

Other Questions:

Will construction affect my landscaping, sprinklers, or trees?

If landscaping, sprinklers, or trees are within the right-of-way it is likely they will have to be removed. We recommend you remove landscape sprinkler heads and pipes in the right-of-way. In cases where these items remain within the right-of-way or easement and are damaged, they will not be replaced. These areas will be restored with sod.

I am planning on replacing my entire driveway this summer. Should I hold off until next year?

Yes. In 2008, the City initiated a Driveway Program that allowed the City's contractor to perform private driveway work in conjunction with the reconstruction project. By bidding private driveway work with a much larger project, property owners could potentially see significant savings for replacement of their driveway. More literature will be mailed to you regarding the program, but you can start to think about whether or not you would be interested in the program.



Street Prior to Improvement Project



Example of Street After Improvement Project



City of Prior Lake
Engineering Department
4646 Dakota Street S.E.
Prior Lake, MN 55372

**Manitou Road, Black Oak Road, Hidden Pond Trail, Raspberry Ridge Road, Timberglade Circle
2016 Improvement Project
PROJ. #TRN16-00001**



CONTACTS:

Seng Thongvanh, Project Engineer (952-447-9834)
Larry Poppler, City Engineer (952-447-9832)
Engineering Department (952-447-9830)
Hours: 8:00 a.m. – 4:30 p.m.

Manitou Road, Black Oak Road, Hidden Pond Trail, Raspberry Ridge Road, and Timberglade Circle are planned for reconstruction in 2016. This newsletter provides basic information on the project including the process and timelines. As the process for reconstruction moves forward, additional information will be provided.

Why Is My Neighborhood Being Reconstructed?

The City has a Capital Improvement Program which prioritizes the infrastructure improvement needs within the City. Due to pavement and utility condition this project is planned for 2016. The City will perform a

complete evaluation of the streets and utilities by completing a feasibility report.



Any replacement of utilities and reconstruction of the streets will be completed per City standards.

What Other Improvements Will Be Made?

In order to be ready for 2016 spring construction, the City must study and design the project. Usually, construction begins in May and continues into September. Construction begins with the deep utility work and progresses to street reconstruction and finally restoration. Multiple phases of construction may be ongoing within the project as work progresses.

Timeline for Improvements:

The following schedule outlines an approach to complete the 2016 Improvement Project:

Hold 1st Informational Meeting	Sept. 15, 2015
Accept Feasibility Report/Call for Public Hearing	Oct/2015
Hold 2nd Informational Meeting	Nov/2015
Conduct Public Hearing/Accept Feasibility Report/Order Plans & Specifications	Dec/2015
Hold 3rd Informational Meeting	Jan/2016
Approve Plans & Specifications/Order Ad for Bids	Feb/2016
Open Bids	March/2016
Accept Bids/Award Contract	May/2016
Begin Construction	May/2016
Complete Base Course of Bituminous Pavement	Aug/2016
Authorize Amount to be Assessed/Schedule Assessment Hearing	Aug/2016
Conduct Assessment Hearing/Adopt Assessment Roll	Sept/2016
Complete Final Course of Bituminous Pavement	July/2017

The Process:

Do I have a say in what's being done? Yes, the City holds a number of different meetings throughout the project schedule to gather information and input. These meetings follow Minnesota State Statute 429 and include three informational meetings, a Public Hearing and an Assessment Hearing. Notice of these meetings will be mailed to you in advance. City staff is also available to meet and answer questions on an individual basis.

When can I obtain additional information? The first informational meeting is scheduled for *Tuesday, September 15, 2015 at 6 pm*. The meeting will take place at City Hall 4646 Dakota Street SE. Staff will provide some general information regarding the upcoming project and answer any questions you may have regarding the process. This meeting will also provide an opportunity for property owners to share any issues that should be taken into consideration for the feasibility study.

Assessment Information:

Will I be assessed for the project? Yes.

What is the amount of the assessment? The City will not know the amount of the actual assessment until bids are received. The feasibility report, once completed, will provide an estimated assessment amount.

When are the assessments due or when does it go on my tax statement? The Assessment Hearing will likely be in September 2016. Property owners have a one month opportunity to pay off the assessment without interest. The assessment is paid over a 10 year period for street and storm sewer together with your property taxes. Additional information will be provided as the project moves forward.

How are the assessments calculated? Per the City of Prior Lake's Assessment Policy, the City assesses benefited properties within the project area. The assessment amount is based upon 40% of street and storm sewer costs. The general tax levy will pay 60% of the street and storm sewer costs. Replacement of water-main and sanitary sewer will not be assessed to the property owners but will be paid through the corresponding utility funds.