

2021 Street Improvement Project

Open House Presentation
January 13 / 14, 2021



Agenda

- Project Location
- Proposed Improvements
- Public Involvement
- Project Costs and Assessments
- Project Schedule

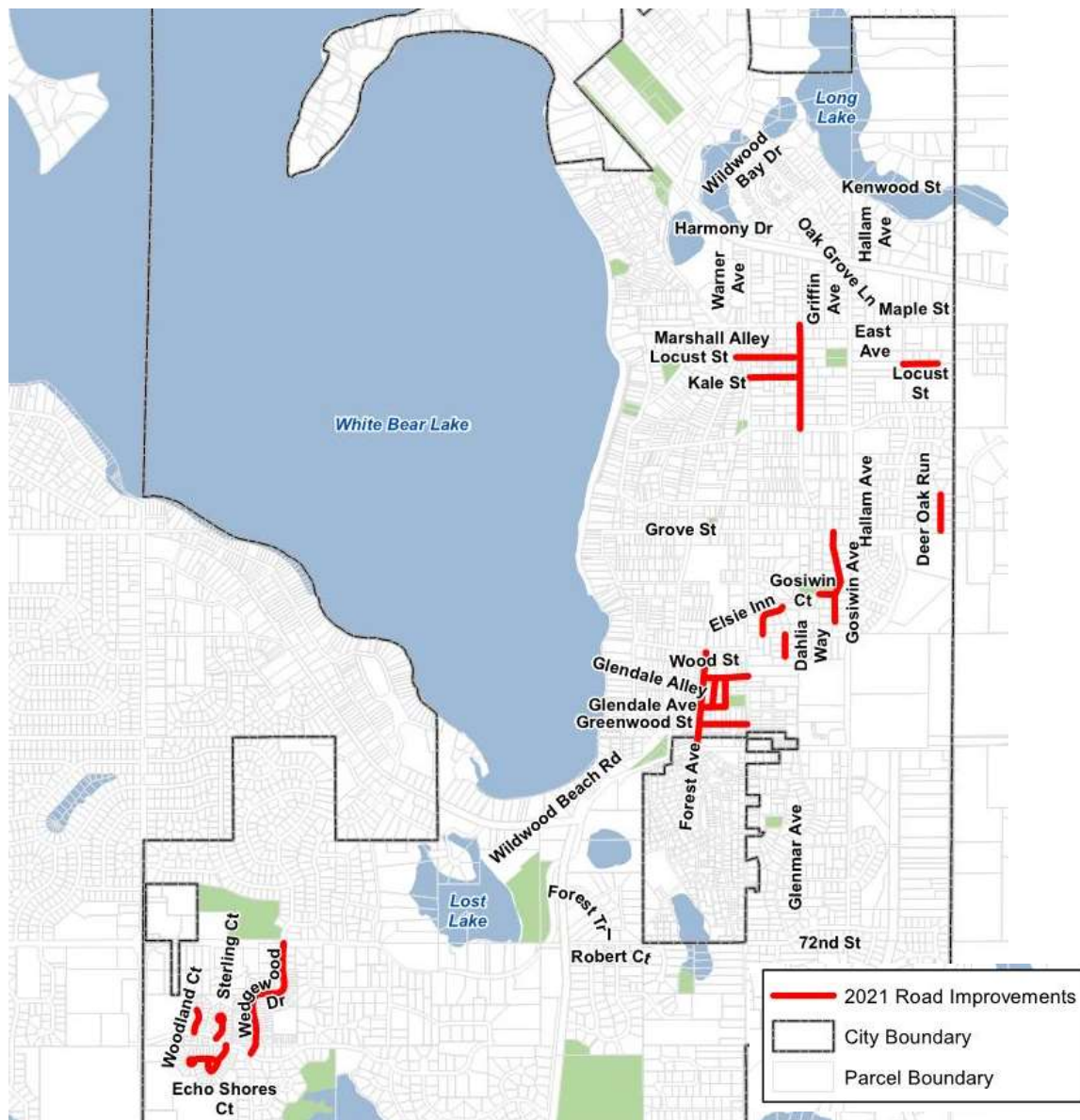




Project Location

2021 Street Improvement Project

- 2021 Streets
- Includes shared use trail improvements along Wedgewood Drive from Wildwood Road to Woodland Drive
- Several streets that were evaluated but cost estimates not performed for various reasons are listed in Table 2.4 of the Feasibility Report



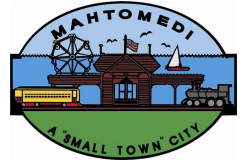
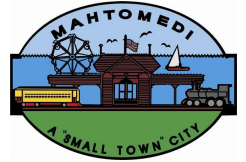


Table 1.1 Recommended 2021 Street Improvements

Segment	To	From
Dahlia Way	Dahlia Street	Cul-de-Sac
Deer Oak Run	Hickory Street	Cul-de-Sac
Echo Shores Court	Woodland Drive	Cul-de-Sac
Elsie Inn	Dahlia Street	Cul-de-Sac
Forest Avenue	Dahlia Street	Stillwater Road
Glendale Alley	Wood Street	Glendale Avenue
Glendale Avenue	Wood Street	Forest Avenue
Gosiwin Avenue	Hickory Street	Cul-de-Sac
Gosiwin Court	Gosiwin Avenue	Cul-de-Sac
Greenwood Street	Forest Avenue	Warner Avenue
Griffin Avenue	Maple Street	Juniper Street
Kale Street	Warner Avenue	Griffin Avenue
Locust Street	Warner Avenue	Griffin Avenue
Locust Street	East Ave	Cul-de-Sac
Sterling Court	Woodland Drive	Cul-de-Sac
Wedgewood Drive	Wildwood Road	Woodland Drive
Wood Street	Forest Avenue	Warner Avenue
Woodland Court	Woodland Drive	Cul-de-Sac

Proposed Improvements



Surface Improvements

- Partial Mill & Overlay
 - Remove and replace just the top layer of pavement
- Full-Depth Mill & Overlay
 - Remove and replace full pavement depth
- Replace concrete curb and gutter and bituminous curb where necessary for drainage improvements
 - No added curb and gutter where it does not currently exist

Proposed Improvements



Utility Improvements

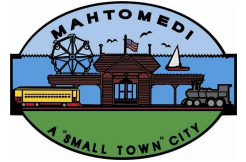
- Spot hydrant and gate valve repairs or replacements
- Spot sanitary sewer manhole and storm sewer manhole casting replacements and / or chimney seal installation
- Spot storm sewer installation



Project Costs and Assessments

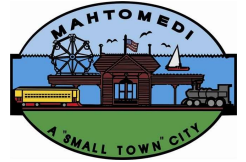


Estimated Project Costs and Funding – 2021 Streets



Estimated Total Project Cost:	\$1,254,000
• Street Improvement Funds	\$ 424,000
• Willernie Share	\$ 18,000
• Water Utility Funds	\$ 88,000
• Sanitary Sewer Utility Funds	\$ 84,000
• Storm Sewer Utility Funds	\$ 16,000
• Special Assessments	\$ 624,000

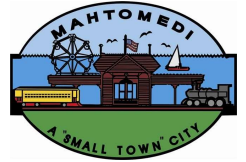
Special Assessments



Lots adjacent to streets receiving improvements are proposed to be assessed

- Assessment method per City Assessment Policy
- Assessment amounts based on City's 2021 Fee Schedule
 - Reclamation / Overlay (including Full Depth Mill & Overlay) per unit for Single-Family: \$5,310/unit
 - Only applies to those properties that have frontage on Glendale Alley
 - Reclamation / Overlay (including Full Depth Mill & Overlay) per front foot for Commercial, Industrial, Tax-Exempt, Multi-Family: \$78.08/front foot
 - Rural & Urban Roadway Mill / Overlay (including Partial Depth Mill & Overlay) per unit for Single-Family: \$2,246/unit
 - Rural & Urban Roadway Mill / Overlay (including Partial Depth Mill & Overlay) per front foot for Commercial, Industrial, Tax-Exempt, Multi-Family: \$33.03/front foot

Special Assessments

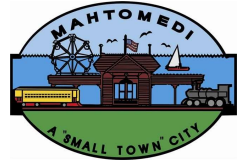


Assessments will be considered at a separate meeting following construction (2021)

Paying assessments

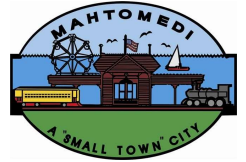
- May be prepaid to avoid interest
- Levied over a 10-year period on property taxes
- Deferment options may be available for those who qualify
 - Contact the city of Mahtomedi
- Additional information on assessments will be provided before the Assessment Hearing in the fall of 2021

Project Schedule



Action	Date
Feasibility Report Authorized	November 2, 2020
Accept Feasibility Report / Set Public Hearing	December 15, 2020
Public Improvement Hearing / Order Project	January 19, 2021
Final Design	Winter 2021
Open Bids / Award Project	February 2021
Consider adding streets to project	February 2021
Public Hearing for added streets	March 2021
Construction	Summer 2021
Assessment Hearing	October 2021

How to Submit a Comment / Question



- Enter question in chat on Zoom call tonight
- Ask to be unmuted on Zoom call tonight by sending a message in chat, the host will unmute you
- Email Alex Mollenkamp at amollenkamp@wsbeng.com
- Call Alex Mollenkamp at 763-287-8318
- ***Please send specific property questions (assessment amounts, etc.) to Alex at the contact info above rather than asking in the meeting***

wsb

THANK YOU

