

2017 Street Improvement Project



Neighborhood Informational Meeting

November 16, 2016

6:00 P.M.

Project Team

- **Director of Public Works/City Engineer:**
John Morast, PE, City of Rosemount
- **Project Engineer:**
Mitch Hatcher, City of Rosemount
- **Project Manager:**
Krista Anderson, PE, WSB & Associates

Pavement Management Program

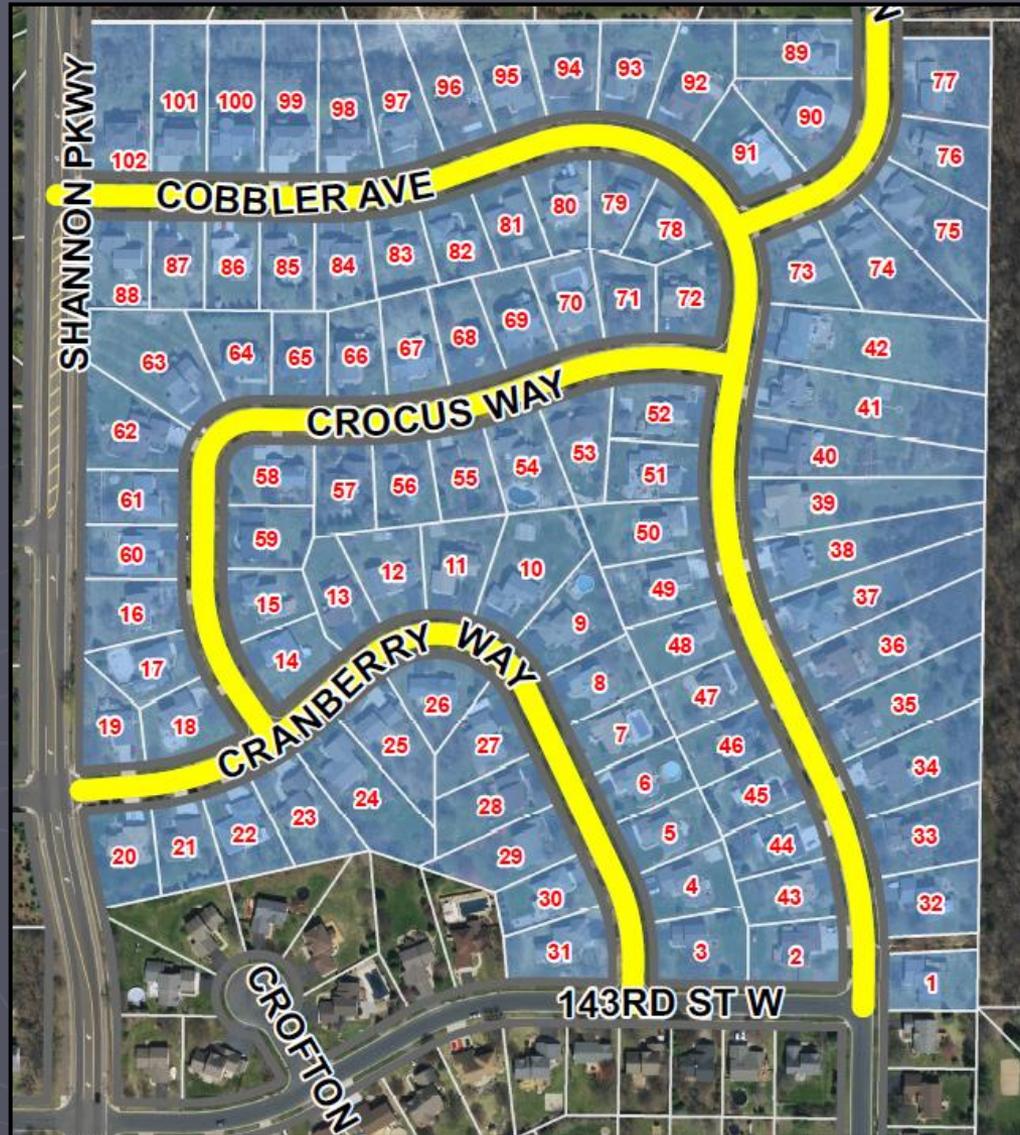
- 1/3 of City's streets are evaluated each year based on:
 - Cracking
 - Settlements
 - Patching
 - Potholes
 - Rutting
 - Raveling

- Individual street segments are given a pavement rating on a scale of 0-100 based on the recorded data
 - 0-35: Reconstruct / Rehabilitate
 - 36-60: Patch / Repair / Overlay
 - 61-90: Routine Maintenance / Seal Coat / Crack Seal
 - 90-100: Do Nothing (New streets)

- City's CIP budget for all Street Improvement projects is set based on maintaining a PCI rating of 75 for Collector Streets and a rating of 60 for Local Streets

2017 Project Location

Shannon Hills Neighborhood



2017 Proposed Street Improvements

Shannon Hills Neighborhood

- Bituminous Mill and Overlay
 - Extends roadway life 15-20 years – Not a new roadway
 - Planned maintenance activity as part of PMP
- Spot Curb Replacement
- Replacement or Adjustment of Utility Castings



Crocus Way



Cobler Ave

2017 Proposed Street Improvements

Shannon Parkway

- Pavement Rehabilitation
 - Reclaim and recycle 12" of pavement and aggregate base
- Spot Curb Replacement
- Replacement or Adjustment of Utility Castings



Proposed Funding & Assessments

- Funding for Street Improvements:
 - Street Capital Improvement Program (CIP) Funds (general citywide taxes)
 - Special Assessments to benefiting property owners

- City of Rosemount Assessment Policy
 - Projects on Existing Streets:
 - All Properties: 35% of Improvement Cost
 - Single Family: Unit Assessment
 - Commercial: Front Foot Assessment

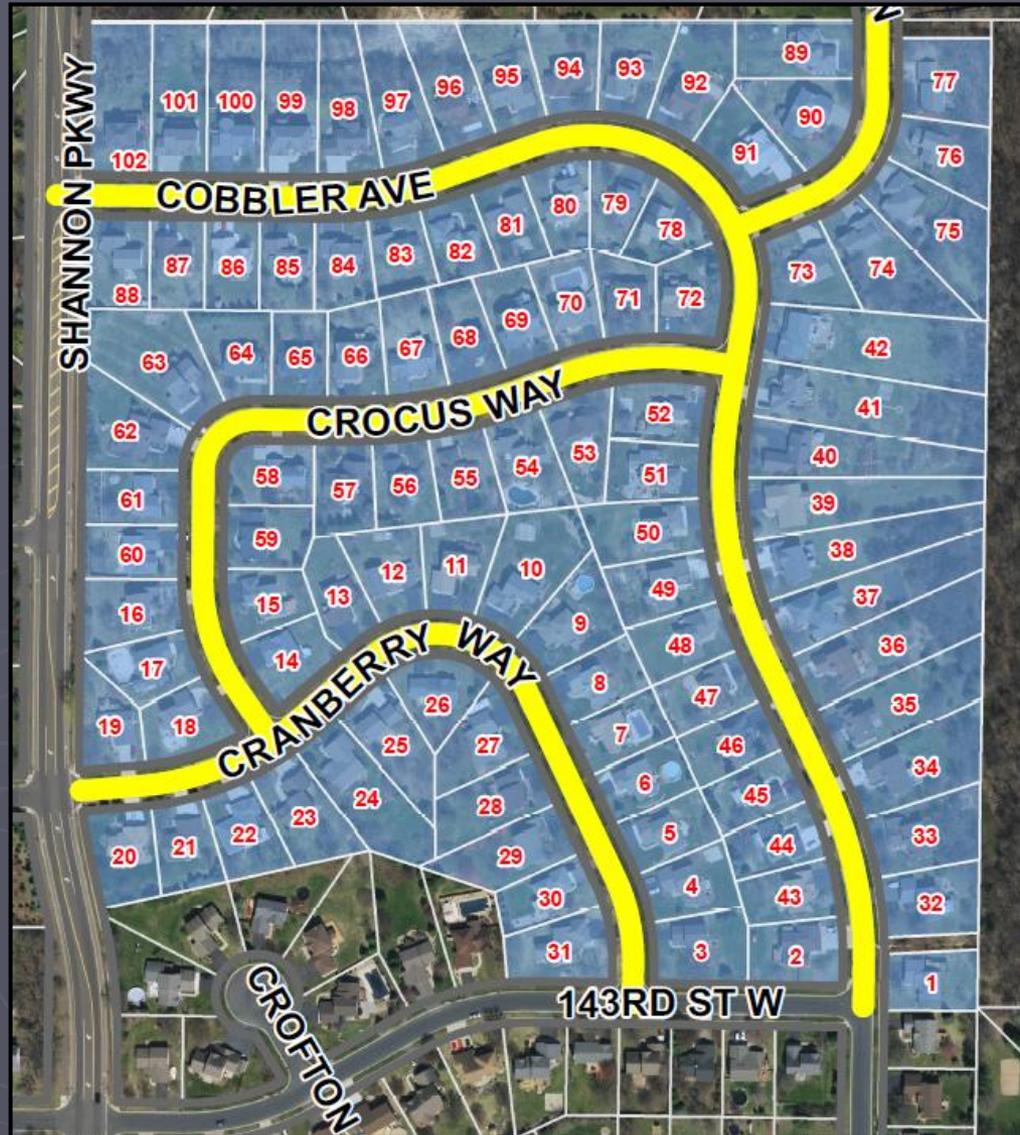
Proposed Assessments & Project Funding

Area	Project Cost
Shannon Hills Neighborhood	\$ 318,582
Shannon Parkway	\$ 856,391
Total	\$ 1,174,972

Funding Source	Total
Street Capital Improvement Fund	\$ 1,037,783
Assessments	\$ 137,189
Total Funding	\$ 1,174,972

2017 Project Location

Shannon Hills Neighborhood



Proposed Assessment Calculations

Shannon Hills Neighborhood	
Total Project Cost	\$ 318,582
Assessment Rate	35%
Total Assessment	\$ 111,504
Assessable Units	102
Unit Assessment (Rounded)	\$ 1,100

Proposed Assessment Calculations

Shannon Parkway: Single Family

Total Project Cost	\$ 856,391
Cost per Front Foot	\$ 91.12 / FF
Assessable % of Roadway <small>Conversion from 42' Shannon Parkway to Standard 32' Residential Street</small>	76%
Assessment Rate	35%
Assessable Cost per Front Foot	\$ 24.30 / FF
Assessable Front Footage	301
Total Assessment	\$ 7,314
Assessable Units	3
Unit Assessment (Rounded)	\$ 2,440

Proposed Assessment Calculations

Shannon Parkway: Commercial	
Total Project Cost	\$ 856,391
Cost per Front Foot	\$ 91.12 / FF
Assessment Rate	35%
Assessable Cost per Front Foot	\$ 31.89 / FF
Assessable Front Footage	554
Total Assessment	\$ 17,669

Proposed Project Funding

Area	Capital Improvement Fund	Assessments	Total
Shannon Hills	\$ 206,382	\$ 112,200	\$ 318,582
Shannon Parkway	\$ 831,401	\$ 24,989	\$ 856,391
Total	\$ 1,037,783	\$ 137,189	\$ 1,174,972

Proposed Schedule

Public Informational Meeting	November 16, 2016
Complete Feasibility Report	December 2016
Complete Final Plans	February 2017
Bid Opening	March 2017
Improvement & Assessment Hearing	April 2017
Begin Construction	May/June 2017
Complete Construction	August 2017

Questions / Comments?

