



Hampshire Estates Street Improvements

December 4, 2025

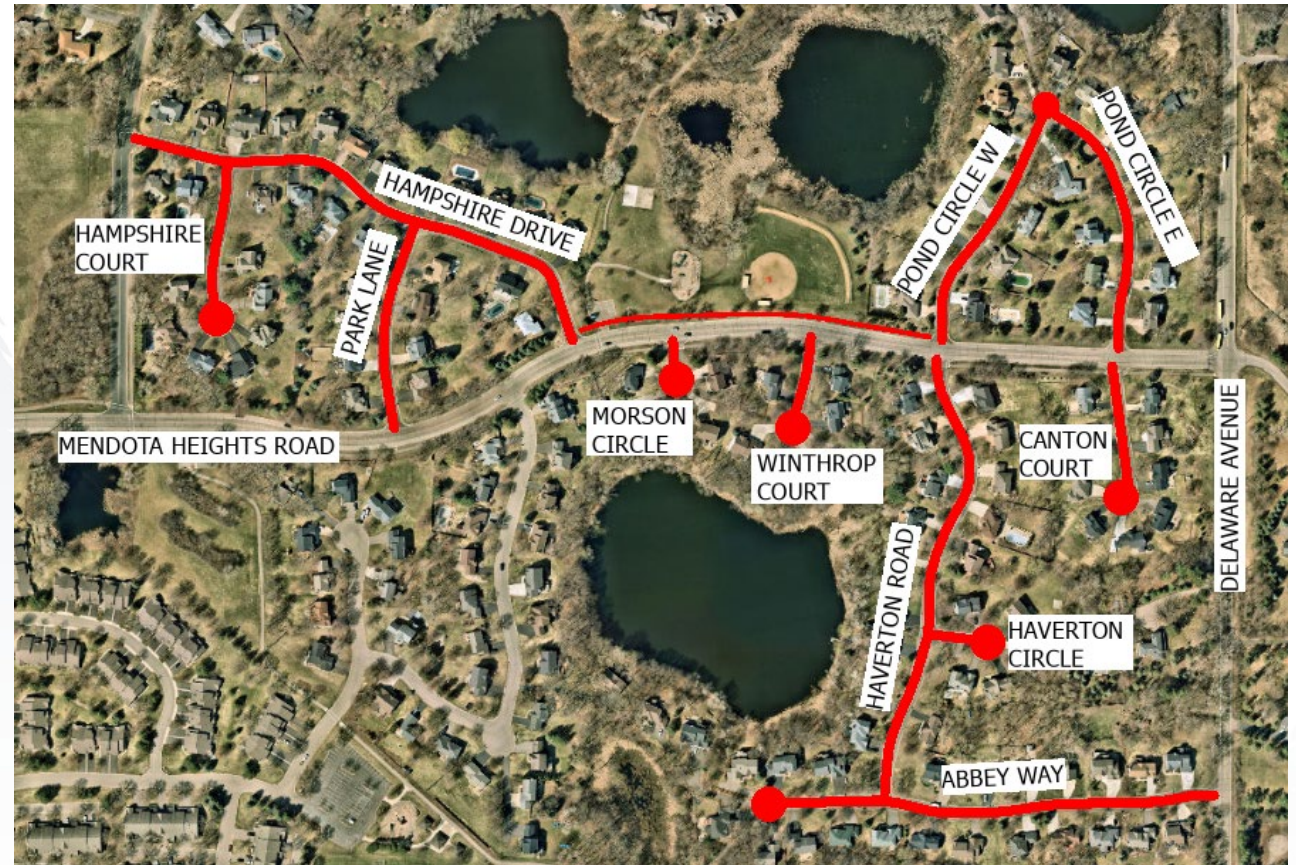
Informational Meeting

Presentation Overview

- Project Scope
- Authorization and Acceptance
- Public Improvement Process for Special Assessment Projects (MN Statutes Chapter 429)
- Public Input
- Project Costs
- Assessment Calculations
- Funding Sources
- Project Schedule
- What You Can Expect
- Questions

Project Area

- Abbey Way
- Canton Court
- Hagstrom King Park
- Hampshire Court & Drive
- Haverton Circle & Road
- Mendota Heights Road
- Morson Circle
- Park Lane
- Pond Circle East & West
- Winthrop Court



Existing Conditions

- Local Roadways
 - 33' width
 - 1.25 Miles
 - Constructed 1988-1993
 - 33-38 years of age
 - Significant pavement distress
 - Alligator & fatigue cracking
 - Extensive patching
- Curb & gutter



Hampshire Court 02 (3/31/2021)



Abbey Way 01 (3/31/2021)

Proposed Conditions

- Pavement rehabilitation
 - Full Depth Reclamation (FDR)
 - Geotechnical Investigation
 - Composite PCI within Rehabilitation range
 - Resurfacing
- Spot curb & gutter replacement
- Utility improvements
 - Storm sewer
 - Pond Circle East, Morson Circle, and Winthrop Court
 - Sacrificial anode bags to extend Ductile Iron watermain
 - Rain gardens
- ADA compliant pedestrian ramps



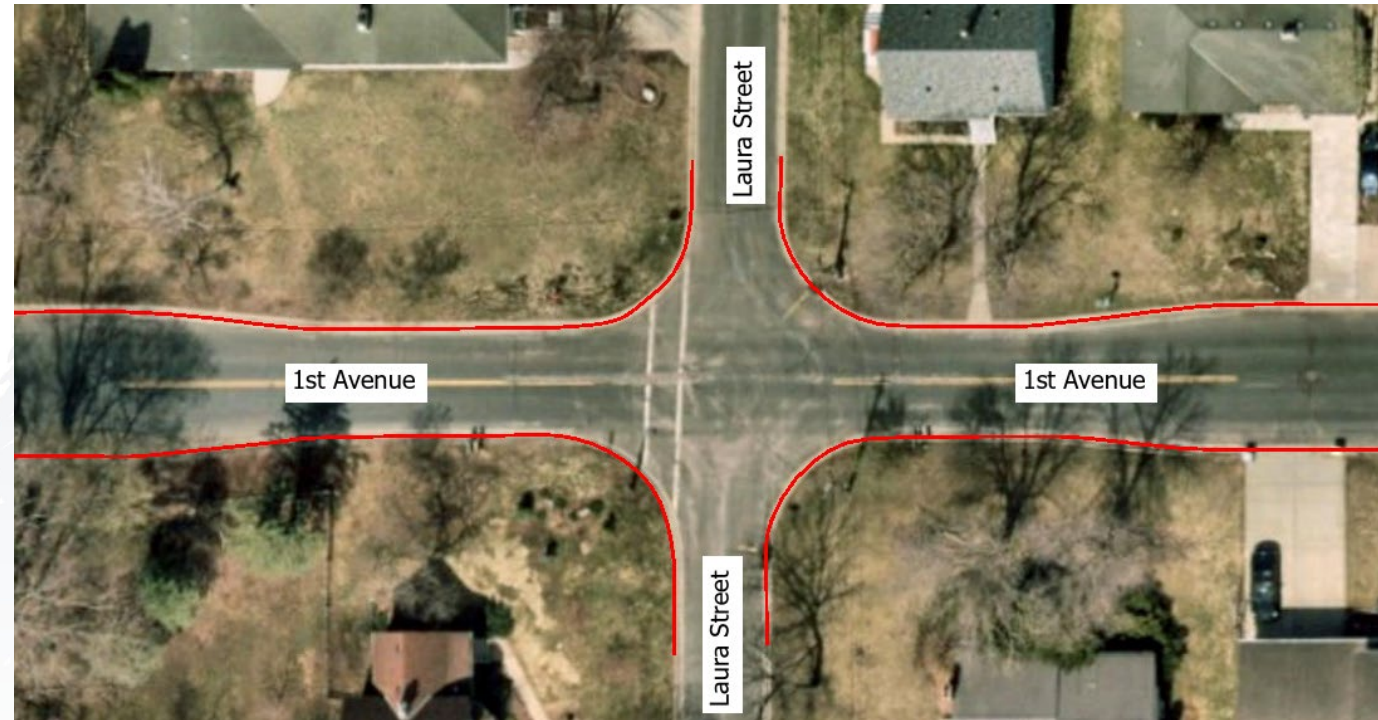
Proposed Conditions - Trail

- New trail connection (red)
 - Hampshire Dr to Pond Cir W
 - North side of Mendota Hts Rd
- Pedestrian Crossings (blue)
 - Pond Cir W / Haverton Rd at Mendota Hts Rd
 - Existing crossing at Hampshire Dr to remain
- Resurfacing of existing trail in Hagstrom King Park (green)



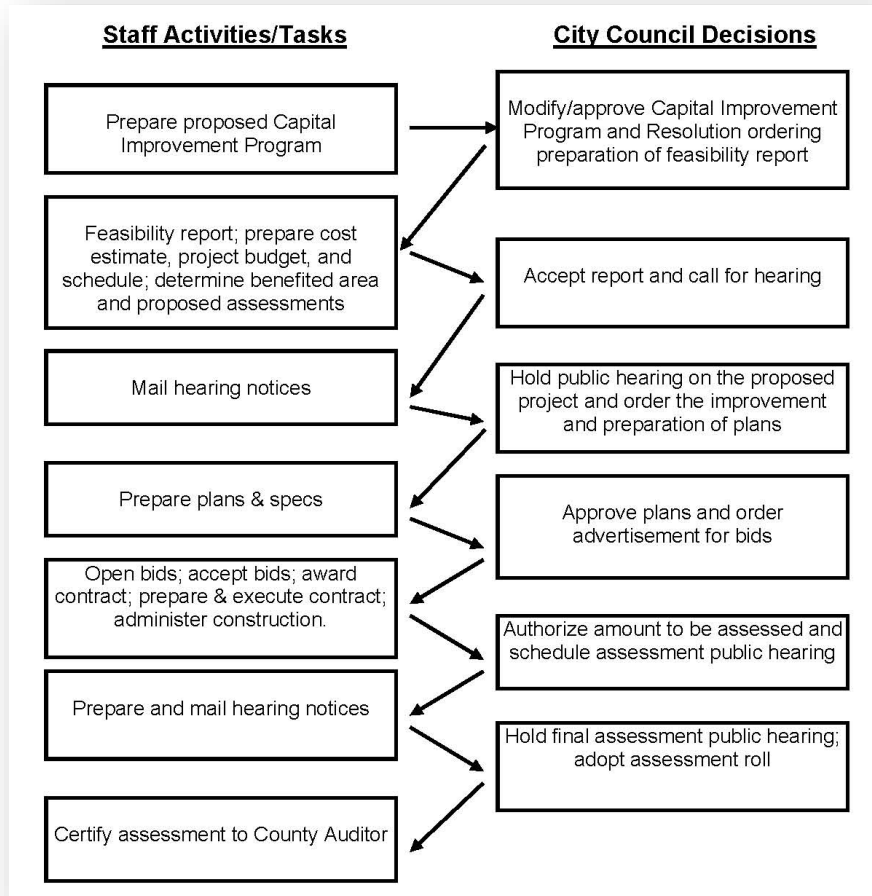
Proposed Conditions – Mendota Hts Road

- Bump Out Consideration
 - Pond Cir W / Haverton Rd at Mendota Hts Rd
 - Reduced roadway width through intersection
 - Reduce speeds along Mendota Hts Rd



Authorization and Acceptance

Public Improvement Process for Special Assessment Projects (Minnesota Statutes Chapter 429)



Authorized on October 1, 2024
(Resolution 2024-55)

Accepted on November 18, 2025
(Resolution 2025-78)

Public Hearing Scheduled on December 16, 2025

Public Input

- Questionnaires
 - 69 responses out of 126 within project
 - (55% return rate)
- Key Issues
 - Drainage improvements
 - Traffic/pedestrian related issues
 - Mendota Heights Road speed issues
 - Trail connection along Mendota Heights Road

PRC HAMPSHIRE

Please do not answer these questions and return this survey by November 30, 2024.

Name _____

Phone _____

Drainage and Erosion Issues

1. Are you aware of any drainage issues on your property?
☐ Yes
If yes, when? (CHECK ALL THAT APPLY)
☐ After big rainstorm
☐ In the spring - due to snow melt
Please describe the issue: _____

2. Do you experience erosion on your property?
☐ Yes
If yes, when? (CHECK ALL THAT APPLY)
☐ After big rain
☐ In the spring
Please describe the issue: _____

Please sketch driveway, yard, etc. _____

3. Do you have any of the following? (CHECK ALL THAT APPLY)
☐ Basement drain tile
☐ Sump pump
☐ None

Rain Gardens

4. If it is feasible to do so, are you interested in having a rain garden placed within the boulevard in front of your property?
If you answered "yes",
A. Do you have a preferred size? ☐ Yes ☐ No
B. Preferred location: _____

Additional Comments/Questions about Rain Gardens: _____

Private Underground Utilities

5. Do you have an underground lawn irrigation system in the City right-of-way? (Typically, the right-of-way is 10' to 15' behind the roadway.) ☐ Yes ☐ No

6. Do you have an underground electric pet containment system in the City's right-of-way? ☐ Yes ☐ No

7. Do you have any private electrical wiring or any private water or sewer pipes, including a sump pump discharge or drainage pipes in the City's right-of-way? ☐ Yes ☐ No

Tree Issues

8. Do you have any trees in the City right-of-way that you would like the City to consider removing? (Typically, the right-of-way is 10' to 15' behind the roadway.) ☐ Yes ☐ No

Traffic/Pedestrian Issues

9. Do you feel your neighborhood or roadway has any pedestrian or traffic issues (e.g. crossing adjacent to busy roadways, parking, excessive speed, traffic volumes, etc.)?
☐ Yes ☐ No
If yes, where? _____

Other Issues

10. Additional Comments/Questions: _____

Thank you for your cooperation. Please return this questionnaire in the enclosed self-addressed, stamped-envelope. Please complete all questions and return to the City of Mendota Heights by November 30, 2024.

Project No. 202506 Hampshire Estates Street Improvements

NOTE: For foundation be able to!

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 Improvements	\$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

*Indirect costs include legal, engineering, administration, and finance

Assessment Calculation

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 Assessment Payment

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.

Funding Sources

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

Schedule & Next Steps

ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	November 18, 2025
Hold Informational Meeting	Early December, 2025
Conduct Public Hearing/Accept Project/Order Plans and Specifications	December 16, 2025
<u>Approve</u> 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



What You Can Expect

- Dust, noise and mud.
- Localized flooding during rainfall.
- Project timelines can be delayed due to weather.
- You may be asked to limit water use.
- Irrigation and pet containment systems may be damaged.



What You Can Expect



- Your driveway may be inaccessible for up to seven days.
- Roadways to your home may be periodically inaccessible.
- The contractor will accommodate special access needs.

What You Can Expect



Project Contacts

Please forward any comments or concerns:

- Mendota Heights Engineering 651-452-1850
- Lucas Ritchie (Assistant City Engineer)
 - lritchie@mendotaheightsmn.gov
 - 651-255-1132
- Ryan Ruzek (Public Works Director)
 - rruzek@mendotaheightsmn.gov
 - 651-225-1152
- Website
 - <https://mendotaheightsmn.gov/544/Hampshire-Estates-Street-Improvements>

Questions

- Next Steps:
 - Public Hearing to consider improvements
 - 6:00 PM, December 16, 2025
 - Mendota Heights City Hall

