

THE PROCESS:

In order to be ready for 2015 spring construction, the City must study and design the project. The design work will occur this fall with bidding in the early spring. Construction is anticipated to begin in May 2015 and continue into November with multiple phases along the way. Construction begins with the deep utility work and progresses to street reconstruction and finally restoration.

Preliminary Project Schedule

Hold 1st Informational Meeting	Oct. 23, 2014
Accept Feasibility Report/Call for Public Hearing	Nov. 10, 2014
Conduct Public Hearing and Order Plans & Specifications	Nov. 24, 2014
Hold 2nd Informational Meeting	Jan/2015
Approve Plans & Specifications and Authorize Ad for Bids	Jan/2015
Open Bids	Feb/2015
Accept Bids/Award Contract	March/2015
Begin Construction	May/2015
Complete Base Course of Bituminous Pavement	Oct/2015
Authorize Amount to be Assessed and Schedule Assessment Hearing	Oct/2015
Conduct Assessment Hearing and Adopt Assessment Roll	Nov/2015
Complete Final Course of Bituminous Pavement	July/2016

When can I obtain additional information? The first informational meeting is scheduled for **Thursday, October 23, 2014 at 5 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.



Brooksville Hills after reconstruction



**Please contact us
with questions**

Katy Gehler, Public Works Director is the City's project Manager. She may be contacted at (952) 447-9890 or kgehler@cityofpriorlake.com

Brian Hilgardner, of Bolton & Menk, Inc., is the Project Engineering Manager. He can be contacted at (952) 890-0509 or brianhi@bolton-menk.com

This project is being completed with the assistance of:



**We thank you for your patience and
cooperation through this project!**

2015 Street Reconstruction Project Highland, Marsh, Skyline Grainwood, Eau Claire



1st Informational Meeting
October 23, 2014
5:00 PM—7:00 PM
City Hall
4646 Dakota Street SE



4646 Dakota Street SE
Prior Lake, MN 55372
(952) 447-9800

The Highland, Marsh, Skyline and Grainwood, Eau Claire neighborhood areas are planned for reconstruction in 2015. 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 STREET BEING RECONSTRUCTED?

The City has a Capital Improvement Program which prioritizes the infrastructure improvement needs within the City. The City is planning to reconstruct the deteriorated bituminous surfaces. The City will also reconstruct the street to meet City standards which include replacement of concrete curb and gutter and pavement.



WHAT OTHER IMPROVEMENTS WILL BE MADE?

With reconstruction projects, the City reviews all infrastructure needs and makes improvements accordingly. In this case, stormwater management improvements, replacement of sanitary sewer, and replacement of watermain will take place.

Do I have a say in what's being done? Yes, the City holds a number of different meetings throughout the project process to gather information and input. 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.

ASSESSMENT INFORMATION:

Will I be assessed for the project? Per the City of Prior Lake's Assessment Policy, the City assesses benefited properties within the project area. If your property abuts a street that is being reconstructed you will be assessed for a portion of the project costs.

The project process must comply with Minnesota State Statute 429 which must include Public Hearing on the improvements and an Assessment Hearing both held at City Council meetings. In addition the City will hold informational meetings to allow opportunities for questions and input on the project and assessments.

What is the amount of the assessment? 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. The City will not know the amount of the actual assessment until bids are received next spring. However, 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 be in the fall of 2015. Property owners have a one month opportunity to pay off the assessment without interest. Otherwise, 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.

OTHER QUESTIONS:

Will construction affect my landscaping, sprinklers, or trees?

If landscaping, sprinklers, or trees are currently 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 pro-

