

# Feasibility Report TH 250 Reconstruction

May 11, 2017

July 7, 2025



# Project Introduction

- Reconstruction of TH 250 from TH 16 to Root River Bridge
- Partnership project with MnDOT
- Feasibility Report Purpose
  - Required by statute for special assessment process
  - Evaluate need for project
  - Determine necessary improvements
  - Provide information on estimated costs
  - Outline proposed project schedule
  - Assess project feasibility





# Project Location Map



# Project Introduction

- Proposed Project Includes
  - Full reconstruction of TH 250 (Parkway Avenue N and S, Ashburn Street E)
    - Street, storm sewer, sanitary sewer, and watermain
    - Upgrades to pedestrian and bicycle infrastructure
  - New watermain and sewer infrastructure serving Little Norway area



# Existing Conditions– Streets



**Exhibit 1 – Parkway Avenue South Street Condition**



# Existing Conditions– Streets



**Exhibit 2 – Parkway Avenue North and Elmwood St E Intersection Along State Trail Crossing**





# Existing Conditions– Streets



**Exhibit 3 – Ashburn St E Road Conditions**



# Existing Conditions– Streets



Exhibit 4 – Norway Dr Street Condition



# Existing Conditions– Streets



**Exhibit 5 – Norway Dr Street Condition**





# Existing Conditions

- Sidewalks and Shared-Use Paths
  - Majority of sidewalks not ADA compliant
  - Gaps in network
    - No facilities on west side between Elmwood and Kirkwood
    - No facilities along Ashburn
    - Gaps on west side – Kirkwood to Sheridan (TH 16)





# Existing Conditions

- Sidewalks and Shared-Use Paths
  - Elmwood St (CSAH 8) Intersection
    - Long, skewed Root River Trail crossing
    - Poor sight distance
    - Limited space for bikes/peds



# Existing Conditions

- Storm Sewer
  - Moderate to poor condition, in need of replacement
  - Undersized for conveyance, areas of localized flooding
  - Lack of facilities along Ashburn Street



# Sanitary Sewer

- Sanitary sewer pipe
  - Vitrified clay pipe (VCP), some PVC
  - Flat grade, potential for backups
  - VCP is 80-100 years old, original system
  - Source of I&I
  - Services are likely clay or cast iron



# Water Main

- Water main
  - Cast iron, ductile iron, and PVC pipe
  - 4 inch to 8 inch diameter
  - Most construction in 1950's or earlier
  - Undersized for fire protection
  - Issues with freezing on 4 inch pipe to Little Norway
  - Outlived useful life
  - Services-3/4"-1" galvanized/lead or copper pipe



# Proposed Project

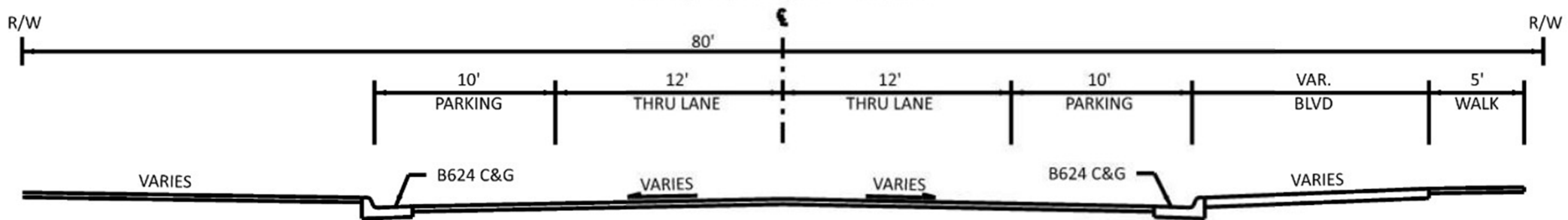
- Street
  - Full reconstruction of street
  - Asphalt surface
  - Concrete curb and gutter
  - Concrete driveway aprons
  - 12-ft driving lanes
  - Intersections designed to accommodate semi-trucks at Elmwood (CSAH 8), Coffee Street, Beacon Street (west side)



# Proposed Project

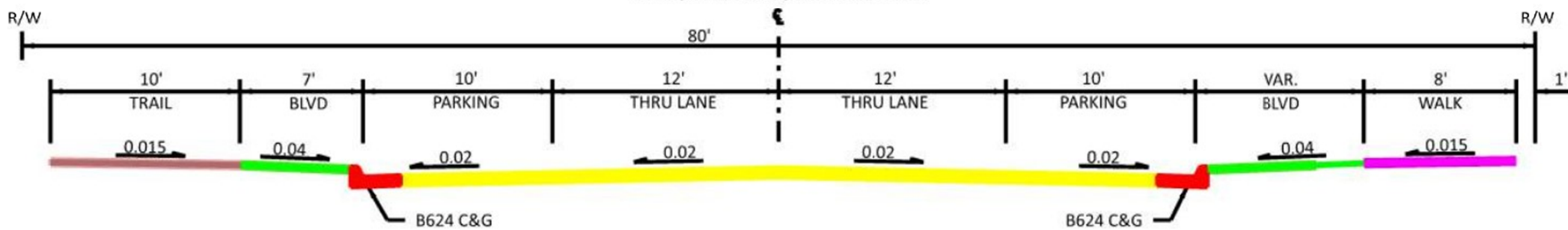
## EXISTING TYPICAL SECTION

TH 16 (SHERIDAN ST) TO KIRKWOOD ST



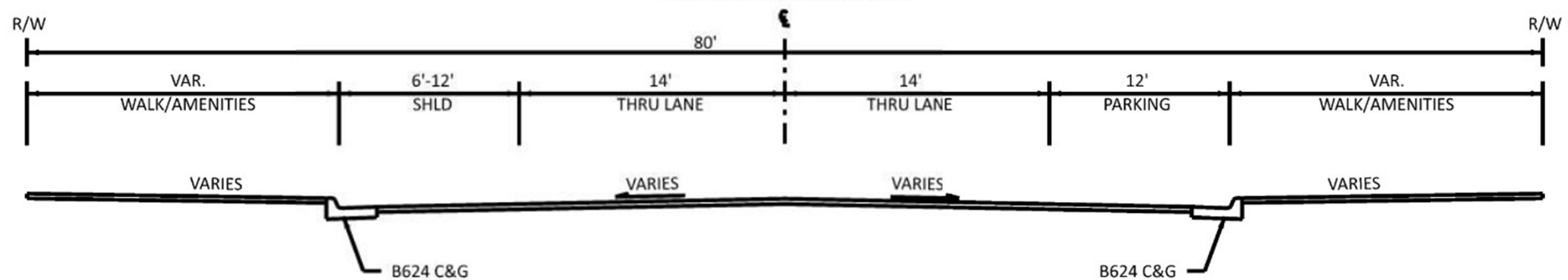
## PROPOSED TYPICAL SECTION

TH 16 (SHERIDAN ST) TO KIRKWOOD ST

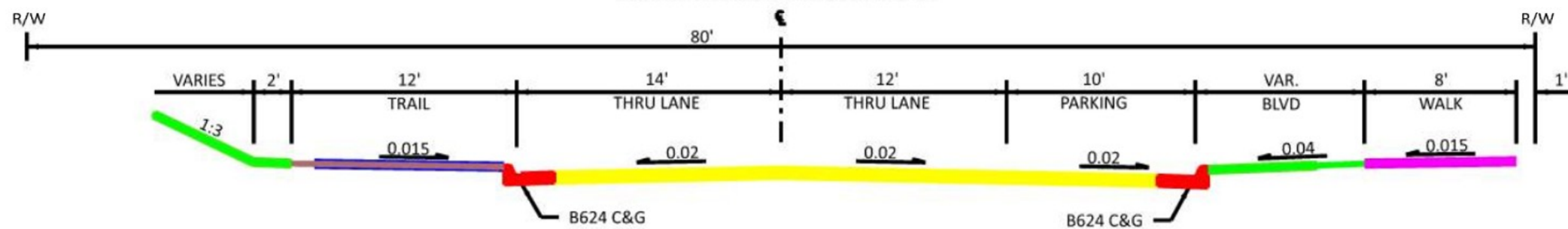


# Proposed Project

EXISTING TYPICAL SECTION  
KIRKWOOD ST TO ELMWOOD ST



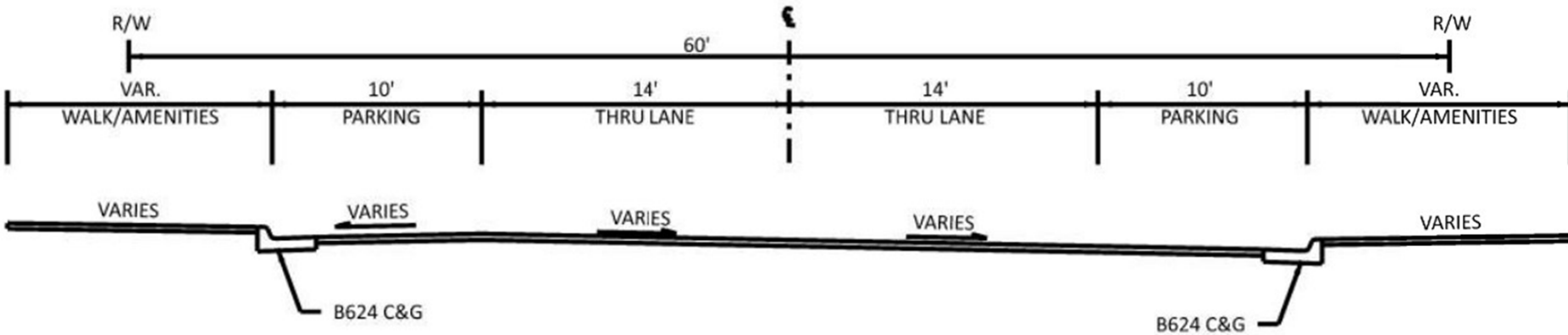
PROPOSED TYPICAL SECTION  
KIRKWOOD ST TO SONS OF NORWAY LODGE



# Proposed Project

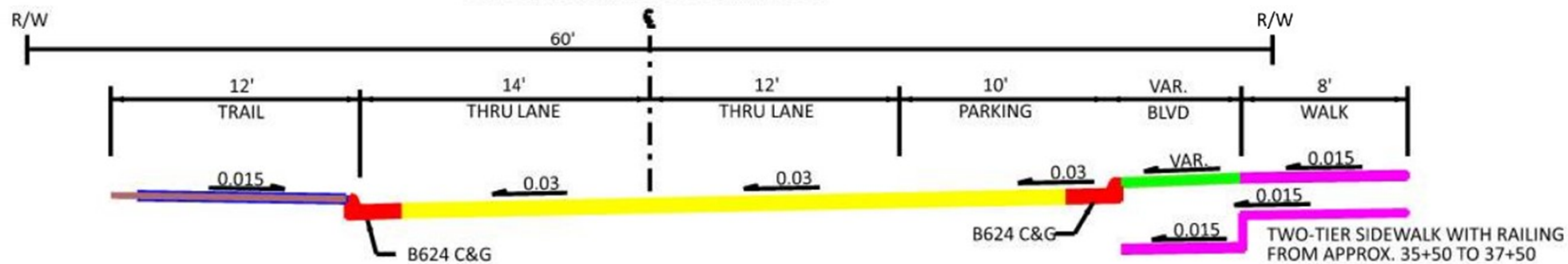
## EXISTING TYPICAL SECTION

ELMWOOD ST TO COFFEE ST



## PROPOSED TYPICAL SECTION

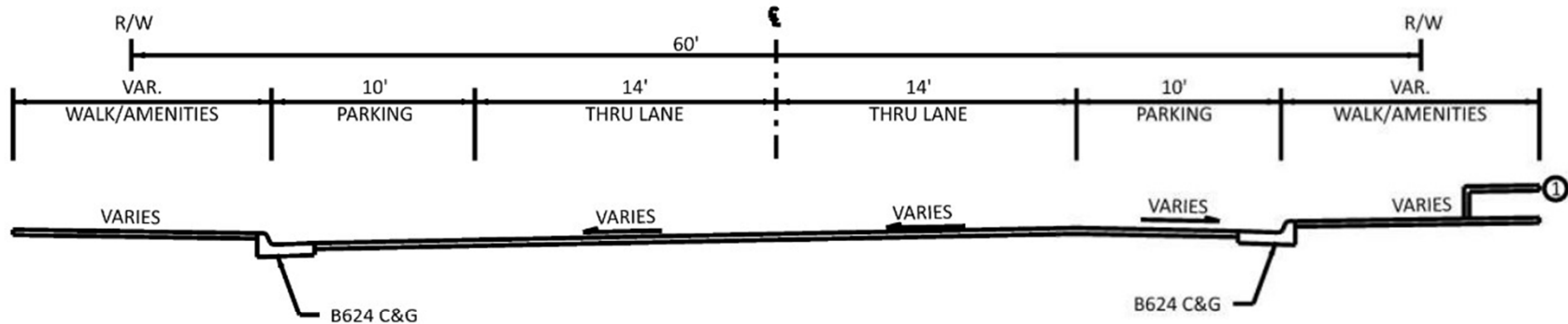
SONS OF NORWAY LODGE TO ELMWOOD ST



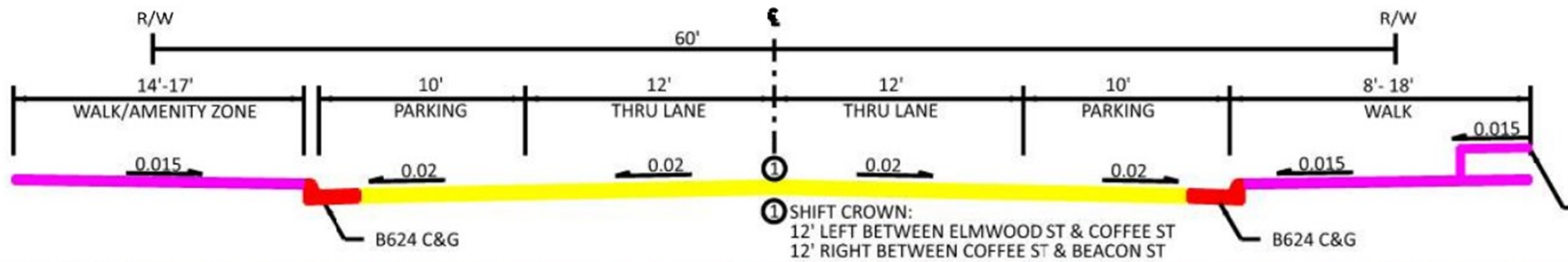


# Proposed Project

EXISTING TYPICAL SECTION  
COFFEE ST TO BEACON ST



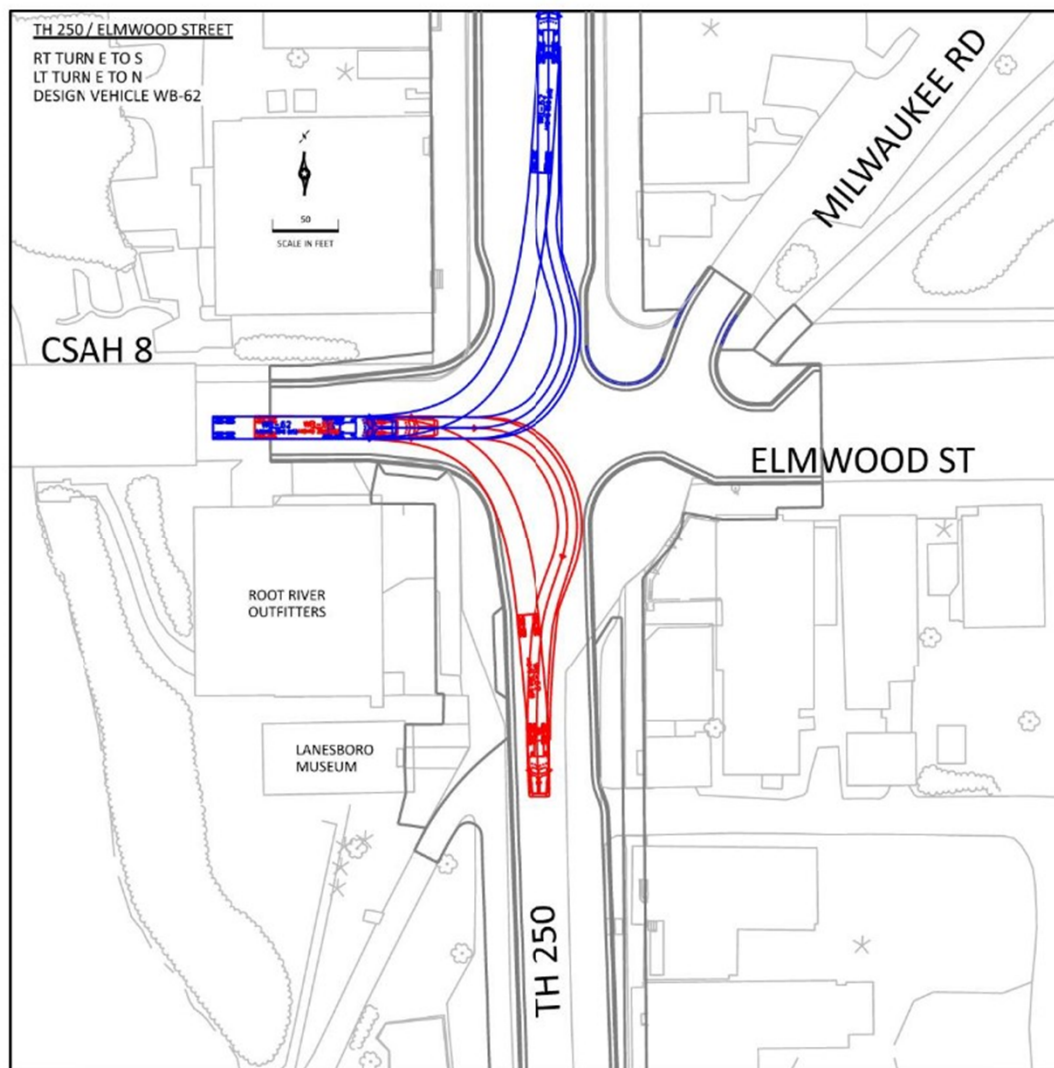
PROPOSED TYPICAL SECTION  
ELMWOOD ST TO ASHBURN ST





# Proposed Project

- Street
  - Example semi-truck turning movement at CSAH 8/Elmwood
  - Will function similar to existing condition



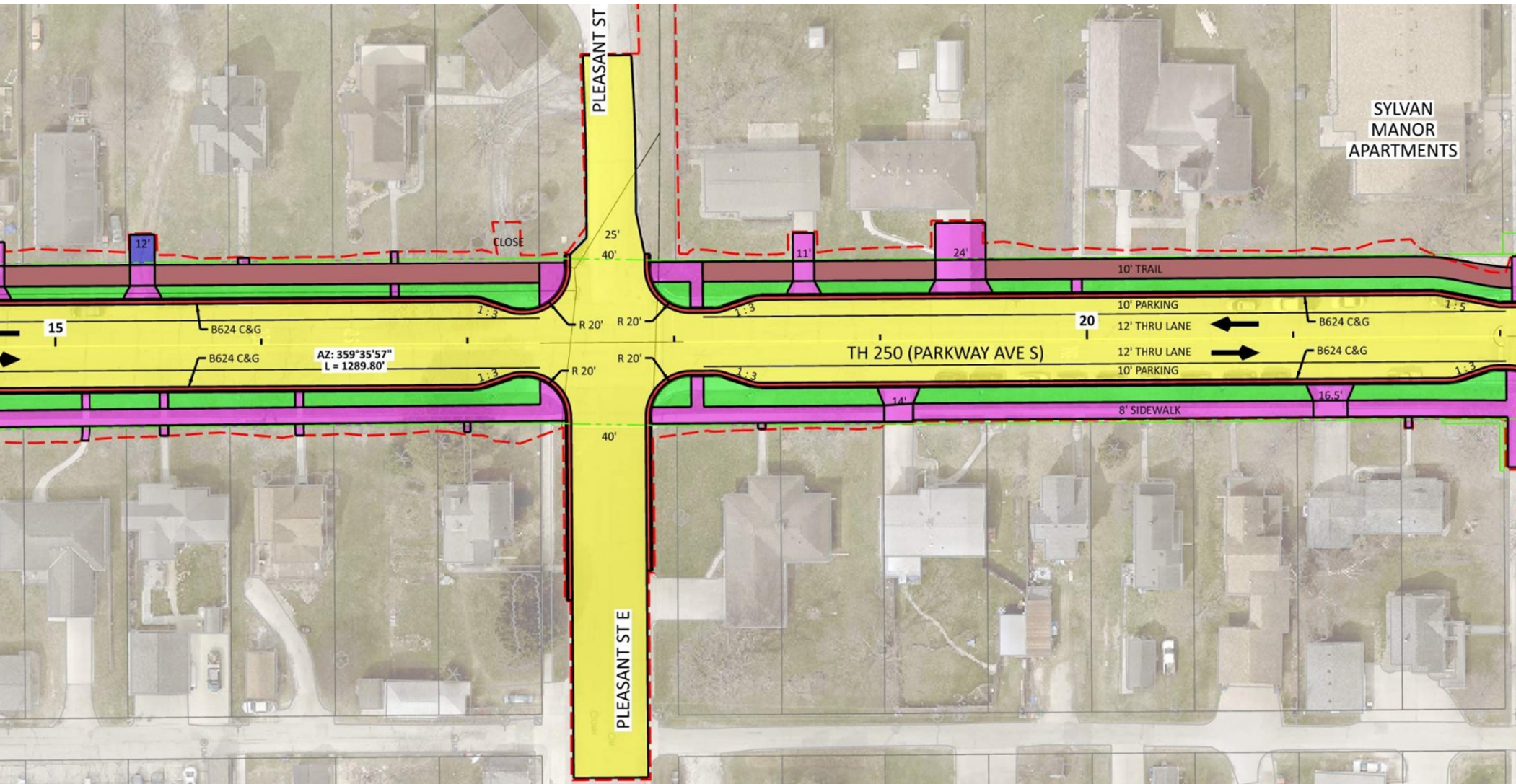
# Proposed Project

- Sidewalks and Shared-Use Paths
  - Minimum 6-ft wide sidewalks, 17-18 ft wide downtown
  - Sidewalk added to Ashburn Street
  - Connection to WWTF trail
  - ADA compliant (building entrances to be evaluated)
  - 10-ft wide shared-use path on west side between TH 16 and Elmwood St (CSAH 8)
  - Bumpouts – Improved geometry at Elmwood (CSAH 8) and Root River Trail



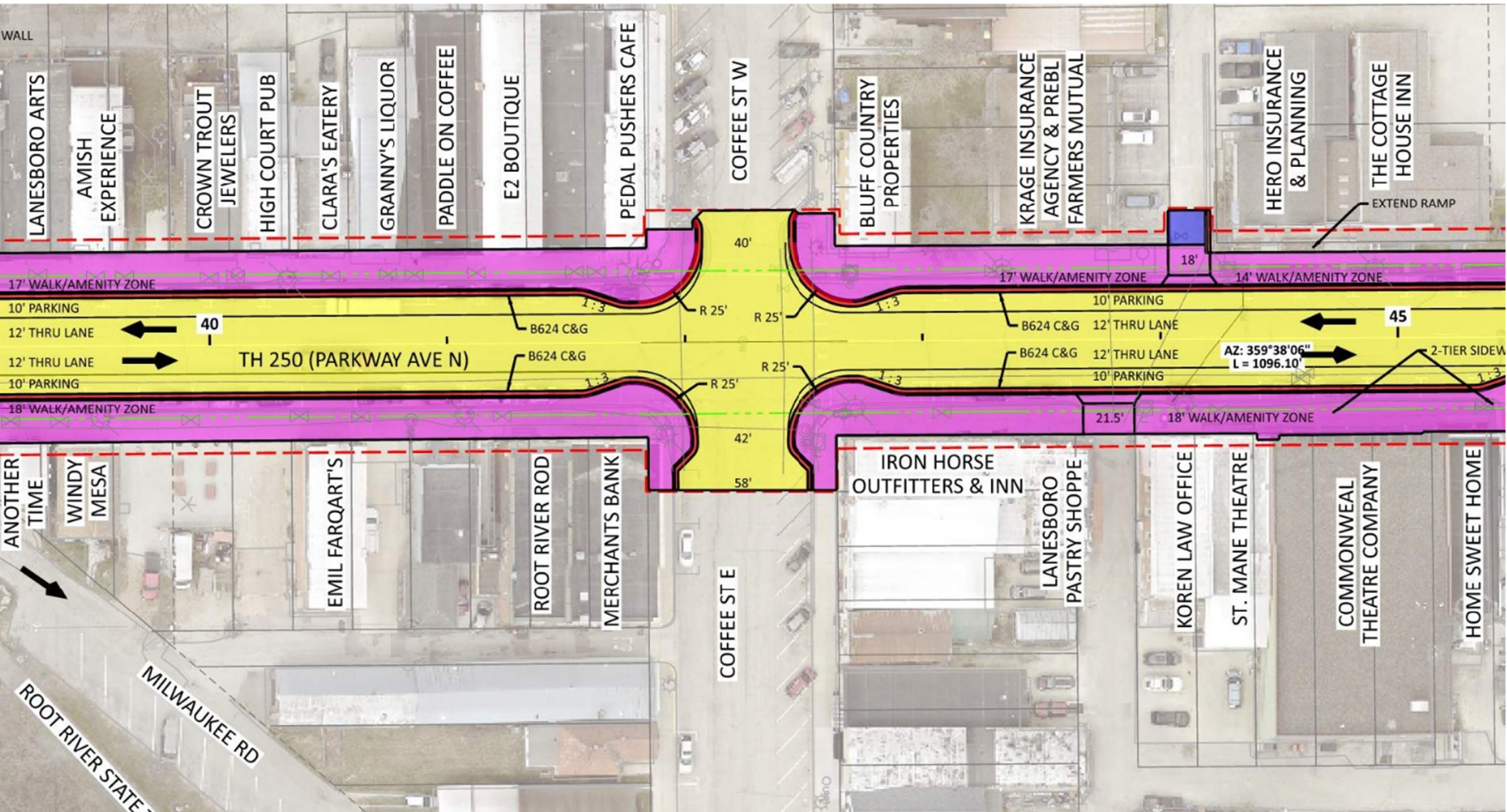


# Proposed Project



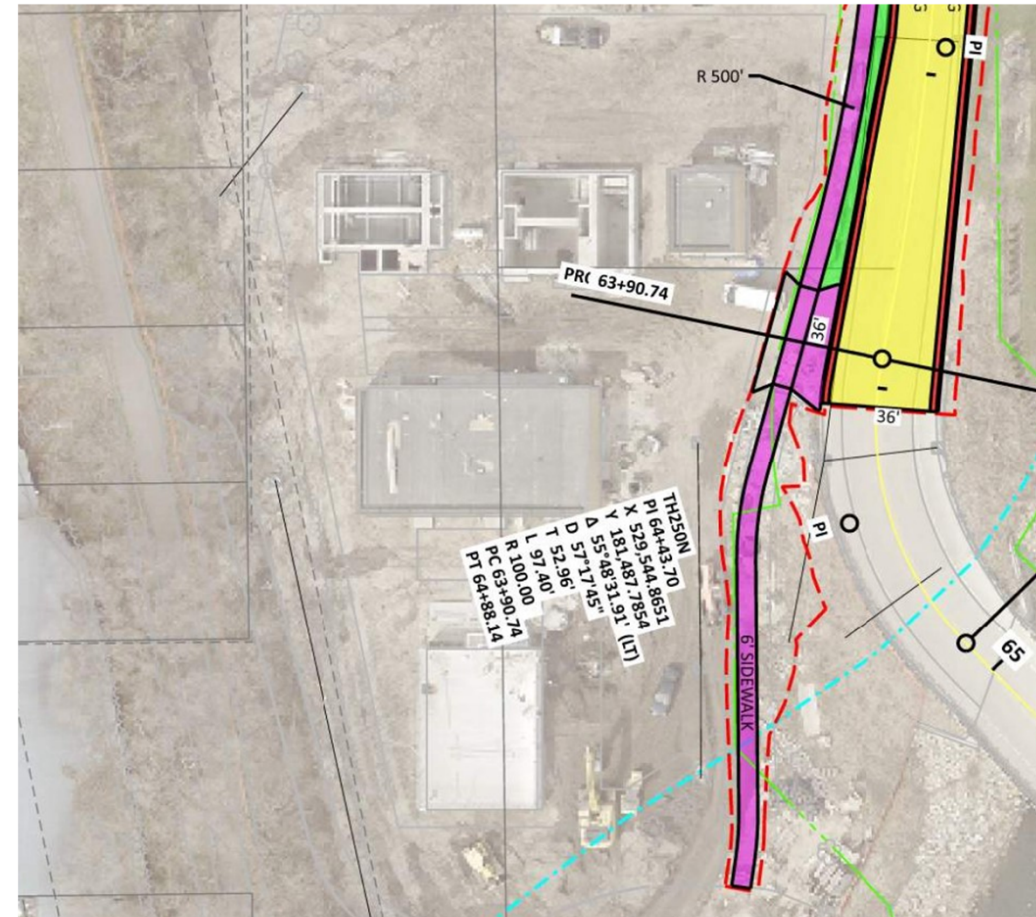
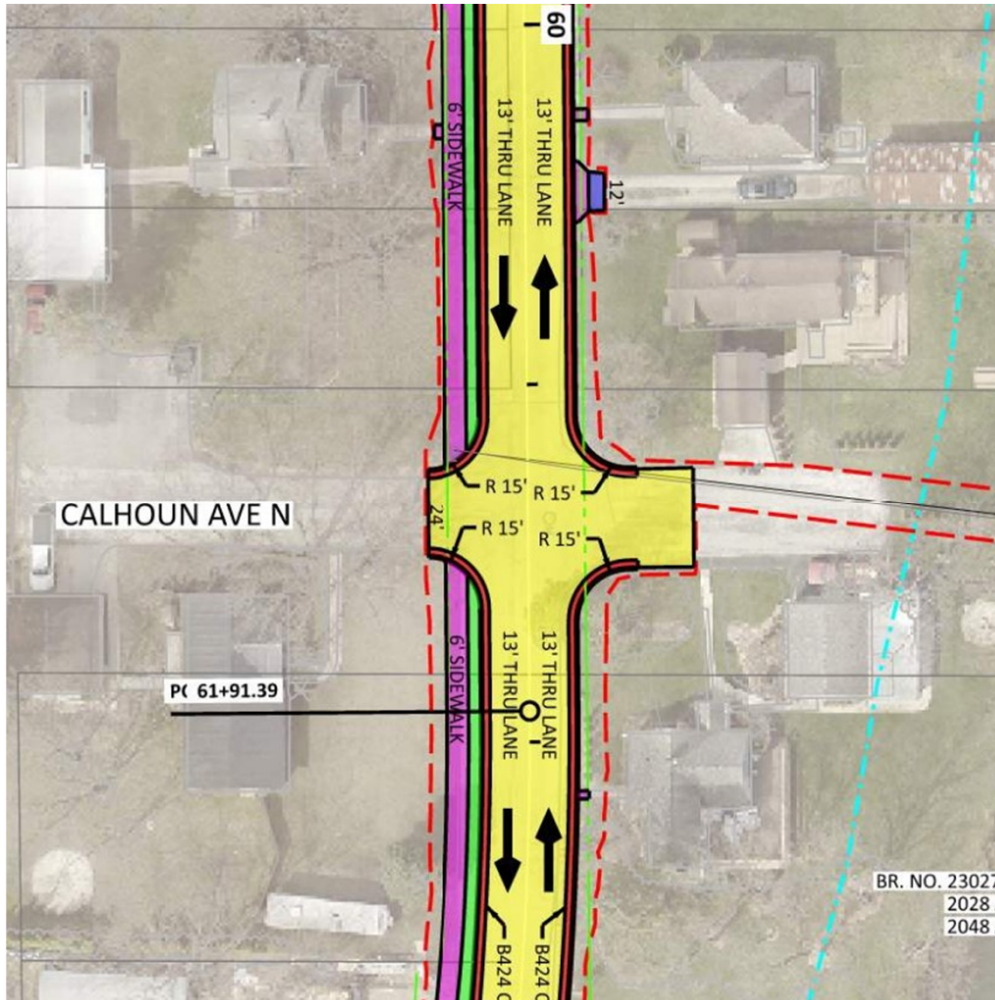


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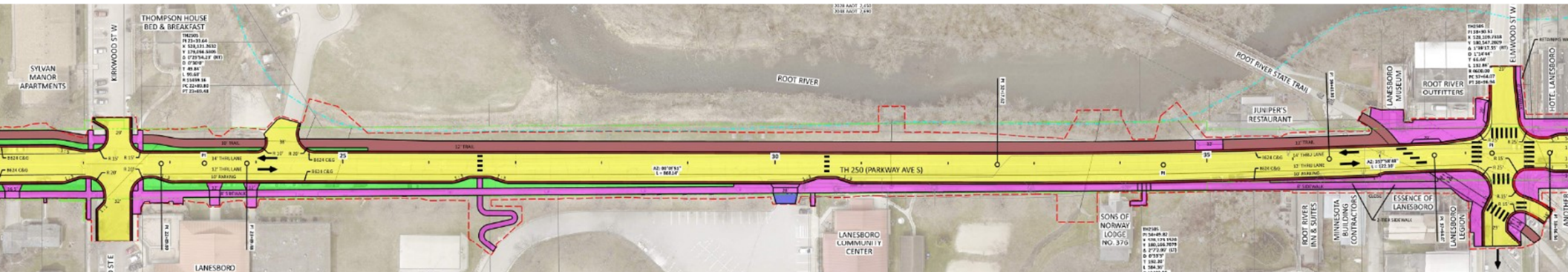
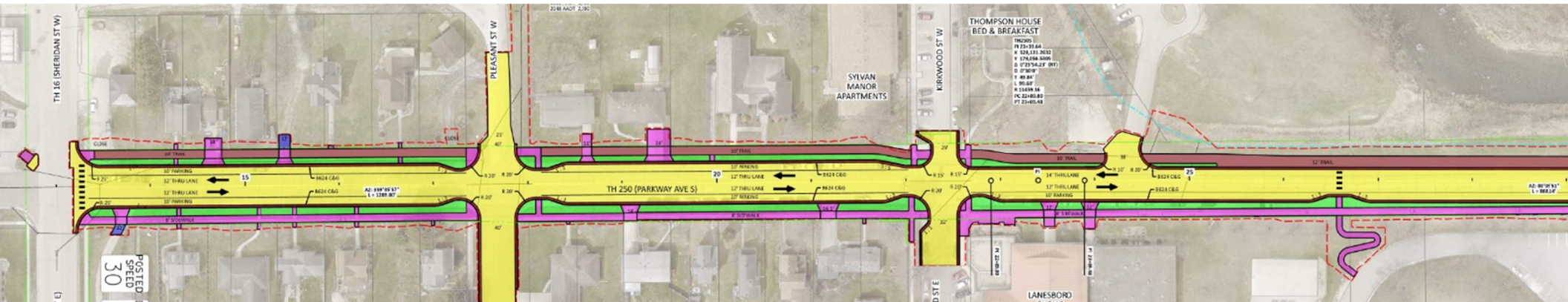


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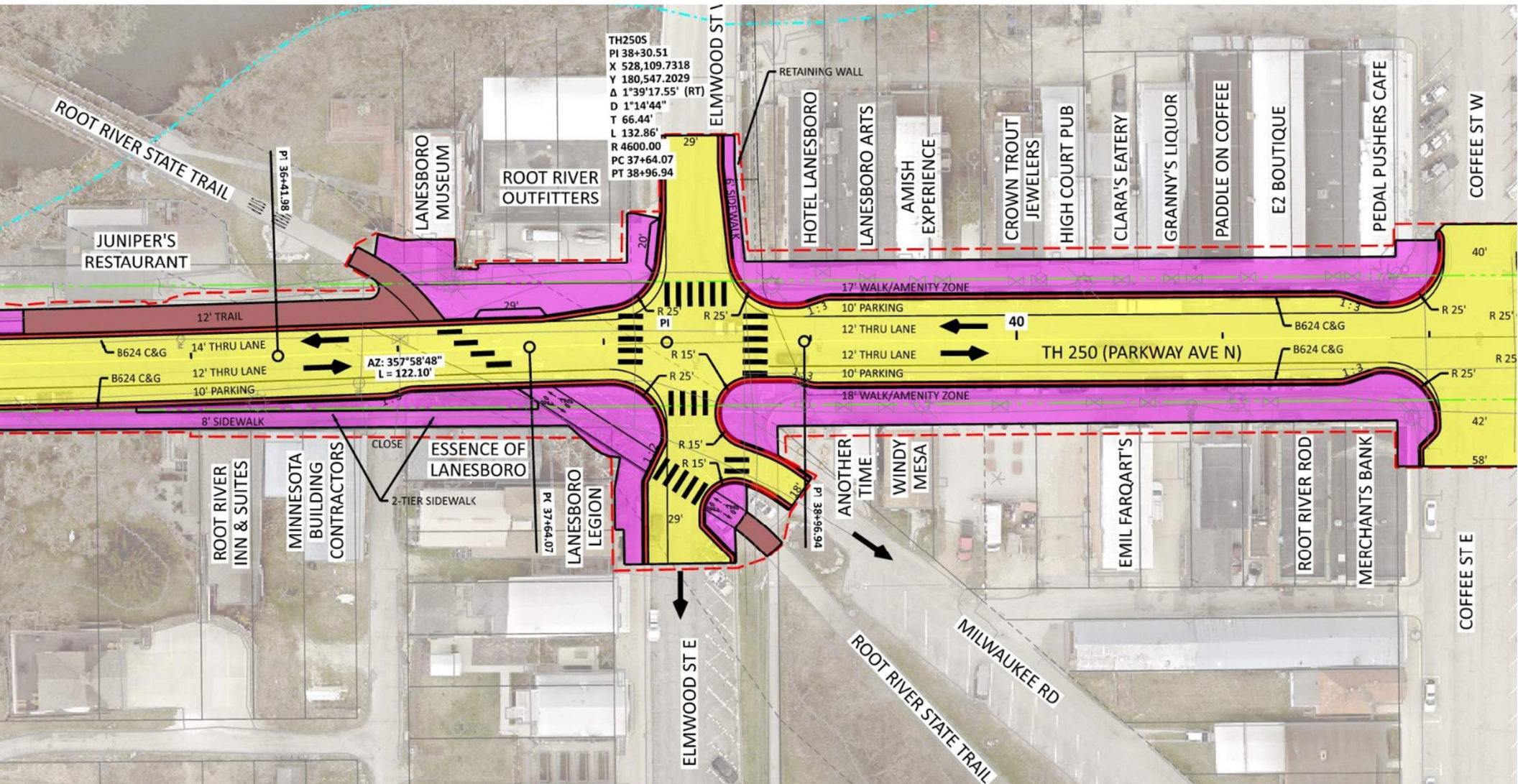


# Proposed Project





# Proposed Project



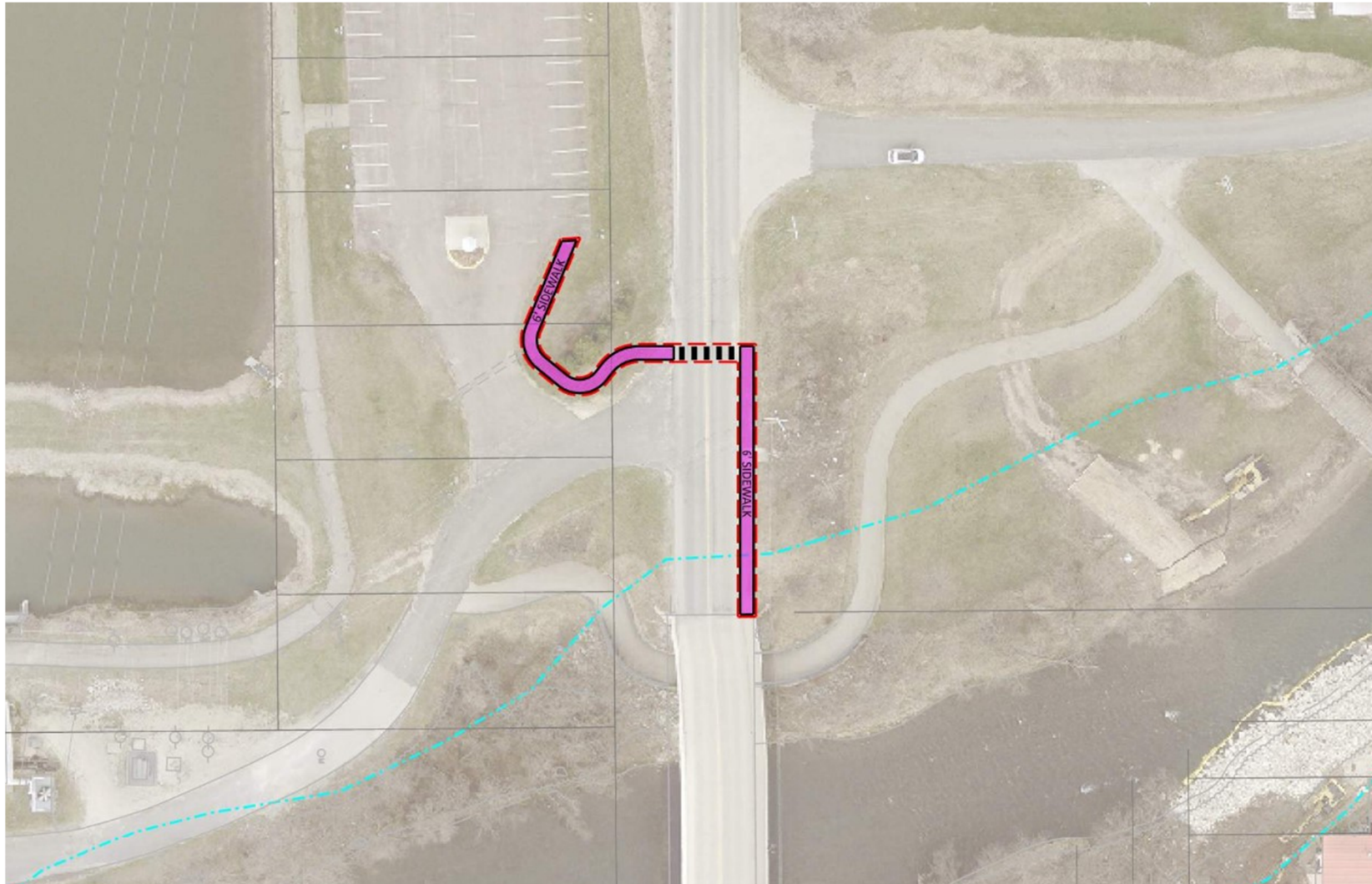
# Proposed Project

- Sidewalks and Shared-Use Paths
  - Enhanced pedestrian crossings at Community Center/Park and at Bass Pond Parking Lot
    - Recommend flashing beacons at CSAH 8 crossing at Bass Pond Parking lot, and two mid-block crossings at Community Center/Park
  - Do not recommend flashing beacon at Root River Trail Crossing
    - Ineffective and may cause problems
    - Proximity to stop controlled intersection, bike/ped volumes at trail crossing

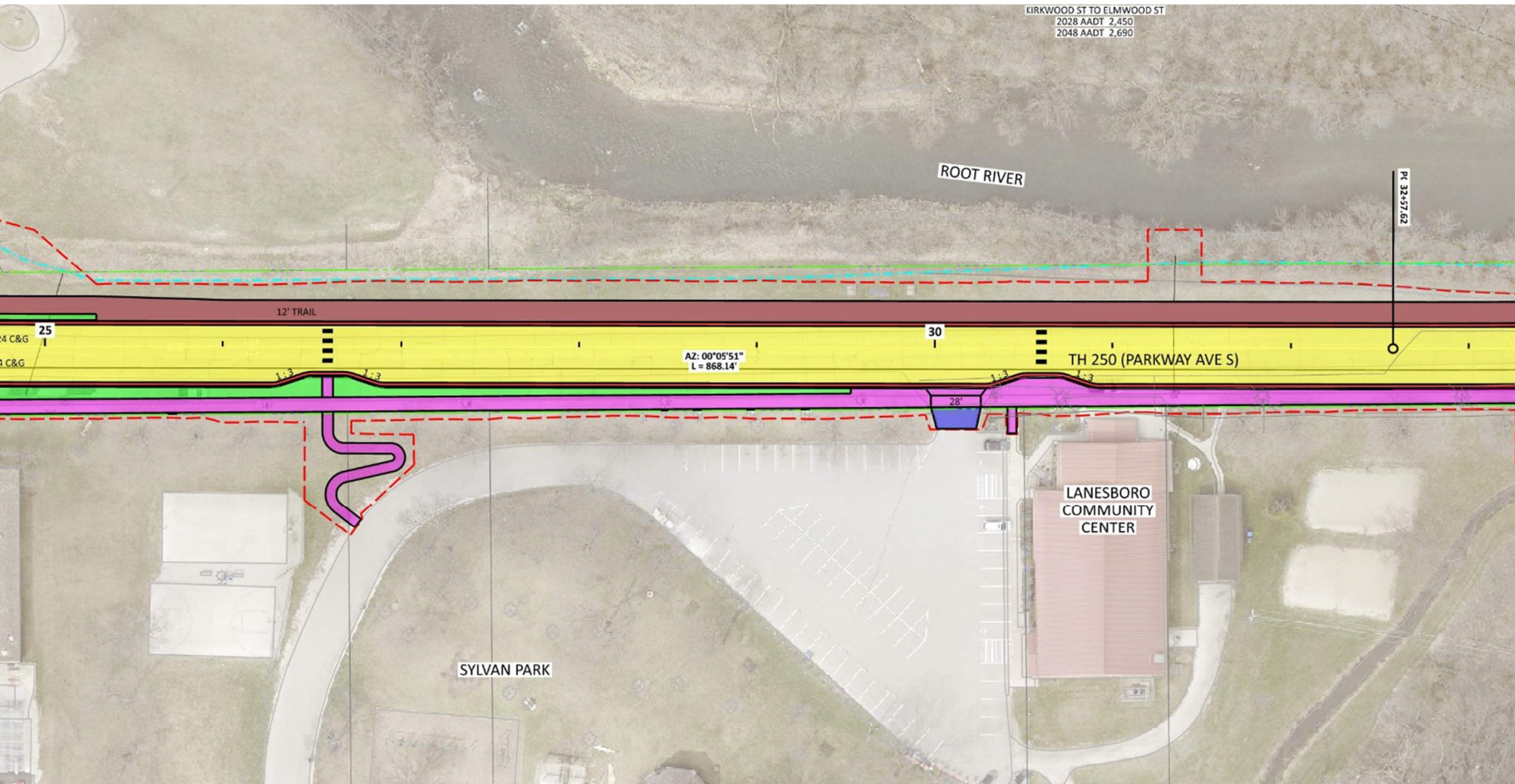




# Proposed Project



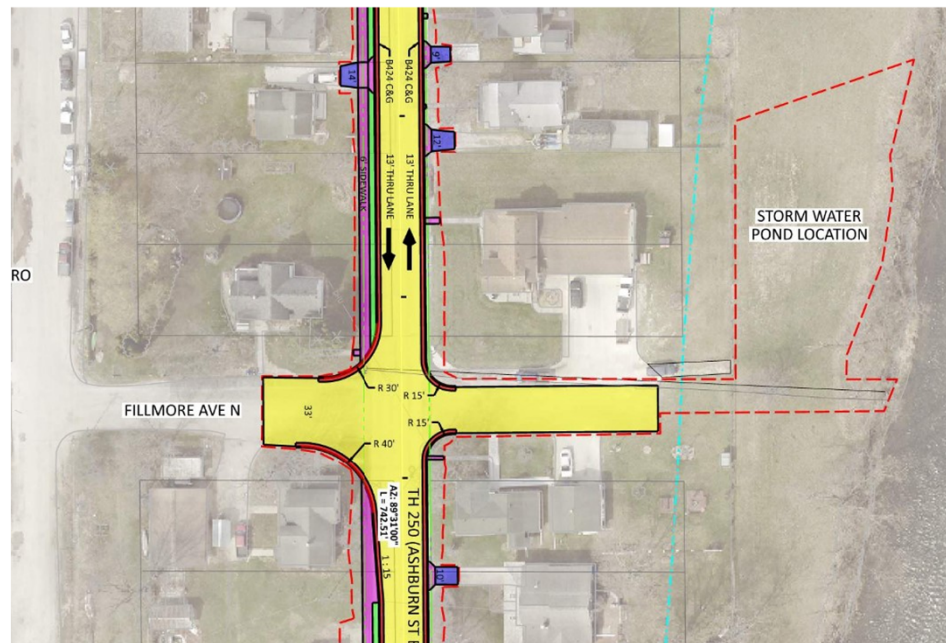
# Proposed Project





# Proposed Project

- Storm Sewer
  - New storm sewer and catch basins
  - Improved drainage capacity
  - Stormwater pond and thermal cooler at Ashburn Street/Fillmore Street outlet



# Proposed Project

- Sanitary Sewer
  - Replace with new PVC mains and concrete manhole structures
  - New 4 inch to 6 inch diameter sanitary sewer service lines
  - Watertight system
  - Replace inverted siphon serving Little Norway area with a submersible pump lift station
    - Reduced maintenance and potential for backup



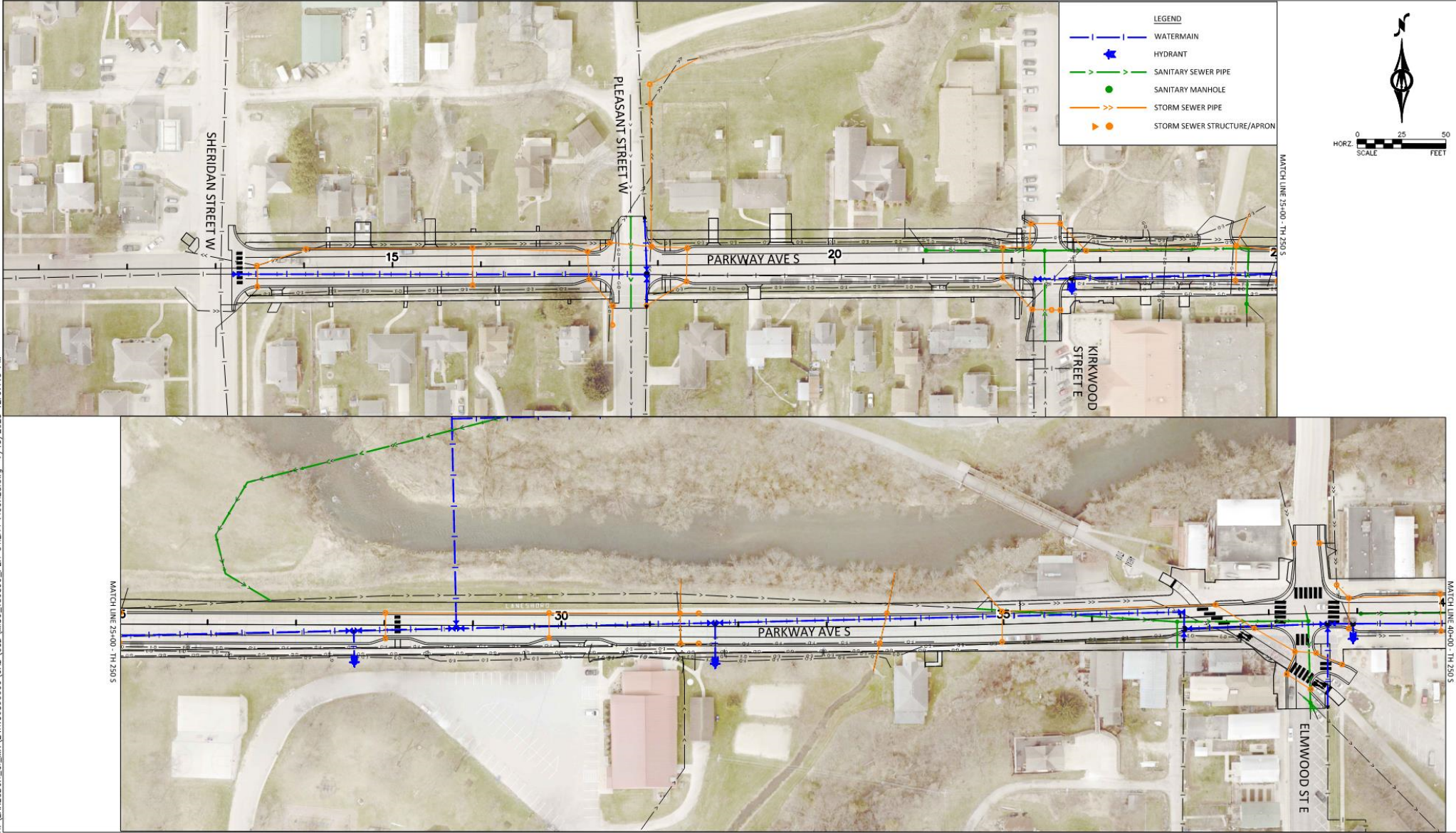
# Proposed Project

- Watermain
  - Replacement of watermain with new 8" diameter mains
  - New hydrants and valves
  - Water services will be replaced, 1 inch diameter residential, variable sizes (1 inch minimum) for downtown businesses
  - Abandon existing 4 inch watermain crossing Walking Bridge to Little Norway
  - New 8 inch diameter watermain under river to Little Norway and LPU building





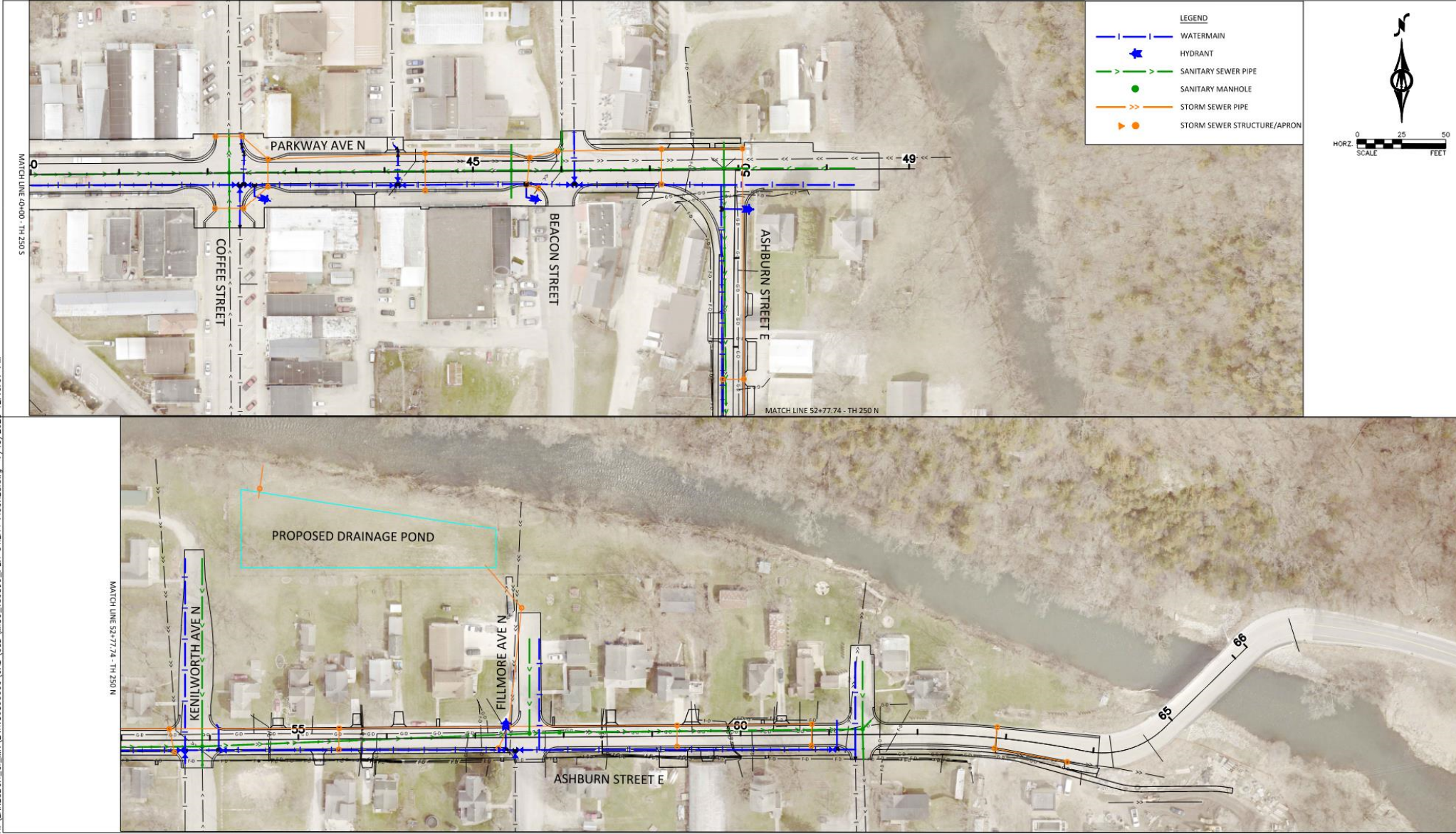
Figure 1: Parkway Ave S Proposed Utilities - Start to 40+00  
July 2025



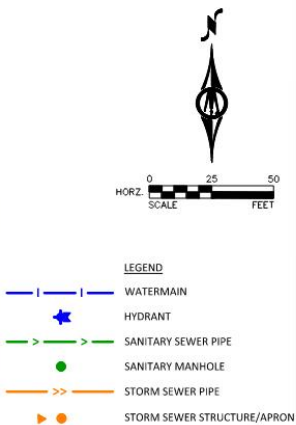
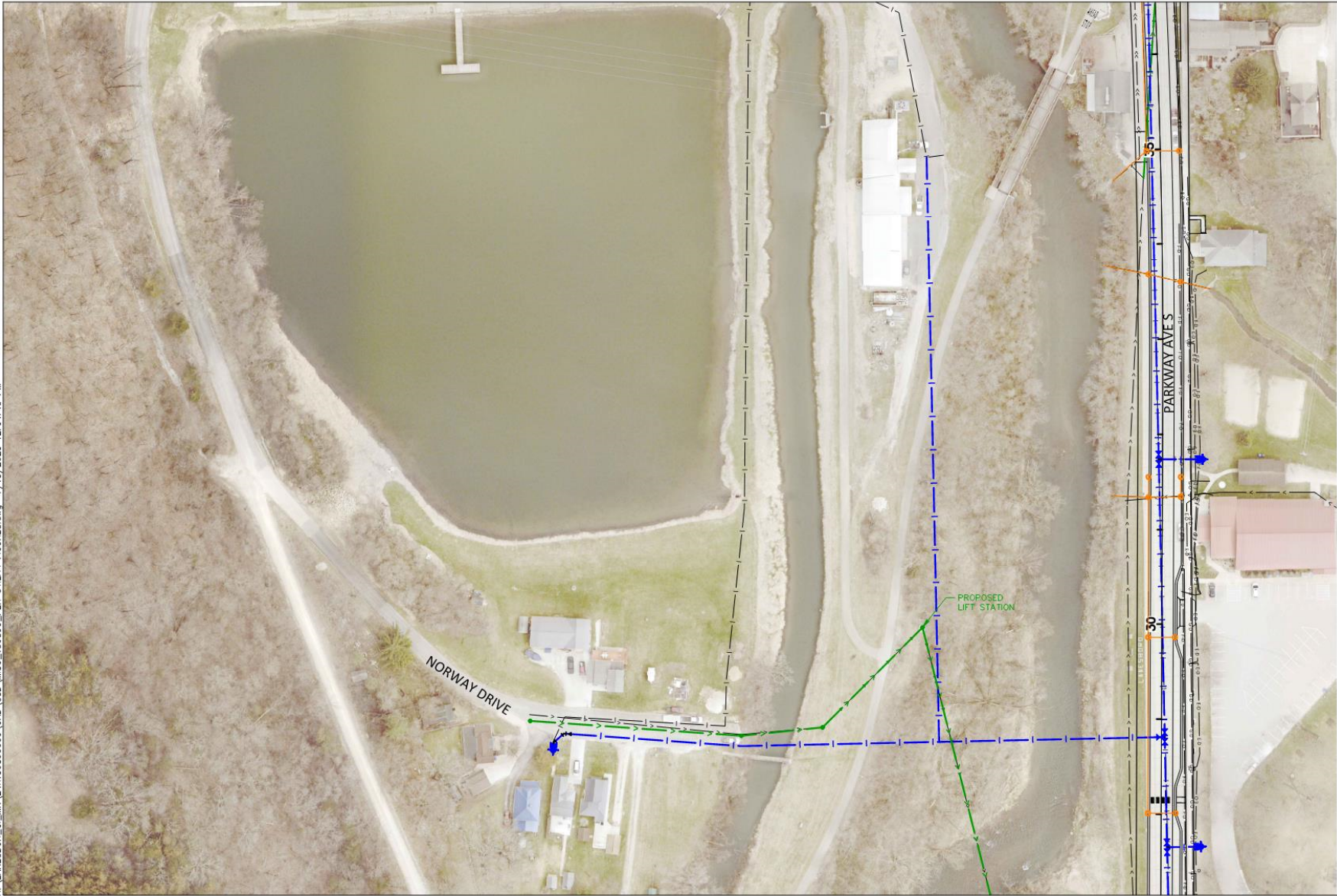
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# Proposed Project

- Street Lighting and Amenities
  - Street lighting will be replaced, standard LPU light poles and fixtures, similar to Coffee/Rochelle/Beacon downtown project
  - Possible streetscaping amenities
    - Benches, bike racks, plantings
    - Extent to be determined



# Proposed Project

- Other Utilities
  - Gas, electric, communications
    - Coordination will occur throughout final design
    - May involve relocations or new installations
- Right-of-Way
  - Project will require permanent and temporary easements
  - Will be acquired according to Federal process, appraisals, etc.





# Estimated Project Cost

TOTAL PROJECT			
Item	Estimated Construction Cost	Estimated Engineering, Administration, Inflation, and Financing Cost	Total Estimated Project Cost
Street & Site (Mainline)	\$3,623,796.45	\$1,630,187.08	\$5,253,983.53
Street & Site (Parking)	\$270,793.20	\$118,406.23	\$389,199.43
Sidewalk (Commercial)	\$167,138.30	\$75,455.96	\$242,594.26
Sidewalk (Residential)	\$816,748.50	\$372,354.61	\$1,189,103.11
Storm Sewer	\$1,112,599.00	\$497,275.74	\$1,609,874.74
Sanitary Improvements	\$1,139,099.40	\$531,293.80	\$1,670,393.20
Watermain Improvements	\$1,772,185.00	\$922,542.90	\$2,694,727.90
<b>Total Estimated Project Costs</b>	<b>\$8,902,359.85</b>	<b>\$4,147,516.31</b>	<b>\$13,049,876.16</b>



# Estimated Project Cost

MnDOT COST SHARE			
Item	Estimated Construction Cost	Estimated Engineering, Administration, Inflation, and Financing Cost	Total Estimated Project Cost
Street & Site (Mainline)	\$2,723,556.45	\$708,124.68	\$3,431,681.13
Street & Site (Parking)	\$235,137.00	\$61,135.62	\$296,272.62
Sidewalk (Commercial)	\$111,038.70	\$28,870.06	\$139,908.76
Sidewalk (Residential)	\$555,309.35	\$144,380.43	\$699,689.78
Storm Sewer	\$915,919.00	\$238,138.94	\$1,154,057.94
Sanitary Improvements	\$0.00	\$0.00	\$0.00
Watermain Improvements	\$0.00	\$0.00	\$0.00
<b>Total Estimated Project Costs</b>	<b>\$4,540,960.50</b>	<b>\$1,180,649.73</b>	<b>\$5,721,610.23</b>



# Estimated Project Cost

CITY COST SHARE			
Item	Estimated Construction Cost	Estimated Engineering, Administration, Inflation, and Financing Cost	Total Estimated Project Cost
Street & Site (Mainline)	\$900,240.00	\$922,062.40	\$1,822,302.40
Street & Site (Parking)	\$35,656.20	\$57,270.61	\$92,926.81
Sidewalk (Commercial)	\$56,099.60	\$46,585.90	\$102,685.50
Sidewalk (Residential)	\$261,439.15	\$227,974.18	\$489,413.33
Storm Sewer	\$196,680.00	\$259,136.80	\$455,816.80
Sanitary Improvements	\$1,139,099.40	\$531,293.80	\$1,670,393.20
Watermain Improvements	\$1,772,185.00	\$922,542.90	\$2,694,727.90
<b>Total Estimated Project Costs</b>	<b>\$4,361,399.35</b>	<b>\$2,966,866.58</b>	<b>\$7,328,265.93</b>



# Potential Funding

- Potential Funding Sources
  - Tax Levy
  - Utility Funds
  - Special Assessments
  - Possible Public Facilities Authority (PFA)
    - Low Interest Loan
    - WIF Grant Funding
    - Loans and Grants are competitive
    - Grant funding contingent on funding availability and affordability criteria
  - MnDOT funding for their share of project
- MnDOT Transportation Alternatives Funding Secured
  - \$1.35 million for sidewalks, trails, street lighting





# Assessments

- City's Local Improvement Policy

Table 2 - Lanesboro Assessment Rate Policy Summary		
Project Component	% Assessable	% City Cost
Street & Site	35%	65%
Sidewalk (Commercial)	100%	0%
Sidewalk (Residential)	50%	50%
Storm Sewer	35%	65%
Sanitary Improvements	35%	65%
Watermain Improvements	35%	65%

Table 3 - Lot Frontage Adjustments <sup>(1)</sup>	
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 & Store Sewer)	Adjusted frontage equals the sum of both sides minus a <b>side lot allowance of 50 feet.</b> $= (X+Z)-50$
Cul-de-sac Lots	Adjusted frontage equals the lot width at the building setback line

1 – Only Lot Frontage Adjustment types used for this project are shown.



# Assessments

- Preliminary total amount assessed-\$2.7 million
- Example 80-ft lot
  - Residential-\$20,819
  - Commercial-\$21,945
- Comparison
  - Kirkwood and Coffee/Rochelle/Beacon Street Project
  - Policy reduced to 20% for all items
    - Residential-\$16,245
    - Commercial-\$17,362
  - TH 250 if reduced to 20%
    - Residential-\$17,638
    - Commercial-\$17,735

Note: #'s reversed in report



# Assessments

- Assessments are preliminary right now
- Final assessments determined at Assessment Hearing in April 2027 and will be based on as-bid costs
- No decision needed right now
- Council can deliberate on percentage to assess between now and then, if needed



# Project Schedule

Table 4 - Project Schedule	
Open House Meeting	Late March 2025
Resolution Ordering Feasibility Report	4/7/2025
Prepare Feasibility Report	4/8/2025 to 7/7/25/2025
Resolution Receiving Feasibility Report and Calling for Hearing on Improvement	7/7/2025
Targeted Business & Property Owner Meetings	July 2025-September 2026
Published Notice of Hearing on Improvement	8/11/2025 & 8/18/2025
Mailed Notice of Hearing on Improvement	8/11/2025
Open House Meeting	8/28/2025
Improvement Hearing/Municipal Consent Hearing	9/2/2025
Resolution Ordering Improvement/Municipal Consent Resolution	9/2/2025
Targeted Business & Property Owner Meetings	2nd Quarter 2026
Open House Meeting	2nd Quarter 2026
Open House Meeting	3rd Quarter 2026
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	11/2/2026 (Tentative)
Advertise for Bids	November 2026 (Tentative)
Open Bids	December 2026 (Tentative)
Prepare Final Assessment Roll	January 2027 (Tentative)
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	2/1/2027 (Tentative)
Resolution for Hearing on Proposed Assessment	2/1/2027 (Tentative)
Published Notice of Hearing on Proposed Assessment	2/11/2027 (Tentative)
Mailed Notice of Hearing on Proposed Assessment	2/11/2027 (Tentative)
Open House Meeting	2/25/2027 (Tentative)
Assessment Hearing	3/1/2027 (Tentative)
Resolution Adopting Assessment	3/1/2027 (Tentative)
Begin Construction	Spring 2027 (Tentative)
End Construction	TBD (2027 or 2028)





# Recommendation

- Necessary Action
  - Adopt resolution receiving report and calling for hearing on improvement
  - Improvement Hearing and Municipal Consent planned for September 2, 2025 meeting





# **Feasibility Report**

## **TH 250 Reconstruction Project**

July 7, 2025

# Questions?

