

# 2016 Neighborhood Improvement Project

*Manitou Road  
Raspberry Ridge Neighborhood*



January 11, 2016



# Project Update

- **Feasibility Report presented to Council on November 23<sup>rd</sup>.**
- **Directed staff to formulate 2 additional options**
- **Additional Options presented to Council at December 14<sup>th</sup> Workshop**
- **Council directed staff to proceed with Option D**
  - **Reconstruction of Manitou Road (Includes utilities)**
  - **Rehabilitation of 16" watermain and 15" sanitary sewer**
  - **Does not reconstruct Raspberry Ridge Neighborhood Streets**
- **Neighborhood Informational Meeting held on December 16<sup>th</sup>**



## Why Option D??

- **Use remainder of the pavements useful life prior to reconstruction**
- **Rehabilitates larger infrastructure**
- **Property Owner Feedback**
- **Tax Levy Pressures (2017 Tax Levy Impact)**
  - **Option A (Original): 1.9%**
  - **Option D: 0.9%**



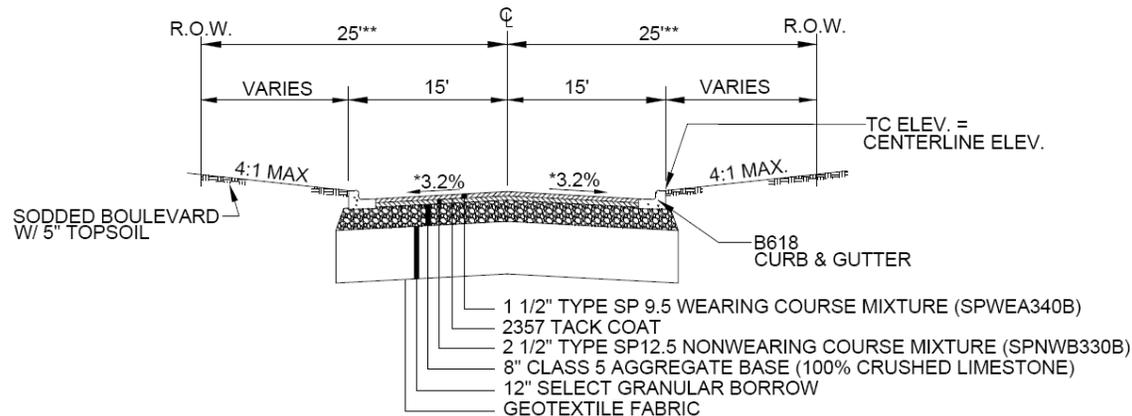
# Project Area





# Street Improvements

- **Manitou Road**
  - **30' width with concrete curb & gutter**
  - **Street Lights**
  - **No Sidewalk/Trail Proposed**
  - **7-ton design street section**
  - **4" Bituminous**
  - **8" Aggregate Base**
  - **12" Granular Material**
  - **Geotextile Fabric**



\* CROWN MAY VARY AT INTERSECTIONS & CUL-DE-SACS, SEE PLANS AND CROSS SECTIONS  
\*\* R.O.W. VARIES THROUGHOUT PROJECT SEE HORIZONTAL PROFILE

TYPICAL STREET SECTION  
MANITOU ROAD



# Watermain Improvements



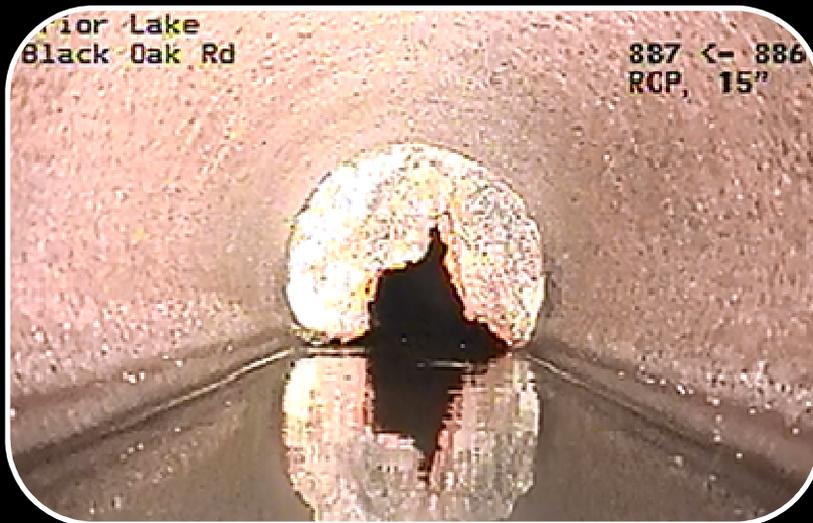


# Watermain Improvements



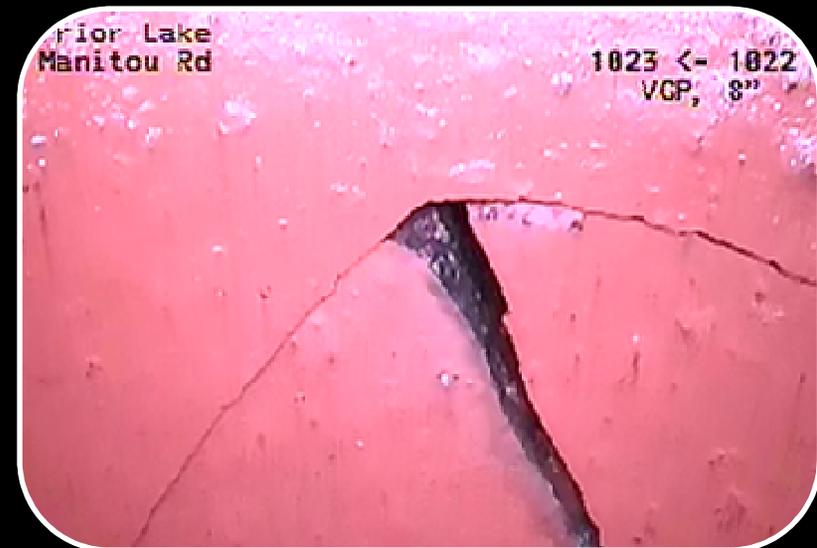


# Sanitary Sewer Improvements



## Existing 15" RCP

Mineral Deposit at joint  
(Causes blockage of flow and  
allows groundwater to enter  
system)

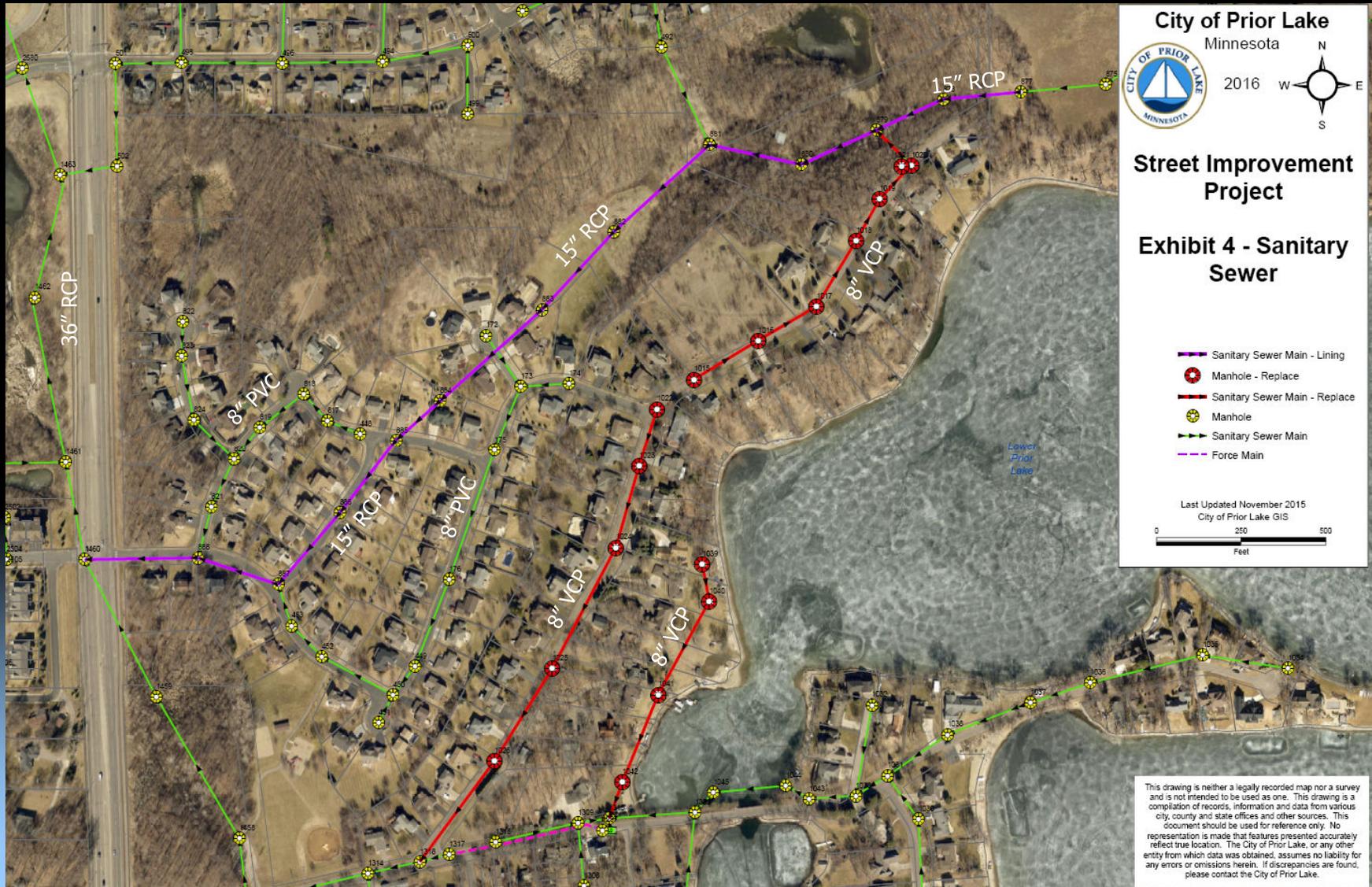


## Existing 8" VCP

Broken Pipe  
(Allows infiltration of  
groundwater and surrounding  
material, pipe may collapse)

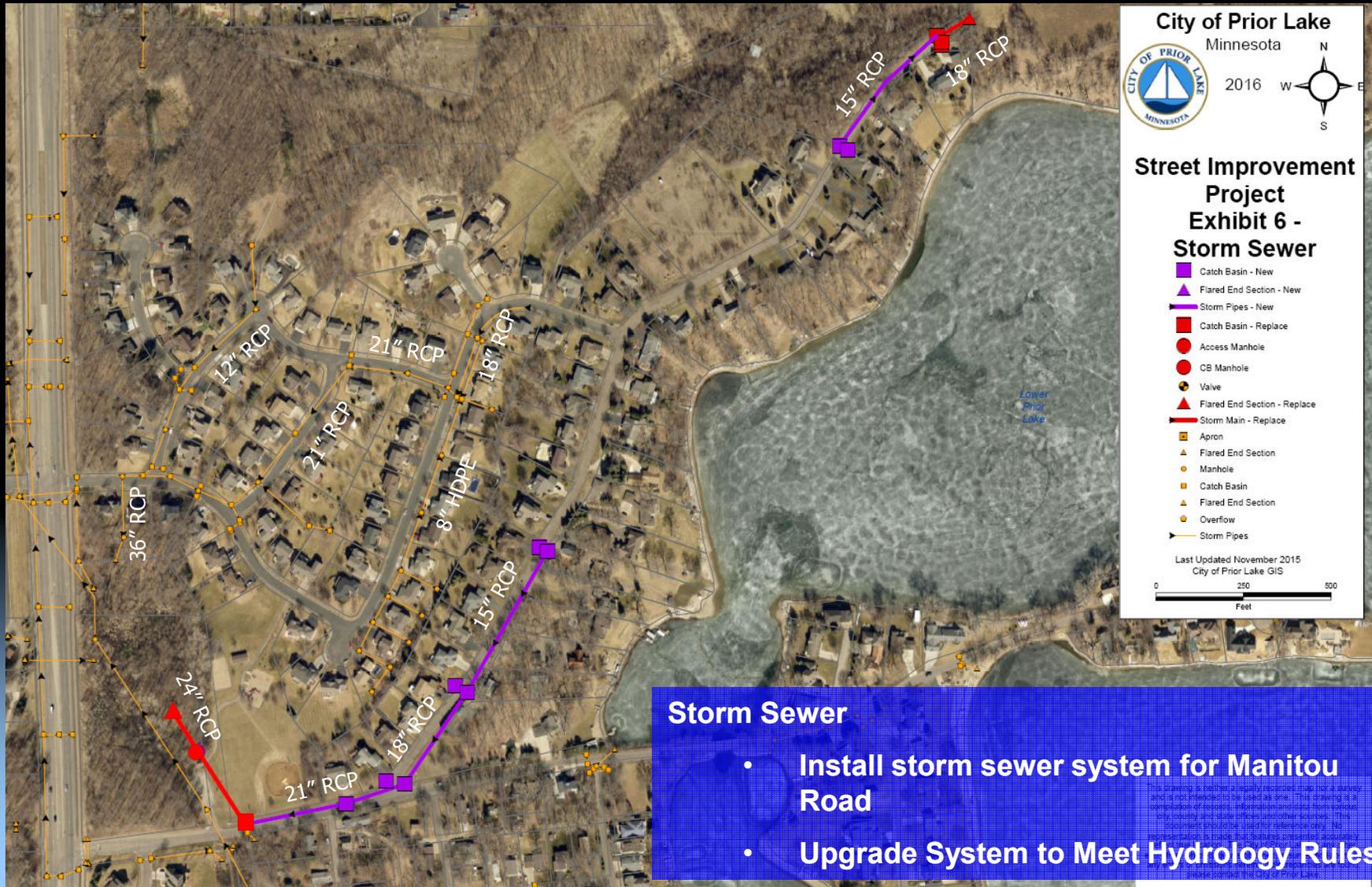


# Sanitary Sewer Improvements





# Storm Sewer Improvements





# Estimated Project Costs

2016 Improvement Project - Funding	
Funding Source	Cost (Option D)
Ad Valorem (Tax Levy)	\$761,681
Assessment (40%)	\$507,787
Utility Fund – Sewer	\$1,020,630
Utility Fund – Water	\$1,169,900
Water Quality Fund	\$12,193
Total Estimated Costs	\$3,472,191
2017 Tax Levy Impact	0.9%



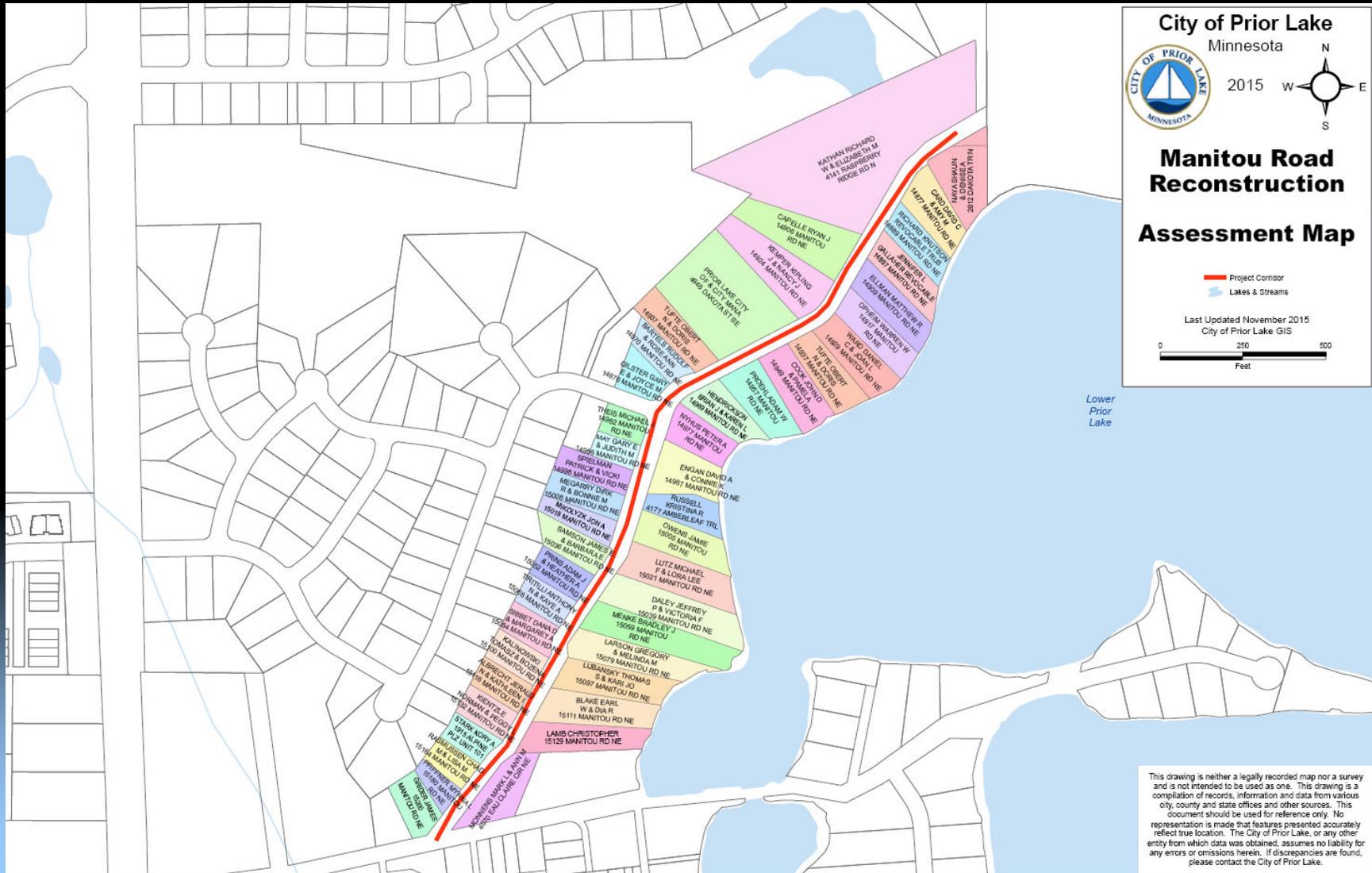
# Estimated Assessments

	Costs
Assessment (40%) Street & Storm	\$507,787
<b>Assessment – Unit Method</b>	
Assessable Units - Reconstruction	46 Units
Estimated Unit Assessment – Reconstruction	\$11,039/Unit

- MN State Statute Chapter 429 Requires Assessment to be a minimum of 20% of Bonding Amount
- Street and Storm Assessment 10 Year Period
- Assessment Rate 2% greater than Project Bond Rate (2015 Rate 4.44%)
- More details will Emerge During Public Hearing and Assessment Hearing Meetings and Mailings



# Assessment Map (Manitou Road)



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data from various city, county and state offices and other sources. This document should be used for reference only. No representation is made that features presented accurately reflect true location. The City of Prior Lake, or any other entity from which data was obtained, assumes no liability for any errors or omissions herein. If discrepancies are found, please contact the City of Prior Lake.

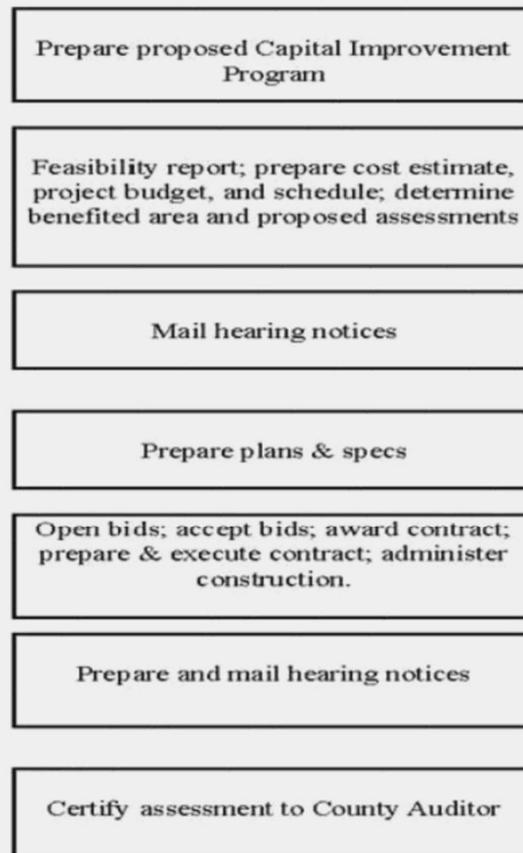


# Public Improvement Process

## PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

(Minnesota Statutes Chapter 429)

### Staff Activities/Tasks



### City Council Decisions





# Preliminary Project Schedule

ACTIVITY	DATE
Held First Informational Meeting	September 15, 2015
Accept Feasibility Report / Call for Public Hearing	November 23, 2015
Hold Second Informational Meeting	December 16, 2015
Conduct Public Hearing/Accept Project	January 11, 2016
Hold Third Informational Meeting (Open House)	Jan/Feb 2016
Approve Plans and Specifications / Order Advertisement for Bids	Feb/March 2016
Open Bids	March 2016
Accept Bids/Award Contract	April 2016
Begin Construction	May 2016
Complete Base Course of Bituminous Pavement	October 2016
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2016
Conduct Assessment Hearing/Adopt Assessment Roll	Oct/Nov 2016
Complete Final Course of Bituminous Pavement	July 2016



# Assessment Review Workgroup

- **Met on October 20, 2015**
  - **Reviewed the Assessment Map**
  - **Reviewed the Estimated Project Cost**
  - **Reviewed the Unit Method of Assessment**
  - **Reviewed the Estimated Assessment Amount**



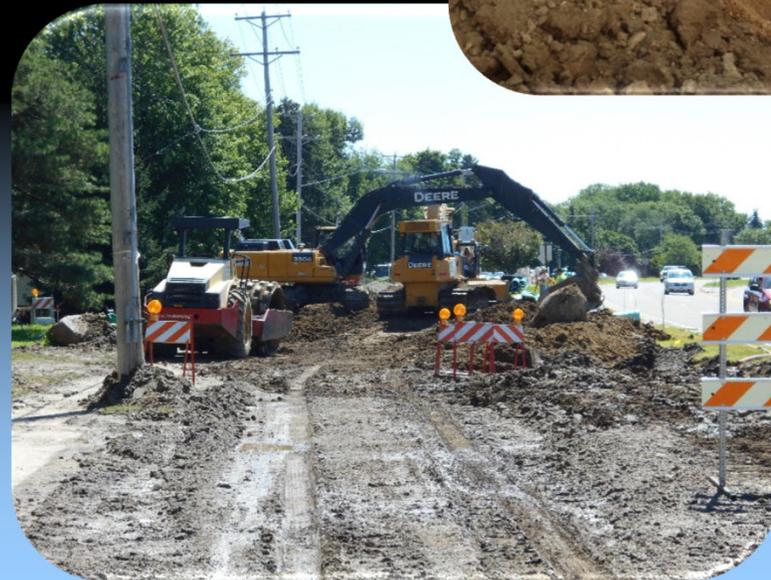
# Project Feedback

## Second Informational Meeting

- **Held December 16<sup>th</sup>**
- **Meeting notice sent to all properties within original project area**
- **45-50 property owners in attendance**
- **Discussion Topics**
  - **Assessment Amount**
  - **Street alignment**
  - **Street Width**
  - **Street lights**
  - **Type of concrete curbing**
  - **Access**



# Construction Impacts





# Before & After Photos





# Questions/Comments