

**Jesse Farrell, PE**  
*City Engineer/Director of Public Works*

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**The City of Vadnais Heights**  
800 East County Road E  
Vadnais Heights, MN 55127

December 9, 2019

Regarding: **Potential 2020 Street Improvement Project**  
**Invitation to Informational Meeting, held at City Hall on Thursday, December 19, 2019**

Dear Resident/Property Owner:

My name is Jesse Farrell and I'm the City Engineer/Director of Public Works for the City of Vadnais Heights. This letter is intended to provide you information regarding work that may potentially occur on your street in 2020.

The City of Vadnais Heights annually performs a street improvement project to maintain the City's infrastructure. Streets are selected based on a number of factors, including but not limited to, pavement condition, years of service, traffic volumes, maintenance costs and available finances. We strive to construct these improvements in a timely fashion to minimize the cost to both the abutting property owners and general taxpayers and to reduce disruption to any particular neighborhood. The following streets have been selected for review for potential improvements in 2020:

- Arcade Street – Belland Avenue to County Road E;
- Lambert Creek Lane – Bear Avenue South to east cul-de-sac;
- Thomas Court – Lambert Creek Lane to south cul-de-sac;
- Primrose Court – Primrose Path to west cul-de-sac;
- Wildflower Court – Primrose Path to east cul-de-sac; and
- Tessier Trail – approximately 530 feet north of Bear Avenue to new cul-de-sac.

This list is preliminary and subject to future City Council consideration, but at this time it is our intent to include all of these streets in the 2020 project.

In an effort to engage the property owners and provide information on the upcoming activities, staff is hosting an **informational meeting at City Hall on Thursday, December 19<sup>th</sup> from 5:30 pm to 7:00 pm**. If you are available, please join us. This will be an opportunity for you to provide input on the project, and to simply learn more about the realities of the upcoming construction process. We plan on having an open house format, with a short presentation from 6:00 pm to 6:30pm leaving the remainder of the time open for any questions and conversations.

The review of these potential improvements begins with the preparation of a Feasibility Study. The City will be working with our consultant engineer, S.E.H., to prepare this Study. We anticipate that the work will include removal and replacement of the existing blacktop surface and isolated curb repair on all streets. No changes are proposed to the width of the streets. We will review our own public utilities (storm sewer, sanitary sewer and watermain) for potential improvements, and also give private utilities (gas, electric, cable) an opportunity to make their improvements at the same time.

The Feasibility Study will determine the necessity and cost effectiveness of the proposed improvements as well as estimated project costs. City staff will also need to review the projected cost and compare it to the

City's 2020 Budgeted amount for the City share of the project costs. We will notify you following preparation of this document and invite you to an informational meeting to discuss the results. We anticipate that the informational meeting will be held in February 2020, so please watch for further mailings from the City.

Per City policy, approximately 50% of the project costs will be assessed to the abutting property owners. These estimated assessments will be detailed in the Feasibility Study. The cost per lot for your street and property is entirely dependent on the number of other benefitting lots, length of road to be improved and numerous other factors. We cannot provide any assessment cost per lot without the Feasibility Study.

Payment options are provided by City policy, including that a property may pay within 30 days of the assessment hearing without interest or pay over time with interest for a period of time established by the City Council. The details of the payment schedule are also established by the City Council each year. In 2019, the payment over time option was assessed over an eight (8) year period at an interest rate of 6%.

The Feasibility Study was authorized by the City Council at its October 15, 2019 meeting, but no decisions regarding any of these street projects will be made until early 2020. This letter is to let you know that the City is studying these streets. The City recognizes that you may not be able to meet at this date, but this is merely the first of several opportunities to discuss the potential project.

Please call me at 651-204-6050 or email me at [Jesse.Farrell@cityvadnaisheights.com](mailto:Jesse.Farrell@cityvadnaisheights.com), if you have any questions or comments. Thank you for your attention to this matter and we look forward to working with you.

Sincerely,

Jesse Farrell, PE  
City Engineer/Director of Works

Cc: Kevin Watson, City Administrator  
Mayor and City Council  
Scott Haupt, S.E.H. Consulting Engineers

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