMENTS

NEIGHBORHOOD INFORMATIONAL MEETING
MENDOTA HEIGHTS CITY HALL
JANUARY 9, 2019
6:30 PM



City of Mendota Heights
Engineering Department
651-452-1850

This and other project documents can be found on the City's website at www.mendota-heights.com. From the main page click on City Government • Departments • Engineering • Projects. (<https://www.mendota-heights.com/projects>)

PROPOSED RECONSTRUCTION IMPROVEMENTS:

PROJECT AREAS*

- **Phase 1 (2019 construction):**
 - Marie Avenue from 35E to Dodd Road
 - Wesley Lane Neighborhood including the following streets: Wesley Lane, Wesley Court, South Lane (from Linden Street on the south to the Cul-de-sac north of Wesley Lane), Mager Court and Spring Creek Circle.
- **Phase 2 (2020 construction):**
 - Marie Avenue from Lexington Avenue S to 35E.

STREETS**

- Marie Avenue: 40-42 feet wide from edge to edge of pavement. (Phase 1 & 2)
 - 7" reclamation, 4" mill, base reconstruction, 30% curb and gutter replacement
- Wesley Lane: ~30 feet wide from edge to edge of pavement. (Phase 1)
 - 8" reclamation, base reconstruction, 30% curb and gutter replacement

WALKING TRAIL AND PEDESTRIAN RAMPS

- Pedestrian underpass replacement. (Dakota County, Phase 1)
- Dodd Road trail construction. (Phase 1)
- Trail rehabilitation and pedestrian ramp reconstruction. (Phase 1 & 2)
- Lexington Avenue trail realignment. (Phase 2)

STORM SEWER SYSTEM

- Supplemental catch basins. (Wesley Lane Neighborhood only, Phase 1)
- Catch basin castings and casting rings. (Phase 1 & 2)
- Retention pond cleanout and ditch improvements. (Phase 1 & 2)

WATER MAIN IMPROVEMENTS

- Replace watermain on Marie Ave from Sutton Ln to Dodd Rd (Phase 1)

MISCELLANEOUS

- Guard rail replacement (Phase 1)
- Land bridge repairs (Phase 1)
- Retaining wall reconstruction on Marie near Victoria Road and Sutton Lane (Phase 1 & 2)

RESTORATION

- Repair concrete/asphalt driveways to same or improved conditions (Phase 1 & 2)
- Salt resistant sod in disturbed areas (Phase 1 & 2)

*See pages 7-10 in this packet for the project areas and preliminary assessment maps.

**See pages 11-12 in this packet for typical street sections

ESTIMATED PROJECT COSTS AND FUNDING:

PHASE 1:

PROJECT COSTS (PHASE 1, 2019)

ITEM	ESTIMATED COST*
Marie Avenue street improvements (35E to Dodd Rd)**	\$793,713
Watermain replacement (Sutton Lane to Dodd Road)	\$59,813
Pedestrian tunnel	\$345,585
Trail rehabilitation on Marie Avenue (35E to Dodd)	\$57,874
Land bridge repair	\$513,594
Retaining walls and fences	\$70,504
Pond sediment removal	\$62,561
Wesley Neighborhood street improvement**	\$717,146
Trail construction on Dodd Rd (Wesley to Maple)	\$221,634
Trail construction on Dodd Rd (Marie to Wesley)	\$173,826

Total Cost, Phase 1

\$3,016,249

* Estimated costs include 10% contingency & 15% indirect costs

** Assessable cost

PROJECT FUNDING (PHASE 1, 2019)

SOURCE	AMOUNT
Tax Levy	\$1,089,349
Assessments	\$437,166
Municipal State Aid	\$1,000,000
Utility Fund - Water	\$59,813
Utility Fund - Storm Sewer	\$84,336
Dakota County	\$345,585

Total Funding, Phase 1

\$3,016,249

PHASE 2:

PROJECT COSTS (PHASE 2, 2020)

ITEM	ESTIMATED COST*
Marie Avenue street improvements (Lexington to 35E)**	\$1,135,869
Trail rehabilitation on Marie Avenue (Lexington to 35E)	\$57,874
Trail realignment on Lexington (Marie to Orchard)	\$295,911
Retaining walls and fences	\$71,896
Pond sediment removal	\$120,811

Total Cost, Phase 2

\$1,682,361

* Estimated costs include 10% contingency & 15% indirect costs

** Assessable cost

PROJECT FUNDING (PHASE 2, 2020)

SOURCE	AMOUNT
Tax Levy	\$847,337
Assessments	\$314,213
Municipal State Aid	\$400,000
Utility Fund - Water	\$0
Utility Fund - Storm Sewer	\$120,811

Total Funding, Phase 2

\$1,682,361

PROPOSED ASSESSMENTS:

The roadway improvement cost can be assessed on a unit basis to the benefiting properties as per the Street Rehabilitation and Reconstruction Policy adopted by the City council on June 16, 1992. All single unit homes and town home units with a driveway (or private road) located on Marie Avenue, Wesley Lane, Wesley Court, South Lane (from Linden Street on the south to the Cul-de-sac north of Wesley Lane), Mager Court and Spring Creek Circle will be assessed as a street rehabilitation per the Street Rehabilitation and Reconstruction Policy for that type of residence. The generalized Minnesota Statutes Chapter 429 process can be found on page 6 of this packet.

The estimated unit assessment for this project was calculated by determining the number of assessable lots and dividing them into the assessable project costs. Using this formula resulted in assessment amounts of \$11,462 per unit for Marie Avenue residents and \$6,830 per unit for the Wesley Lane Neighborhood residents.

The estimated unit assessments for this street reconstruction project are higher than a typical street rehabilitation projects due to the soil corrections needed and the limited amount of residencies. **To limit the impact of the estimated unit assessments, the City staff is proposing to cap the proposed assessments at \$5,500 for both Wesley Lane Neighborhood and Marie Avenue residents.** This method will still adequately fund the project, while also lessening the financial burden of the assessment on residents. An estimated assessment amortization schedule can be found on page 5 of this packet.

ESTIMATED PROJECT SCHEDULE:

The following project schedule outlines an approach to complete Phase 1 of the project:

ACTIVITY	DATE
Receive Feasibility Report	December 18, 2018
Neighborhood Meeting	January 9, 2019
Preliminary Hearing / Authorize Preparation of Plans and Specs	January 15, 2019
Approve Plans and Specifications / Order Advertisements for Bids	March/April, 2019
Accept Bids / Award Contract	April/May, 2019
Begin Construction	June, 2019
Assessment Hearing	September, 2019
Completion of Construction / Adopt Assessment Roll	October 2019

ESTIMATED ASSESSMENT AMORTIZATION SCHEDULE:

City of Mendota Heights

Project: Marie Avenue & Wesley Lane Neighborhood Improvements

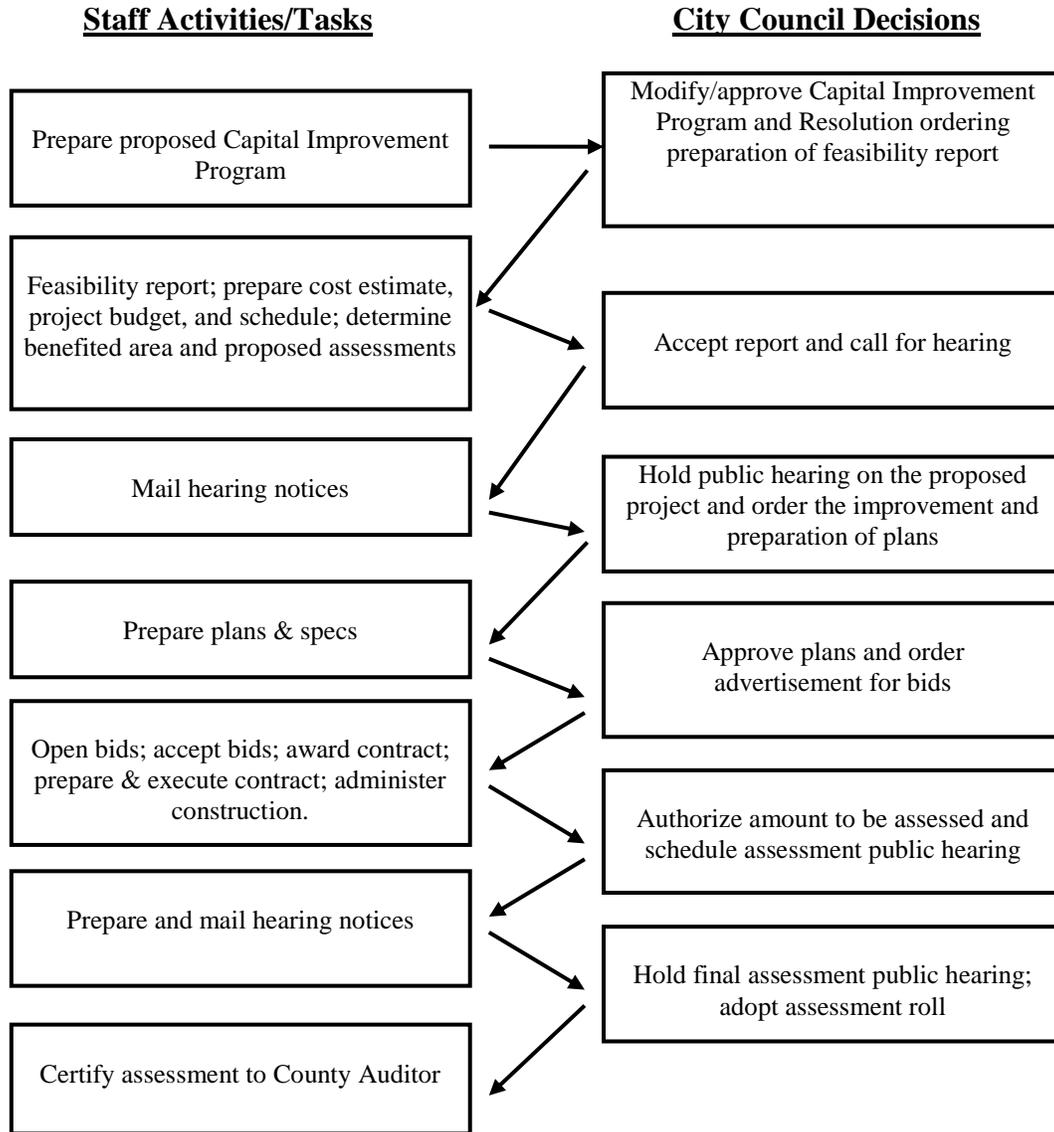
Project Number: 201803

Proposed Assessment Hearing Date: September 2019

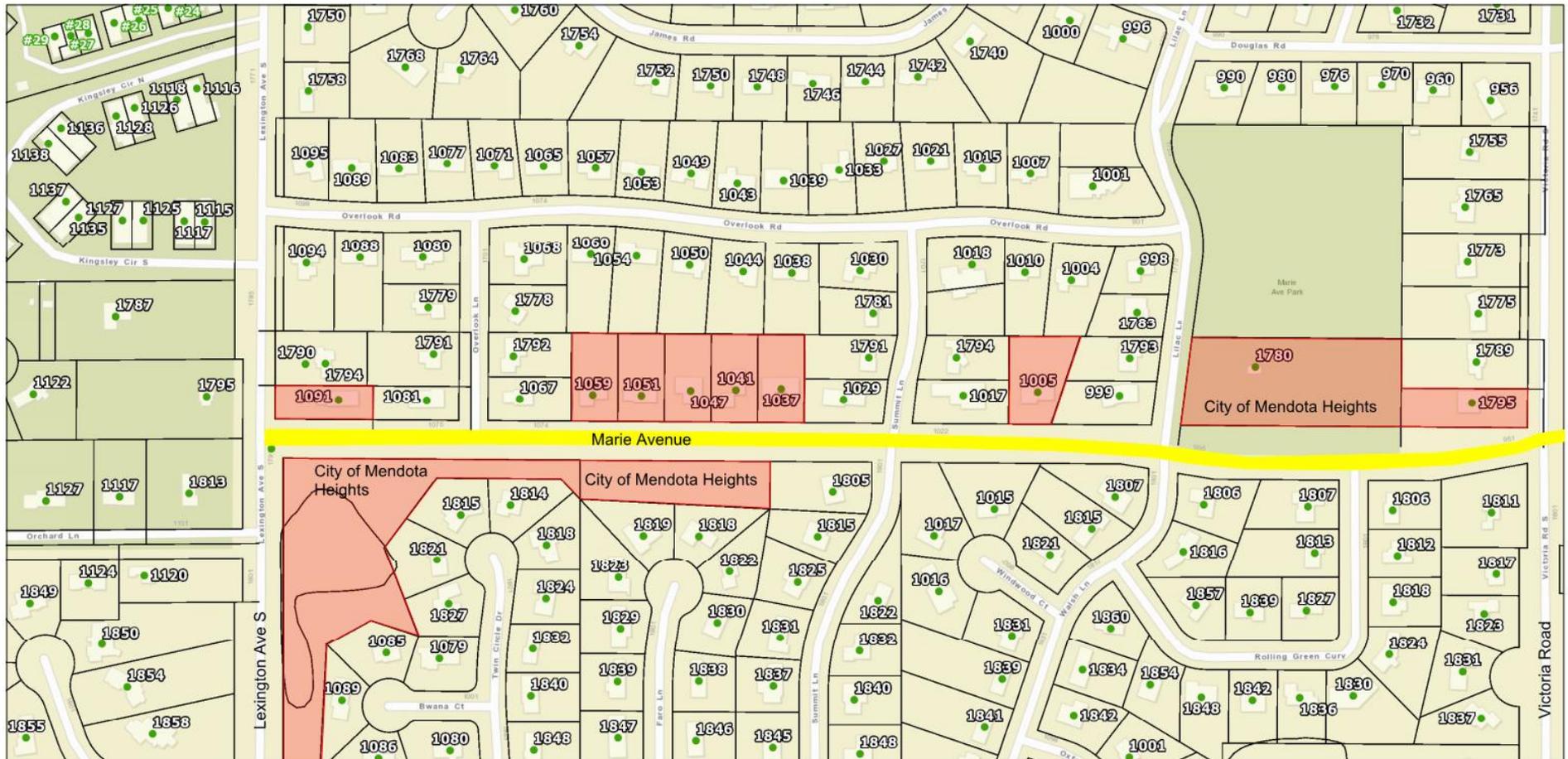
Proposed Unit Assessment:				\$5,500.00
Proposed Interest Rate				4.881%
Year	Principal	Interest	Annual	Sum
1	\$550.00	\$337.59	\$887.59	\$887.59
2	\$550.00	\$241.61	\$791.61	\$1,679.20
3	\$550.00	\$214.76	\$764.76	\$2,443.96
4	\$550.00	\$187.92	\$737.92	\$3,181.88
5	\$550.00	\$161.07	\$711.07	\$3,892.96
6	\$550.00	\$134.23	\$684.23	\$4,577.18
7	\$550.00	\$107.38	\$657.38	\$5,234.56
8	\$550.00	\$80.54	\$630.54	\$5,865.10
9	\$550.00	\$53.69	\$603.69	\$6,468.79
10	\$550.00	\$26.85	\$576.85	\$7,045.64
Totals	\$5,500.00	\$1,545.64	\$7,045.64	\$7,045.64

PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

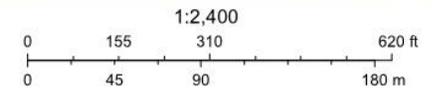
(Minnesota Statutes Chapter 429)



Phase 2 - Marie Avenue Project Location and Preliminary Assessment Map



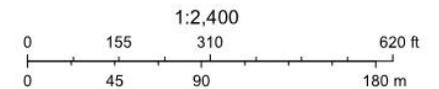
August 13, 2018



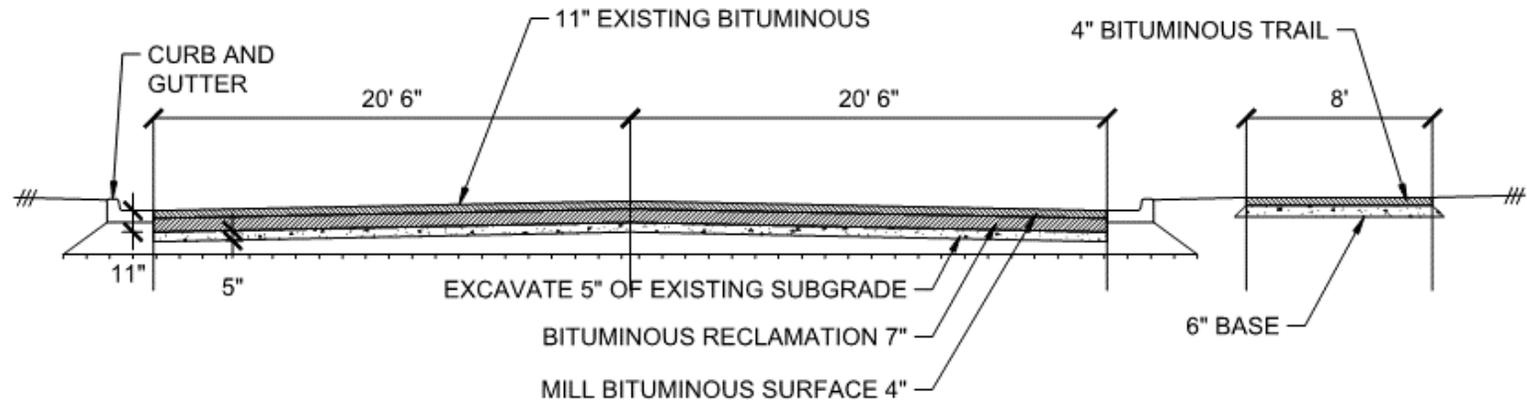
Phase 2 - Marie Avenue Project Location and Preliminary Assessment Map



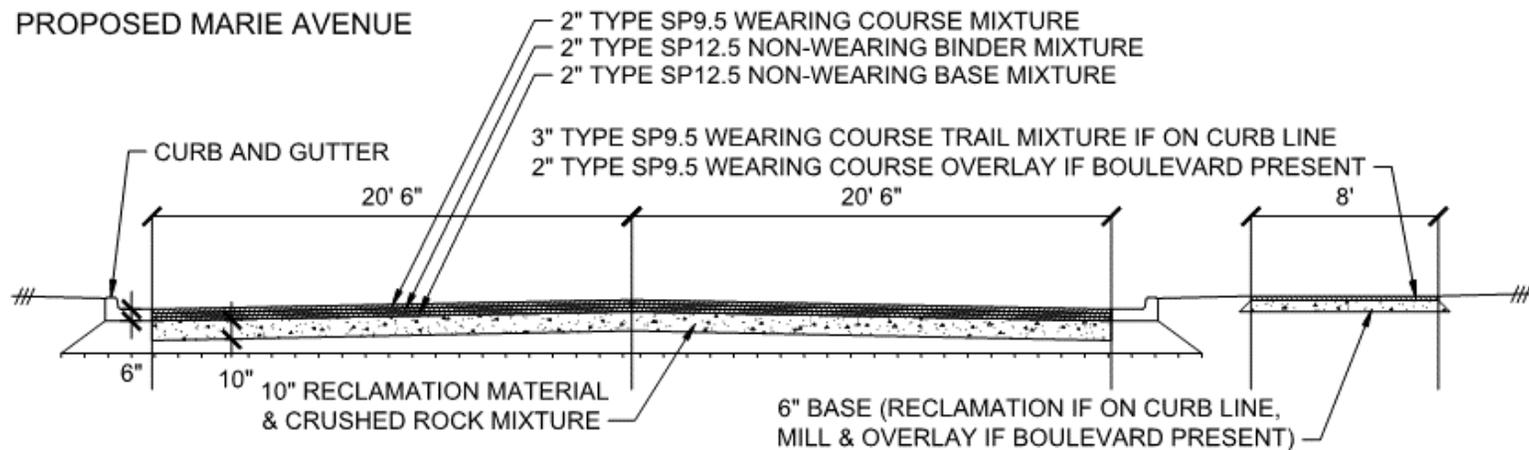
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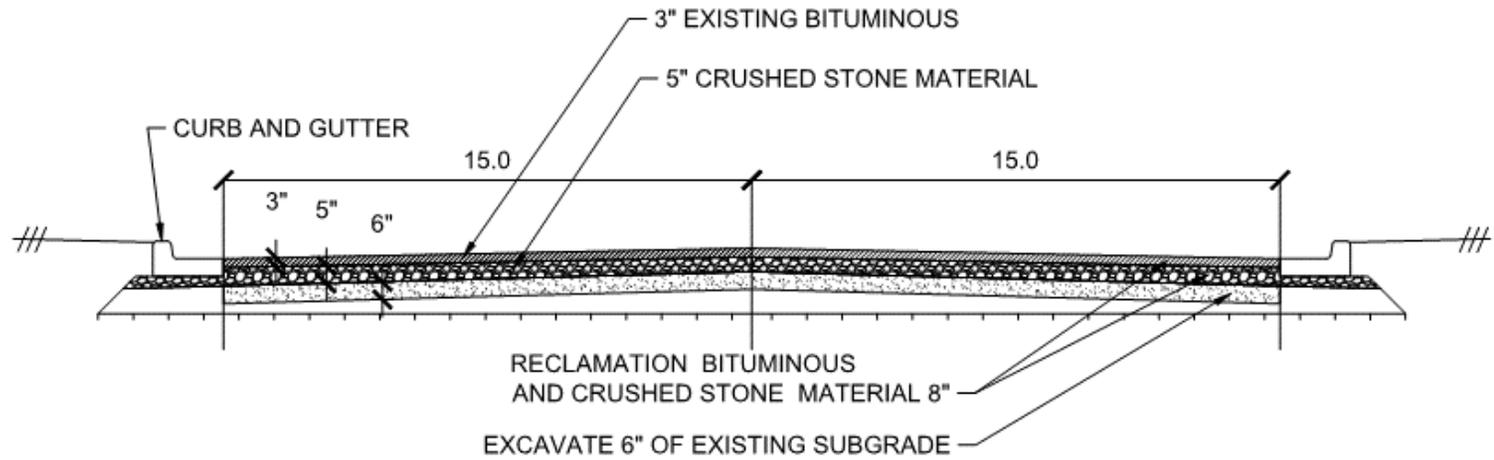
EXISTING MARIE AVENUE



PROPOSED MARIE AVENUE



EXISTING WESLEY NEIGHBORHOOD



PROPOSED WESLEY NEIGHBORHOOD

