



2026 Street & Utility Improvements

Neighborhood Information Meeting

05/06/2026

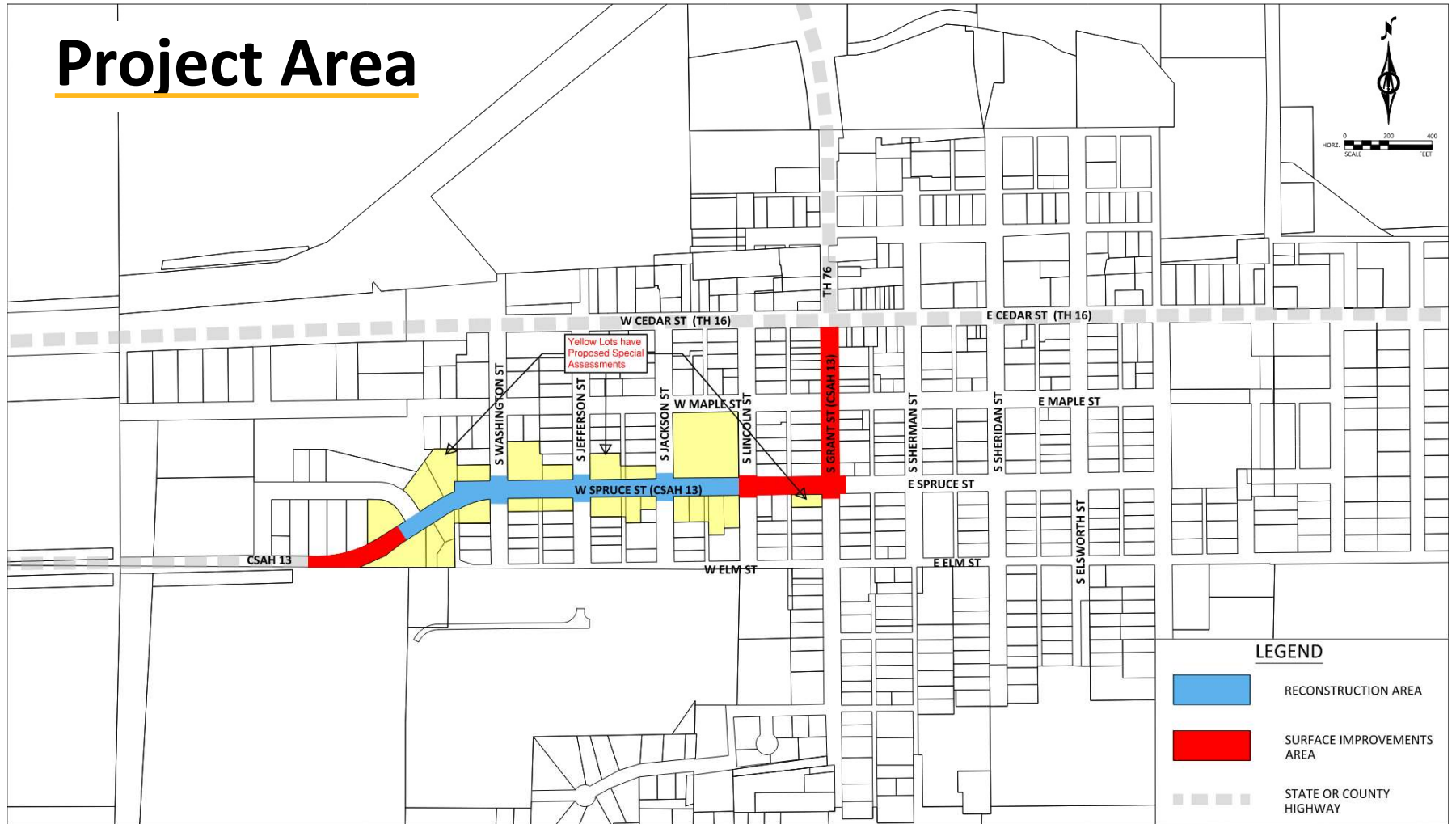


Capital Improvement Planning

- **On-Going effort to improve and maintain city infrastructure**
 - Facility Plan (2018): Future needs identified for (Spruce, Lincoln, Jackson)
 - Lincoln Street (2020)
- Spruce & Grant Street (County Hwy 13) identified in Houston County plan for reconstruction
- Additional improvements to follow



Project Area



Project Cost Summary

- Total City Costs
 - Construction Bids
 - Design
 - Financing
- Detailed Costs Breakdown Available

PROJECT COST SUMMARY	
SANITARY MAIN RECONSTRUCTION	\$324,910.18
SANITARY SEWER SERVICES	\$66,471.86
WATERMAIN EXTENSION	\$51,669.67
WATERMAIN RECONSTRUCTION	\$449,028.43
WATER SERVICES	\$50,612.05
WATER SERVICES (ADD'L LSL)	\$47,062.50
MISC WATER IMPROVEMENTS	\$221,861.11
MISC CITY IMPROVEMENTS	\$45,914.00
STORM SEWER	\$223,846.58
CITY SIDEWALK (6,7,9)	\$123,601.38
CURB & GUTTER (6,7)	\$55,951.22
STREET (REPAVING/RECONST) (6,8)	\$0.00
TOTAL CITY COST	\$1,660,928.99
TOTAL COUNTY COST	\$ 1,156,773.35
PROJECT COST	\$2,817,702.33



City Funding

- City and County Cost Shares – Based on Past Houston County Cooperative Agreements
- County's portion of cost paid directly by Houston County
- City's Portion
 - Sale of Bond
 - Public Facilities Authority (PFA) revolving fund loans and potential grants
 - PFA lead service line replacement funds (grant)
 - Cash from City's Capital Projects Fund
- City Loans/Bonds Repaid through
 - Enterprise Utility Funds
 - Property Taxes (Levy)
 - Special Assessments



Special Assessments

- Only portions of city costs assessed (County shares not included)
- Individual assessments by lot available for viewing
- Assessments will change (final to be determined after bid)

Table 9 – Frontage Adjustments

Adjustment Type	Brief description of Adjustment
Odd Shaped Lots	Area of lot (sf) x 75' ÷ 10,500 sf
Irregularly Shaped Lots	Width of Lot at 25' setback line
Standard Lots	Width of Lot at Front Lot Line
Corner Lots	Only Assess the Longer Side (add'l detail in policy)
Flag Lots	Use 75' Width
Double Frontage Lots	Only Assess One Side, when not subdividable

Table 7 – Assessment Summary

Project Component	% Assessable ^{1,2}
Sanitary Main Reconstruction	0%
Sanitary Sewer Services	100%
Watermain Extension	100%
Watermain Reconstruction	0%
Water Services	100%
Lead Service Replacement ³	0%
Misc. City Improvements ⁴	0%
Storm Sewer	0%
City Sidewalk	50%
Curb & Gutter	50%

Table 8 – Assessment Calculation Method

Project Component	Distribution of Assessments
Street (Reconstruction)*	Adjusted Front Footage Method
Street (Repaving)*	Adjusted Front Footage Method
Curb & Gutter, Sidewalk	Adjusted Front Footage Method
Watermain (Extension)	Unit Method ¹
Sanitary and Water Services	Unit Method ¹



Special Assessments

FINAL ASSESSMENT RATES	
SANITARY SEWER	\$3,910.11 per unit
WATERMAIN EXTENSION	\$7,381.38 per unit
WATER SYSTEM	\$2,811.78 per unit
CITY SIDEWALK	\$39.62 per ft
CURB & GUTTER	\$14.16 per ft

TYPICAL ASSESSMENT TOTALS		
Lot Type	Proposed Final	Previous Estimate
Typical Reconst. Lot (70' wide, sewer & water)	\$10,486.00	\$ 11,708.00
Typical Reconst. Lot (140' wide, sewer & water)	\$14,250.00	\$ 15,496.00
Standard Lot (100' wide, sewer & water)	\$12,099.00	\$ 13,331.00
Standard Lot (100' wide, sewer & water w/ water extension)	\$19,481.00	\$ 22,720.00



Special Assessments

Annual Payment Examples

Principal Amount	Annual Payment
\$1,500.00	\$131
\$5,000.00	\$436
\$10,000.00	\$872
\$14,000.00	\$1,221

- 20 yr term, 6% Interest currently proposed
- Final Term & Rate to be set by Council May 11
- Final annual payment may vary slightly from table above



Assessment Payment

- Prepayment
 - Full or Partial Payment to City of Houston by 11/15/2026
- Any Remaining Balance Certified to 2027 Taxes
 - Remaining payments through County Auditor
 - 20 Years, 6% interest (subject to final approval)
 - If paying off in full at later date, do so prior to November 15th of given year to avoid being changed interest for following year
- Deferment options
- Financial Hardship, 65 or older or retired by Permanent and Total Disability (Homestead Property Only)
 - Deferment of principle amount, interest will continue to accrue
 - If desired contact City Staff for application after assessment hearing.



Owner's Right to Objection/Appeal

Public can comment on project/assessment at this hearing

Property owner has the right to formally object to the assessment.

- Must be made in writing.
- Must be submitted by close of this Public Hearing (on May 11th).

Property owner has the right to appeal the assessment.

- Appeal must be filed in District Court within 30 days of this hearing.
- Written Objection must be submitted at this Public Hearing in order to file an appeal.



What to Expect During Construction



Real People. Real Solutions.

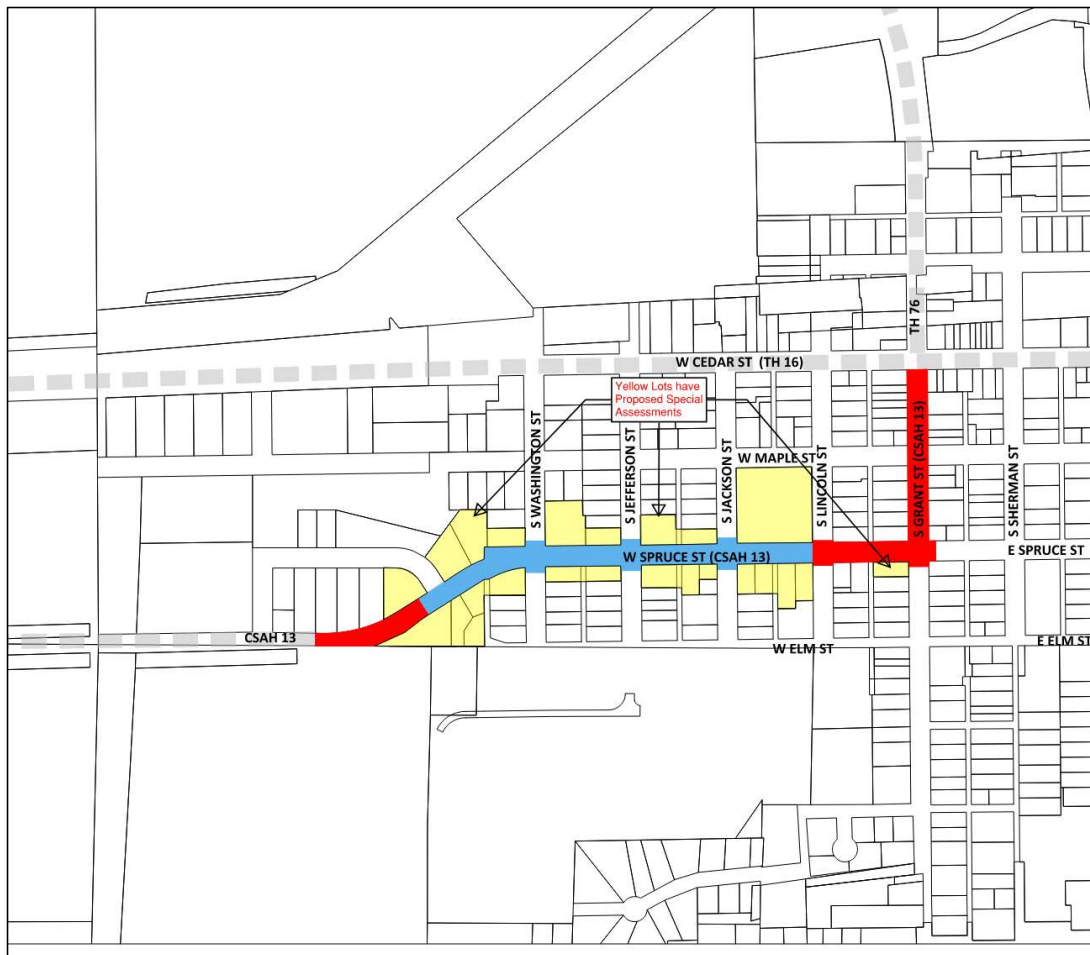


https://www.youtube.com/watch?v=iyFh4_3VpGY



Typical Street





Construction Staging

- Preliminary/Prep Work
 - Mid-May
- Removals & Underground Pipe
 - Early-Mid June Start (Road Closed)
 - Finish Late July
- Street Grading & Concrete
 - Early August
- Paving & Turf
 - Late August

Schedule subject to change

More Project Information at link below

<https://houston.govoffice.com/>



Project Schedule

- Review Feasibility Report/Call Imp. Hearing_____ 05/13/2024
- Neighborhood Meeting #1_____ 06/05/2024
- Improvement Hearing_____ 06/12/2024
- Neighborhood Meeting #2_____ 07/31/2024
- Approve Plans_____ 10/15/2024
- Advertise/Open Bids_____ Mar/Apr 2026
- Award Project_____ 04/21/2026
- **Neighborhood Meeting #3_____ 05/06/2026**
- **Assessment Hearing & Approval, Award Project_____ 05/11/2026**
- Start Construction_____ June 2026
- Construction Completion_____ September 2026

Regular schedule updates will be sent out via newsletter once work starts



Easements

- Several Properties received requests for temporary access agreements
 - Water Service Replacement
 - Minor Grading in Front Yards
- Requesting by May 15th
- We have copies and can sign & notarize tonight

CITY OF HOUSTON
 TEMPORARY CONSTRUCTION EASEMENT AND
 WATER SERVICE LINE REPLACEMENT AGREEMENT



TEMPORARY HIGHWAY EASEMENT

Project: **2026 Street & Utility Improvements (SAP 028-613-013)**

THIS INDENTURE, Made this _____ day of _____, 20____, between _____ (hereinafter "Grantors"), and the **City of Houston**, a municipal corporation under the laws of the State of Minnesota, (hereinafter "Grantee");

WITNESSETH, Additionally the Grantors, do hereby grant and permit the Grantee, the right to construct a back or embankment slope adjacent to and as a part of the general plan of improvement and protection of the road, on the tract or parcel of land lying and being in the City of Houston, County of Houston, State of Minnesota, described as follows, to-wit:

Subject Property: PID 240473000, 401 Spruce St, Houston, MN

Subject Property legal description:
 Lot 6 and the south 10' of Lot 7, Block 25 of the Mons Anderson's Addition to Houston, City of Houston, Houston County, Minnesota.

Easement Description:
 The south 5', abutting Spruce St, and the east 5', abutting Jefferson St, of Lot 6, Block 25 of the Mons Anderson's Addition to Houston, City of Houston, Houston County, Minnesota, containing 975 square feet, more or less, as shown on the attached exhibit.

Term of Easement: Said easement shall cease on December 31, 2027, or on such earlier date upon which the Grantee determines by formal order that it is no longer needed for highway purposes.

together with other rights as set forth below:

It is agreed, and the right is hereby granted, that all earth or other material necessarily excavated, removed or taken from said premises in the construction of said slope shall become the property of the Grantee to be removed, or used in the construction of the above stated road, or otherwise disposed as the Grantee may deem fit.

It is further agreed that turf, pavement, or other existing improvements on within the easement and disturbed by the proposed construction will be replaced in kind by the Grantee, if impacted by the work.

And the Grantors, for their successors and assigns, do hereby release the Grantee, its officers and agents from any and all liability and claims therefore concerning said premises and Grantors adjoining premises, that results or may result therefrom by virtue of the construction of said temporary easement and all work in connection therewith.

The Grantors acknowledge that that Grantee intends to assign this easement to Houston County for completion of the work.

IN WITNESS WHEREOF grantors have caused this indenture to be executed in their names on the day and year first written above.

 NAME (Printed): _____ NAME (Printed): _____

STATE OF MINNESOTA
 COUNTY OF HOUSTON } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ Grantors.

Notarial Stamp or Seal
 (or other Title or Rank)

 SIGNATURE OF PERSON
 TAKING ACKNOWLEDGEMENT

to set forth the terms and conditions pursuant to under the laws of the State of Minnesota (the private water service line as part of the City's lead line Improvement project (the "work") to the address at: **PID 240161000, 301 Spruce St W, Houston**, be referred to collectively herein as the "parties").

that:
 connection running from the watermain up to (and the City. The portion of the service between the curb on the Property (hereinafter, the "water service

the City is willing to replace the entirety of the property pursuant to the City's authorization to location 446A.077, and the full execution of this

by City staff and/or by a contractor selected by the other party and the benefits to be derived from entering into this Agreement.

the following:
 meter as necessary at no cost to the undersigned

by the City and/or a contractor(s) selected by the assessments associated with the work), between the meter on the Owner's Property. The removed or disconnected and abandoned in the City's

the City may install the existing water meter in a new water service line.

by disturbed by construction, including seeding or concrete or pavers and interior portions of the building and discretion. **However, restoration will not include foodwork, tiling, carpeting, drywall, painting, etc.) or (.) Exterior restoration will not include replanting of than grass turf.**

performing the work to provide adequate insurance to that may result from damage caused by party, and to require the City contractor(s) to provide page. Require the City contractor(s) to provide proof tested.



Conclusion & Upcoming Decision

- Assessment Hearing (6pm Tuesday 5/11/2026, City Hall)
 - Comment summary shared w/ Council
 - Formal Opportunity to voice opinion to Council
- Following Hearing
 - Council will consider adopting assessments



Thank You
Questions?



Derek Olinger, P.E.

Project Engineer (City)

Derek.Olinger@bolton-menk.com

507-525-2685



Project Area

