



November 19, 2025

RE: Notice of Informational Meeting
Kensington East Street Improvements (Project No. 202506)

Dear Property Owner:

An Informational Meeting regarding proposed street improvements to Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court is scheduled for December 4, 2025. Details for the Informational Meeting are shown below:

What: Hampshire Estates Street Improvements - Information Meeting
When: Thursday, December 4, 2025 at 5:30 PM
Where: City Council Chambers (City Hall)
1101 Victoria Curve, Mendota Heights, MN 55118

The streets within the project area are proposed to be rehabilitated. This work includes reclaiming the existing bituminous pavement and placing a new 2.5-inch bituminous base course and 1.5-inch bituminous wear course over the reclaimed material. Additional improvements include curb and gutter repairs, catch basin repairs, and storm sewer upgrades designed to improve stormwater runoff quality and address identified drainage concerns. St. Paul Regional Water Services (SPRWS) is also planning to perform minor maintenance on select water mains within the project limits.

The project will also include replacement of pedestrian access ramps throughout the project area to improve accessibility, along with a proposed new trail connection on the north side of Mendota Heights Road between Hampshire Drive and Pond Circle West. An additional striped pedestrian crossing at Pond Circle West/Haverton Road is also proposed. Further trail improvements include resurfacing the existing trail through Hagstrom King Park and widening it from 6 feet to 8 feet.

The agenda for the upcoming Informational Meeting will include a brief presentation outlining the proposed street improvements, estimated construction costs, and estimated assessment amounts. Representatives from the City of Mendota Heights Engineering Department will be available to answer questions following the presentation. This meeting is intended to provide a general understanding of the project in an informal setting. Please note that this is not a Public Hearing.

PUBLIC HEARING DETAILS

A Public Hearing for the project is scheduled for **Tuesday, December 16, 2025, at 6:00 P.M.** in the City Council Chambers at 1101 Victoria Curve. Your property abuts the proposed improvements and is therefore proposed to be assessed. All persons desiring to be heard with reference to the proposed improvements will be heard at the Public Hearing. Written or oral comments will be considered. This hearing is solely to consider the improvement project; if the City Council orders the improvements, a separate Assessment Hearing will be held after bids are received and the project is substantially completed.

The feasibility report and other project documents can be found on the City's website at <https://mendotaheightsmn.gov/544/Hampshire-Estates-Street-Improvements>.

ESTIMATED PROJECT COSTS

Project Total	Total Estimated Costs
Street Improvements	\$1,256,029.95
Indirect Costs for Street Improvements (20%)*	\$251,205.99
Total Costs for Street Improvements	\$1,507,235.94
Municipal State Aid (MSA) Improvements	\$132,655.79
Indirect MSA Improvements (20%)*	\$26,531.16
Total Costs for MSA Improvements	\$159,186.94
Park & Trail Improvements	\$141,939.77
Indirect Costs Park & Trail Improvements (20%)*	\$28,387.95
Total Costs for Trail Improvements	\$170,327.72
Storm Sewer Improvements	\$394,259.31
Water Improvements	\$73,850.70
Sanitary Improvements	\$30,486.23
Total Cost for Utility Improvements	\$498,596.23
Saint Paul Regional Water Service Watermain Replacement	\$168,128.79
Indirect Costs for SPRWS (15%)	\$25,219.32
Total Cost for SPRWS Improvements	\$193,348.10
Total Improvement Cost	\$2,197,350.52
Total Indirect Costs for City*	\$331,344.42
Total Cost	\$2,528,694.94
Rounded Total Cost	\$2,528,700

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

PROPOSED FUNDING SOURCES

The roadway improvement cost can be specially assessed on a unit basis to the benefiting properties up to 50% of the street rehabilitation costs as per the Street Rehabilitation and Reconstruction Policy adopted by the City Council on June 16, 1992.

Funding Source	Project Total
Municipal Levy	\$753,629.94
Park Fund (Municipal Levy)	\$170,327.72
Total Municipal Levy	\$923,957.66
Municipal State Aid Funds (Roadway & Trail)	\$159,186.94
Residential Assessments (50%)	\$753,606.00
Utility Fund - Storm Sewer	\$394,259.31
Utility Fund - Sanitary	\$73,850.70
Utility Fund - Water	\$30,486.23
Saint Paul Regional Water Services	\$193,348.10
Total	\$2,528,694.94

PROPOSED ASSESSMENTS

The estimated unit assessment for this project was determined by calculating the number of lots and dividing them into assessable project costs. The following tables show the estimated unit assessment based on the City policy and proposed unit assessment that is being recommended by staff.

Assessment Calculation	Total
Total Project Cost	\$2,528,694.94
Assessable Amount	\$1,507,235.94
Assessment Amount (50% of Assessable Amount)	\$753,606.00
Total Units	126
Unit Assessment (Assessment amount/ Total Units)	\$5,981.00
Proposed Unit Assessment Amount	\$5,981.00

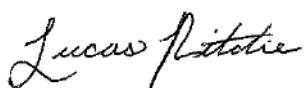
ESTIMATED PROJECT SCHEDULE

The following project schedule outlines an approach to complete the assessable project in 2026:

ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	November 18, 2025
Hold Informational Meeting	December 4, 2025
Conduct Public Hearing/Accept Project/Order Plans and Specifications	December 16, 2025
Approve Plans and Specifications/Order Advertisements for Bids	March 3, 2026
Accept Bids/Award Contract	April 7, 2026
Construction Timeframe	May to October 2026
Authorize Amount to be Assessed/Schedule Assessment Hearing	September 2026
Conduct Assessment Hearing/Adopt Assessment Roll	October 2026

If you would like more information or to submit comments ahead of the meeting, please contact City Engineering Staff directly; contact information can be found below.

Sincerely,



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HAMPSHIRE ESTATES STREET IMPROVEMENTS – PROJECT AREA



ESTIMATED ASSESSMENT PAYMENT SCHEDULE

Estimated Assessment Payment

CITY OF MENDOTA HEIGHTS

PROJECT: Hampshire Estates Street Improvements

PROJECT #: 202506

Assessment Hearing Date: October 2026

STREET REHABILITATION ASSESSMENT SINGLE UNIT HOMES:

Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court

Proposed Unit Assessment: \$5,981.00
Proposed Interest Rate: *4.99%

Year	Principal	Interest	Annual
1	\$598.10	\$375.36	\$973.46
2	\$598.10	\$268.61	\$866.71
3	\$598.10	\$238.76	\$836.86
4	\$598.10	\$208.92	\$807.02
5	\$598.10	\$179.07	\$777.17
6	\$598.10	\$149.23	\$747.33
7	\$598.10	\$119.38	\$717.48
8	\$598.10	\$89.54	\$687.64
9	\$598.10	\$59.69	\$657.79
10	\$598.10	\$29.85	\$627.95
	\$5,981.00	\$1,718.39	\$7,699.39

* Interest Rate is set as 2.0% over bond cost. Interest Rate included is based on 2025 bond cost.

**PUBLIC IMPROVEMENT PROCESS
FOR SPECIAL ASSESSMENT PROJECTS**
(Minnesota Statutes Chapter 429)

Staff Activities/Tasks **City Council Decisions**

