

# **EMERSON AVENUE AREA STREET IMPROVEMENTS**

NEIGHBORHOOD INFORMATIONAL MEETING  
MENDOTA HEIGHTS FIRE HALL  
DECEMBER 13, 2023  
6:30 PM



City of Mendota Heights  
Engineering Department  
651-452-1850

This packet contains important information for the upcoming 2024 street improvement project on the following streets:

- Emerson Ave
- Sylvandale Road
- Sylvandale Court S
- Sylvandale Court N
- Laura Street
- Laura Court
- Ivy Falls Court
- Maple Park Drive
- Ivy Hills Drive



This and other project documents can be found on the City's website at <https://mendotaheightsmn.gov>. From the main page click on City Government → Departments & Services → Engineering → Projects. (<https://mendotaheightsmn.gov/225/Projects>)

## PROPOSED RECONSTRUCTION IMPROVEMENTS:

Emerson Ave Street Improvements					
Emerson Ave	X	X		X	X
Sylvandale Rd	X	X		X	X
Sylvandale Ct S	X	X		X	X
Sylvandale Ct N	X	X		X	X
Laura St/Ct	X	X		X	X
Ivy Falls Ct	X	X		X	X
Maple Park Dr	X	X		X	X
Ivy Hills Dr	X	X		X	X
Ivy Hills Park	X		X		

## ESTIMATED PROJECT COSTS AND FUNDING:

Project costs for construction and indirect costs are based on preliminary estimates.

### Project Cost:

Project Total	Total Estimated Costs
Street Improvements	\$ 1,531,295
Indirect Costs for Street Improvements (20%)*	\$ 306,259
<b>Total Costs for Street Improvements</b>	<b>\$ 1,837,554</b>
Private Parking Bays	\$ 36,175
<b>Total Costs for Private Parking Bays</b>	<b>\$ 36,175</b>
Park Improvements	\$ 56,178
Indirect Costs Park Improvements (20%)*	\$ 11,236
<b>Total Costs for Park Improvements</b>	<b>\$ 67,414</b>
Storm Sewer Improvements	\$ 69,350
Water Improvements	\$ 8,400
Sanitary Improvements	\$ 39,150
<b>Total Cost for Utility Improvements</b>	<b>\$ 116,900</b>
Saint Paul Regional Water Service Watermain Replacement	\$ 1,471,245
Indirect Costs for SPRWS (15%)	\$ 220,687
<b>Total Cost for SPRWS Improvements</b>	<b>\$ 1,691,931</b>
Total Improvement Cost	\$ 3,211,793
Total Indirect Costs for City*	\$ 538,181
<b>Total Cost</b>	<b>\$ 3,749,974</b>
<b>Rounded Total Cost</b>	<b>\$ 3,750,000</b>
*Indirect costs include legal, engineering, administration, and finance	

## PROPOSED ASSESSMENTS:

The roadway improvement cost can be assessed on a unit basis or front footage 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, duplex, townhomes, commercial properties and business with a driveway (or private road) located within the project limits 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.

Preliminary assessments are based on preliminary cost estimates and design.

### Assessment Calculation:

Assessment Calculation	Total
Total Project Cost	\$ 3,750,000
Assessable Amount	\$ 1,837,554
Assessment Amount (50% of Assessable Amount)	\$ 918,777
Total Units - Residential*	104
Assessment - Residential	\$ 888,863.46
Total Units - City of Mendota Heights*	3.5
City Assigned Assessment Amount	\$ 29,913.67
Total Units	107.5
Unit Assessment (Assessable amount/ XX Units)	\$ 8,546.76
<b>Total Assessment Amount</b>	<b>\$ 8,547</b>
<b>Total Multi-Unit Assessment Amount**</b>	<b>\$ 4,151</b>
*1 unit = 100 frontage feet	
**Assessment for multi-unit dwellings computed based on total frontage divided by number of dwellings. Private parking bay work added to townhouse assessment	

The estimated assessment for this project was calculated by determining the number of assessable lots and front footage and dividing them into the assessable project costs. Assessable project costs are only the street costs for this project. Assessment amount are 50% of the street costs per the City Assessment Policy. Using this formula resulted in an assessment rate of \$8,547 per unit for a single family home and \$4,151 per unit for a multi-family home. Certain properties were assigned multiple units based on their frontage. Preliminary assessment maps can be found on pages 7.

Un-assessable park frontage for this project was assigned to the City. See the estimated assessment amortization schedule.

## ESTIMATED ASSESSMENT AMORTIZATION SCHEDULE:

Below are the estimated assessment amortization schedules based on estimated costs:

Emerson Avenue Amortization Schedule				
		Interest Rate		6.00%
Year	Principal	Interest	Total	Balance
2024				8,547.00
2025	854.70	641.03	1,495.73	7,692.30
2026	854.70	461.54	1,316.24	6,837.60
2027	854.70	410.26	1,264.96	5,982.90
2028	854.70	358.97	1,213.67	5,128.20
2029	854.70	307.69	1,162.39	4,273.50
2030	854.70	256.41	1,111.11	3,418.80
2031	854.70	205.13	1,059.83	2,564.10
2032	854.70	153.85	1,008.55	1,709.40
2033	854.70	102.56	957.26	854.70
2034	854.70	51.28	905.98	0.00
	<b>8,547.00</b>	<b>2,948.72</b>	<b>11,495.72</b>	
(1st Yr includes 15 months of interest)				

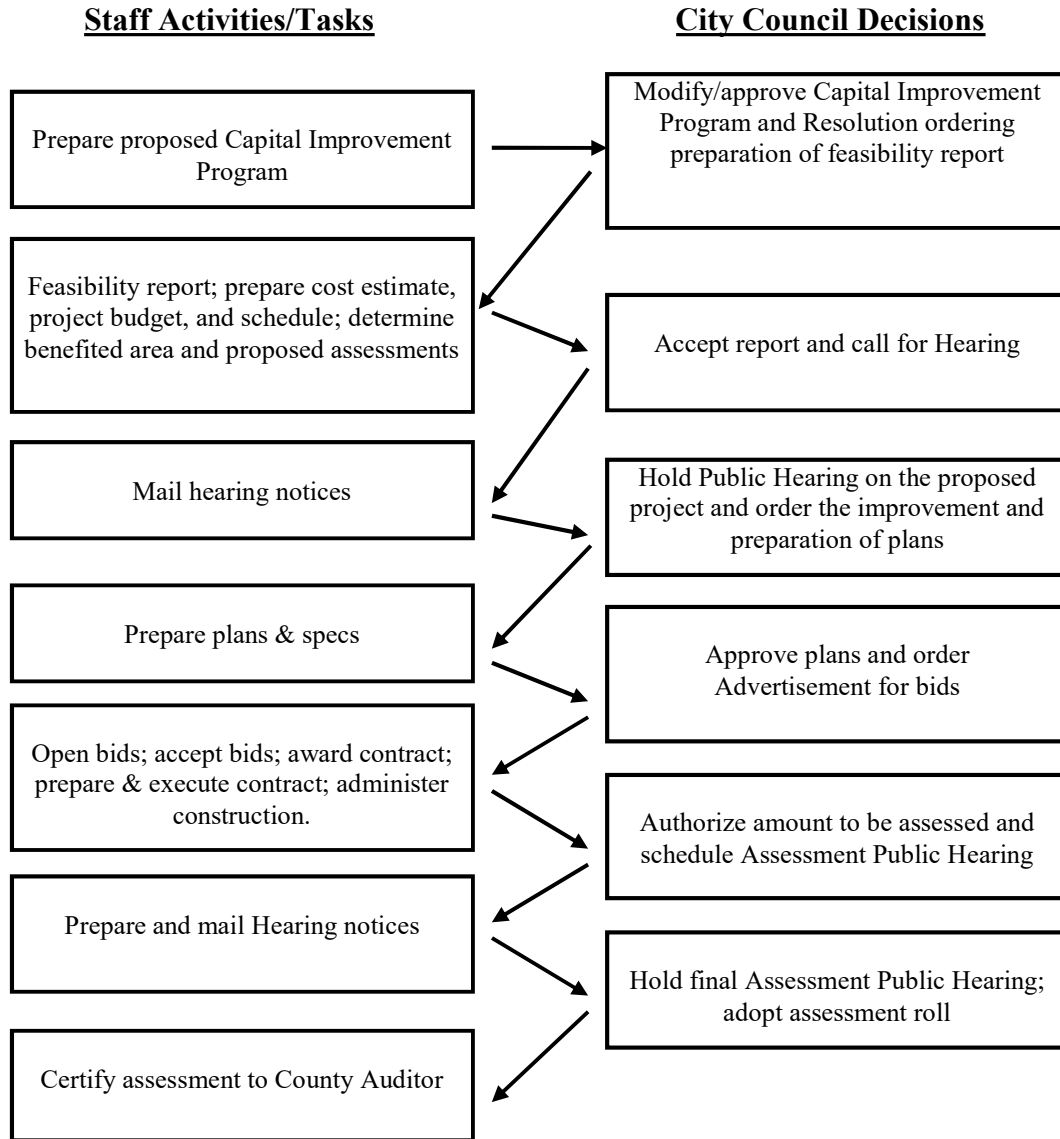
Emerson Avenue Amortization Schedule Multi-Family				
		Interest Rate		6.00%
Year	Principal	Interest	Total	Balance
2024				4,151.00
2025	415.10	311.33	726.43	3,735.90
2026	415.10	224.15	639.25	3,320.80
2027	415.10	199.25	614.35	2,905.70
2028	415.10	174.34	589.44	2,490.60
2029	415.10	149.44	564.54	2,075.50
2030	415.10	124.53	539.63	1,660.40
2031	415.10	99.62	514.72	1,245.30
2032	415.10	74.72	489.82	830.20
2033	415.10	49.81	464.91	415.10
2034	415.10	24.91	440.01	0.00
	<b>4,151.00</b>	<b>1,432.10</b>	<b>5,583.10</b>	
(1st Yr includes 15 months of interest)				

## ESTIMATED PROJECT SCHEDULE:

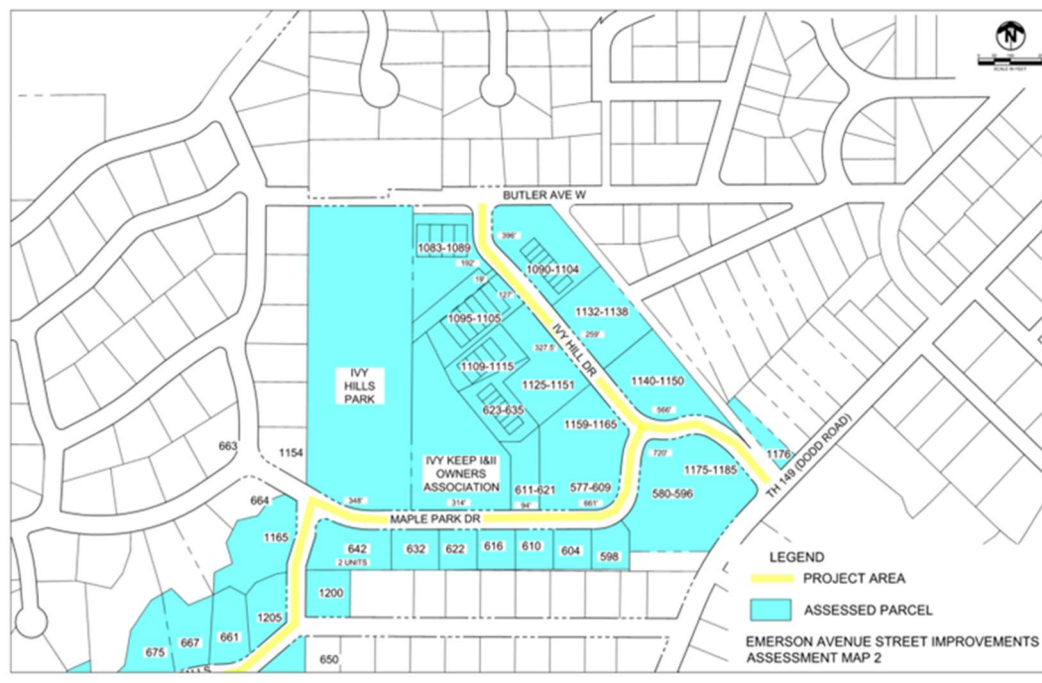
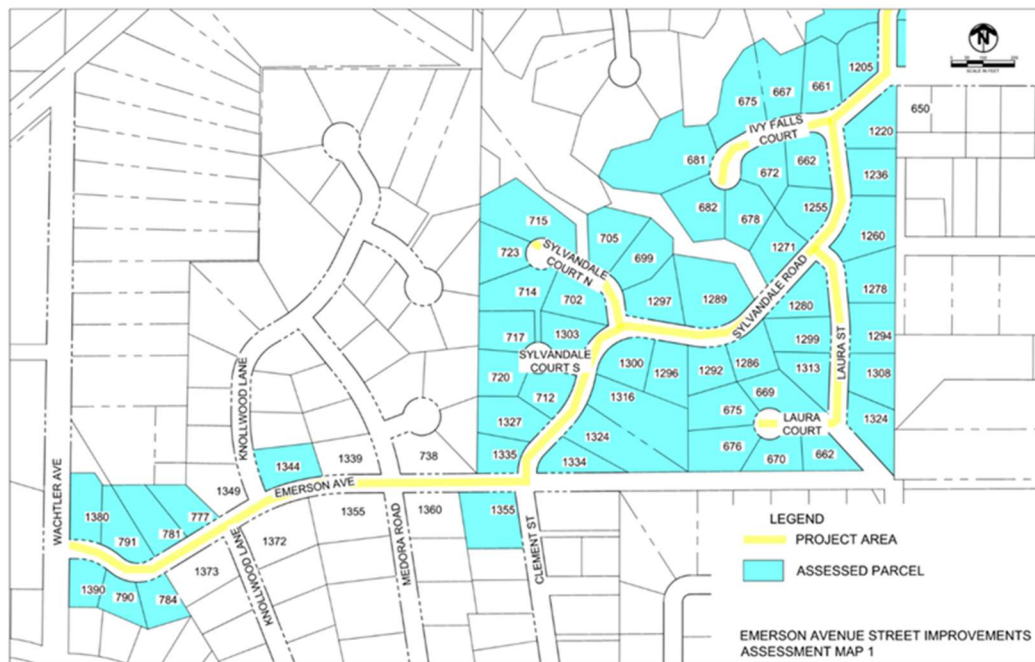
Activity	Date
Authorize Preparation of Feasibility Report	August 16, 2022
Accept Feasibility Report	November 21, 2023
Neighborhood Meeting	December 13, 2023
Public Hearing / Order Improvements	December 19, 2023
Accept Plans and Specifications and Authorize Bidding	March 2024
Award Contract	May 2024
Commencement of Construction	June 2024
Substantial Completion of Construction	September 2024
Assessment Hearing / Certify Assessments to County	October 2024
Warranty Inspection	June 2025

# PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

(Minnesota Statutes Chapter 429)

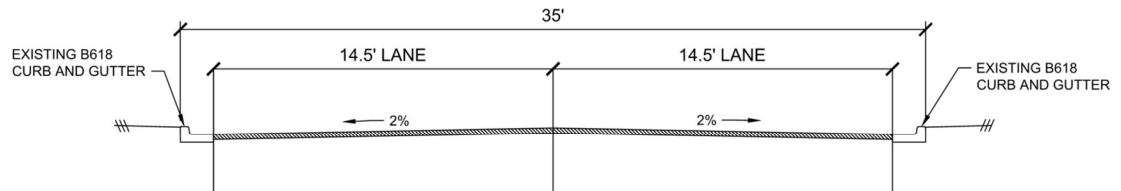


## Assessment Maps:



# Existing and Proposed Typical Sections

EXISTING ROADWAY SECTION



PROPOSED ROADWAY SECTION

