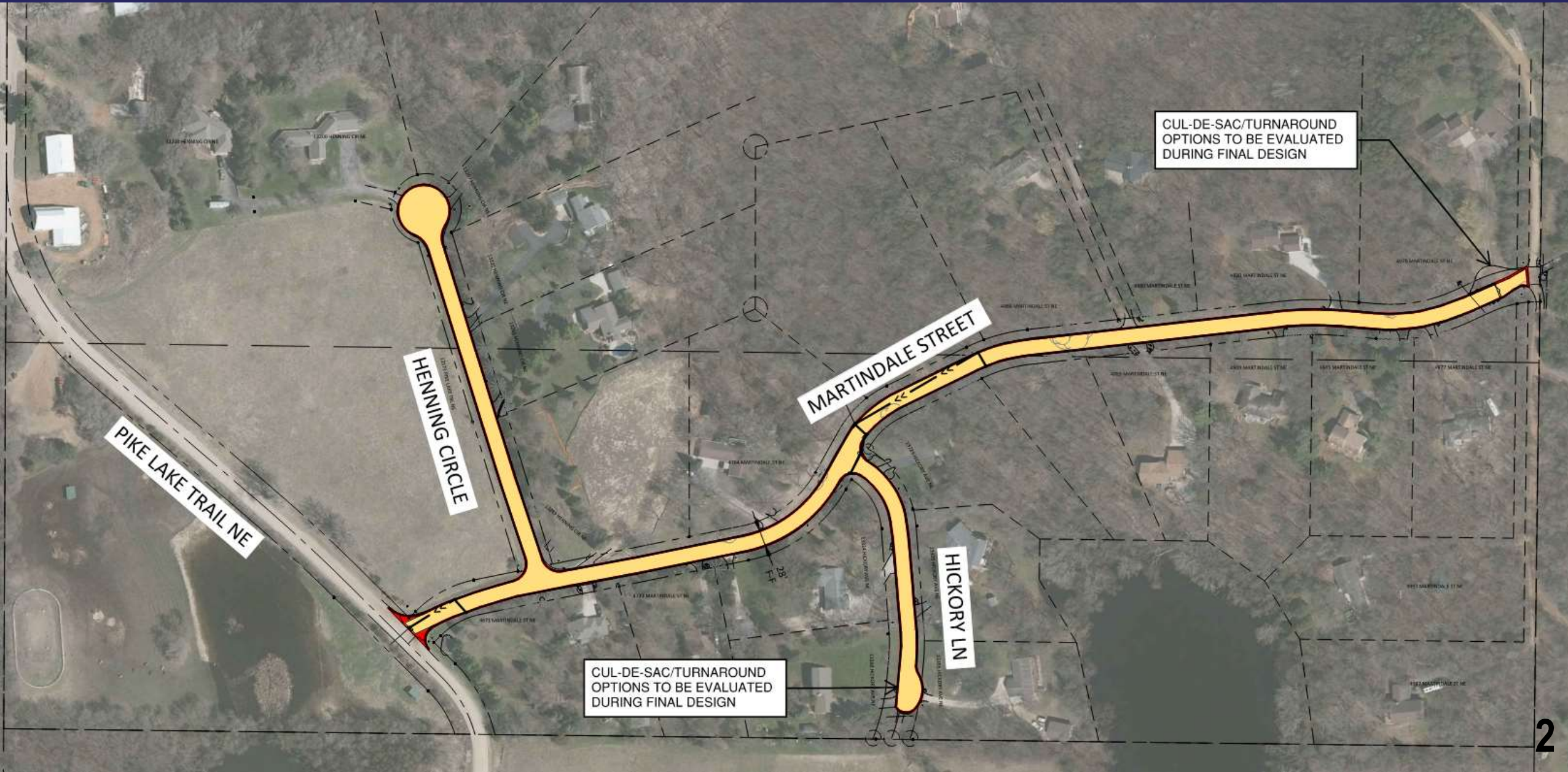




Martindale/Henning/Hickory Street Reclamation Project



Overall Project Layout



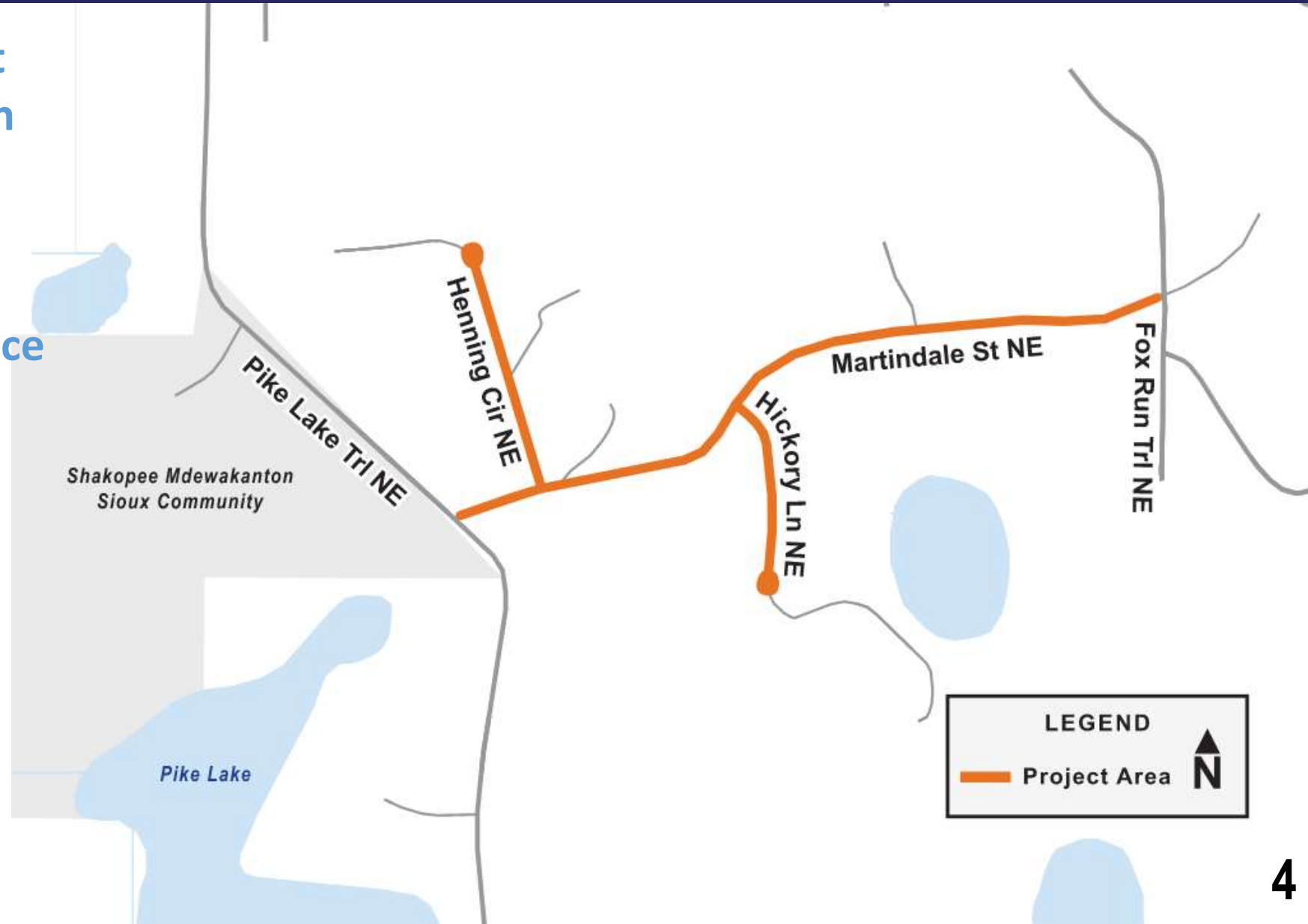
Project Overview

Pavement Full-Depth Reclamation & Full-Depth Resurfacing

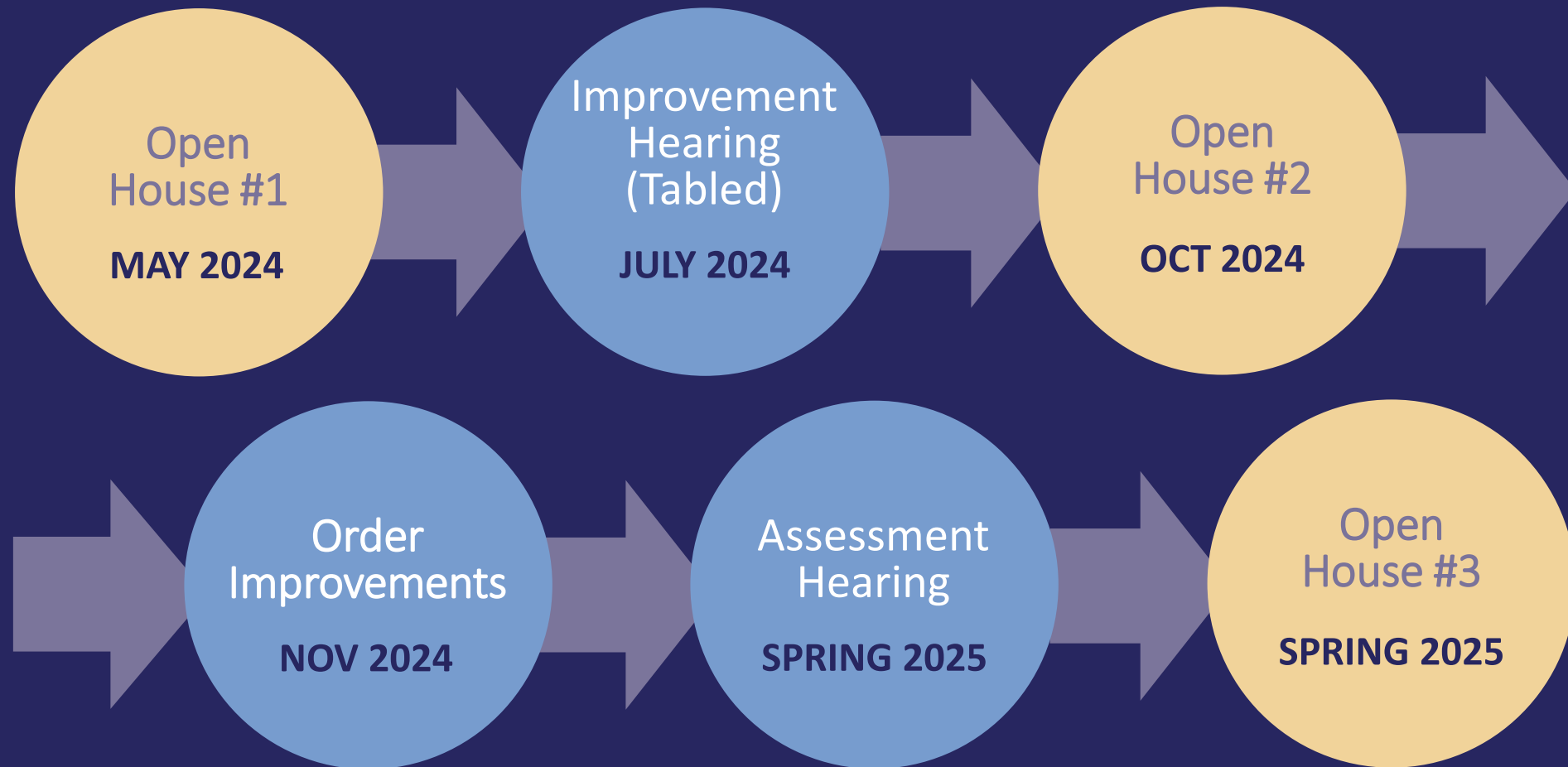


Original Project Recommendation

- Existing pavement & bit curb is in poor condition
- Reclaim roadway pavement & pave new asphalt pavement surface
- Improve drainage w/ minor storm sewer repairs & extensions
- Concrete Curb & Gutter and Driveway Aprons
- Evaluate Turnarounds



Public Engagement



Feedback Received

➤ Petition was received at the public hearing, signed by 14 of 30 parcels.

➤ This petition stated:

**PETITION
To the City of Prior Lake
By Oakview Estates Homeowners Assn.**

This petition is in regards to the city's proposed Street Improvement Project #2025-03, including replacement of curb & gutter, road reconstruction and miscellaneous storm sewer work. The areas impacted are Martindale St, Henning Cr & Hickory Lane.

We, the affected property owners have reviewed and discussed the preliminary plans for this proposed work and the associated cost to be assessed. It is the consensus of the affected property owners that the scope and scale of this work is excessive relative to our neighborhood needs.

As our curbs and storm sewers have functioned adequately for the past 45 years, it is our position that only the asphalt section of our roadways are in need of restorative work.

We therefore petition the city to limit the scope of this work to asphalt only. To reiterate, we do not approve of the project going forward adding curb, gutter and storm sewer.

Feedback Received

- In addition, more information was collected at the second neighborhood meeting.
- Concerns brought forward included:
 - Condition of Pike Lake Trail
 - *Pike Lake trail is a separate entity from the proposed project and should be viewed as such.*
 - Potential for utilities being brought in shortly after project
 - *This is dependent on development of properties to the south, which City Staff believes is unlikely.*
 - Rural nature of the neighborhood
 - *City Staff agrees that a project that restores the pavement and bituminous curb as currently exists today will maintain the rural feel of the neighborhood and are no longer proposing concrete curb & gutter.*

Proposed Project from Feedback

- **Replace bit curb & asphalt via reclamation**
- **Match existing driveways at the curb line**
- **Proceed with storm improvements / replacement, which is not assessed**



Project Cost and Funding

Estimated Project Costs	
Proposed Improvements	Estimated Current Costs (previous proposal)
Street Improvements	\$750,000 (\$880,000)
Storm Sewer Improvements	\$150,000 (\$150,000)
Total Project	\$900,000 (\$1,030,000)

Project Cost and Funding

Estimated Funding Breakdown	
Funding Source	Estimated Current Funding (previously proposed funding)
Ad Valorem Tax	\$458,400 (\$538,000)
Assessments	\$243,000 (\$285,000)
SMSC Cost Sharing	\$48,600 (\$57,000)
Utility Fund – Storm Sewer	\$150,000 (\$150,000)
Total Project	\$900,000 (\$1,030,000)

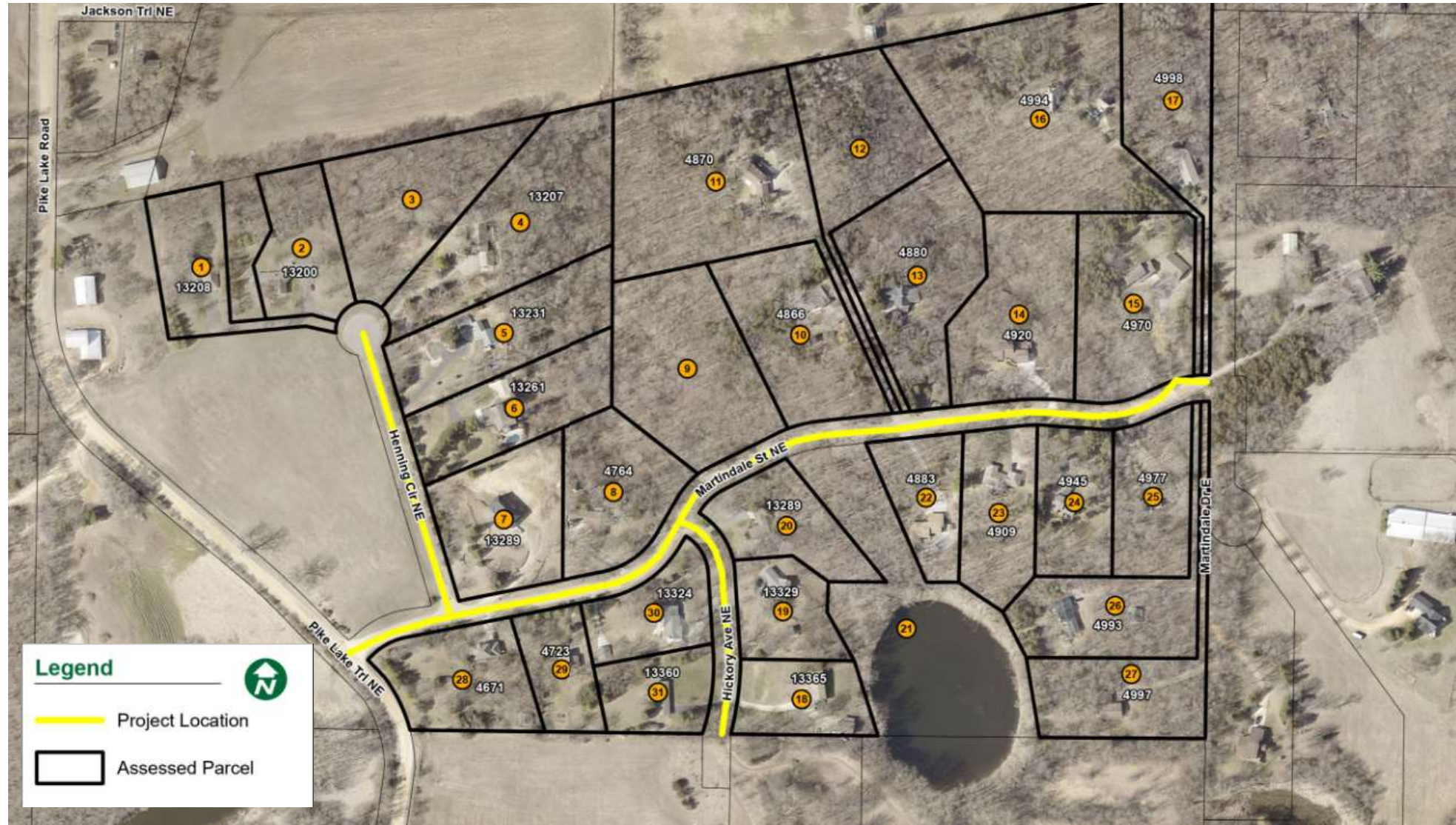
Preliminary Project Assessments

Prior Lake Special Assessment Policy for Public Improvements

- Residential Equivalent Unit (REU) Basis
 - Each property's REU is determined based on the maximum dwelling units for the property multiplied by the applicable factor for the property use
 - All properties in the project area are zoned as Rural Residential (R-S)
 - All properties in the project area are Single-Family which carries a factor of 1
- 40% of street improvement costs are assessed
- Assessed over a 10-year period w/ an interest rate 2.0% higher than the most recent sale of City bonds
- Note: Project area includes the equivalent of 7 non-assessable REU's that were included in the assessment calculation

Preliminary Project Assessments

- 40% of Estimated Street Project Costs = \$300,000
- Total REU's = 37
- Estimated Assessment Rate = \$8,100
- Assessable REU's = 30
- Estimated Total Assessments = \$243,000



Preliminary Project Schedule





Questions?



Website

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Email

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Email Updates

clients.bolton-menk.com/priorlake2025



Help Line

952-392-9631