



CITY OF FAIRMONT – 100 Downtown Plaza – Fairmont, MN 56031
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July 16, 2020

Lake Avenue Reconstruction Neighborhood Meeting Summary

The reconstruction of Lake Avenue (Blue Earth Ave.) will involve the installation of new utilities (storm sewer, sanitary sewer, and watermain), curb, sidewalk, 8' multi-use trail, driveway, and asphalt pavement from 4th Street to Downtown Plaza. This project includes the installation of a mini roundabout at the Downtown Plaza intersection.

Schedule:

Start Date: July 27th, 2020
Substantial Completion: October 30th, 2020 (Weather Dependent)
Final Completion: June 25, 2021

Summer/Fall 2020:

Removals will start Monday 7/27, all utility work, grading, base, concrete and paving will be completed this year. The City and its consultant, Bolton & Menk, is maintaining a project information website. This site contains information on the project as well as some graphics of the future street. Construction, phasing, and progress updates will be provided on this site.

<https://clients.bolton-menk.com/lakeaveimprovements/>

Spring 2021:

Spring work to be completed includes laying sod, paving the final lift of asphalt, and pavement markings.

Construction Phasing

The project is planned for construction in four phases. Traffic and pedestrian routes will likely change during these phases. The phases are set up to allow business access during the project as well as provide temporary access to residents and pedestrians on the corridor. Phase adjustments will also be communicated via the project website above.

Water Service and Sanitary Service:

Water service for homes being disconnected from the watermain will be connected to a temporary watermain. The minimum charge for water will be given to homes on temporary water. You should not see a large difference in water pressure, if you do please contact us immediately at 235-6789.

Sanitary service should not be interrupted for more than an hour or two at a time. Residents will be contacted if anything more significant is planned.

Access:

Residents: Access to your driveway will not be available during many phases of the construction project. Residents will need to park on side streets or along alleys and walk to your property when access to your driveway is not available. Should you have problems accessing your property please contact the City. The contractor will also be on site and may be willing to assist in certain situations.

Businesses: Access to your business will be maintained at all times during the project. The project will be completed in multiple phases to maintain access to businesses. Access routes will likely change during the duration of the project and will be coordinated with the businesses for scheduling.

Garbage and Recycling:

During construction please bring your container to the nearest intersection and place your house number on the container so the hauler can identify it.

Mail delivery:

The United States Postal Service will continue to deliver mail to the properties and no disruptions or changes are anticipated.

Assessments:

For total reconstruction projects the assessment fee is \$80 per linear foot of frontage on the street. You will be notified of your total assessment this fall. For reconstruction projects the assessments may be added to the property taxes and paid off over a 15-year period. Over this time interest will be charged against the outstanding amount. The interest rate for 2020 Assessments will be 4%. There will be a public hearing in October where you are able to discuss your assessments with the City Council.

Contact Information:

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