



2025 Street and Utility Improvements

2025 STREET AND UTILITY IMPROVEMENTS

NEIGHBORHOOD INFORMATIONAL MEETING

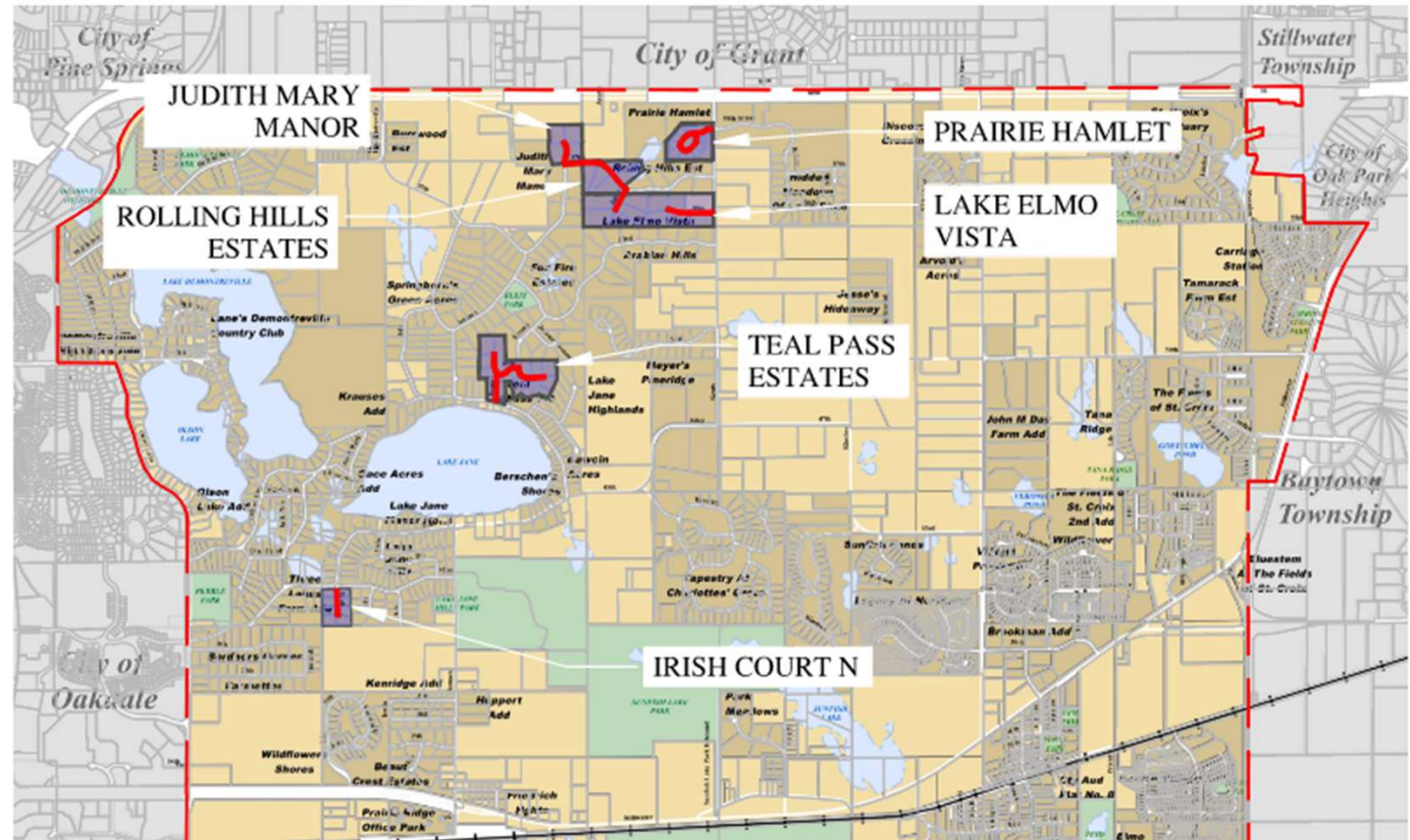
JANUARY 28, 2025



2025 STREET AND UTILITY IMPROVEMENTS

2025 Street and Utility Improvements

- Part of the Lake Elmo Capital Improvement Program
- Includes:
 - 59th Street N (Prairie Hamlet);
 - 55th-57th-Julep Ct N area;
 - 55th St N cul-de-sac;
 - Jasper and Jerome Ave (Teal Pass Estates);
 - Irish Ct N



2025 Street and Utility Improvements

- Street and Drainage Improvements to public streets
- New pavement
- Replace existing asphalt curb with new concrete curb and gutter
- Inspect and repair existing storm sewer including review of extensions as recommended by the engineer.
- NO sanitary sewer extension as part of this project – Project areas are outside of MUSA
- Potential watermain extension to certain neighborhoods:
 - 59th Street N (Prairie Hamlet)
 - 55th Street N east of Keats Ave N (Lake Elmo Vista)
 - Irish Court N



PROJECT SCHEDULE

2025 Street and Utility Improvements

SEPTEMBER 17, 2024	Council authorizes Preliminary Design, Geotechnical Services, and Preparation of a Feasibility Report.
JANUARY 28 & 29, 2025	Neighborhood informational meetings on scope of improvements.
FEBRUARY 18, 2025	Presentation of Preliminary Design Findings and Recommendations. Authorize preparation of Plans and Specifications.
MARCH 18, 2025	Council accepts the Feasibility Report and Calls for Public Hearing. Council approves Plans and Specifications and orders Advertisement for Bids.
APRIL 22, 2025	Project Bid Date: Receive Contractor Bids
APRIL 24, 2025	Neighborhood informational meetings on Preliminary Assessments
MAY 6, 2025	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote). Council Accepts Bids and Awards Contract.
MAY, 2025	Conduct Pre-Construction Meeting and Issue Notice to Proceed. <ul style="list-style-type: none">SEPTEMBER 12, 2025 Substantial CompletionOCTOBER 31, 2025 Final Completion

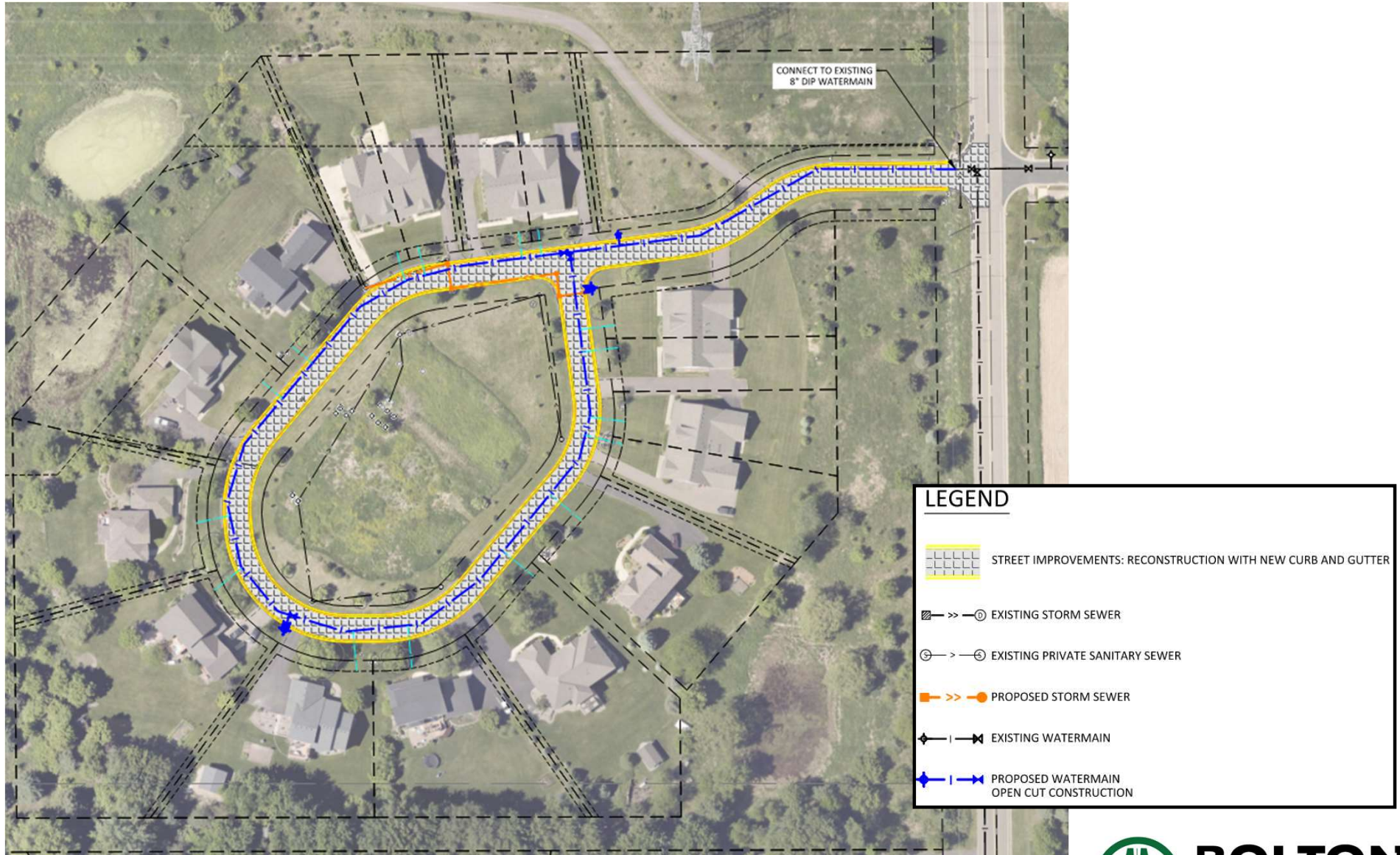
**Final Assessment Hearing Schedule TBD*

JANUARY 28, 2025



PRELIMINARY DESIGN – PRAIRIE HAMLET

2025 Street and Utility Improvements



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PRELIMINARY WATERMAIN COSTS

2025 Street and Utility Improvements

Total Estimated Public Watermain Improvements

\$340,000

- Residential properties: Assessed per unit method. Assessed 100% total project costs.
- Assessed over 20-years at 1% over the bond rate
- Prairie Hamlet Neighborhood: 17 Properties with 16 Assessable Units (water)

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Prairie Hamlet Neighborhood	\$340,000	\$0	\$21,250

- \$3,000 Water Availability Charge (WAC) per connection.
- \$1,000 Water Connection Charge per connection.
- \$423.65 Meter Fee (3/4" meter).
- \$60 Permit Fee.
- Cost to connect your house to the stub left in the field.



PRELIMINARY STREET COSTS (W/ WATER)

2025 Street and Utility Improvements

Total Estimated Street and Drainage Imp (full reconstruction) \$958,000

- Residential properties: Assessed per unit method. Assessed 30% total project costs.
- Assessed over 15-years at 1% over the bond rate
- Prairie Hamlet Neighborhood: 17 Properties with 17 Assessable Units (street)

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Prairie Hamlet Neighborhood	\$958,000	\$670,700	\$16,900

- Installation of watermain pipe will require a full reconstruction with a new road base structure.



PRELIMINARY STREET COSTS (NO WATER)

2025 Street and Utility Improvements

Total Estimated Street and Drainage Imp (full-depth reclaim) \$437,000

- Residential properties: Assessed per unit method. Assessed 30% total project costs.
- Assessed over 15-years at 1% over the bond rate
- Prairie Hamlet Neighborhood: 17 Properties with 17 Assessable Units

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Prairie Hamlet Neighborhood	\$437,000	\$305,250	\$7,750

- Geotechnical report supports street reclamation if drinking water is not extended.

FINDINGS AND RECOMMENDATIONS

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1. The street pavements in the Prairie Hamlet Neighborhood are beyond their useful service life. Street Improvements are recommended.
 - *A full reconstruction is required if city water is extended to serve the neighborhood as part of this project. If watermain is not extended, a street reclamation is a feasible improvement and would result in a lower cost project with lower assessments.*
2. From a preliminary design perspective, it appears that no street widening or geometric changes will be needed, allowing the improvements to maintain the existing grading, drainage, and curb line conditions, with minimal change.
3. Drainage and storm sewer improvements and replacement are recommended as part of the improvements to correct drainage deficiencies.
4. It is recommended that an Assessment be levied in accordance with the preliminary assessment rolls provided in the Report. Street and storm sewer assessments are payable over 15 years at the Bond Rate +1%.
5. The project, as proposed, is technically and financially feasible, is necessary, cost-effective, and will result in benefit to the properties to be assessed.

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- Project website (updated when milestones occur)
 - <http://www.le2025improvements.com/>
- Formal notices to be mailed to owners for key events.
- Push notifications are available by signing up for notices by email on the project website.

QUESTIONS?

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