

Public Improvement Hearing

South Linton Area Street & Utility Improvements

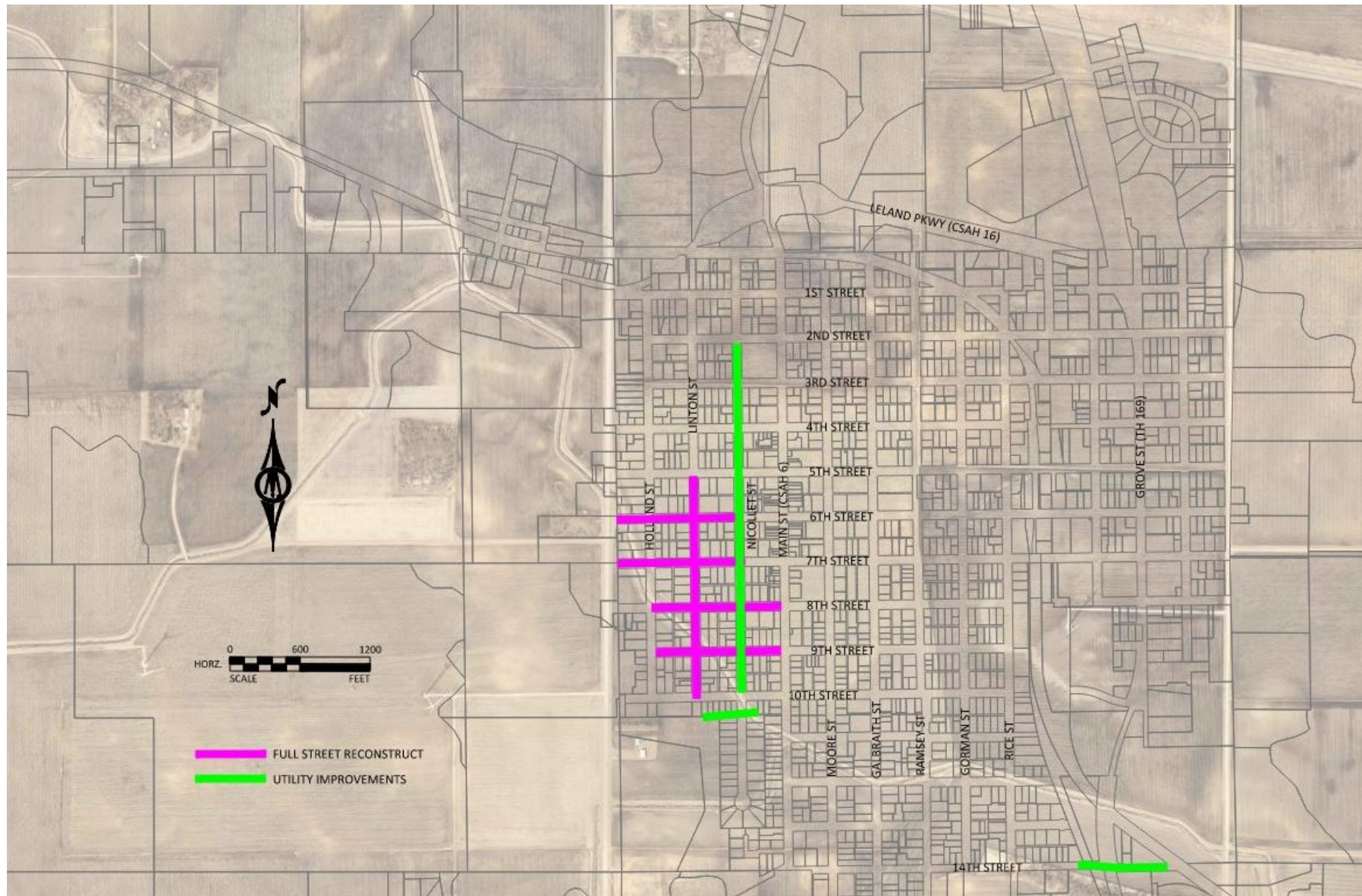
Blue Earth, Minnesota

December 1, 2025

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

Project Location



Existing Conditions



- **Streets**

- Generally Poor Condition with alligator cracking, rutting, and potholes
- Street width: 30' to 60'
- Sidewalk does not meet ADA

- **Storm Sewer**

- Aging storm sewer
- 24" & 27" storm sewer installed in 1980 on Linton St and 9th St is in good condition

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
- Aged asbestos-coated pipe in Nicollet St

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 most streets –centered in ROW when possible
 - Linton Street from 7th Street through 5th Street will shift 3' east
 - 8th Street from Nicollet Street to Main Street will be reviewed for parking.
 - 6th Street and 7th Street west of Holland Street may be narrower than 36-ft.
 - Driveway apron replacements
 - Sidewalk east side of Linton between 10th Street & 9th Street
 - Sidewalk west side of Linton between 9th Street & 5th Street
 - Sidewalk South side of 9th Street between Holland Street & Linton Street
 - Sidewalk both sides of 9th Street between Linton Street & Main Street
 - Sidewalk South side of 8th Street between Holland Street & Linton Street
 - Sidewalk both sides of 8th Street between Linton Street & Main Street
 - Sidewalk both sides of 7th Street between Holland Street & Nicollet Street
 - Sidewalk both sides of 6th Street between Holland Street & Nicollet Street
 - Edge drain and buried sump stubs provided
 - Improvements may change during design with council direction

Proposed Improvements

■ Storm Sewer

- Storm sewer on Linton from 9th St to 10th St will remain in place
- Storm sewer on 9th St from Nicollet St to Linton St will remain in place
- 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
- Extend Sanitary East on 14th Street to service lots

■ Watermain

- PVC pipe
- Hydrants & valve replacement
- Service replacement to property line
- Lead & galvanized services encountered will be replaced to meter inside of home
- Additional mains to eliminate long services
- Trenchless installation of PVC pipe on Nicollet Street to replace aged asbestos-coated watermain
- Extend Watermain East on 14th Street to remove shared services

What's Under My Street



Probable Schedule

Task	Date
Improvement Hearing; Authorize Plans & Specifications	December 1, 2025
Finalize Plans & Specifications; Authorize Advertisement for Bids	February - March 2026
Assessment Hearing; Approve Assessments	February - March 2026
Consider/Accept Bids; Award Contract	February - March 2026
Construction	May 2026 – October 2027
Certify Assessment Roll and File with County	November 2026

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 2026)
 - 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 - \$3,879,008.50

- City - \$2,977,450.80
- Property Owners:
 - Street Reconstruction: \$795,456.30
 - Sidewalk: \$106,101.40
 - Credits: TBD

Storm Sewer - \$915,610.00

- City - \$915,610.00

Sanitary Sewer - \$1,217,430.00

- City - \$947,680.00
- Property Owners - \$269,750.00

Water System - \$1,991,920.00

- City - \$1,688,070.00
- Property Owners - \$303,850.00

Estimated Project Cost - \$8,003,968.50

Total Assessed - \$1,475,157.70

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)
 - Drinking Water Revolving Fund (DWRF)
 - Clean Water Revolving Fund (CWRF)
- General Obligation Bonds
- Utility Revenue - Rates
- Street Reconstruction Fund
- Assessments

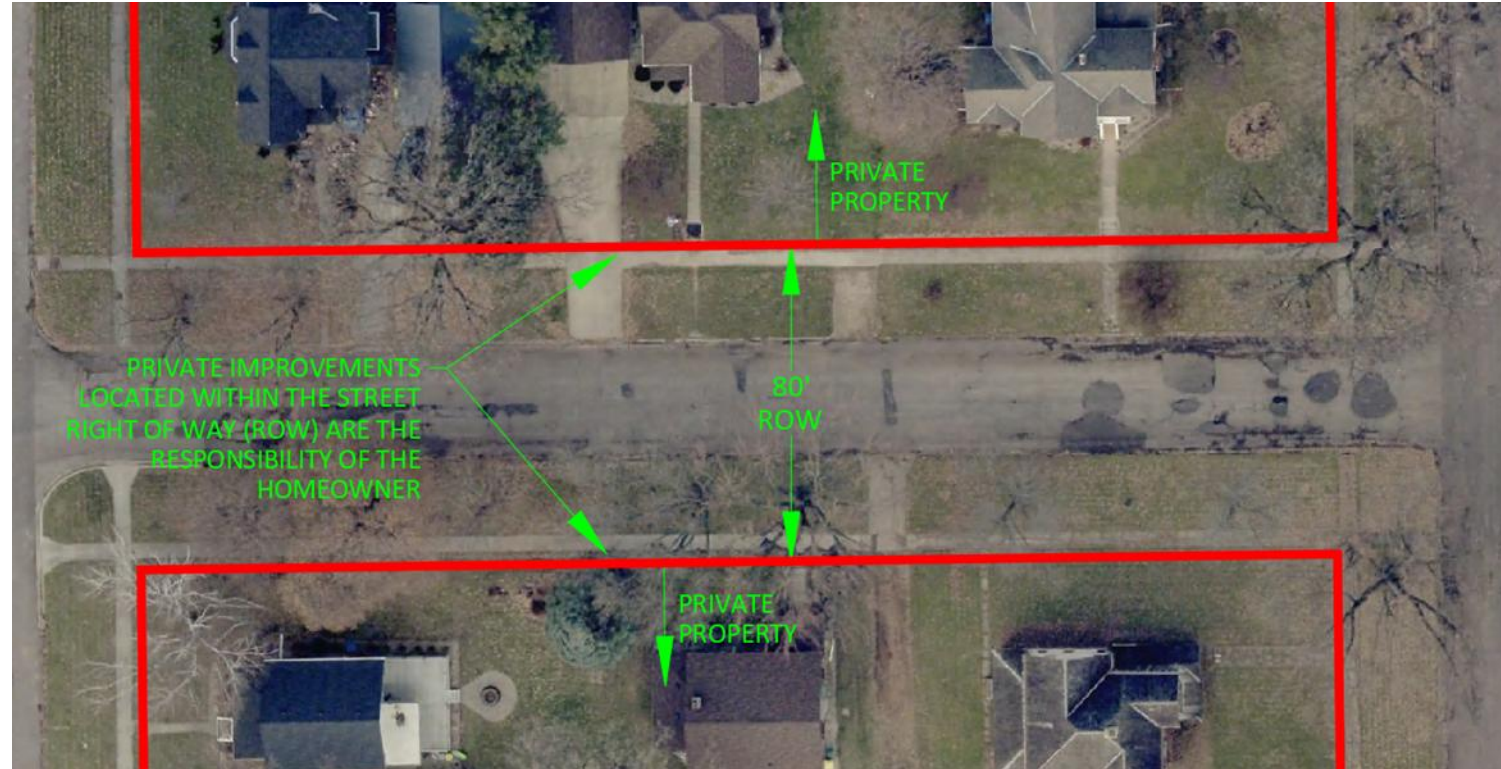
Common Questions

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?

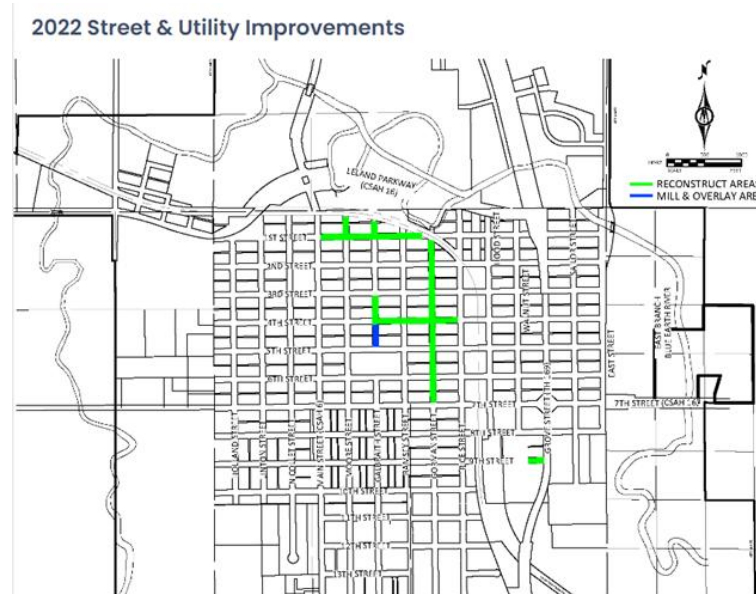
- Salvaged topsoil from the project will be placed
- All residential yards will receive Sod
- Contractor will maintain for first 30 days
- Proper Care will be needed by the residents
- More information regarding sod care and utility accommodations will be provided later



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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Bolton-Menk.com