



Neighborhood Informational Meeting 2022 Street & Utility Improvements

September 30, 2021



CITY OF LANESBORO

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Introductions

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Agenda

- Project Area
- Existing Conditions
- Proposed Improvements
- Cost Estimate & Financing
- Schedule & Next Steps
- What to Expect During Construction Video
- Questions



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Project Selection

Why were these projects chosen?

- Downtown and school area projects were eligible for MnDOT LRIP grants due to their regional significance.
- Sewer and water portions of project were eligible for DEED PFA funding.
- LRIP and PFA grants were awarded to Lanesboro among hundreds of applications from other cities and counties.
- The alley between Sheridan St. and Pleasant St. designed in 2017 but was not constructed due to high bid prices.



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Project Location

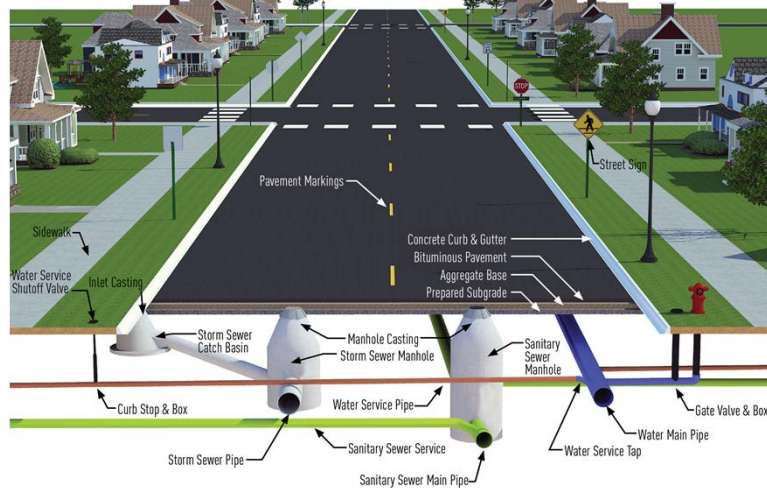
2022 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO

FIGURE 1: LOCATION MAP
JULY 2021



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Typical City Street



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**Existing Conditions
Street**

- **Kirkwood Street**
 - 40-ft wide street (50-ft in front of school)
 - 66-ft wide right-of-way
 - Bus & pick-up congestion near school
 - Very poor pavement condition

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**Existing Conditions
Street**

- **Coffee St, Rochelle Ave, Beacon St, & Alley (CRB)**
 - 30-60-ft wide streets
 - 80-ft wide right-of-way, 20-ft in Alley
 - Business parking, limited sidewalks
 - Very poor pavement condition

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**Existing Conditions
Street**

- **Pleasant/Sheridan Alley**
 - 10.5-ft wide alley
 - 20-ft wide right-of-way
 - Misaligned with ditch
 - Poor pavement condition



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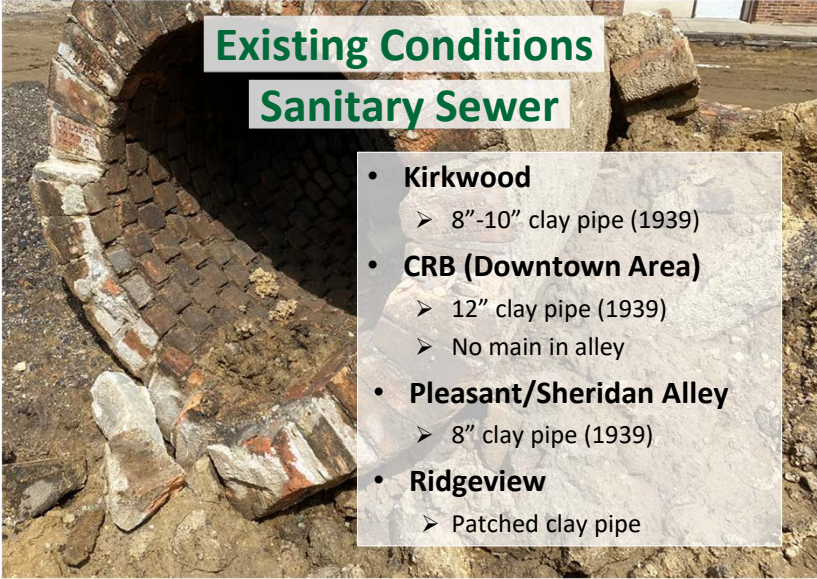


**Existing Conditions
Storm Sewer**

- **Kirkwood**
 - 8" PVC, 12"-15" RCP
 - In front of school only
 - Outlets at Fillmore St and Hwy 250
- **CRB (Downtown Area)**
 - No Storm
- **Pleasant/Sheridan Alley**
 - Ditch on east side




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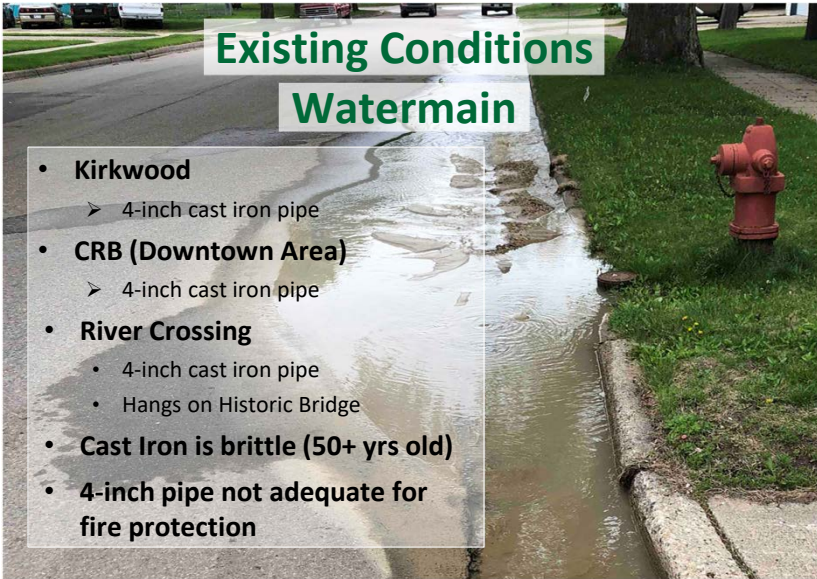


Existing Conditions Sanitary Sewer

- **Kirkwood**
 - 8"-10" clay pipe (1939)
- **CRB (Downtown Area)**
 - 12" clay pipe (1939)
 - No main in alley
- **Pleasant/Sheridan Alley**
 - 8" clay pipe (1939)
- **Ridgeview**
 - Patched clay pipe




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Existing Conditions Watermain

- **Kirkwood**
 - 4-inch cast iron pipe
- **CRB (Downtown Area)**
 - 4-inch cast iron pipe
- **River Crossing**
 - 4-inch cast iron pipe
 - Hangs on Historic Bridge
- **Cast Iron is brittle (50+ yrs old)**
- **4-inch pipe not adequate for fire protection**



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Proposed Conditions Street

- **Kirkwood Street**
 - 40-ft wide street (50-ft in front of school)
 - Parking modifications to improve bus and parent pick-up (2 options)
 - 5-ft concrete sidewalk w/ ADA pedestrian ramps & crosswalks
 - Asphalt road, concrete curb & gutter, concrete driveway aprons
- **CRB (Downtown Area)**
 - 36-ft to 60-ft wide street
 - Similar parking and access for businesses
 - 5-ft concrete sidewalk w/ ADA pedestrian ramps & crosswalks
 - Asphalt road, concrete curb & gutter, concrete driveway aprons
- **Pleasant/Sheridan Alley**
 - Asphalt road, concrete curb & gutter on east side



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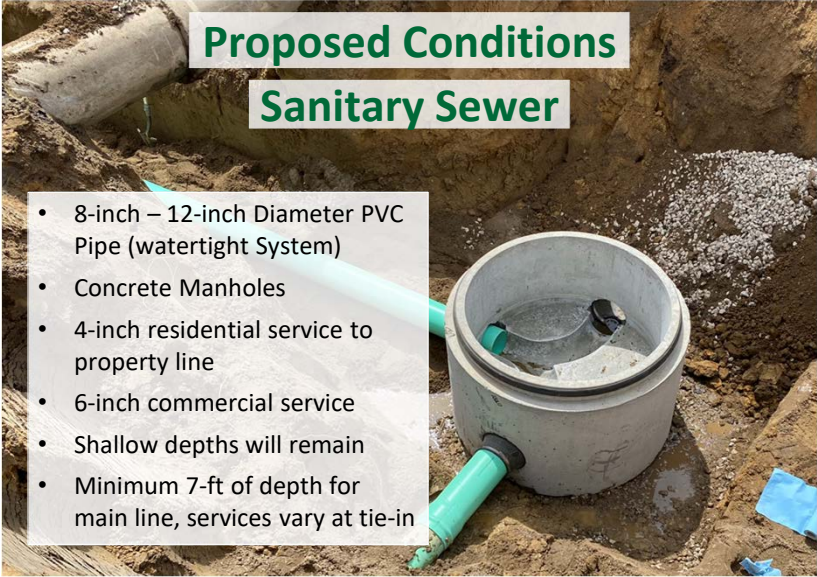


Proposed Conditions Storm Sewer

- New 12-inch – 24-inch Reinforced Concrete Pipe
- Additional inlets to take water faster
- 6-inch perforated subdrain in street with sump pump service hookup basins




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Proposed Conditions
Sanitary Sewer

- 8-inch – 12-inch Diameter PVC Pipe (watertight System)
- Concrete Manholes
- 4-inch residential service to property line
- 6-inch commercial service
- Shallow depths will remain
- Minimum 7-ft of depth for main line, services vary at tie-in



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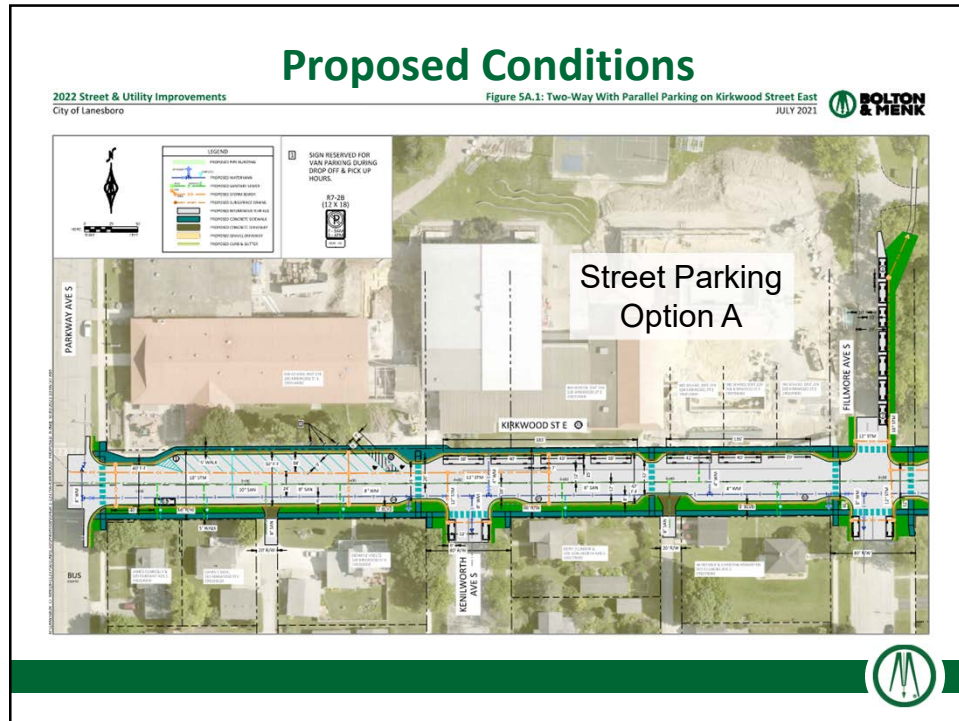


Proposed Conditions
Watermain

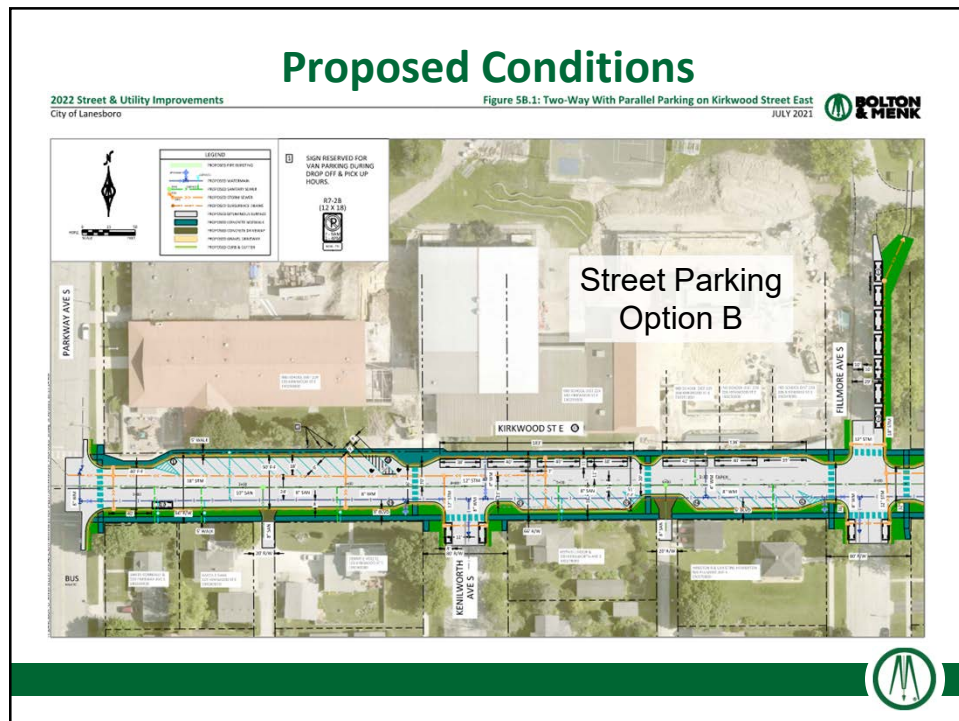
- 8-inch PVC Pipe
- 1-inch residential services to property line with curb stop
- 2-inch or 4-inch commercial service
- New hydrants and valves
- New watermain underneath Root River (Council decision)



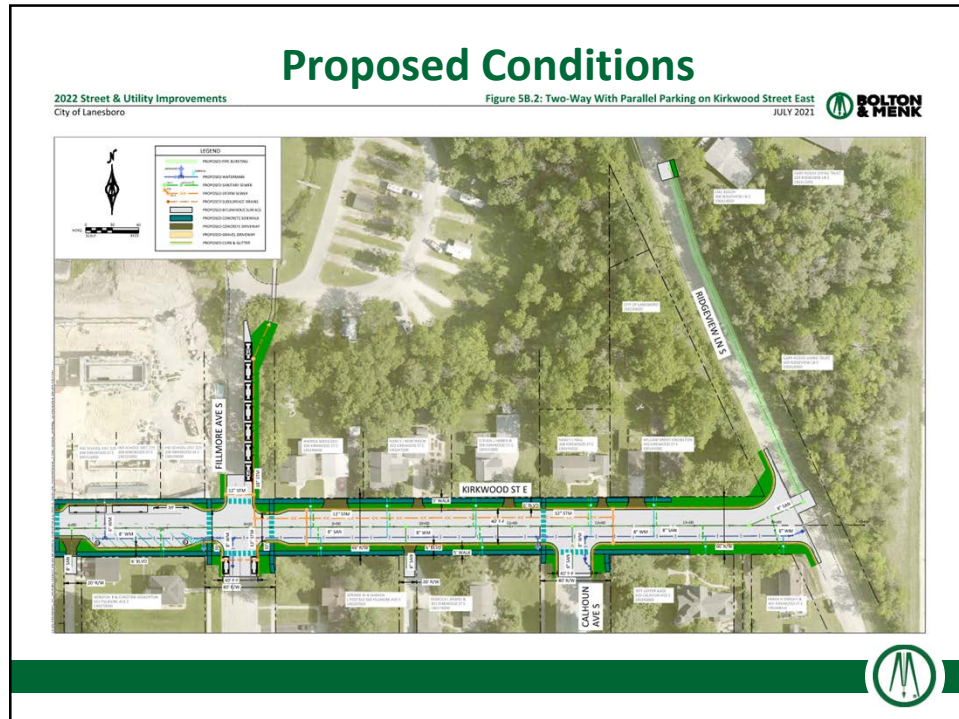
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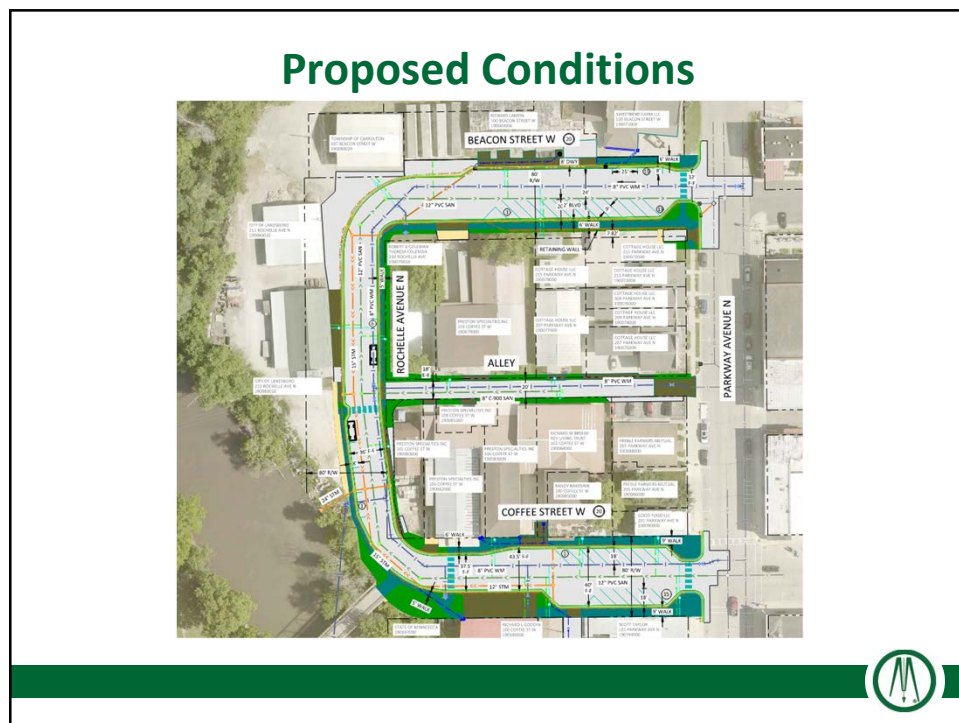
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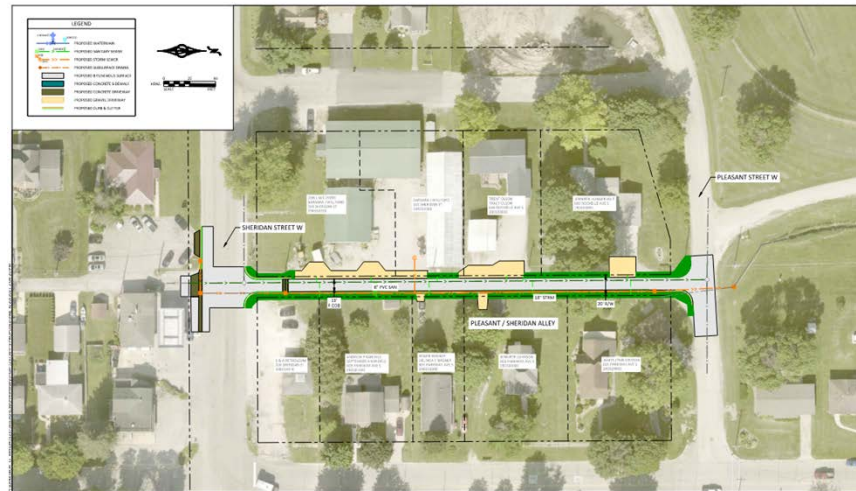


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Proposed Conditions

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FIGURE 7: PLEASANT & SHERIDAN ALLEY PROPOSED IMPROVEMENTS
JULY 2021



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Other Utilities

- Communications (internet, phone cable)
- Natural Gas
- Electric
- Design to be coordinated with these systems



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Estimated Costs

Table 2 – Preliminary Cost Estimate				
	Item	Estimated Construction Cost	Estimated Engineering, Administration, and Financing Cost	Total Estimated Project Cost
Base	Street & Utility Reconstruction of Beacon Street, Coffee Street, and Rochelle Avenue	\$1,359,042	\$339,800	\$1,698,842
	Street & Utility Reconstruction of CRB Alley	\$94,187	\$23,600	\$117,787
	Pavement Reconstruction of Parkway Alley	\$25,278	\$6,400	\$31,678
	Street & Utility Reconstruction of Kirkwood Street	\$1,347,243	\$336,900	\$1,684,143
	Sanitary Sewer pipe bursting on Ridgeview Lane	\$57,182	\$14,300	\$71,482
	Street & Utility Reconstruction of Pleasant/Sheridan Alley	\$199,053	\$49,800	\$248,853
Alt No. 1	Root River Watermain Crossing	\$67,013	\$16,800	\$83,813
Total Estimated Project Costs		\$3,148,998	\$787,600	\$3,936,598



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Financing

- Grant Funding
 - *Public Facilities Authority (PFA)*
 - \$1.9-\$2.2 million – CRB (Downtown) and Kirkwood
 - *Local Road Improvement Program (LRIP)*
 - \$600,000 – CRB (Downtown) only
- PFA Low Interest Loans
- Revenue Bond
- Special Assessments



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- | Project Component | % Assessable | % City Cost |
|--------------------------|---------------------|--------------------|
| Street & Site | 35% | 65% |
| Sidewalk (Residential) | 50% | 50% |
| Sidewalk (Commercial) | 100% | 0% |
| Storm Sewer | 35% | 65% |
| Sanitary Sewer | 35% | 65% |
| Watermain | 35% | 65% |

Table 5 – Lot Frontage Adjustments (1)

Lot Type	Adjustment
Rectangular Interior Lots	Frontage equals the dimension of the side of the lot abutting the improvement
Irregular Shaped Lots	Adjusted frontage equals the average width of the lot
Corner Lots (Sanitary Sewer & Watermain)	Adjusted frontage equals the average front footage of both sides $= (X+Y)/2$
Corner Lots (Street & Storm Sewer)	Adjusted frontage equals the sum of both sides minus a side lot allowance of 50 feet. $= (X+Y)-50$
Corner Lots (Sidewalks)	Adjusted frontage equals the sum of both sides abutting the improvement, excluding the lot abutting the X-axis. $= X+Y$



Special Assessments

- PRELIMINARY ASSESSMENT ROLL-CITY POLICY**
2021 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO, MN
BMI PROJECT NO.: 041.123756

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Tentative Project Schedule Summary

Table 7 - Project Schedule	
Resolution Ordering Preparation of Feasibility Report	2/26/21
Neighborhood Informational Meeting	2/22/21
Prepare Feasibility Report	2/22/21 – 9/3/21
Resolution Receiving Report and Calling for Hearing on Improvement	9/7/21
Published Notice of Hearing on Improvement	9/13/21
Mailed Notice of Hearing on Improvement	9/20/21
Neighborhood Information Meeting	9/30/21
Improvement Hearing	10/4/21
Resolution Ordering Improvement and Preparation of Plans and Specifications	10/4/21
Prepare Plans and Specifications	10/5/21 – 12/9/21
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	12/6/22
Advertise for Bids	1/3/22
Open Bids	1/26/22
Prepare Assessment Roll	1/27/22 – 2/4/22
Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment	2/7/22
Resolution for Hearing on Proposed Assessment	2/7/22
Published Notice of Hearing on Proposed Assessment	2/14/22
Mailed Notice of Hearing on Proposed Assessment	2/14/22
Neighborhood Informational Meeting	2/23/22
Assessment Hearing	3/7/22
Resolution Adopting Assessment	3/7/22
Resolution Awarding Contract	3/7/22
Begin Construction	May 2022
End Construction	June 2023



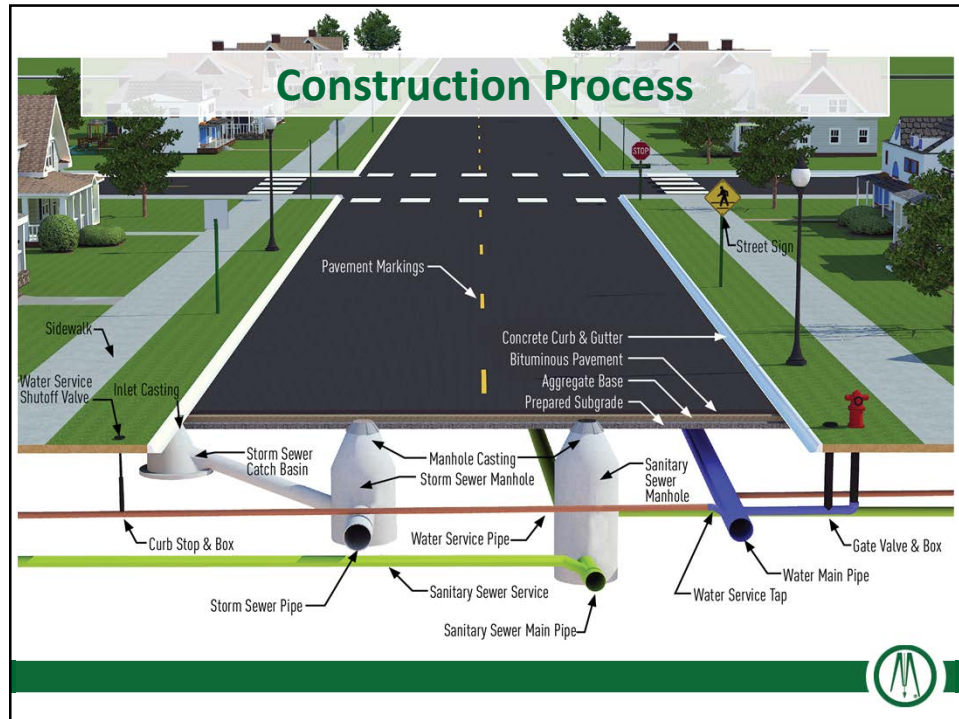
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Council Decisions

- Decision to proceed with project determined at the Regular City Council Meeting on 10/04/21
- Need direction from the City on following items:
 - Root River crossing in 2022 or with future Hwy 250 project
 - Kirkwood Street parking layout
 - Assessment rates – Policy or reduce to 20%
 - Whether alleys will be assessed or not
 - Streetscaping options for downtown (trees, benches, etc.)



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Construction Communication: Newsletter





**BOLTON
& MENK**
Real People. Real Solutions.

2022 Street & Utility Improvement Project

July 9, 2021

Meeting Schedule:
Thursday, July 22, 2021
Open House From 5-7pm
Lanesboro City Hall
202 Parkway Avenue South
Lanesboro, MN 55949

Project Schedule:
Planning/Design: Summer 2021-
Winter 2021
Construction Start: Spring 2022
Construction Complete: Spring 2023

 **Overview**

The City of Lanesboro is planning the 2022 Street and Utility Improvement project which include improvements along Kirkwood Street, Coffee Street, Rochelle Avenue, Beacon Street, and the Pleasant/Sheridan Alley (see map). Improvements include the full reconstruction of street and utilities in these areas.

 **Neighborhood Informational Meeting**

The City will be hosting a **Neighborhood Informational Meeting** on **Thursday, July 22nd from 5-7pm at City Hall**. The purpose of the meeting is to provide residents with an opportunity to learn about the project scope and schedule, provide feedback and ask questions of the design team. The



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Construction Communication: Project Website

Coming Soon.....

City of Rushford – 2019 Street & Utility Reconstruction



Project Links


[Project Overview](#)
[Schedule](#)
[Contacts](#)
[Maps & Documents](#)
[Construction Updates](#)


Project Overview

The City of Rushford is beginning to plan for the 2019 Street and Utility Reconstruction Project within the following areas:

- E Grove Street (Walnut Street to Money Creek Street)
- N Burr Oak Street (E Grove Street to Circle Drive)
- Walnut Street (E Grove Street to E Rushford Avenue)
- Lamplighters Lane (Street improvements only)

Improvements will include complete replacement of bituminous pavement, curb and gutter, watermain and services, and sanitary sewer mains and services. Underground storm sewer will also be extended into the project area. The estimated cost of the proposed improvements is \$1.825 Million. A portion of the project costs will be assessed to adjacent properties in accordance with Chapter 429 of the Minnesota Statutes.





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Construction Communication: RPR

- Bolton & Menk will have a Resident Project Representative on site every day construction is taking place.
- Question, Comments or Concerns should be directed to the RPR. Contact information will be provided.
- Limit questions to the contractor, staff isn't always completely in the loop on what is happening, RPR is.



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Before You Leave

- Provide name and contact information on sign-in sheet
- More information on specific property impacts will be determined during design phase. We have tentatively scheduled a third Neighborhood Informational Meeting on 2/23/20 (to be verified).
- Specific concerns now, let us know.



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Questions?

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FIGURE 1: LOCATION MAP
JULY 2021

