

# FEASIBILITY REPORT FOR BRIDGEVIEW SHORES STREET IMPROVEMENTS

WHICH INCLUDES IMPROVEMENTS TO:

ARBOR COURT, BRIDGEVIEW COURT, MENDOTA HEIGHTS CIRCLE,  
MONET COURT, MONET LANE, PONDHAVEN CIRCLE, PONDHAVEN  
LANE, WESTVIEW CIRCLE, AND WESTVIEW TERRACE.

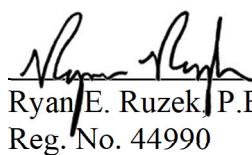
CITY PROJECT #202406

DECEMBER 13, 2023

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

December 13, 2023  
Date



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# INTRODUCTION

## ***Authorization***

The preparation of this report was authorized by the Mendota Heights City Council by adopting Resolution 2023-55 at the September 5, 2023, City Council meeting. This project has been designated as City Project No. 202406. The improvements to Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace are located in Section 35 & 36, Township 28, Range 23.

## ***Scope***

This report addresses the feasibility of street rehabilitation for the urban sections of Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace. Engineers 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 rehabilitation area is shown in Appendix A.

## ***Resident Input***

An informational letter and questionnaire were sent to the ninety-five (95) residents of the neighborhood on September 25, 2023, to inform them of the project. Fifty-eight (58) of the questionnaires were returned, for a 61% return rate. The two key issues that were asked in the questionnaire were drainage and traffic/pedestrian related issues. The letter, questionnaire, summarized responses spreadsheet and individual resident responses are shown in Appendix B.

## EXISTING CONDITIONS

### *Streets*

**Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace**

Mendota Heights Circle was constructed in 1988 under Project Number 8519 as part of the Mendota Heights Road & Huber Drive Improvements.



*Mendota Heights Circle 01*



*Mendota Heights Circle 02*

Bridgeview Court and Pondhaven Lane (east) were constructed in 1988 under Project Number 8807 as part of the Bridgeview Shores 1<sup>st</sup> Addition street project.



*Bridgeview Court 01*



*Bridgeview Court 02*



*Bridgeview Court 03*

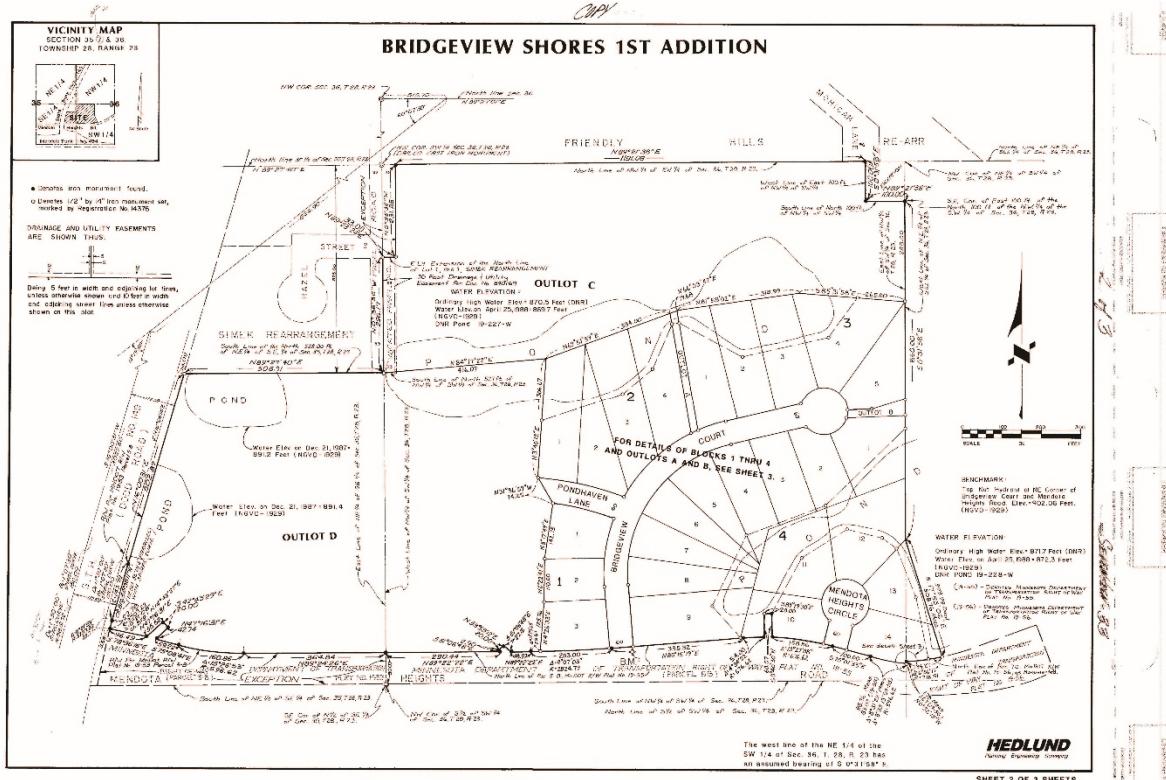


*Pondhaven Lane East 01*



&lt;divPondhaven Lane East 02

Bridgeview Court, Pondhaven Lane (east), and Mendota Heights Circle are a part of the Bridgeview Shores 1<sup>st</sup> Addition recorded plat.



Pondhaven Circle, Pondhaven Lane (west), Westview Circle, and Westview Terrace were constructed in 1990 under Project Number 9007.



*Pondhaven Circle 01*



*Pondhaven Circle 02*



*Pondhaven Lane West 01*



*Pondhaven Lane West 02*



Westview Terrace 01



Westview Terrace 02

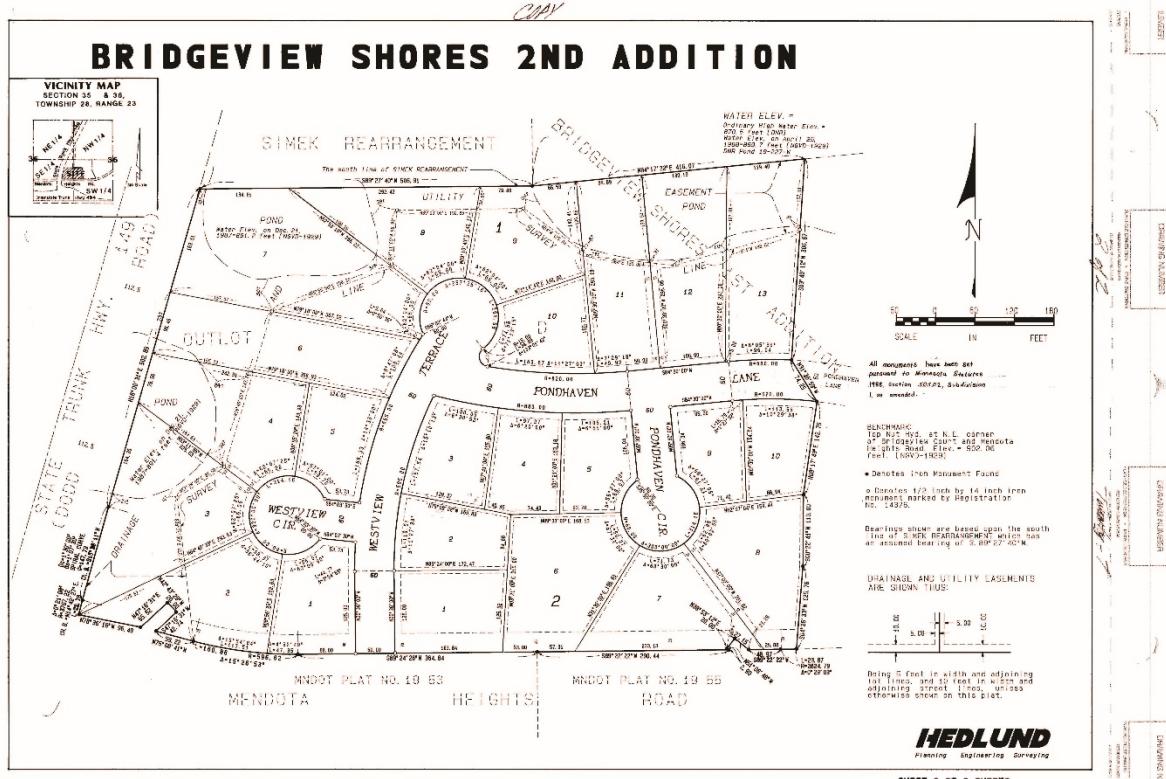


*Westview Circle 01*



*Westview Circle 02*

Pondhaven Circle, Pondhaven Lane (west), Westview Circle, and Westview Terrace were recorded as part of the Bridgeview Shores 2<sup>nd</sup> Addition plat.



Arbor Court was constructed in 1991 under Project Number.

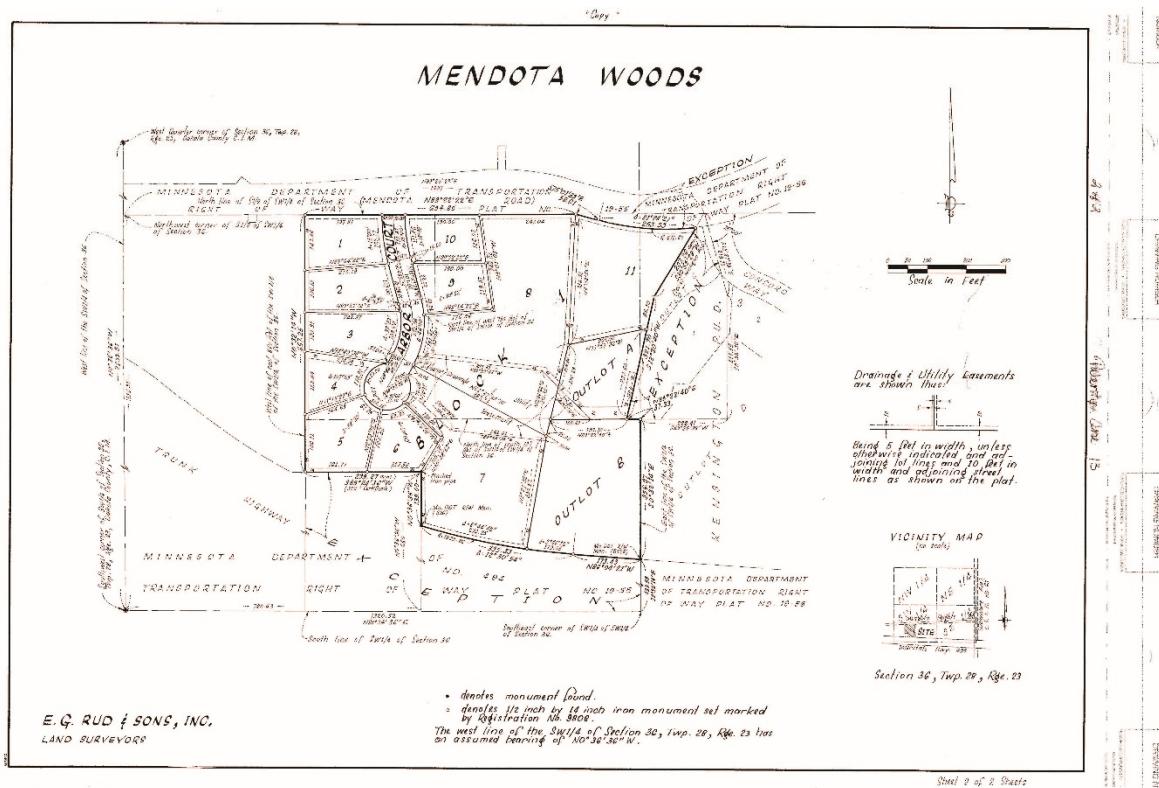


*Arbor Court 01*



Arbor Court 02

Arbor Court was recorded as part of the Mendota Woods Subdivision plat.



Monet Court and Monet Lane were constructed in 1995 under Project Number .



*Monet Court 01*



*Monet Court 02*

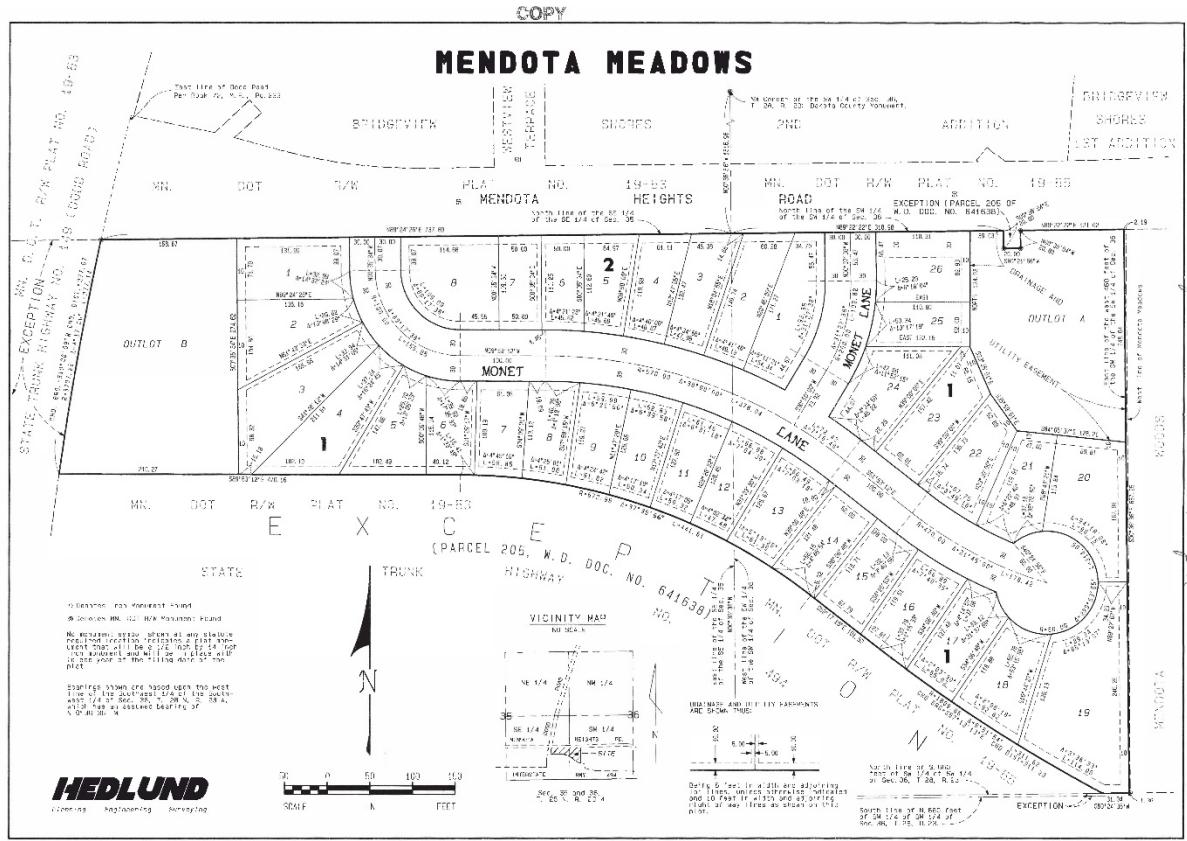


Monet Lane 01



Monet Lane 02

Monet Court and Monet Lane were recorded as part of the Mendota Meadows plat.



Furthermore, the existing urban street section for Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace include concrete curb and gutter, storm sewer, sanitary sewer, and water main. The roadway width currently measures 33 feet, from face of curb to face of curb, for all streets. Arbor Court is an exception, which measures 30 feet, face of curb to face of curb. All streets included were constructed with a pavement section consisting of a 3.5" bituminous surface over a 6" aggregate base.

The storm water for Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace drains into an existing storm sewer system. The existing storm sewer system drains east to Copperfield Ponds and eventually to Friendly Hills Marsh. The proposed project falls within the Lower Mississippi River Watershed District.

Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace currently have a failing bituminous surface and are in significantly poor condition. All of these streets appear to be near the end of their useful life and the cost to maintain and repair these roadways are steadily increasing. Overlaying or seal coating the existing pavement is no longer a feasible alternative.

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 Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace is recommended by our pavement management system. Street rehabilitation will consist of reclaiming the existing bituminous roadway and then placement of a new bituminous surface over the reclaimed pavement material. Pavement cores have been obtained for these streets that verify the existing street cross-section and that the material will be suitable for pavement reclamation.

### ***Water Main***

St. Paul Regional Water Services (SPRWS) has recommended maintenance operations for the ductile iron water main pipe on Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace. Maintenance operations shall include, but not limited to, fire hydrant replacement, gate valve replacement, and sacrificial anode cathodic protection installation.

### ***Storm Sewer***

Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace have existing storm sewer. As part of rehabilitation, all storm sewer manhole castings shall be reset. This includes replacing all concrete rings and infiltration protection installation. The storm sewer pipe is currently in good condition, with no need for replacement.

### ***Sanitary Sewer***

The sanitary sewer located within the limits of the project site was cleaned and televised as part of Mendota Heights City Project MH202004 in 2020 on Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace. Eight-inch polyvinyl chloride (PVC) sewer pipes are located throughout the project area. Overall, the pipes throughout the proposed project site are in good condition with very few instances of leaking located near the manholes. As part of rehabilitation, all sanitary manhole castings shall be reset. This includes replacing all concrete rings and infiltration protection installation. This project does not include replacing any of the existing sanitary sewer lines.

### ***Concrete Sidewalks***

Bridgeview Court and Monet Lane were constructed with a 5' wide concrete sidewalk along the west boulevard. Monet Court and Pondhaven Lane were constructed with a 5' wide concrete sidewalk along the south boulevard. Westview Terrace was constructed with a 5' wide concrete sidewalk along the east boulevard.

### ***Private Utilities***

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

# PROPOSED IMPROVEMENTS

## *Roadway Rehabilitation*

### **Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace**

The rehabilitation of Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace require a 7-ton street design to meet the City's Street Rehabilitation 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 and structural benefit 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 A for project area. See Appendix B 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 based on disturbance limits. 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 acquisitions are anticipated with this project.

## *Water Main*

As mentioned before, SPRWS has recommended maintenance operations for the remaining ductile iron water main pipe on Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace. This includes fire hydrant replacements and cathodic protection installed to prolong the life of the existing 6" ductile iron pipe.

## *Storm Sewer*

As mentioned before, the existing storm sewer is in satisfactory condition. This project does not include replacing any of the existing storm sewer lines. All storm sewer castings will be reset to proper grade, including ring replacement. Installation of 5 sump manholes at catch basins prior to outlet structures.

Additional storm water improvements including, but not limited to, rain gardens will be considered on an individual basis, based upon homeowner interest and storm water design feasibility after the Informational Meeting scheduled on January 10, 2024.

## *Concrete Sidewalk Improvements*

As part of Bridgeview Shores Street Improvements, seventeen (17) pedestrian ramps are proposed to be updated to current ADA standards. An additional pedestrian ramp is proposed to be installed at the trailhead of the path connecting Bridgeview Court and Havenview Court to the north.

## ***Private Utilities***

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

## ***Funding***

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

## ***Feasibility***

From an engineering standpoint, this project is necessary, cost-effective, 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:

Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace.

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

Bridgeview Shores 1<sup>st</sup> Addition, Bridgeview Shores 2<sup>nd</sup> Addition, Mendota Meadows Subdivision, and Mendota Woods Subdivision.

The roadway improvement costs 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 street improvements based on the City's policy.

## ***Estimated Project Costs***

The following costs were prepared based upon an Engineers Opinion of Estimated Costs (Appendix D) 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 Rehabilitation	\$1,845,023.50	\$461,255.88	\$2,306,279.38
Sidewalk Improvements	\$124,000.00	\$31,000.00	\$155,000.00
Storm Sewer	\$165,000.00	\$41,250.00	\$206,250.00
Water Main (SPRWS)	\$76,850.00	\$19,212.50	\$96,062.50
<b>Totals</b>	<b>\$2,210,873.50</b>	<b>\$552,718.38</b>	<b>\$2,763,591.88</b>

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

## ***Proposed Estimated Assessments***

### **Street Rehabilitation - Arbor Court, Bridgeview Court, Mendota Heights Circle, Monet Court, Monet Lane, Pondhaven Court, Pondhaven Lane, Westview Circle, and Westview Terrace**

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, curb and gutter, valve and manhole adjustments, and appurtenant work. The preliminary assessment roll listing the assessable parcels is provided in Appendix E.

### **ASSESSMENT CALCULATIONS - STREET REHABILITATION**

Assessable Costs	\$2,306,279.38		
Assessment	\$1,153,139.69		
Assessable Units	94		
Estimated Unit Assessment per City Policy	\$12,267.44	\$1,153,139.44	50%
<b>Proposed Unit Assessment</b>	<b>\$7,500.00</b>	\$705,000.00	31%

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 \$7,500/unit in order to bring the rate closer to anticipated rehabilitation projects costs.

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 Rehabilitation	\$2,306,279.38	\$705,000.00	\$1,601,279.38	
Sidewalk Improvements	\$155,000.00		\$155,000.00	
Storm Sewer	\$156,250.00			\$206,250.00
Water Main (SPRWS)	\$96,062.50			\$96,062.50
<b>Totals</b>	<b>\$2,763,591.88</b>	<b>\$705,000.00</b>	<b>\$1,756,279.38</b>	<b>\$302,312.50</b>

With a total estimated project cost of \$2,763,591.88 and an estimated bond issue of \$1,601,279.38, the assessed amount of \$705,000.00 would be equivalent to 40.1% 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 2024:

ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	December 20, 2023
Hold Informational Meeting	January 10, 2024
Conduct Public Hearing/Accept Project/Order Plans and Specifications	January 23, 2024
Hold Second Informational Meeting (if necessary)	March, 2024
Approve Plans and Specifications/Order Advertisements for Bids	March, 2024
Open Bids	April, 2024
Accept Bids/Award Contract	May, 2024
Begin Construction	May/June 2024
Complete Base Course & Wear Course of Bituminous Pavement	Fall 2024
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2024
Conduct Assessment Hearing/Adopt Assessment Roll	October 2024

## CONCLUSION

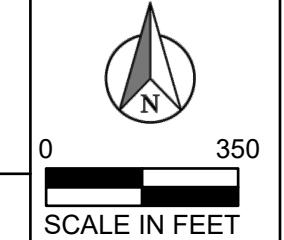
The proposed improvements are necessary, cost effective, and feasible from an engineering standpoint and should be made as proposed.

The total estimated cost of the recommended improvements is \$2,763,591.88. A portion of this project is proposed to be assessed to the benefiting property owners and the remainder through other funding sources.

**APPENDIX A:**  
**Street Rehabilitation Area & Properties to be Assessed**

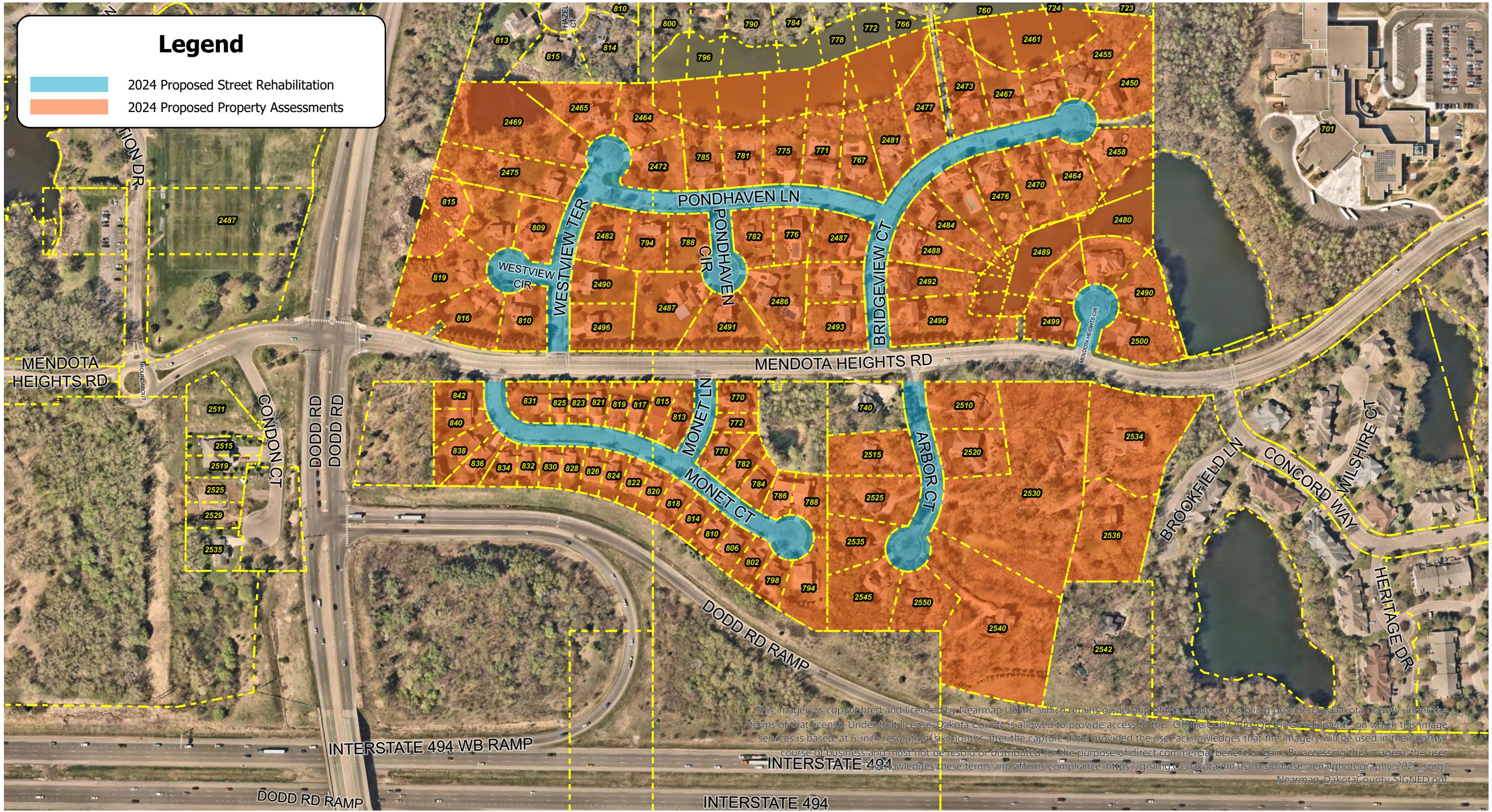
**Appendix A**  
**Bridgeview Shores Street Improvements**  
**Street Rehabilitation Area & Properties to be Assessed**

Date: 10/15/2023



**Legend**

- 2024 Proposed Street Rehabilitation
- 2024 Proposed Property Assessments



**APPENDIX B:**  
**Questionnaire and Responses**

**QUESTIONNAIRE RESPONSES**
**CITY OF MENDOTA HEIGHTS**
**PROJECT:** Victoria Curve Street Improvements  
**PROJECT #:** 202305

**Questionnaire Date:** 9/26/2023  
**Questionnaire Due Date:** 10/31/2023  
**Last Questionnaire Received:**
**Questionnaires Sent Out:** 95  
**Questionnaires Returned:** 58  
**Percent Returned:** 61%

General Information		Drainage and Erosion Issues												Rain Gardens		Private Underground Utilities			Tree Issues				Other Issues/Access Needs/Delivery Schedules	
Address	Returned Survey	Water in basement? (1)	After big storms, spring melt, after any rain or melting, all the time	Do you have any of the following? (2)		Does water stand in your yard after big storms? (3)	How Long? (3a)	How Far From House (3b)	Where from House? (3c)	Damage or Nuisance? 3(d)	Map	Describe specific drainage or erosion problems in your neighborhood. (4)	If feasible, would you like a rain garden in your yard? (5)			Irrigation Sys. in ROW? (7)	Pet Containment Sys. in ROW? (8)	Other Private Utilities in ROW? (9)	Do you have a tree in the ROW you would like removed? (10)	Does your neighborhood have any pedestrian or traffic issues? (11)	Describe specific rain garden comments, pedestrian or traffic, issues in your neighborhood. (6 & 11)	Describe other issues or concerns in your neighborhood. (12)		
			Yes	No	Basement drain tile	Sump Pump	None	Yes	No				Yes	No	Maybe								Yes	No
????	1	1	1	1		1							1	1	1	1	1	1						
????	1				1							No basement	1			1	1		1	Unsure if there is irrigation system 1 tree is dying				
2515 Arbor Court	1	1	1		1		1					None	1	1	1	1	1	1	1	excessive speed on Mendota Heights Road				
2534 Arbor Court	1	1		1		1							1	1	1	1	1	1						
2535 Arbor Court	1	1		1		1	1-2 days	20 feet	S 20 ft/back west 30 ft	Nuisance			1		1	1	1	1						
2536 Arbor Court	1	1	Almost any rain/melting event - all times		1	1						Erosion immediately next to the road	1		1	1	1	1	1					
2540 Arbor Court	1	1		1		1						Possible at storm drain at the end of our driveway. The storm drain flows into the marsh and there is some erosion near the road.	1		1	1	1			1	No preferred size on rain garden - near the storm drainage area that moves to the marsh. Not sure of the possibility of rain garden. Possible cable box is within right of way in our area.			
2550 Arbor Court	1	1		1	1		1					Never had water in the basement or standing water in yard		N/A- no Blvd.	1	1	1	1	1		We have multiple rain barrels which we use to collect rain water with which we water our flowers and plants. We rarely need to use the garden hose as a result			
2450 Bridgeview Court	1	1			1		1							1	1	1	1	1	1		The cul-de-sac in front of our house (end of Bridgeview Court) does not drain well and will retain pools of water quite awhile following rain. This causes premature damage to the asphalt.			
2455 Bridgeview Court	1	1			1		1							1	1	1	1	1	1					
2458 Bridgeview Court	1	1		1	1		1							1	1	1	1	1	1					
2461 Bridgeview Court	1	1		1	1		1								1	1	1	1	1	1				
2467 Bridgeview Court	1	1			1		1					Pond, Drainage		1	1	1	1	1	1					
2470 Bridgeview Court	1	1				1		1						1	1	1	1	1		Crosswalk at Bridgeview Court and Mendota Heights Road would be nice.				
2476 Bridgeview Court	1	1			1		1					Blacktop paving on Bridgeview Court has been bad since we built our home in 1992. Repeated patching/fixing by city has not helped much. Just band-aid solutions		1	1	1	1	1	1		I think the city should limit the number of trash companies to reduce heavy trucks 5 days a week.			
2477 Bridgeview Court	1	1			1		1					There is a drainage issue (standing water) on the sidewalk to the left of the house		1	1	1	1	1	1					
2480 Bridgeview Court	1	1					1							1	1	1	1	1	1	Yes Maple tree				

## QUESTIONNAIRE RESPONSES

**CITY OF MENDOTA HEIGHTS**  
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## QUESTIONNAIRE RESPONSES



**CITY OF MENDOTA HEIGHTS**  
**PROJECT:** Victoria Curve Street Improvement  
**PROJECT #:** 202305

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Address	Returned Survey	Water in basement? (1)	After big storms, spring melt, after any rain or melting, all the time	Do you have any of the following? (2)		Does water stand in your yard after big storms? (3)	How Long? (3a)	How Far from House? (3b)	Where from House? (3c)	Damage or Nuisance? 3(d)	Map	Describe specific drainage or erosion problems in your neighborhood. (4)			If feasible, would you like a rain garden in your yard? (5)			Irrigation Sys. in ROW? (7)	Pet Containment Sys. in ROW? (8)	Other Private Utilities in ROW? (9)	Do you have a trees in the ROW you would like removed? (10)	Does your neighborhood have any pedestrian or traffic issues? (11)	Describe specific rain garden comments, pedestrian or traffic, issues in your neighborhood. (6 & 11)	Describe other issues or concerns in your neighborhood. (12)				
				Yes	No										Yes	No	Maybe											
806	Monet Court	1	1	1	1	1	1								During winter rains/snow melting I get a lake in front of and going up onto my driveway. The water runs down from the west and pools in front of my driveway. I think the snow plowing by the city causes this or makes the problem worse. I think another storm drain is needed to the west of my home on Monet Court plus plowing needs to get closer to the curb on the east side of my driveway. For year I have shoveled the street and curb area to get the water to drain. This is getting to be too much for me to do as I have gotten older.			1	1	1	1	1	1	1	1	Townhome Association and the board would need to approve rain gardens. The Mendota Meadows underground sprinkler system has the main water supply line running under Monet Lane and Monet Court in 3 locations. (I know approximately where they are). Cars on Mendota Heights Road frequently drive too fast.		
815	Monet Court	1	1	1	1	1	1	1-2 days	2-4 ft	back of house	Nuisance				None			1	1	1	1	1	1	1	1	Excessive speed on Monet Court		
817	Monet Court	1	1	1	1	1									1			1	1	1	1	1	1	1	1			
818	Monet Court	1	1	1	1	1									1			1	1	1	1	1	1	1	1	New concrete driveway was installed in 2022		
819	Monet Court	1	1	1	1	1									1			1	1	1	1	1	1	1	1			
821	Monet Court	1	1	1	1	1									1			1	1	1	1	1	1	1	1	Mendota Meadows Homeowners Assn. knows about underground irrigation		
822	Monet Court	1	1	1	1	1									1			1	1	1	1	1	1	1	1			
823	Monet Court	1	1	1	1	1	1	1 day	10 yards	SW 30 ft	Nuisance				I recently had new drain tile put in			1	1	1	1	1	1	1	1			
824	Monet Court	1	1	1	1	1	1								Have no knowledge concerning this			1	1	1	1	1	1	1	1			
825	Monet Court	1	1	1	1	1	1	One day	3 - 12 ft	East & North	Nuisance				problem is occurring: DRAINAGE ISSUES			1	1	1	1	1	1	1	1	Don't know about lawn irrigation - association would know	Unsure of any private wiring or pipes	
831	Monet Court	1	1	1	1	1	1											1	1	1	1	1	1	1	1	Mendota Heights Road - Speed	The narrow strip between Mendota Heights Road and walkway could be planted with native grasses. Buckthorn on both sides of Mendota Heights Road should be removed.	

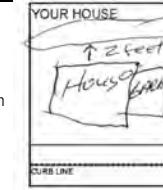
**QUESTIONNAIRE RESPONSES**
**CITY OF MENDOTA HEIGHTS**
**PROJECT:** Victoria Curve Street Improvements  
**PROJECT #:** 202305

**Questionnaire Date:** 9/26/2023  
**Questionnaire Due Date:** 10/31/2023  
**Last Questionnaire Received:**
**Questionnaires Sent Out:** 95  
**Questionnaires Returned:** 58  
**Percent Returned:** 61%

General Information		Drainage and Erosion Issues												Rain Gardens		Private Underground Utilities			Tree Issues				Other Issues/Access Needs/Delivery Schedules											
Address	Returned Survey	Water in basement? (1)		After big storms, spring melt, after any rain or melting, all the time		Do you have any of the following? (2)		Does water stand in your yard after big storms? (3a)		How Long? (3b)		How Far From House? (3c)		Where from House? (3d)		Damage or Nuisance? (3d)		Map	Describe specific drainage or erosion problems in your neighborhood. (4)	If feasible, would you like a rain garden in your yard? (5)			Irrigation Sys. in ROW? (7)		Pet Containment Sys. in ROW? (8)		Other Private Utilities in ROW? (9)		Do you have a trees in the ROW you would like removed? (10)		Does your neighborhood have any pedestrian or traffic issues? (11)		Describe specific rain garden comments, pedestrian or traffic, issues in your neighborhood. (6 & 11)	Describe other issues or concerns in your neighborhood. (12)
		Yes	No	Basement drain tile	Sump Pump	None	Yes	No	1	1 day at most	20 feet	Backyard	Nuisance - sponginess may have basement drain tile	Yes	No	Maybe	Yes			No	Yes	No	Yes	No	Yes	No								
832	Monet Court	1	1			1		1	1 day at most	20 feet	Backyard	Nuisance - sponginess may have basement drain tile				1		1	1	1	1	1	1	1	1	1	1	Don't know about lawn irrigation - association would know						
834	Monet Court	1	1			1	1		several hours	20 ft	15-20 ft beyond back of house caused egress window to sag - previous owner installed an anchor				1		1		1		1		1											
838	Monet Court	1	1			1		1							1		1		1	1	1	1	1	1										
842	Monet Court	1	1			1		1				No basement	Water drainage at intersection of Monet Ct. and Mendota Heights Road		1		1		1	1	1	1	1	1	1	1	1	Some excessive speed						
772	Monet Lane	1	1			1		1							1		1		1	1	1	1	1	1										
767	Pondhaven Lane	1	1			1	1	1							1		1		1	1	1	1	1	1										
771	Pondhaven Lane	1	1			1	1	1							1		1		1	1	1	1	1	1										
775	Pondhaven Lane	1	1			1	1	1						None that we are aware of		1		1		1	1	1	1	1	1									
781	Pondhaven Lane	1	1			1		1							1		1		1	1	1	1	1	1										
782	Pondhaven Lane	1	1			1		1							1		1		1	1	1	1	1	1										
788	Pondhaven Lane	1	1	1	After big rains, during snow melt	1	1	1	2-3 days maybe	10 ft on west side, 20 ft on south side	West & South	Damage - Just moved in but heard basement gets water after rain storms & large melting - water mitigation installed this summer	Drainage ISSUE	788 Pondhaven Lane		1		1		1	1	1	1	1	1	1	1	No preferred rain garden size. Location - on east side of house and area on north						
794	Pondhaven Lane	1	1		In spring - snow melt	1	1	1	On one side, year round					I feel a ton of H2O drains through our yard. Side hill is eroding.		1		1		1	1	1	1	1	1									
809	Westview Circle	1				1		1	a day or two	50 ft	backyard		Not a nuisance backs up along brick garden		1		1		1	1	1	1	1	1	1									
816	Westview Circle	1	1			1	1	1				No		1		1		1	1	1	1	1	1	1										

**QUESTIONNAIRE RESPONSES**
**CITY OF MENDOTA HEIGHTS**
**PROJECT:** Victoria Curve Street Improvements  
**PROJECT #:** 202305

**Questionnaire Date:** 9/26/2023  
**Questionnaire Due Date:** 10/31/2023  
**Last Questionnaire Received:**
**Questionnaires Sent Out:** 95  
**Questionnaires Returned:** 58  
**Percent Returned:** 61%

General Information		Drainage and Erosion Issues												Rain Gardens			Private Underground Utilities			Tree Issues				Other Issues/Access Needs/Delivery Schedules										
Address	Returned Survey	Water in basement? (1)		After big storms, spring melt, after any rain or melting, all the time		Do you have any of the following? (2)		Does water stand in your yard after big storms? (3)		How Long? (3a)		How Far From House? (3b)		Where from House? (3c)		Damage or Nuisance? (3d)		Map	Describe specific drainage or erosion problems in your neighborhood. (4)	If feasible, would you like a rain garden in your yard? (5)			Irrigation Sys. in ROW? (7)		Pet Containment Sys. in ROW? (8)		Other Private Utilities in ROW? (9)		Do you have a trees in the ROW you would like removed? (10)		Does your neighborhood have any pedestrian or traffic issues? (11)		Describe specific rain garden comments, pedestrian or traffic, issues in your neighborhood. (6 & 11)	Describe other issues or concerns in your neighborhood. (12)
		Yes	No	Basement drain tile	Sump Pump	None	Yes	No									Yes			No	Maybe	Yes	No	Yes	No	Yes	No	Yes	No					
2464	Westview Terrace	1	1		1	1		1										1		1									Drainage to pond - Excessive city salting in winters - neighbors leaving leaves, grass clippings, etc. This actually pertains to Mendota Heights Road - concern for safety of Friendly Hills students on busy road with no street lighting.					
2469	Westview Terrace	1	1		1		1											None I know of	1		1	1	1	1	1	1	1							
2482	Westview Terrace	1	1		1	1												Back yard - property line	East side	Nuisance			1		1	1	1	1	1					
2490	Westview Terrace	1	1		1			2-3 days	2-6 ft	Rear about 2 ft from house	Nuisance when I go in backyard													1		1	1	1	1	1	The roots of my tree extend within 12' to 20' of right-of-way			
Returned		58	2	55	24	47	7	10	44									6	48	2	39	14	2	56	4	49	3	53	9	45	20	10		

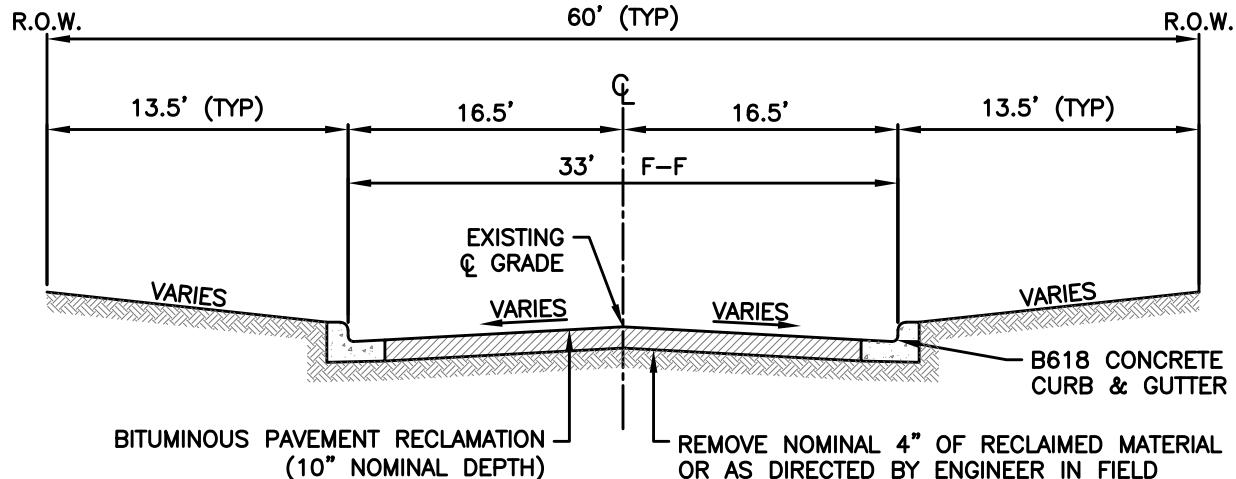
Percent of Returned Responses\* 100% 3% 95% 0% 41% 81% 12% 17% 76%

Percent of Questionnaires Sent Out\* 61% 2% 58% 0% 25% 49% 7% 11% 46%

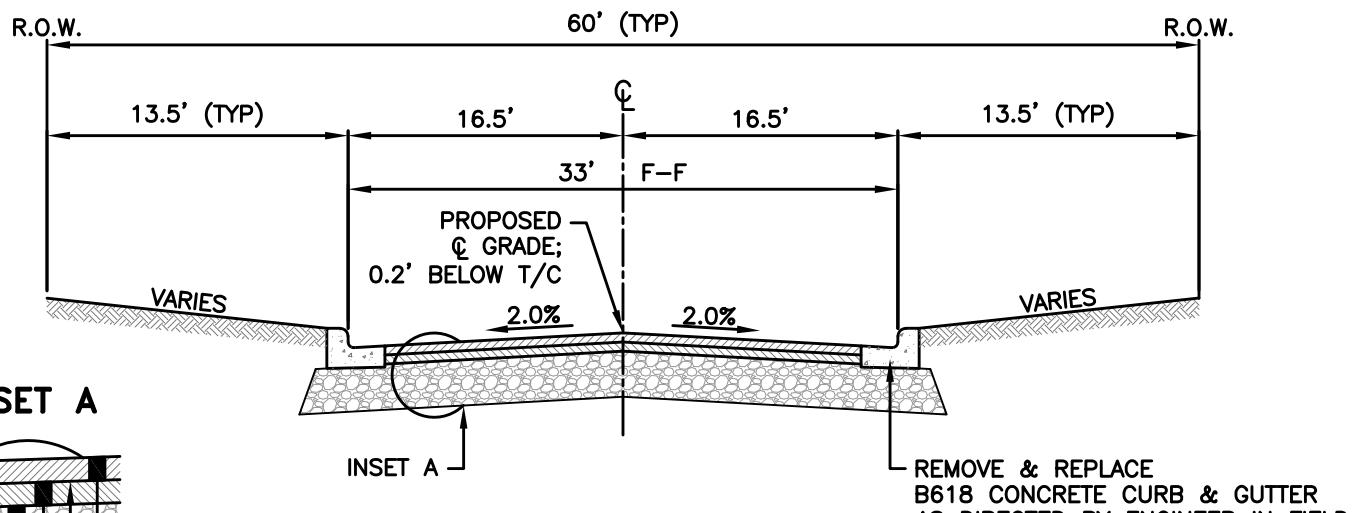
\* Percentages are based on responses of returned questionnaires and may not equal 100% if questions were not answered on questionnaire.

**APPENDIX C:**  
**Rehabilitation Typical Section**

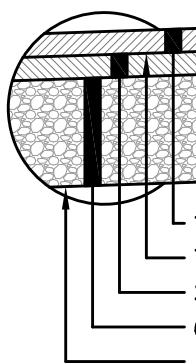
## EXISTING TYPICAL SECTION



## PROPOSED TYPICAL SECTION

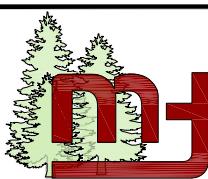


INSET A



### STREETS:

ARBOR COURT (30' F-F)  
BRIDGEVIEW COURT  
MENDOTA HEIGHTS CIRCLE  
MONET COURT, MONET LANE  
PONDHAVEN COURT  
PONDHAVEN LANE  
WESTVIEW CIRCLE  
WESTVIEW TERRACE



City of  
Mendota  
Heights

REHABILITATION  
TYPICAL SECTION

DETAIL #  
1

**APPENDIX D:**  
**Engineers Opinion of Estimated Costs**

**ENGINEERS OPINION OF ESTIMATED COSTS**
**CITY OF MENDOTA HEIGHTS**
**PROJECT:** Bridgeview Shores Street Improvements  
**PROJECT #:** MH202406

**DATE:** 12/13/2023

			PROJECT TOTAL			LOCAL JOB 202406, ROADWAY STREET REHABILITATION		LOCAL JOB 202406, ROADWAY CURB REPLACEMENT		LOCAL JOB 202406 SIDEWALK REPLACEMENT		LOCAL JOB 202406 STORM SEWER		LOCAL JOB 202406 WATER MAIN					
ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED UNIT PRICE	ENGINEER'S ESTIMATED AMOUNT	REHABILITATION ESTIMATED QUANTITY	REHABILITATION ESTIMATED AMOUNT	CURB ESTIMATED QUANTITY	CURB ESTIMATED AMOUNT	SIDEWALK ESTIMATED QUANTITY	SIDEWALK ESTIMATED AMOUNT	STORM SEWER ESTIMATED QUANTITY	STORM SEWER ESTIMATED AMOUNT	WATER MAIN ESTIMATED QUANTITY	WATER MAIN ESTIMATED AMOUNT	ENGINEER'S ESTIMATED UNIT PRICE	ENGINEER'S ESTIMATED AMOUNT	
1	2021.501	MOBILIZATION	L.S.	1.00	\$70,000.00	\$70,000.00	0.55	\$38,500.00	0.25	\$17,500.00	0.10	\$7,000.00			0.10	\$7,000.00	\$70,000.00	\$70,000.00	
2	2101.602	CLEARING AND GRUBBING 4" AND LARGER DIAMETER	TREE	10	\$500.00	\$5,000.00	10.0	\$5,000.00									\$500.00	\$5,000.00	
3	2101.602	TREE TRIMMING	Each	10	\$200.00	\$2,000.00	10.0	\$2,000.00									\$200.00	\$2,000.00	
4	2104.502	SALVAGE CASTING	Each	48	\$250.00	\$12,000.00	48.0	\$12,000.00									\$250.00	\$12,000.00	
5	2104.503	REMOVE CONCRETE CURB AND GUTTER	L.F.	2,928	\$10.00	\$29,280.00			2,928.0	\$29,280.00							\$10.00	\$29,280.00	
6	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	S.Y.	410	\$15.00	\$6,150.00	410.0	\$6,150.00									\$15.00	\$6,150.00	
7	2104.505	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S.Y.	510	\$12.00	\$6,120.00	510.0	\$6,120.00									\$12.00	\$6,120.00	
8	2104.511	SAWING CONCRETE DRIVEWAY	L.F.	308	\$8.00	\$2,464.00	308.0	\$2,464.00									\$8.00	\$2,464.00	
9	2104.513	SAWING BITUMINOUS DRIVEWAY	L.F.	383	\$4.00	\$1,532.00	383.0	\$1,532.00									\$4.00	\$1,532.00	
10	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L.F.	555	\$5.00	\$2,775.00	555.0	\$2,775.00									\$5.00	\$2,775.00	
11	2104.618	SALVAGE BRICK PAVERS	S.F.	125	\$10.00	\$1,250.00	125.0	\$1,250.00									\$10.00	\$1,250.00	
12	2105.607	COMMON EXCAVATION - HAUL OFF-SITE (EV)(P)	C.Y.	4,859	\$35.00	\$170,065.00	4,859.0	\$170,065.00									\$35.00	\$170,065.00	
13	2105.507	SUBGRADE/AGGREGATE BASE CORRECTION EXCAVATION OUTSIDE THE AREA OF INFLUENCE OF CONTRACTOR INSTALLED UTILITY TRENCHES (SEE SPECIAL CONDITIONS - SECTION 2)	C.Y.	3,040	\$28.00	\$85,120.00	3,040.0	\$85,120.00									\$28.00	\$85,120.00	
14	2105.526	SELECT TOPSOIL BORROW (LV)	C.Y.	161	\$35.00	\$5,635.00			161.0	\$5,635.00							\$35.00	\$5,635.00	
15	2105.604	GEOTEXTILE FABRIC, TYPE 5	S.Y.	5,016	\$2.25	\$11,286.00	5,016.0	\$11,286.00									\$2.25	\$11,286.00	
16	2112.604	BASE PREPARATION (SEE SPECIAL CONDITIONS - SECTION 2)	S.Y.	18,238	\$2.00	\$36,476.00	18,238.0	\$36,476.00									\$2.00	\$36,476.00	
17	2123.501	COMMON LABOR	HR	10	\$150.00	\$1,500.00	10.0	\$1,500.00									\$150.00	\$1,500.00	
18	2123.509	DOZER WITH OPERATOR	HR	10	\$250.00	\$2,500.00	10.0	\$2,500.00									\$250.00	\$2,500.00	
19	2123.514	2 CU YD FRONT END LOADER WITH OPERATOR	HR	10	\$250.00	\$2,500.00	10.0	\$2,500.00									\$250.00	\$2,500.00	
20	2123.610	SKID STEER (BOBCAT) WITH OPERATOR	HR	10	\$250.00	\$2,500.00	10.0	\$2,500.00									\$250.00	\$2,500.00	
21	2123.610	BACK HOE WITH OPERATOR	HR	10	\$350.00	\$3,500.00	10.0	\$3,500.00									\$350.00	\$3,500.00	
22	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HR	20	\$350.00	\$7,000.00	20.0	\$7,000.00									\$350.00	\$7,000.00	
23	2211.501	RECLAMATION MATERIAL HAULED OFF-SITE (P)	TON	3,915	\$35.00	\$137,025.00	3,915.0	\$137,025.00									\$35.00	\$137,025.00	
24	2211.501	AGGREGATE BASE CLASS 5 (RECYCLED, ON-SITE), IN PLACE (P)	TON	6,563	\$22.50	\$147,667.50	6,073.0	\$136,642.50			490.0	\$11,025.00					\$22.50	\$147,667.50	
25	2211.501	1 1/2" SCREENED CLEAN ROCK	TON	482	\$35.00	\$16,870.00	482.0	\$16,870.00									\$35.00	\$16,870.00	
26	2232.501	MILL BITUMINOUS SURFACE (1.5" NOMINAL DEPTH) (PRIOR TO WEAR COURSE)	S.Y.	185	\$10.00	\$1,850.00	185.0	\$1,850.00									\$10.00	\$1,850.00	
27	2331.604	BITUMINOUS PAVEMENT RECLAMATION (10" NOMINAL DEPTH)	S.Y.	18,238	\$5.00	\$91,190.00	18,238.0	\$91,190.00									\$5.00	\$91,190.00	
28	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1,824	\$3.75	\$6,840.00	1,824.0	\$6,840.00									\$3.75	\$6,840.00	
29	2360.501	TYPE SPWEA240C WEARING COURSE, IN-PLACE	TON	1,708	\$100.00	\$170,800.00	1,708.0	\$170,800.00									\$100.00	\$170,800.00	
30	2360.502	TYPE SPNW230B NON WEARING COURSE, IN-PLACE	TON	2,924	\$95.00	\$277,780.00	2,924.0	\$277,780.00									\$95.00	\$277,780.00	
31	2360.503	3" TYPE SPWEA230B WEARING COURSE FOR DRIVEWAYS	S.Y.	510	\$185.00	\$94,350.00	510.0	\$94,350.00									\$185.00	\$94,350.00	
32	2451.507	GRANULAR BACKFILL (CV)	C.Y.	1,748	\$30.00	\$52,440.00	1,748.0	\$52,440.00									\$30.00	\$52,440.00	
33	2502.602	PROTECT, SALVAGE, RESTORE, OR REPLACE IRRIGATION, PER LOT	Each	95	\$500.00	\$47,500.00			95.0	\$47,500.00							\$500.00	\$47,500.00	
34	2504.602	REPLACE VALVE BOX, INCLUDING PARTS	Each	4	\$1,500.00	\$6,000.00									4.0	\$6,000.00	\$1,500.00	\$6,000.00	
35	2504.602	ADJUST VALVE BOX, INCLUDING PARTS	Each	23	\$750.00	\$17,250.00	23.0	\$17,250.00									\$750.00	\$17,250.00	
36	2504.602	SACRIFICIAL ANODE RETRO-FIT	Each	21	\$2,850.00	\$59,850.00									21.0	\$59,850.00	\$2,850.00	\$59,850.00	
37	2506.502	INSTALL CASTING (SALVAGED), REPLACE CONCRETE RINGS	Each	48	\$850.00	\$40,800.00	48.0	\$40,800.00									\$850.00	\$40,800.00	
38	2506.502	CONSTRUCT DRAINAGE STRUCTURE (48" W & 3'D SUMP MANHOLE)	Each	5	\$8,000.00	\$40,000.00								5.0	\$40,000.00		\$8,000.00	\$40,000.00	
39	2506.604	CONSTRUCT RAIN GARDEN	S.Y.	500	\$250.00	\$125,000.00								500.0	\$125,000.00			\$250.00	\$125,000.00

			PROJECT TOTAL			LOCAL JOB 202406, ROADWAY STREET REHABILITATION		LOCAL JOB 202406, ROADWAY CURB REPLACEMENT		LOCAL JOB 202406 SIDEWALK REPLACEMENT		LOCAL JOB 202406 STORM SEWER		LOCAL JOB 202406 WATER MAIN				
ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED UNIT PRICE	ENGINEER'S ESTIMATED AMOUNT	REHABILITATION ESTIMATED QUANTITY	REHABILITATION ESTIMATED AMOUNT	CURB ESTIMATED QUANTITY	CURB ESTIMATED AMOUNT	SIDEWALK ESTIMATED QUANTITY	SIDEWALK ESTIMATED AMOUNT	STORM SEWER ESTIMATED QUANTITY	STORM SEWER ESTIMATED AMOUNT	WATER MAIN ESTIMATED QUANTITY	WATER MAIN ESTIMATED AMOUNT	ENGINEER'S ESTIMATED UNIT PRICE	ENGINEER'S ESTIMATED AMOUNT
40	2521.501	4" CONCRETE WALK	S.F.	7,065	\$15.00	\$105,975.00					7,065.0	\$105,975.00					\$15.00	\$105,975.00
41	2531.501	CONCRETE CURB & GUTTER DESIGN B618 (HAND FORMED)	L.F.	2,928	\$45.00	\$131,760.00			2,928.0	\$131,760.00							\$45.00	\$131,760.00
42	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	S.Y.	410	\$100.00	\$41,000.00	410.0	\$41,000.00									\$100.00	\$41,000.00
43	2531.507	7" CONCRETE APRON PAVEMENT (INCLUDING WIRE MESH PER DETAIL)	S.Y.	410	\$100.00	\$41,000.00	410.0	\$41,000.00									\$100.00	\$41,000.00
44	2540.604	INSTALL SALVAGED PAVER DRIVEWAY	S.Y.	14	\$120.00	\$1,680.00	14.0	\$1,680.00									\$120.00	\$1,680.00
45	2531.618	TRUNCATED DOME PANEL	S.F.	288	\$65.00	\$18,720.00	288.0	\$18,720.00									\$65.00	\$18,720.00
46	2563.601	TRAFFIC CONTROL	L.S.	1.00	\$35,000.00	\$35,000.00	0.90	\$31,500.00							0.10	\$3,500.00	\$35,000.00	\$35,000.00
47	2564.502	INSTALL SIGN POST	Each	10.00	\$175.00	\$1,750.00	10.00	\$1,750.00									\$175.00	\$1,750.00
48	2564.502	INSTALL SIGN TYPE C	Each	20.00	\$150.00	\$3,000.00	20.00	\$3,000.00									\$150.00	\$3,000.00
49	2564.502	SIGN TYPE C	S.F.	100.00	\$45.00	\$4,500.00	100.00	\$4,500.00									\$45.00	\$4,500.00
50	2573.501	STABILIZED CONSTRUCTION EXIT	L.S.	1	\$5,000.00	\$5,000.00	0.90	\$4,500.00							0.10	\$500.00	\$5,000.00	\$5,000.00
51	2573.502	STORM DRAIN INLET PROTECTION DURING CONSTRUCTION	Each	21	\$200.00	\$4,200.00	21.0	\$4,200.00									\$200.00	\$4,200.00
52	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	L.F.	200	\$5.00	\$1,000.00	200.0	\$1,000.00									\$5.00	\$1,000.00
53	2575.505	SODDING TYPE LAWN	S.Y.	976	\$8.50	\$8,296.00			976.0	\$8,296.00							\$8.50	\$8,296.00
54	2575.535	APPLICATION OF WATER FOR TURF, AFTER 30 DAYS	MG	100	\$45.00	\$4,500.00			100.0	\$4,500.00							\$45.00	\$4,500.00
55	2582.502	12" SOLID LINE WHITE-EPOXY	L.F.	558	\$6.50	\$3,627.00	558.0	\$3,627.00									\$6.50	\$3,627.00

SUBTOTAL

\$2,210,873.50

\$1,600,552.50

\$244,471.00

\$124,000.00

\$165,000.00

\$76,850.00

\$2,210,873.50

## SUMMARY

SCHEDULE 'A' - STREET REHABILITATION

\$2,210,873.50

\$2,210,873.50

TOTAL

\$2,210,873.50

\$2,210,873.50

**APPENDIX E:**  
**Preliminary Assessment Roll**

## City of Mendota Heights - Assessment Roll

Draft

## Bridgeview Shores

Job # 202406

<u>Parcel ID</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>		<u>Improvement</u>	<u>Amount</u>
27-15150-01-010	John P. & Sharon H. Kempainen  2487 Bridgeview Court  Saint Paul, MN 55120-1678	Bridgeview Shores 1st Addition	1	1	Street Rehab	\$7,500.00
27-15150-01-020	Thomas & Judy Perrault  2491 Bridgeview Court  Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	2	1	Street Rehab	\$7,500.00
27-15150-01-030	Daniel J. & Kathleen Flicek  2493 Bridgeview Court  Saint Paul, MN 55120-1678	Bridgeview Shores 1st Addition	3	1	Street Rehab	\$7,500.00
27-15150-02-010	Brian P. & Kara L. Farley  771 Pondhaven Lane  Mendota Heights, MN 55120-1692	Bridgeview Shores 1st Addition	1	2	Street Rehab	\$7,500.00
27-15150-02-020	Alison Sarah Hurley Torinus  767 Pondhaven Lane  Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	2	2	Street Rehab	\$7,500.00
27-15150-02-030	William Jr. Krebsbach  Ashley Krebsbach  2481 Bridgeview Court  Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	3	2	Street Rehab	\$7,500.00

<u>Parcel ID</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>		<u>Improvement</u>	<u>Amount</u>
27-15150-02-040	Christine Ruiz Michael John Ruiz 2477 Bridgeview Court Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	4	2	Street Rehab	\$7,500.00
27-15150-03-010	Scott F. Thalhuber 2473 Bridgeview Court Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	1	3	Street Rehab	\$7,500.00
27-15150-03-020	Kenneth K. Kauffman Miriam K. McCreary 2467 Bridgeview Court Saint Paul, MN 55120-1610	Bridgeview Shores 1st Addition	2	3	Street Rehab	\$7,500.00
27-15150-03-030	John R. & Deborah L. Katzmark 2461 Bridgeview Court Saint Paul, MN 55120-1610	Bridgeview Shores 1st Addition	3	3	Street Rehab	\$7,500.00
27-15150-03-040	Jane M. Landerville 2455 Bridgeview Court Saint Paul, MN 55120-1610	Bridgeview Shores 1st Addition	4	3	Street Rehab	\$7,500.00
27-15150-03-050	Matthew E. & Jennifer Jacobs 2450 Bridgeview Court Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	5	3	Street Rehab	\$7,500.00
27-15150-04-010	Philip E. & Margaret Johnson 2458 Bridgeview Court Saint Paul, MN 55120-1600	Bridgeview Shores 1st Addition	1	4	Street Rehab	\$7,500.00

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27-15150-04-020	Matthew & Katrina Hemauer 2464 Bridgeview Court Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	2	4	Street Rehab	\$7,500.00
27-15150-04-030	Christopher & Mollie Perrault 2470 Bridgeview Court Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	3	4	Street Rehab	\$7,500.00
27-15150-04-040	Dominique B. & Susan Najjar 2476 Bridgeview Court Mendota Heights, MN 55120-1600	Bridgeview Shores 1st Addition	4	4	Street Rehab	\$7,500.00
27-15150-04-050	Michael J. Wier Mary Pat McManus 2480 Bridgeview Court Saint Paul, MN 55120-1600	Bridgeview Shores 1st Addition	5	4	Street Rehab	\$7,500.00
27-15150-04-060	Yuping Zheng 2484 Bridgeview Court Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	6	4	Street Rehab	\$7,500.00
27-15150-04-070	Norman C. & Patricia Linnell 2488 Bridgeview Court Saint Paul, MN 55120-1600	Bridgeview Shores 1st Addition	7	4	Street Rehab	\$7,500.00
27-15150-04-080	Joseph K. & Amy M. Smith 2492 Bridgeview Court Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	8	4	Street Rehab	\$7,500.00

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27-15150-04-090	Jorge A. & Sara I. Maldonado  2496 Bridgeview Court  Saint Paul, MN 55120-1600	Bridgeview Shores 1st Addition	9	4	Street Rehab	\$7,500.00
27-15150-04-100	Michael Kendall Murray  Melissa Anne Caruso  2499 Mendota Heights Circle  Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	10	4	Street Rehab	\$7,500.00
27-15150-04-110	John Michael Reamer  2489 Mendota Heights Circle  Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	11	4	Street Rehab	\$7,500.00
27-15150-04-120	James M. & Sally R. Tstes McLaughlin  2480 Mendota Heights Circle  Saint Paul, MN 55120	Bridgeview Shores 1st Addition	12	4	Street Rehab	\$7,500.00
27-15150-04-130	Matthew Walsh  Laurie Walsh  2490 Mendota Heights Circle  Mendota Heights, MN 55120	Bridgeview Shores 1st Addition	13	4	Street Rehab	\$7,500.00
27-15150-04-140	Thomas Alton  Dori Hines  2500 Mendota Heights Circle  Saint Paul, MN 55120-1690	Bridgeview Shores 1st Addition	14	4	Street Rehab	\$7,500.00
27-15151-01-010	Mark J. & Jody A. Tstes Toetschinger  810 Westview Circle  Mendota Heights, MN 55120-1698	Bridgeview Shores 2nd Addition	1	1	Street Rehab	\$7,500.00

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27-15151-01-020	Garry M. & Barbara Ruhlmann  816 Westview Circle  Saint Paul, MN 55120-1698	Bridgeview Shores 2nd Addition	2	1	Street Rehab	\$7,500.00
27-15151-01-030	Grant & Charlotte Moris  819 Westview Circle  Mendota Heights, MN 55120	Bridgeview Shores 2nd Addition	3	1	Street Rehab	\$7,500.00
27-15151-01-040	Paul R. & Kelly Bredemus  815 Westview Circle  Saint Paul, MN 55120-1698	Bridgeview Shores 2nd Addition	4	1	Street Rehab	\$7,500.00
27-15151-01-050	Jacqueline A. Easton  809 Westview Circle  Saint Paul, MN 55120-1698	Bridgeview Shores 2nd Addition	5	1	Street Rehab	\$7,500.00
27-15151-01-060	Jay P. & Rebecca A. Miller  2475 Westview Terrace  Mendota Heights, MN 55120-2601	Bridgeview Shores 2nd Addition	6	1	Street Rehab	\$7,500.00
27-15151-01-070	Steven R. Olsen  Debra A. Ost  2469 Westview Terrace  Saint Paul, MN 55120-1699	Bridgeview Shores 2nd Addition	7	1	Street Rehab	\$7,500.00
27-15151-01-080	William Joseph Stein  Pamela Zhulkie Stein  2465 Westview Terrace  Mendota Heights, MN 55118	Bridgeview Shores 2nd Addition	8	1	Street Rehab	\$7,500.00

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27-15151-01-090	Stephen J. & Sherry L. Kampa 2464 Westview Terrace Mendota Heights, MN 55120	Bridgeview Shores 2nd Addition	9	1	Street Rehab	\$7,500.00
27-15151-01-100	Erik Hill Melanie Hill 2472 Westview Terrace Mendota Heights, MN 55120	Bridgeview Shores 2nd Addition	10	1	Street Rehab	\$7,500.00
27-15151-01-110	Eric W. Maurer Snigdhasmrithi S. Pusalavidyasagar 785 Pondhaven Lane Mendota Heights, MN 55120	Bridgeview Shores 2nd Addition	11	1	Street Rehab	\$7,500.00
27-15151-01-120	John G. & Lisa A. Steveken 781 Pondhaven Lane Mendota Heights, MN 55120-1692	Bridgeview Shores 2nd Addition	12	1	Street Rehab	\$7,500.00
27-15151-01-130	William & Jean Kolstad 775 Pondhaven Lane Saint Paul, MN 55120-1692	Bridgeview Shores 2nd Addition	13	1	Street Rehab	\$7,500.00
27-15151-02-010	Charles & Megan Commerford 2496 Westview Terrace Mendota Heights, MN 55120	Bridgeview Shores 2nd Addition	1	2	Street Rehab	\$7,500.00
27-15151-02-020	Ronald L. & Nell E. Collier 2490 Westview Terrace Saint Paul, MN 55120-2600	Bridgeview Shores 2nd Addition	2	2	Street Rehab	\$7,500.00

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27-15151-02-030	Jeffrey R. & Dana M. Buell 2482 Westview Terrace Saint Paul, MN 55120-2600	Bridgeview Shores 2nd Addition	3	2	Street Rehab	\$7,500.00
27-15151-02-040	Michael P. Price Molly K. Minea 794 Pondhaven Lane Mendota Heights, MN 55120	Bridgeview Shores 2nd Addition	4	2	Street Rehab	\$7,500.00
27-15151-02-050	Peter William Johnson Alice Catherine Boland 788 Pondhaven Lane Mendota Heights, MN 55120	Bridgeview Shores 2nd Addition	5	2	Street Rehab	\$7,500.00
27-15151-02-060	Neil K. & Lynette R. Johnson 2487 Pondhaven Circle Saint Paul, MN 55120-1695	Bridgeview Shores 2nd Addition	6	2	Street Rehab	\$7,500.00
27-15151-02-070	Mark C. Hecht 2491 Pondhaven Circle Mendota Heights, MN 55120	Bridgeview Shores 2nd Addition	7	2	Street Rehab	\$7,500.00
27-15151-02-080	Mark J. & Christine M. Ayotte 2486 Pondhaven Circle Saint Paul, MN 55120-1695	Bridgeview Shores 2nd Addition	8	2	Street Rehab	\$7,500.00
27-15151-02-090	Kenton D. & Rebecca A. Rinker 782 Pondhaven Lane Saint Paul, MN 55120-1691	Bridgeview Shores 2nd Addition	9	2	Street Rehab	\$7,500.00

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27-15151-02-100	Matthew J. Hemauer Katrina M. Hemauer 776 Pondhaven Lane Saint Paul, MN 55120-1691	Bridgeview Shores 2nd Addition	10	2	Street Rehab	\$7,500.00
27-48350-01-010	Phyllis J. Meyer  842 Monet Court Mendota Heights, MN 55120-2605	Mendota Meadows  CIC #163 Mendota Meadows Lot 1 Blk 1 & interest attributable to common area known as outlots A & B	1	1	Street Rehab	\$7,500.00
27-48350-01-020	Karen Faye Tste Brill  840 Monet Court Mendota Heights, MN 55120-2605	Mendota Meadows  CIC #163 Mendota Meadows Lot 2 Blk 1 & interest attributable to common area known as outlots A & B	2	1	Street Rehab	\$7,500.00
27-48350-01-030	Howard & Ina Pfefer  838 Monet Court Mendota Heights, MN 55120	Mendota Meadows  CIC #163 Mendota Meadows Lot 3 Blk 1 & interest attributable to common area known as outlots A & B	3	1	Street Rehab	\$7,500.00
27-48350-01-040	Judith Rein Hoffman  836 Monet Court Mendota Heights, MN 55120	Mendota Meadows  CIC #163 Mendota Meadows Lot 4 Blk 1 & interest attributable to common area known as outlots A & B	4	1	Street Rehab	\$7,500.00
27-48350-01-050	Ann B. Sullivan Timothy F. Westbrook 834 Monet Court Mendota Heights, MN 55120	Mendota Meadows  CIC #163 Mendota Meadows Lot 5 Blk 1 & interest attributable to common area known as outlots A & B	5	1	Street Rehab	\$7,500.00
27-48350-01-060	Mary Ellen Brekke  832 Monet Lane Mendota Heights, MN 55120-2605	Mendota Meadows  CIC #163 Mendota Meadows Lot 6 Blk 1 & interest attributable to common area known as outlots A & B	6	1	Street Rehab	\$7,500.00

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27-48350-01-070	Ronald A. Horsnell Judith A. Horsnell 830 Monet Court Mendota Heights, MN 55120-2605	Mendota Meadows CIC #163 Mendota Meadows Lot 7 Blk 1 & interest attributable to common area known as outlots A & B	7 1	Street Rehab	\$7,500.00
27-48350-01-080	Nikolas Peltier 828 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 8 Blk 1 & interest attributable to common area known as outlots A & B	8 1	Street Rehab	\$7,500.00
27-48350-01-090	Verna Pittman 826 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 9 Blk 1 & interest attributable to common area known as outlots A & B	9 1	Street Rehab	\$7,500.00
27-48350-01-100	Mary F. Vavro 824 Monet Court Mendota Heights, MN 55120-2605	Mendota Meadows CIC #163 Mendota Meadows Lot 10 Blk 1 & interest attributable to common area known as outlots A & B	10 1	Street Rehab	\$7,500.00
27-48350-001-110	Lisa Marie Villaume 822 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 11 Blk 1 & interest attributable to common area known as outlots A & B	11 1	Street Rehab	\$7,500.00
27-48350-01-120	Dan R. & Merrianne Siefer 820 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 12 Blk 1 & interest attributable to common area known as outlots A & B	12 1	Street Rehab	\$7,500.00
27-48350-01-130	Jean M. Tste Byrne 818 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 13 Blk 1 & interest attributable to common area known as outlots A & B	13 1	Street Rehab	\$7,500.00

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27-48350-01-140	Katherine S. Morris 814 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 14 Blk 1 & interest attributable to common area known as outlots A & B	14	1	Street Rehab	\$7,500.00
27-48350-01-150	Venkatapathy & Carla J. Prakash 810 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 15 Blk 1 & interest attributable to common area known as outlots A & B	15	1	Street Rehab	\$7,500.00
27-48350-01-160	Linda A. Schlasner 806 Monet Court Mendota Heights, MN 55120-2605	Mendota Meadows CIC #163 Mendota Meadows Lot 16 Blk 1 & interest attributable to common area known as outlots A & B	16	1	Street Rehab	\$7,500.00
27-48350-01-170	Charles Fouad Tste Abboud Rosalina Liongson TS Abboud 2685 Stargrass Circle Clermont, FL 34715	Mendota Meadows CIC #163 Mendota Meadows Lot 17 Blk 1 & interest attributable to common area known as outlots A & B	17	1	Street Rehab	\$7,500.00
27-48350-01-180	Michael Thoemke Kelly Weedman 798 Monet Court Mendota Heights, MN 55120-2606	Mendota Meadows CIC #163 Mendota Meadows Lot 18 Blk 1 & interest attributable to common area known as outlots A & B	18	1	Street Rehab	\$7,500.00
27-48350-01-190	Michael L. & Janet S. Tstes Scott 794 Monet Court Mendota Heights, MN 55120-2606	Mendota Meadows CIC #163 Mendota Meadows Lot 19 Blk 1 & interest attributable to common area known as outlots A & B	19	1	Street Rehab	\$7,500.00
27-48350-01-2-00	Debra J. Klein 788 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 20 Blk 1 & interest attributable to common area known as outlots A & B	20	1	Street Rehab	\$7,500.00

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27-48350-01-210	Jon T. Oyloe 786 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 21 Blk 1 & interest attributable to common area known as outlots A & B	21	1	Street Rehab	\$7,500.00
27-48350-01-220	Joseph N. & Patricia Pedrolie 784 Monet Court Mendota Heights, MN 55120-2606	Mendota Meadows CIC #163 Mendota Meadows Lot 22 Blk 1 & interest attributable to common area known as outlots A & B	22	1	Street Rehab	\$7,500.00
27-48350-01-230	Daniel H. & Ann E. Plog 782 Monet Court Mendota Heights, MN 55120-2606	Mendota Meadows CIC #163 Mendota Meadows Lot 23 Blk 1 & interest attributable to common area known as outlots A & B	23	1	Street Rehab	\$7,500.00
27-48350-01-240	Shirley A. Joslyn 778 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 24 Blk 1 & interest attributable to common area known as outlots A & B	24	1	Street Rehab	\$7,500.00
27-48350-01-250	William H. & Mary Beth Resemius 772 Monet Lane Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 25 Blk 1 & interest attributable to common area known as outlots A & B	25	1	Street Rehab	\$7,500.00
27-48350-01-260	Deborah Evans 770 Monet Lane Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 26 Blk 1 & interest attributable to common area known as outlots A & B	26	1	Street Rehab	\$7,500.00
27-48350-02-010	Elizabeth Damon Littlefield 813 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 1 Blk 2 & interest attributable to common area known as outlots A & B	1	2	Street Rehab	\$7,500.00

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27-48350-02-020	Christine A. Nelson 815 Monet Court Mendota Heights, MN 55120-2608	Mendota Meadows CIC #163 Mendota Meadows Lot 2 Blk 2 & interest attributable to common area known as outlots A & B	2	2	Street Rehab	\$7,500.00
27-48350-02-030	Rene E. Scearcy Trust Agreement 817 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 3 Blk 2 & interest attributable to common area known as outlots A & B	3	2	Street Rehab	\$7,500.00
27-48350-02-040	Donna Jean Furey 819 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 4 Blk 2 & interest attributable to common area known as outlots A & B	4	2	Street Rehab	\$7,500.00
27-48350-02-050	Ronald J. & Elizabeth A. Deustermann 821 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 5 Blk 2 & interest attributable to common area known as outlots A & B	5	2	Street Rehab	\$7,500.00
27-48350-02-060	Michele Odalen David Odalen 823 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 6 Blk 2 & interest attributable to common area known as outlots A & B	6	2	Street Rehab	\$7,500.00
27-48350-02-070	Ivar Edward Siqveland Peggy Lee Siqveland 825 Monet Court #825 Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 7 Blk 2 & interest attributable to common area known as outlots A & B	7	2	Street Rehab	\$7,500.00
27-48350-02-080	Paul T. & Susan M. Tstes Zhulkie 831 Monet Court Mendota Heights, MN 55120	Mendota Meadows CIC #163 Mendota Meadows Lot 8 Blk 2 & interest attributable to common area known as outlots A & B	8	2	Street Rehab	\$7,500.00

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27-48460-01-020	Michael L. & Diane Dumer 2515 Arbor Court Saint Paul, MN 55120-2604	Mendota Woods	2 1	Street Rehab	\$7,500.00
27-48460-01-030	Jed B. Tste Iverson Melanie L. Tste Day 2525 Arbor Court Mendota Heights, MN 55120	Mendota Woods	3 1	Street Rehab	\$7,500.00
27-48460-01-040	David C. & Barbara J. Koziol 2535 Arbor Court Mendota Heights, MN 55120-2604	Mendota Woods	4 1	Street Rehab	\$7,500.00
27-48460-01-050	Bryan Wilson Rachael Wilson 2545 Arbor Court Mendota Heights, MN 55120	Mendota Woods	5 1	Street Rehab	\$7,500.00
27-48460-01-060	Paul J. Stevens Mary J. Stevens 2550 Arbor Court Mendota Heights, MN 55120-2604	Mendota Woods	6 1	Street Rehab	\$7,500.00
27-48460-01-070	James A. & Mary E. Waldvogel 2540 Arbor Court Mendota Heights, MN 55120	Mendota Woods	7 1	Street Rehab	\$7,500.00
27-48460-01-080	Anthony & Suzanne Haider JPMorgan Chase Bank NA 2530 Arbor Court Mendota Heights, MN 55120	Mendota Woods	8 1	Street Rehab	\$7,500.00

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27-48460-01-090	Richard C. & Karla T. Rabanus  2520 Arbor Court  Mendota Heights, MN 55120-2604	Mendota Woods	9	1	Street Rehab  \$7,500.00
27-48460-01-100	Erick Deleon  Briana Deleon  2510 Arbor Court  Mendota Heights, MN 55120	Mendota Woods	10	1	Street Rehab  \$7,500.00
27-48460-01-113	Jacob J. Wilson  Jennifer N. Wilson  2536 Arbor Court  Mendota Heights, MN 55120	Mendota Woods  Outlot A & Pt of Lot 11 Blk 1 Beg SW Cor Said Lot 11 N on W Line 72.46 ft N 78D28M39S E 56.83 FT S 58D 19M35S E 102.21 Ft to S Line said Lot 11 S 78D26M 50S W on S Line 149.97 ft to Beg	11	1	Street Rehab  \$7,500.00
27-48460-01-114	Mark D. Bonstrom  Michelle J. Bonstrom  2534 Arbor Court  Mendota Heights, MN 55120	Mendota Woods  Lot 11 Blk 1 Ex Beg SW Cor N on W Line 72.46 ft N 78D 28M39S E 56.83 ft S 58D19M 35S E 102.21 Ft To S Line Said Lot 11 S 78D26M50S W On Said S Line 149.97 Ft to Beg	11	1	Street Rehab  \$7,500.00

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Number of Properties:			Total Assessment		
94			\$705,000.00		