

Resident Informational Meeting

Wabasso Neighborhood
Reconstruction

October 29, 2018





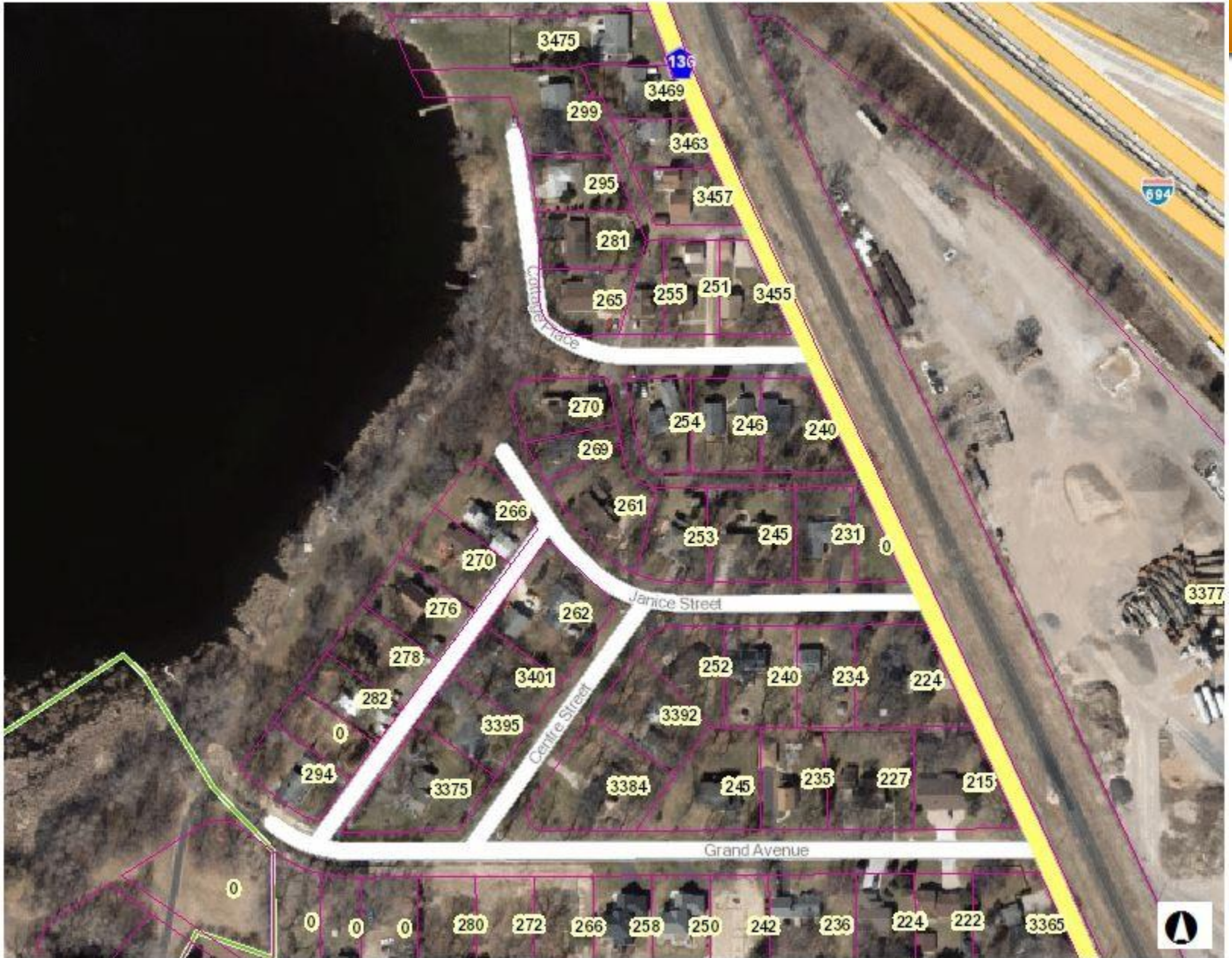
Introductions

- Tom Wesolowski – City Engineer
- David Yang – Staff Engineer
- Ed Atanasoff – Engineering Technician



Overview of Presentation

- Project area
- Feasibility Study process
- Existing condition of streets & utilities
- Goals for the project
- What to expect during construction
- Private amenities in public right of way
- Residential impacts from construction
- Information residents can provide staff
- Special assessment information
- Proposed project schedule





Feasibility Study Process

- Reconstruction project proposed for 2019
- Feasibility Study
 - Preliminary design
 - Public meetings with residents
 - Present to Shoreview City Council
- Public hearing
 - Direct staff to prepare final plans & specifications



Existing Conditions

- Approximate combined length of streets 2115-feet
- Average Road width
 - Cottage & Janice – 22-feet
 - Centre – 24-feet
 - Janice Alley – 18-feet
- No concrete curb & gutter – rural section
- Pavement in need of replacement
- Sanitary sewer & water systems



Goals for Street Project

- Remove existing road, install concrete curb & gutter & new pavement
 - 24-foot wide roadway except for Janice Alley
 - Potential turn-around on Cottage
- Repair/replace sanitary sewer and services as needed & install clean-out at property line
- Install storm water collection & treatment
- Replace existing street lights & evaluate potential for additional lights



Challenges

- Road alignment within right of way
- Trees
- Groundwater level
- Width of right of way – Janice Alley
- Dead-end Cottage



Typical Construction Day





Water Main Repair





Sanitary Sewer





Stormwater Catch Basin





Catch Basin Inlet





Curb & Gutter Install





Curb & Gutter Install





Asphalt Pavement Install





Finished Product



Finished Product







Impact to Driveways

- Portions of driveways removed will be replaced as part of the project
- Removal limits will be determined on a case by case basis
- City will not broker construction of private drives as part of the project



Mail Delivery

- Mailboxes will be removed and placed in yard
- Temporary mailboxes will be provided in common area
- US Postal Service determines location of temporary mailboxes
- Project contractor will reinstall salvaged or homeowner supplied mailboxes at end of the project



Private Amenities in the Public Right of Way

- City does not pay to replace items that are located within the right of way
 - ROW – 60-feet / Janice Alley – 25-feet
 - Irrigation/sprinkler systems
 - Invisible fence
 - Landscaping
- Exception – trees
 - City will provide replacement tree(s) – 1:1



Typical Construction Practices

- Notifications sent to residents prior to and periodically during construction
- Construction updates are posted on Shoreview's website
- Residents will be inconvenienced during the project
- Driveway access every evening
 - Exception – concrete cure period



Information Residents can Provide to their City

- Drainage Issues
- Sanitary sewer service failures/backups, ect.
- Other general information about project area



City's Assessment Policy

- City levies special assessment to benefitting property owners for improvements
 - Street
 - Storm Sewer
- Assessment process is in accordance with MN Statutes, Chapter 429
 - Pubic Hearing
- Lots that can be further subdivided receive additional lot units (City will determine)



Street Assessment

- On a per-lot basis
 - Corner lots receive 0.5 units per street
- Based on actual cost to install curb & gutter
- Estimated per-lot assessment = \$1800



Storm Assessment

- Based on lot size (square foot) of lot
 - 0 – 13,000sf = \$0.07/sf
 - 13,001 – 19,000 = \$0.035/sf
 - Maximum assessment = \$1,120



Possible Total Assessment

- Estimated Total Assessment

– Street	\$ 1,800
----------	----------

– Storm	<u>\$ 1,120</u>
---------	-----------------

Total per-lot	\$ 2,920
---------------	----------



Assessment Schedule & Payment

- Final assessment amount determine after project completion
- Affected properties notified & public hearing is held – typically 1-yr after project completion
- Payment options
 - Prepay in full
 - Added to tax statement and spread over 10-years
 - Interest rates have ranged from 3.5 – 5%



Tentative Project Schedule

- January 2nd Resident Meeting
- January Feasibility Study to Council
- February Public Hearing
- March/April Bid Project
- May/June Start Construction
- Sept/Oct End Construction



Questions?