

Public Improvement Hearing

2025 Linton Area Street & Utility Improvements

Blue Earth, Minnesota

December 2, 2024

Preliminary Improvement Hearing

- First of two hearings required by law
- MN Statute 429 Assessment Procedures
- Present project scope and impacts
- Proposed assessments and schedule
- Opportunity for public input/discussion



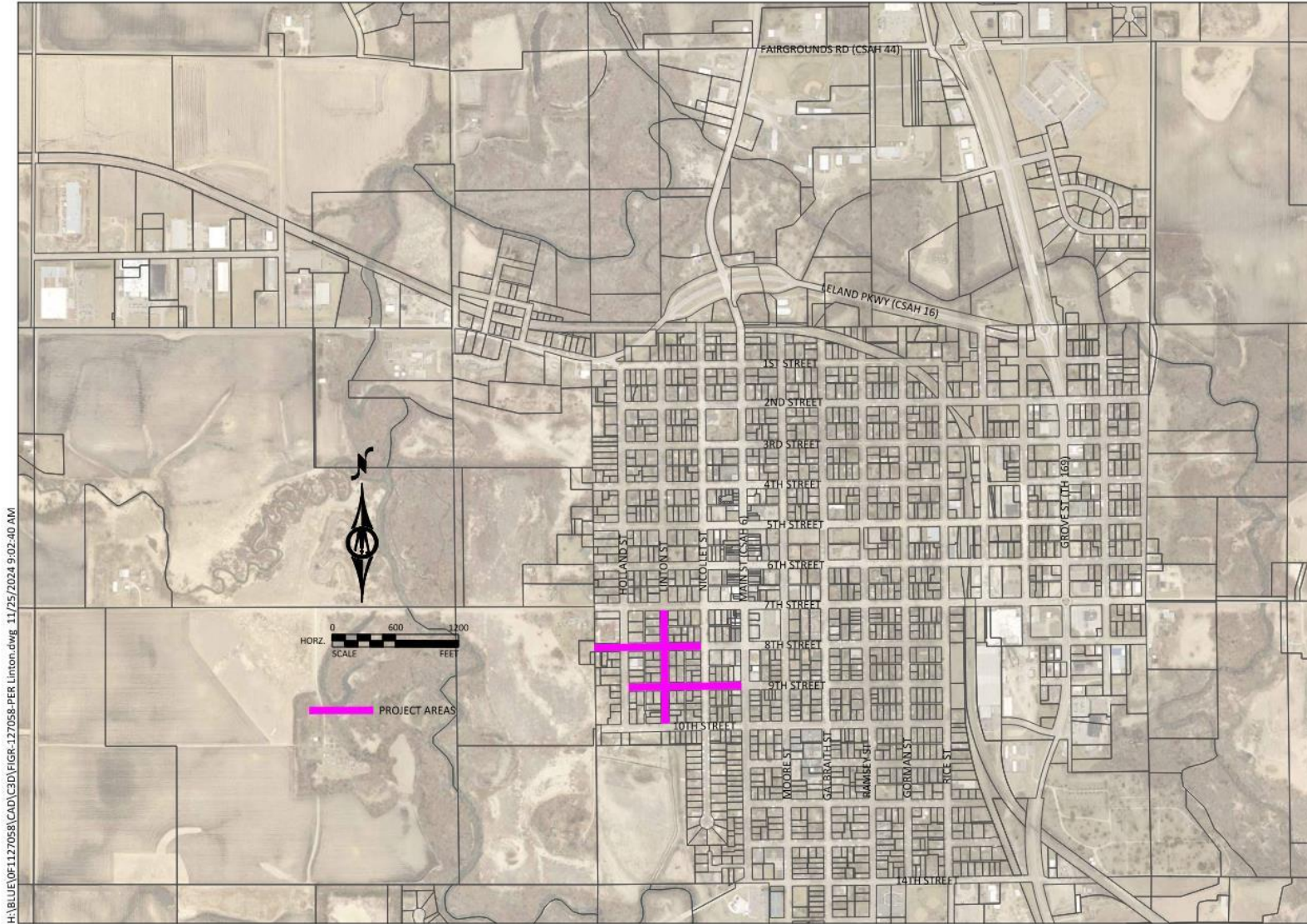


2025 Linton Street Improvements

City of Blue Earth, MN

Project Area

November 2024



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Existing Conditions



- **Streets**

- Generally Poor Condition with alligator cracking, rutting, and potholes
- Street width: 30' to 60'
- Sidewalk does not meet ADA
- Dead end of 8th Street is in good condition

- **Storm Sewer**

- Aging storm sewer
- 1980 storm (RCP) will be reviewed

Existing Conditions



- **Sanitary sewer**

- Pre 1940
- Clay pipe is breaking down causing maintenance issues
- No sanitary in some areas

- **Watermain**

- Corroded and deteriorated pipe
- Undersized 4" main
- Fittings and Valves in poor condition
- No watermain in some areas

Project Objectives

- Improve street surface conditions
- Reduce sewer inflow, infiltration and obstructions
- Increase water system flow capacity
- Replace deteriorating infrastructure
- Improve drainage conditions/reduce flooding
- Decrease maintenance

Proposed Improvements

- Street Reconstruction
 - 36-ft Residential Section on all streets –centered in ROW when possible
 - Linton Street from 8th Street to 7th Street will shift 3' east
 - Driveway apron replacements
 - Sidewalk east side of Linton between 10th Street & 9th Street
 - Sidewalk west side of Linton between 9th Street & 7th Street
 - Sidewalk both sides of 9th Street and 8th Street
 - Edge drain and buried sump stubs provided
 - Improvements may change during design with council direction

Proposed Improvements

- Storm Sewer

- Existing storm from 1980 will be reviewed
- Reinforced concrete pipe and structures
- Castings

- Sanitary Sewer

- PVC pipe
- Reinforced concrete structures
- Castings
- Service replacement to property line
- Additional mains to pick up long services

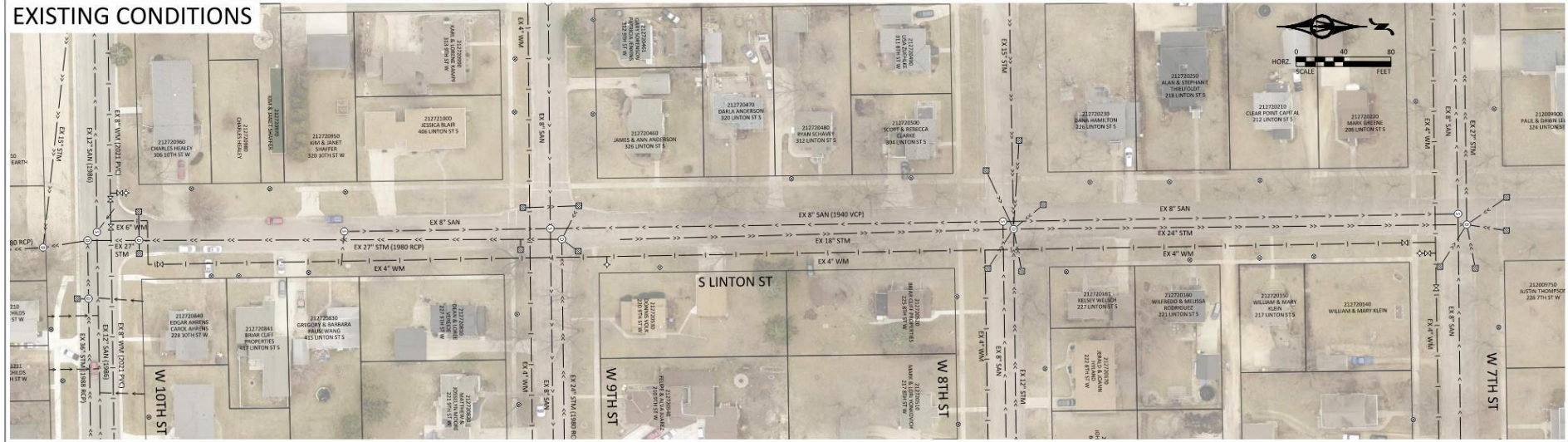
- Watermain

- PVC pipe
- Hydrants & valve replacement
- Service replacement to property line
- Lead & galvanized services encountered might be replaced to meter inside of home
- Additional mains to eliminate long services

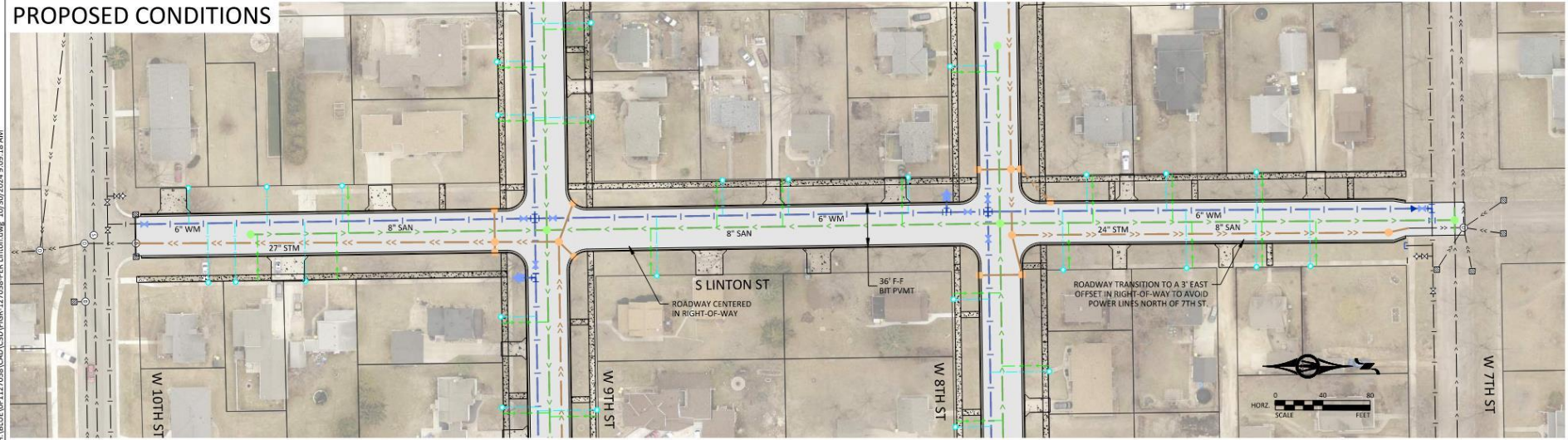




EXISTING CONDITIONS

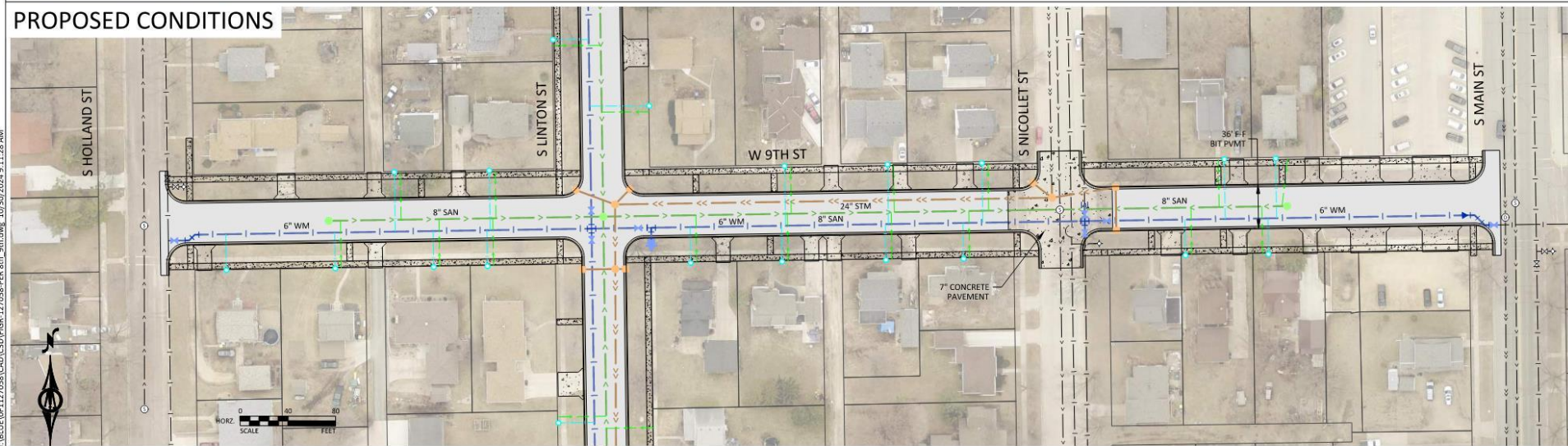


PROPOSED CONDITIONS



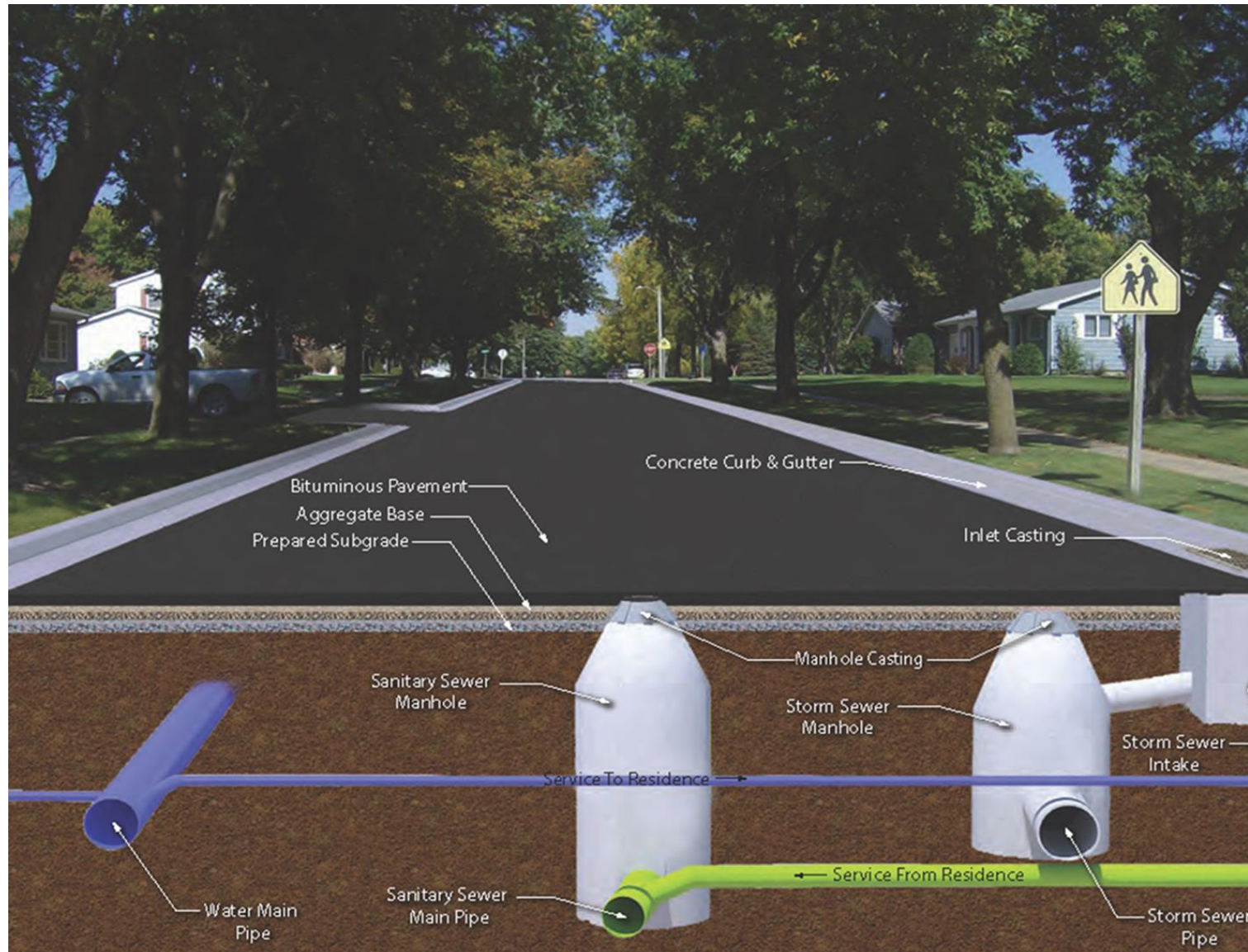
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What's Under My Street



Probable Schedule

Task	Date
Improvement Hearing; Authorize Plans & Specifications	December 2, 2024
Finalize Plans & Specifications; Authorize Advertisement for Bids	February - March 2025
Assessment Hearing; Approve Assessments	February - March 2025
Consider/Accept Bids; Award Contract	February - March 2025
Construction	May – October 2025
Certify Assessment Roll and File with County	November 2025

Estimated Assessments

- Preliminary Assessment – Estimates
- Potential Assessment Credits –
 - Proof of concrete driveway or sidewalk replacement within the last 15 years. Please let us know as soon as possible.
- Actual Assessment –
 - Final Assessment Hearing once plans are complete
 - Mailed notice
 - Hearing date (February - March 2025)
 - Property Owner must give written notice before hearing of intent to appeal
 - Appeal notices must be filed before close of final hearing

Assessment Policy

- Water & Sanitary Sewer Mains - Rates
- Service Lines to Property - 100% Assessed
- Storm Sewer - Rates
- Street Surfacing & Sidewalk - 30% Assessed (70% is City)
 - Based on residential street 3-year average cost

Preliminary Cost Estimates

Street - \$1,930,053.00

- City - \$1,430,586.13
- Property Owners:
 - Street Reconstruction: \$439,781.58
 - Sidewalk: \$59,685.29
 - Credits: TBD

Storm Sewer - \$407,926.00

- City - \$407,926.00

Sanitary Sewer - \$522,478.00

- City - \$396,608.00
- Property Owners - \$125,870.00

Water System - \$530,063.00

- City - \$402,713.00
- Property Owners - \$127,350.00

Estimated Project Cost - \$3,390,520.00

Total Assessed - \$752,686.87

Deferment

Senior Citizens Over 65 or Active Military Duty

- City Code – Section 280.01 – 280.02
- Must apply within 90 days of adopted assessment
- Must be the property owner
- Occupy property as principal place of residence
- Deferment reviewed each year
- Deferment due upon death, sale, loss of homestead status, no hardship or failure to renew yearly
- Interest does continue to accrue



Potential Project Funding

- Public Facilities Authority (PFA) – DWRF
 - DWRF – Watermain Loan = \$1,173,414.00
- General Obligation Bonds
 - \$2,217,106.00
- Utility Revenue - Rates
- Street Reconstruction Fund
- Assessments

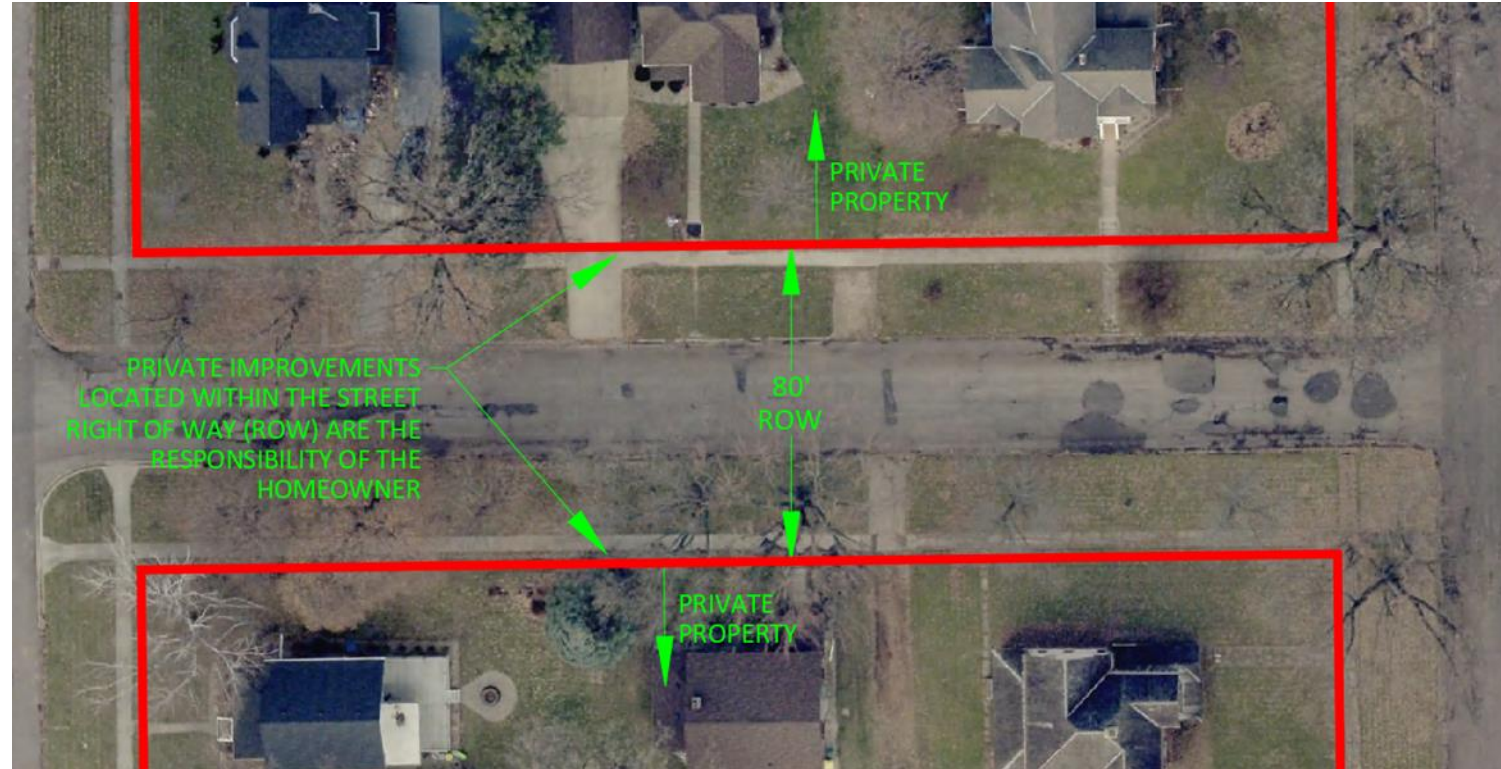
Common Questions

What is a Right-of-Way (ROW)?

- ROW is land established to allow the City to perform necessary street improvements.
- Typical Width of ROW is 80'

What are private improvements?

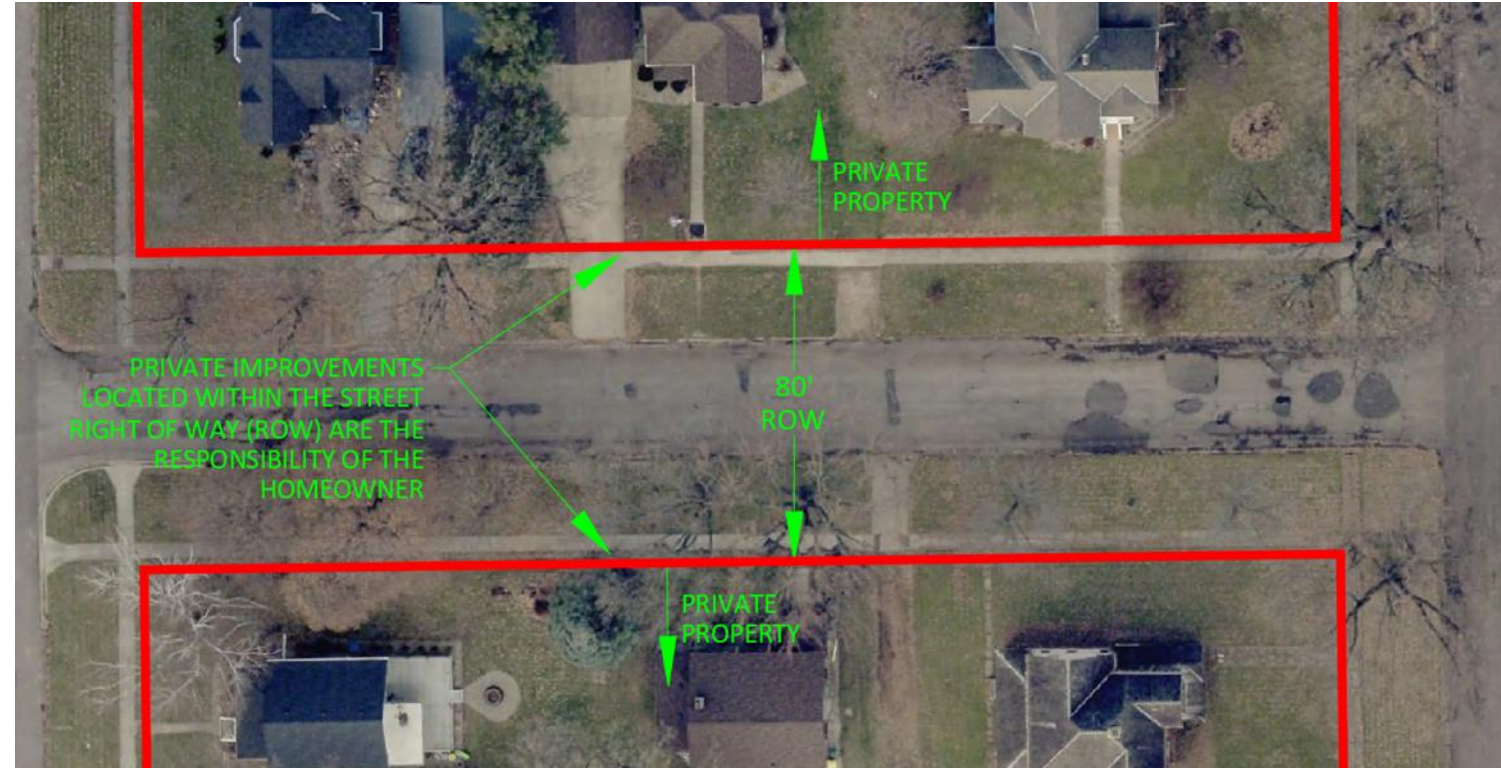
- Landscaping, Retaining Walls, Pavers
- Shrubs, Bushes, Flowers
- Sheds or other structures
- Irrigation Systems, Dog Fences, etc.



Common Questions

What if I have private improvements within the ROW?

- Property owner is responsible for salvaging and replacing such improvements
- Underground irrigation lines and dog fences should be marked by the property owner prior to construction.
- All disturbed private improvements will not be the contractor or City's responsibility to replace.



Common Questions

Why do they need to remove my tree?

- Street Width
- Service Trench
- Emerald Ash Bore



Common Questions

What is temporary water?

- Way to provide water to residents during construction
- Small blue or yellow pipe along the boulevard
- Either connect pipe to house spigot or existing service
- Water may become warm on very hot days from the sun
- There will be periodic water shut-downs



Common Questions

Will I have access to my driveway?

- Driveways will be cutoff for weeks at a time
- Parking on side streets and in the alley will be necessary
- Special accommodations can be reviewed

Why do they need to dig up the street four times?

- Sanitary Sewer
- Watermain
- Storm Sewer
- Services



Common Questions

How will my driveway be restored?

- Replace with concrete to property / ROW line when driveway is currently paved or sidewalk exists
- Provide 5' concrete apron when driveway is currently gravel



Common Questions

How does Mail Delivery and Garbage Collection work?

- Garbage and Recycling
 - Mark bins with house number and place where you normally do
- Mail
 - Temporary mailboxes may be used. This will be determined later.

How will my yard be restored?

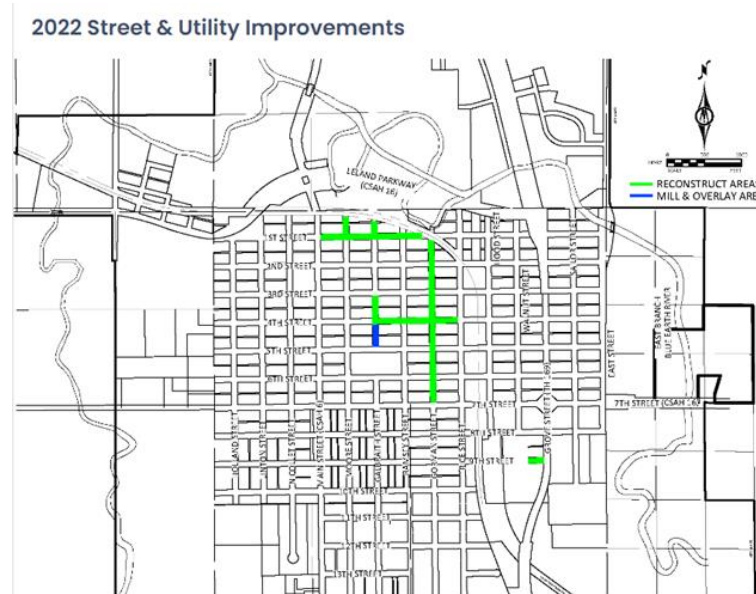
- Salvaged topsoil from the project will be placed
- All residential yards will receive Sod
- Contractor will maintain for first 30 days
- Proper Care will be needed by the residents
- More information regarding sod care and utility accommodations will be provided later



Common Questions

How will we be notified during the project?

- Newsletter
- Project Website: www.blueearthconstructionprojects.com



Project Objectives

- Improve street surface conditions
- Reduce sewer inflow, infiltration, and obstructions
- Increase water system flow capacity
- Replace deteriorating infrastructure
- Improve reliability and decrease maintenance
- Improve surface drainage conditions

Contractor

Holtmeier Construction, Inc.

Click Below To Sign Up For Project Updates!

Project Updates

Sign up for email or text updates below.

1. Subscription Type

Email

*Email Address

Helpful Links

- [What to Expect During Construction](#)
- [Garbage, Recycling & Mail Information](#)
- [Sump Pump Information](#)
- [Concrete Construction Information](#)
- [Caring For Newly Sodded Lawns](#)

What's Under My Street?



Property Impacts

Private Utilities

- Blue Earth Light & Water Electric & Street Lights
 - Extent not yet known
- CenterPoint Energy Gas
 - Extent not yet known
- Bevcomm Phone and Cable TV
 - Extent not yet known

Property Impacts... what to expect



Property Impacts... what to expect



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Real People. Real Solutions.

Bolton-Menk.com