



2025 Street and Utility Improvements

2025 STREET AND UTILITY IMPROVEMENTS

NEIGHBORHOOD MEETING
Teal Pass Estates

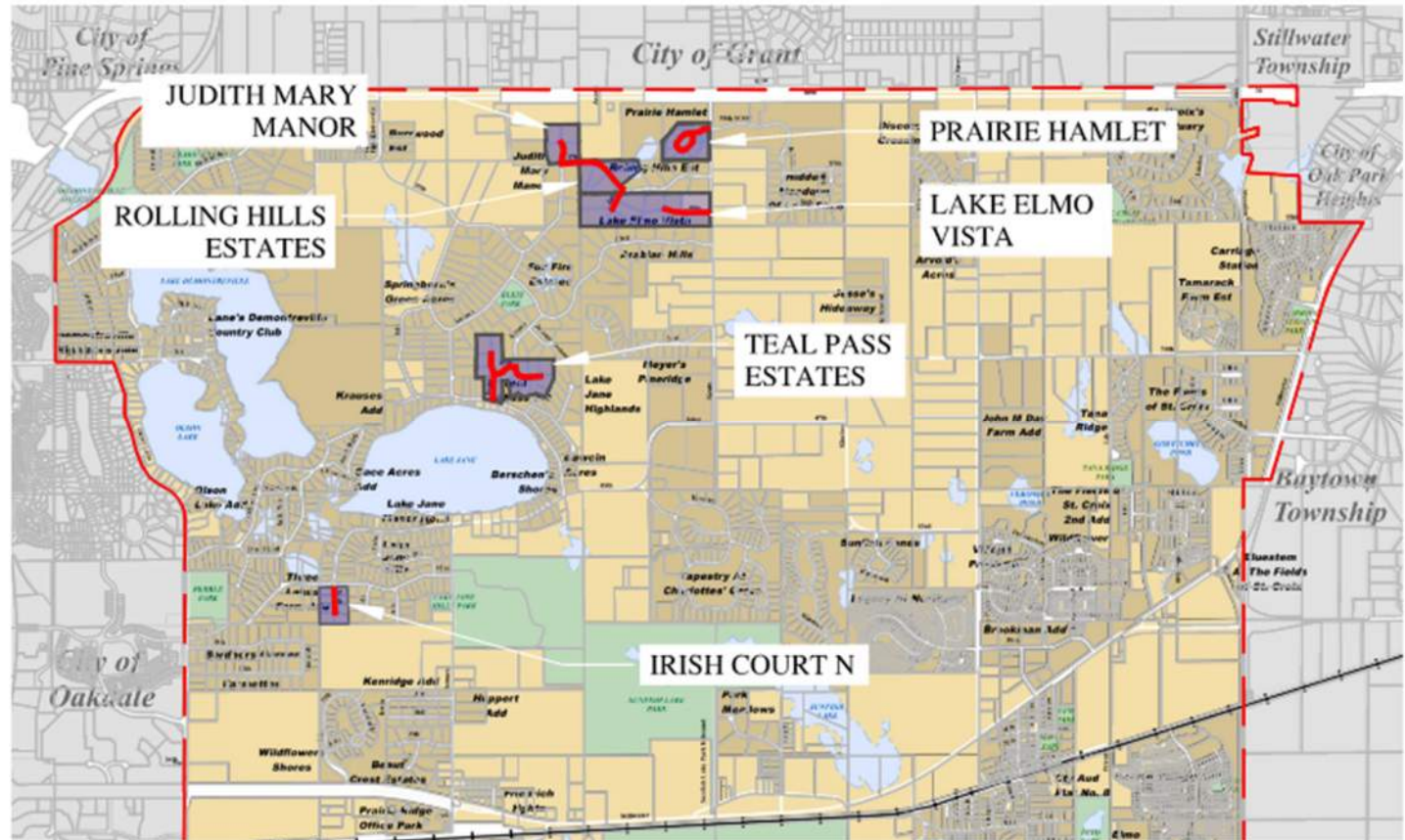
APRIL 23, 2025



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 Way N area;
 - 55th 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">SEPTEMBER 12, 2025 Substantial CompletionOCTOBER 31, 2025 Final Completion

**Final Assessment Hearing Schedule TBD*

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

TEAL PASS ESTATES IMPROVEMENTS

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PROPOSED PARKING RESTRICTIONS



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ESTIMATED STREET COSTS

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Total Estimated Street and Drainage Imp (full-depth reclaim) \$759,000

- Residential properties: Assessed per unit method. Assessed 30% total project costs.
- Assessed over 15 years at 1% over the bond rate
- Teal Pass Estates: 13 Properties with 13 Assessable Units

Neighborhood	Total Estimated Project Costs	City Share Of Project Cost	Proposed Unit Assessment	Total Assessment Revenue
Teal Pass Estates	\$759,000	\$531,500	\$17,500 for 13 units	\$227,500

- 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 23, 2025



FINDINGS AND RECOMMENDATIONS

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1. The street pavements in the Teal Pass Estates 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.

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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.
- Future construction meeting if the project moves forward.

QUESTIONS?

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