



*2025 Street and Utility Improvements*

# 2025 STREET AND UTILITY IMPROVEMENTS

NEIGHBORHOOD MEETING  
55<sup>TH</sup> ST – 57<sup>TH</sup> ST – JULEP WAY

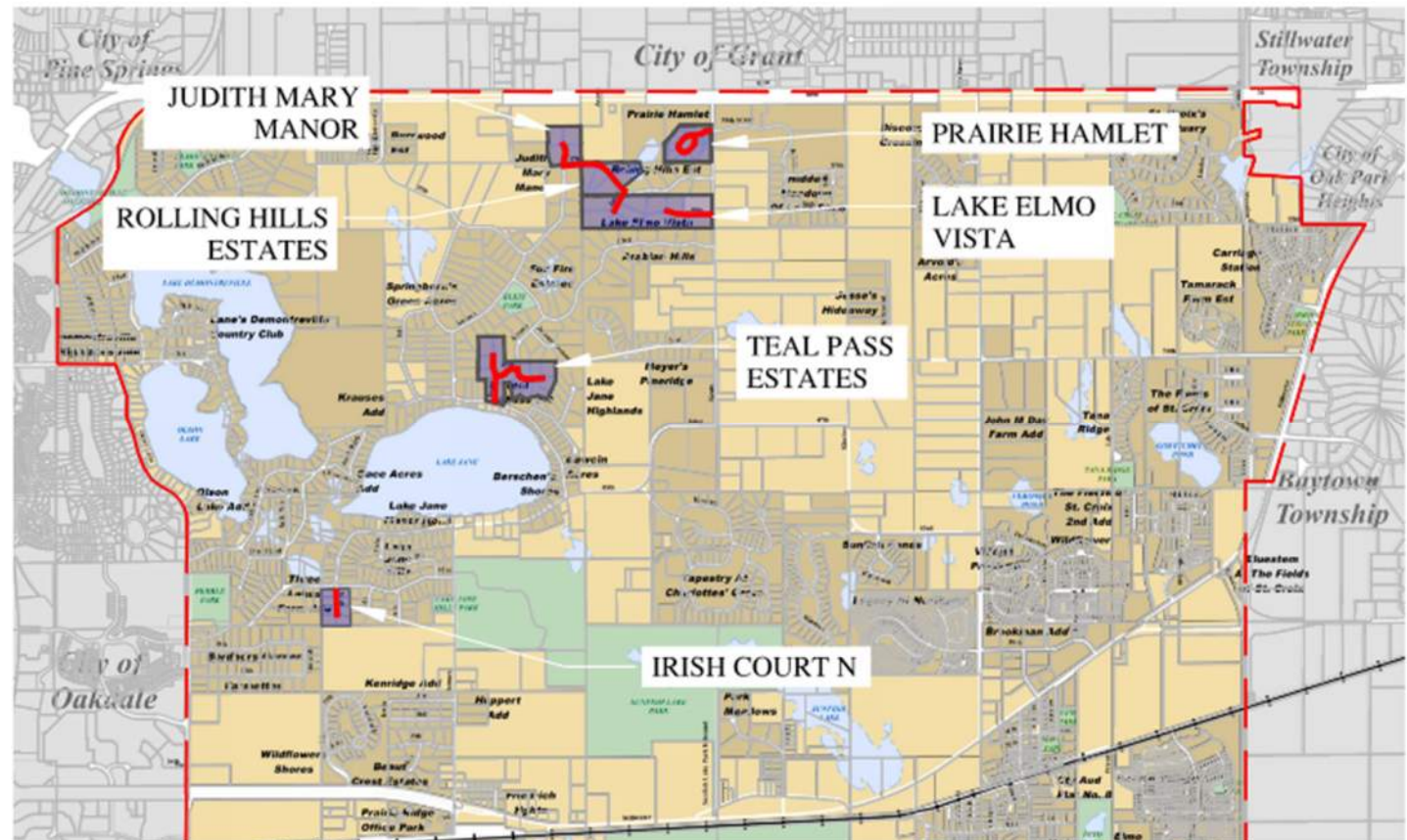
APRIL 17, 2025



# 2025 STREET AND UTILITY IMPROVEMENTS

## 2025 Street and Utility Improvements

- Part of the Lake Elmo Capital Improvement Program
- Includes:
  - 59<sup>th</sup> Street N (Prairie Hamlet);
  - 55<sup>th</sup>-57<sup>th</sup>-Julep Way N area;
  - 55<sup>th</sup> St N cul-de-sac;
  - Jasper and Jerome Ave (Teal Pass Estates);
  - Irish Ct 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 17, 23, & 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"><li>• SEPTEMBER 12, 2025 Substantial Completion</li><li>• OCTOBER 31, 2025 Final Completion</li></ul>

*\*Final Assessment Hearing Anticipated Fall 2025*

## ***SCOPE OF IMPROVEMENTS***

### *2025 Street and Utility Improvements*

- Street and drainage improvements to public streets
- Reclaim existing roadway and place new pavement
- Replace existing asphalt curb with new concrete curb and gutter
- Inspect and repair existing storm sewer including extensions as recommended by the engineer.
- Establish no-parking zones consistent with the City's street policy



# 55<sup>TH</sup> ST / 57<sup>TH</sup> ST / JULEP WAY IMPROVEMENTS

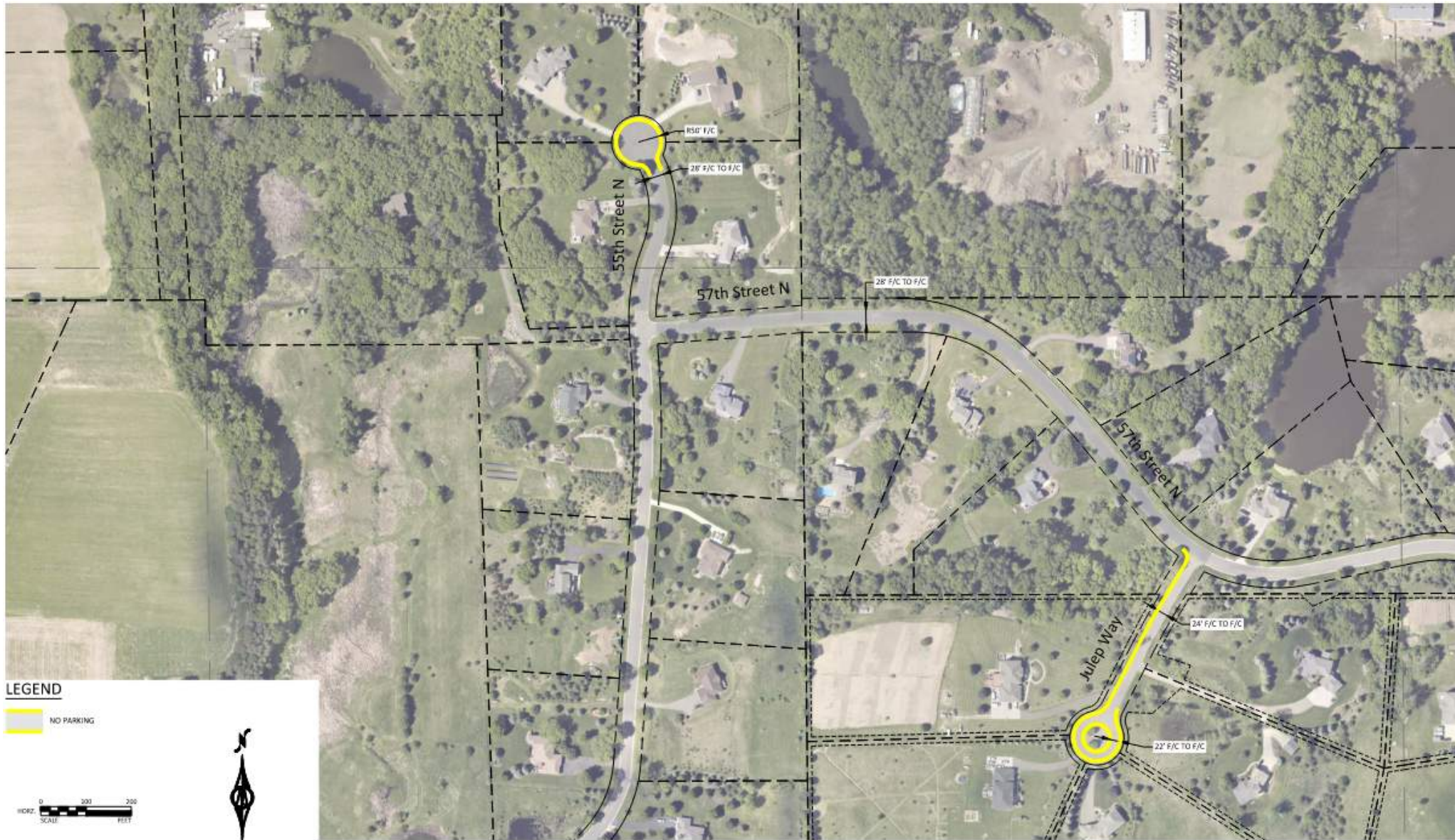
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# PROPOSED PARKING RESTRICTIONS



APRIL 17, 2025

## ESTIMATED PROJECT COSTS

### 2025 Street and Utility Improvements

**Total Estimated Street and Drainage Imp (full-depth reclaim)      \$757,000**

- Residential properties: Assessed per unit method. Assessed 30% total project costs.
- Assessed over 15 years at 1% over the bond rate
- 55th / 57th / Julep Way N: 16 Properties with 16 Assessable Units

Neighborhood	Total Estimated Project Costs	City Share Of Project Cost	Proposed Unit Assessment	Total Assessment Revenue
55th St N / 57th St N / Julep Way N	\$757,000	\$529,800	\$14,200 for 16 units	\$227,200

- More detailed preliminary assessment information, including a preliminary assessment roll, is included in the neighborhood feasibility report available on the project website



# ASSESSABLE PROPERTIES MAP



APRIL 17, 2025





## ***FINDINGS AND RECOMMENDATIONS***

### *2025 Street and Utility Improvements*

1. The street pavements in the 55th St N / 57th St N / Julep Way N Neighborhood are beyond their useful service life. Street Improvements are recommended. A street reclamation is a feasible improvement.
2. No street widening or geometric changes are included in the proposed design, 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.

### *2025 Street and Utility Improvements*

- 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.
- Future construction meeting if the project moves forward.



# QUESTIONS?

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