

# Hampshire Estates Street Improvements

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December 4, 2025  
Informational Meeting

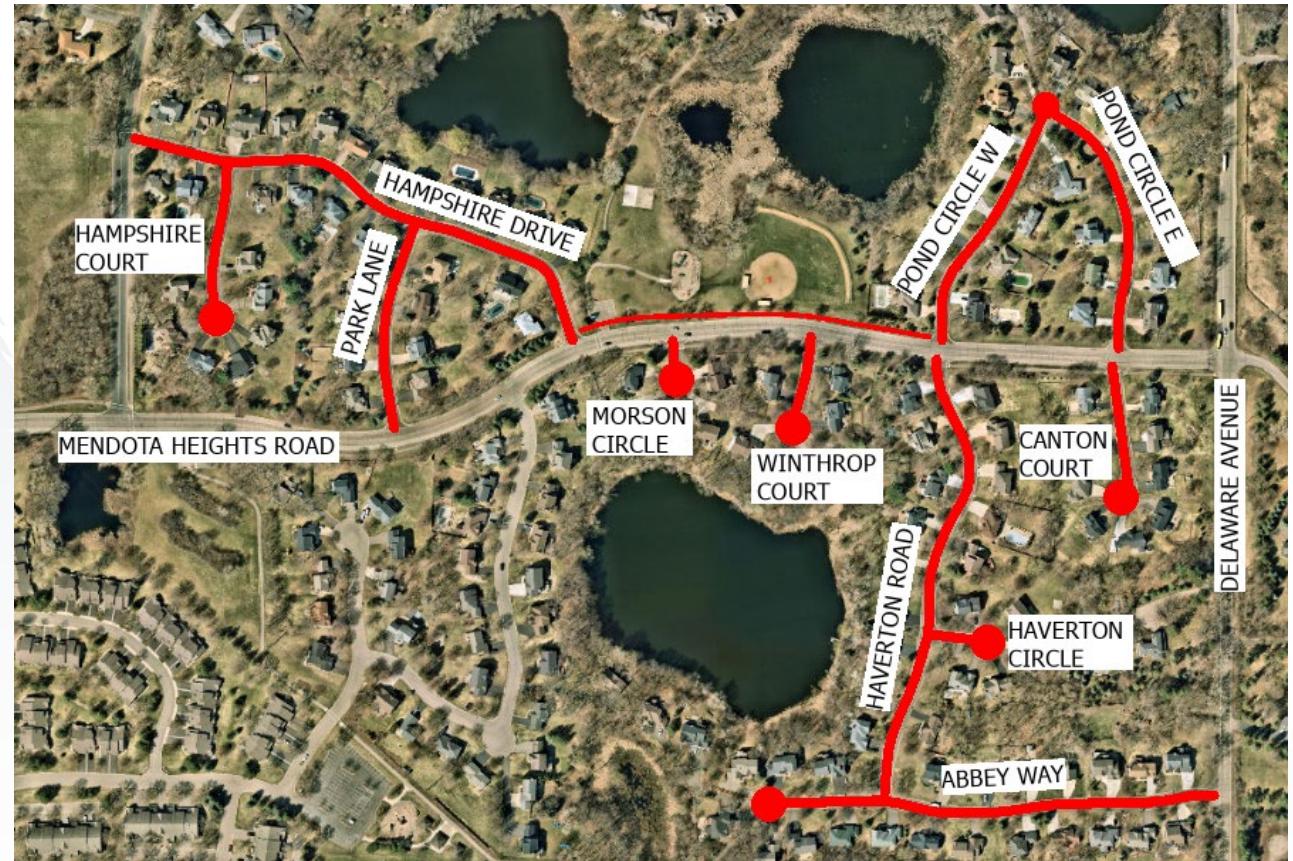


# Presentation Overview

- 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



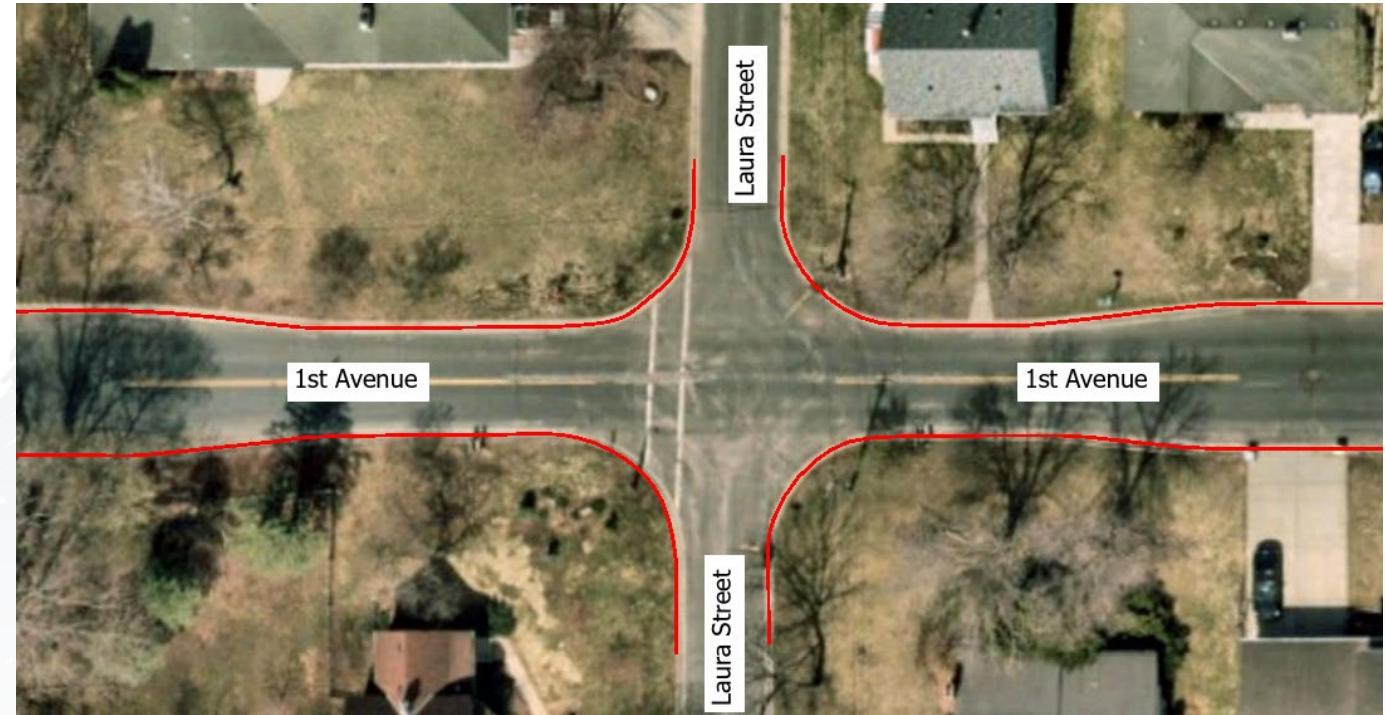
# Proposed Conditions - Trail

- 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)



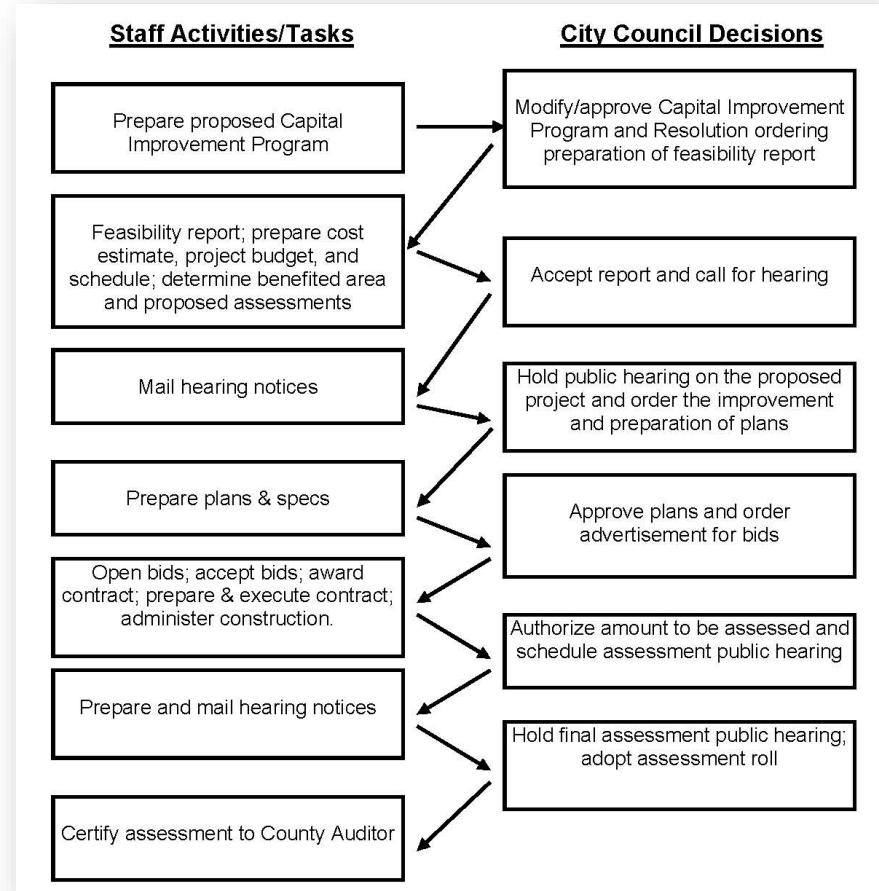
# Proposed Conditions – Mendota Hts Road

- 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

- Questionaries
  - 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?  
 Yes  
If yes, when? (CHECK)  
 After big rainstorm  
 In the spring - due to snowmelt  
Please describe the issue \_\_\_\_\_

2. Do you experience flooding?  
 Yes  
If yes, when? (CHECK)  
 After big rain  
 In the spring - due to snowmelt  
Please describe the flooding \_\_\_\_\_  
Please sketch the driveway \_\_\_\_\_

**Rain Gardens**

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

4. Rain Gardens  
If it is feasible to do so, are you interested in having a rain garden placed within the boulevard in front of your property?  
 Yes  
 No

If you answered 'yes',  
A. Do you have a preferred size?  
 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: \_\_\_\_\_

NOTE: Mail to: City of Mendota Heights, 1000 Mendota Heights Road, Mendota Heights, MN 55120. Foundation will be able to \_\_\_\_\_

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

# Project Costs

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

\*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	<u>\$598.10</u>	<u>\$29.85</u>	<u>\$627.95</u>
	<b>\$5,981.00</b>	<b>\$1,718.39</b>	<b>\$7,699.39</b>

\* 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
<b>Total Municipal Levy</b>	<b>\$923,957.66</b>
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
<b>Total</b>	<b>\$2,528,694.94</b>

# 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](mailto:lritchie@mendotaheightsmn.gov)
  - 651-255-1132
- Ryan Ruzek (Public Works Director)
  - [rruzek@mendotaheightsmn.gov](mailto: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

