BOLTON & MENK

Real People. Real Solutions.

Neighborhood Meeting
Feasibility Report
TH 250 Reconstruction

May 11, 2017

August 28, 2025

DEPARTMENT OF TRANSPORTATION

CITY OF Lanesboro

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 are not ADA compliant
  - Gaps in network
    - No facilities along Ashburn St
    - No facilities on west side of Parkway Ave between Elmwood St (CSAH 8) and Kirkwood St, and between Beacon and Ashburn
    - Gaps on west side of Parkway Ave between Kirkwood St and Sheridan St (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 and pedestrians

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
  - 8 inch to 12 inch diameter
  - Flat grade, potential for backups
  - VCP is 80-100 years old, original system
  - Source of Inflow & Infiltration
  - Services-4”-6”, likely clay or cast iron

Water Main

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

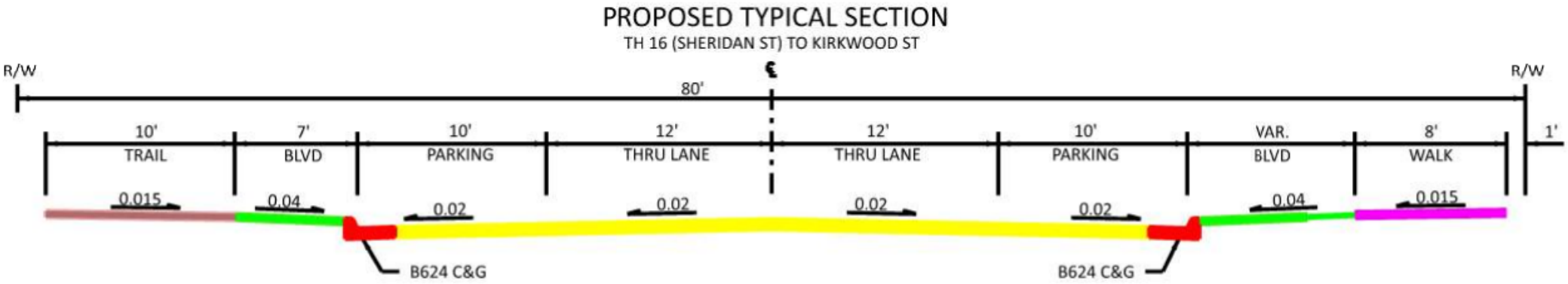
Proposed Project

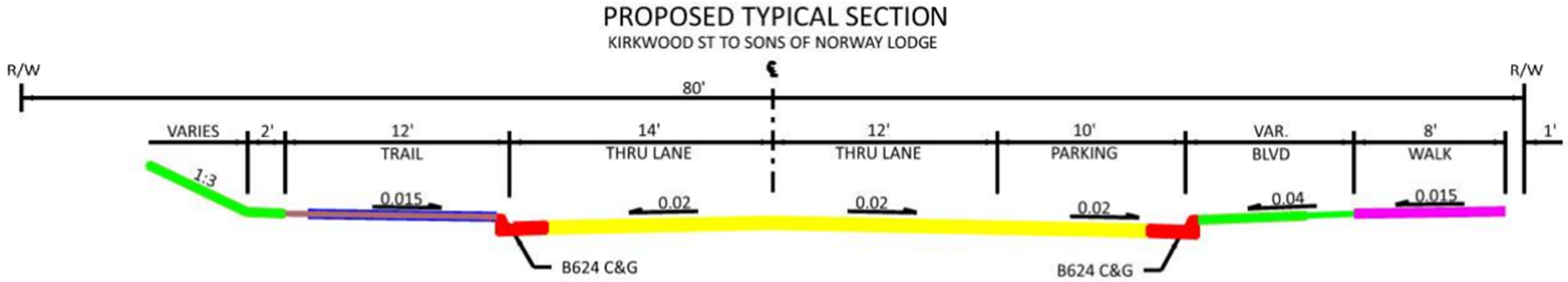
- Roadway and Pedestrian/Bicyclist Facilities Goal
  - Balanced design for the needs of vehicles, pedestrians, and bicyclists

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





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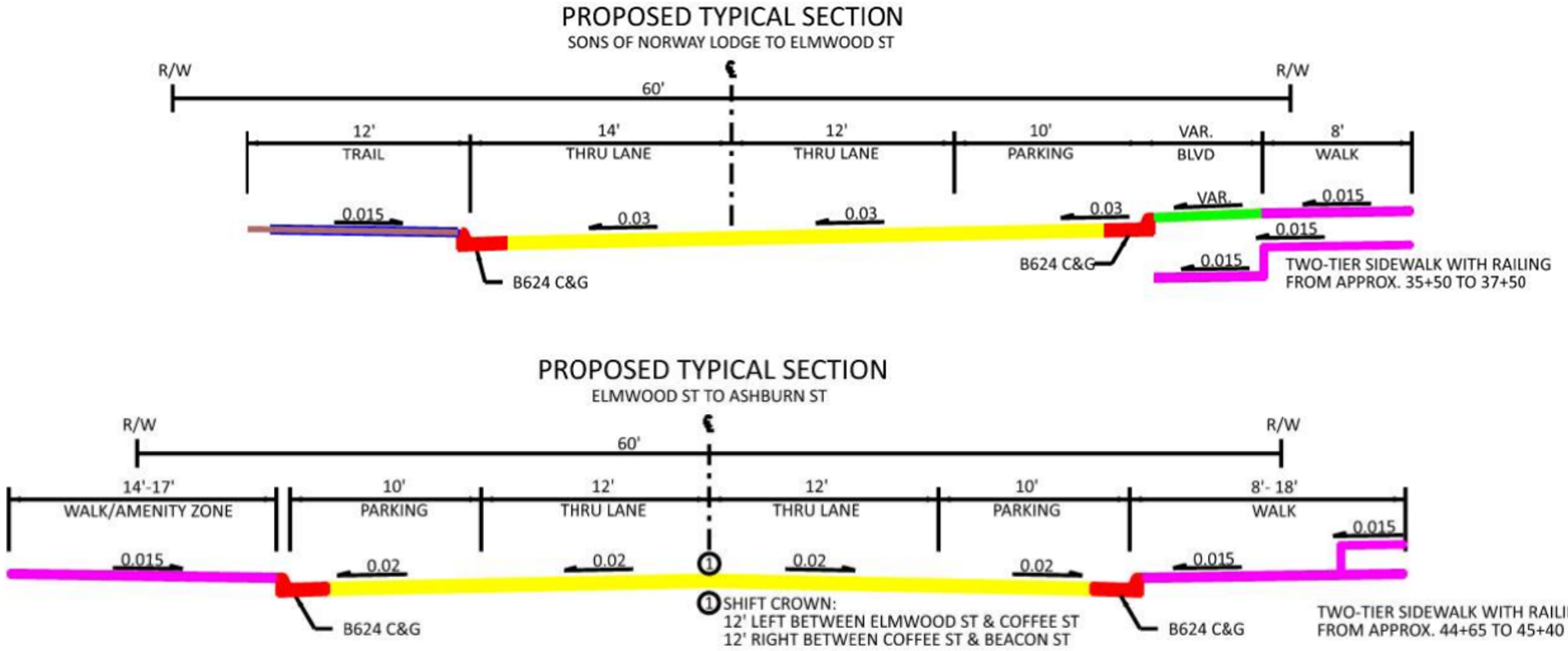

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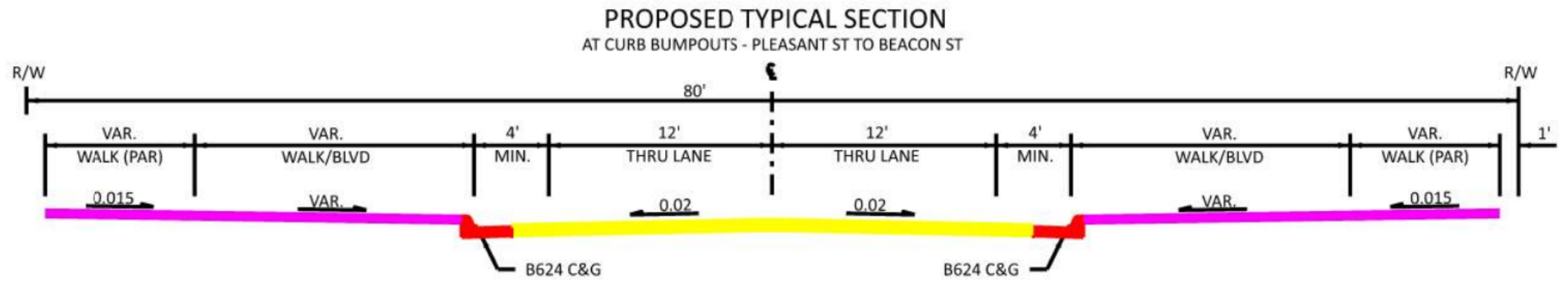
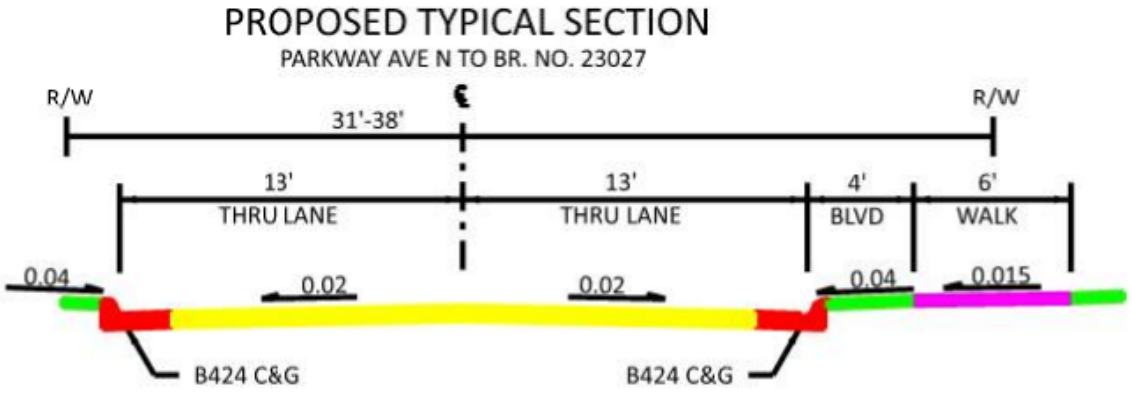
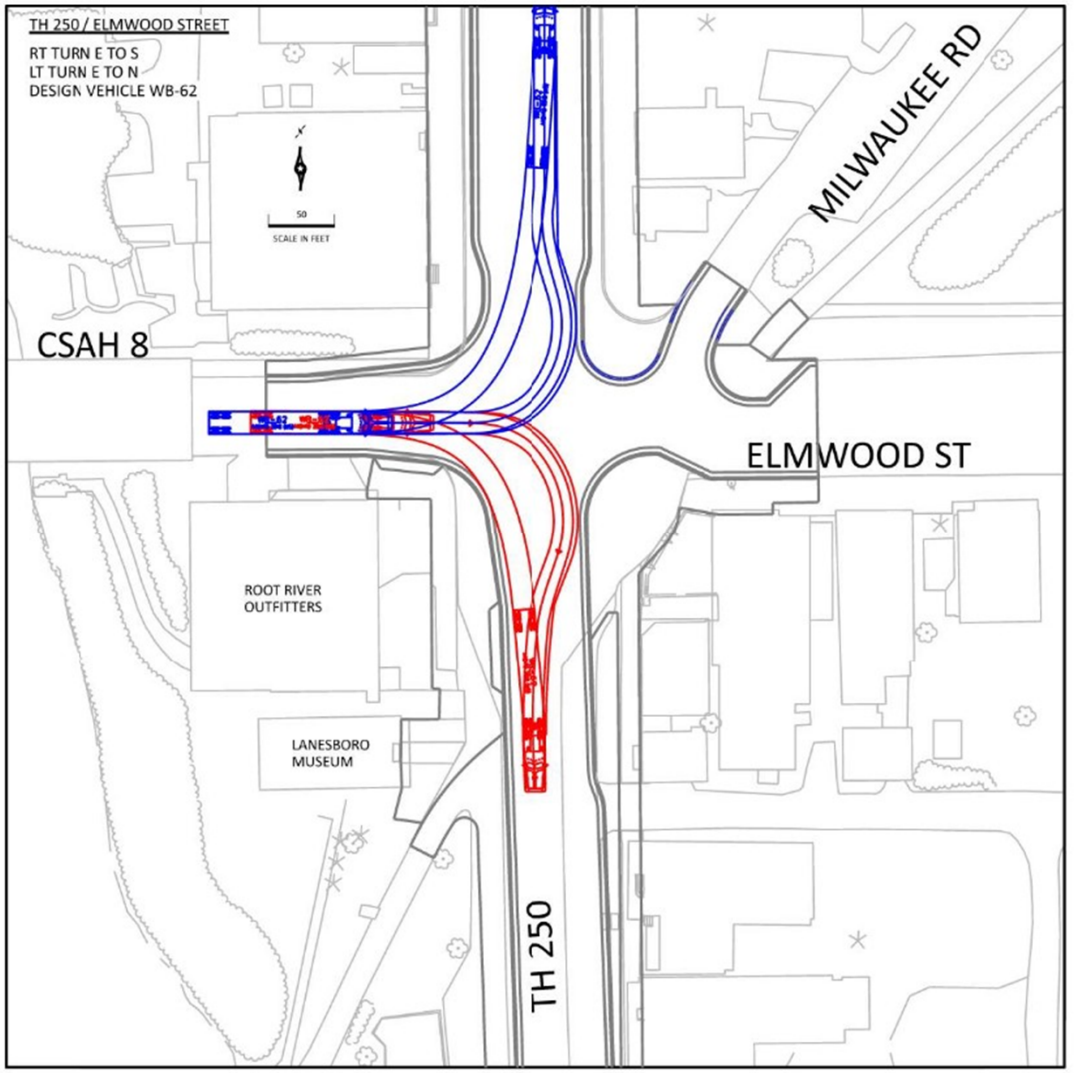




Proposed Project

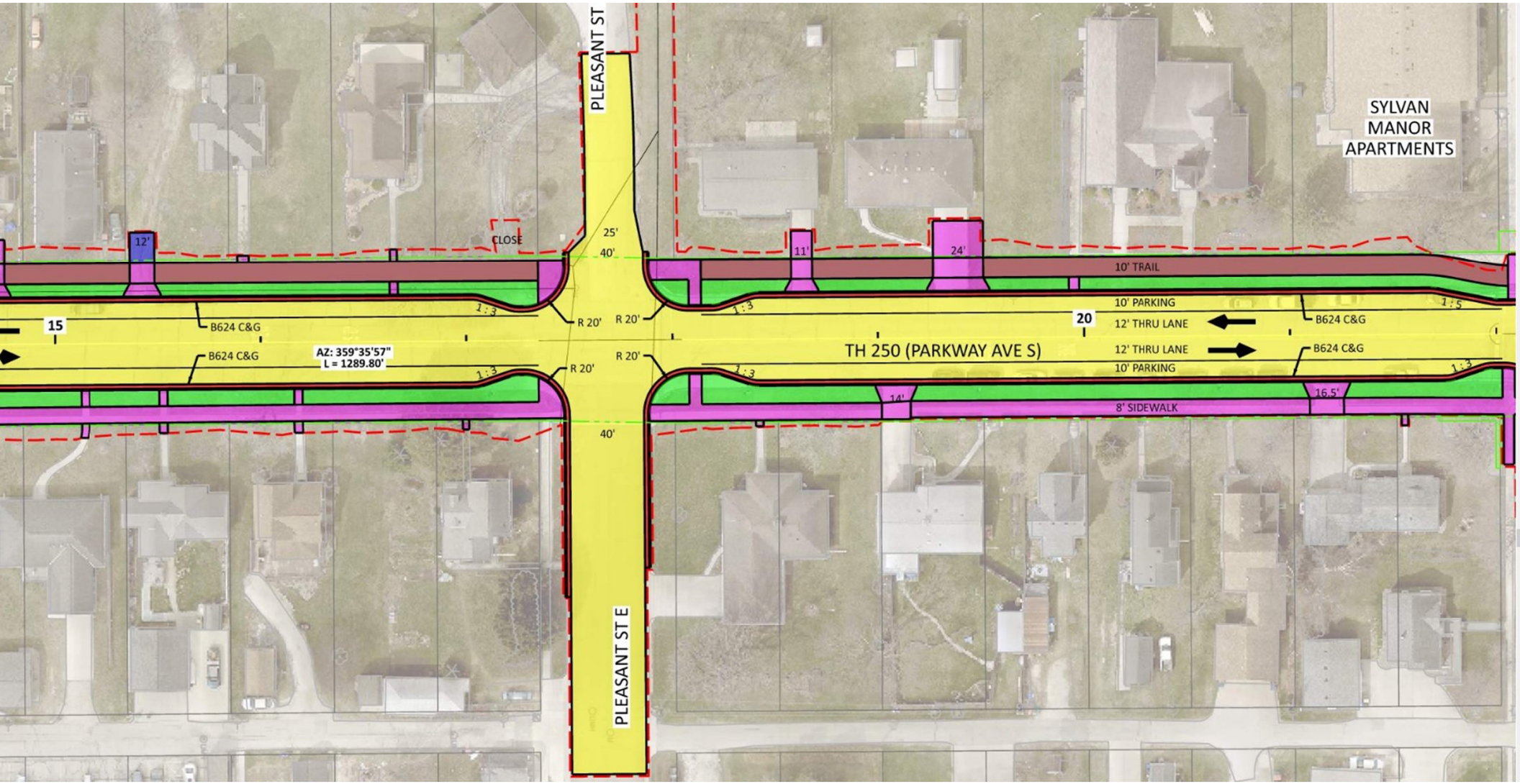
- Street
  - Example semi-truck turning movement at CSAH 8/Elmwood
  - Will function similar to existing condition



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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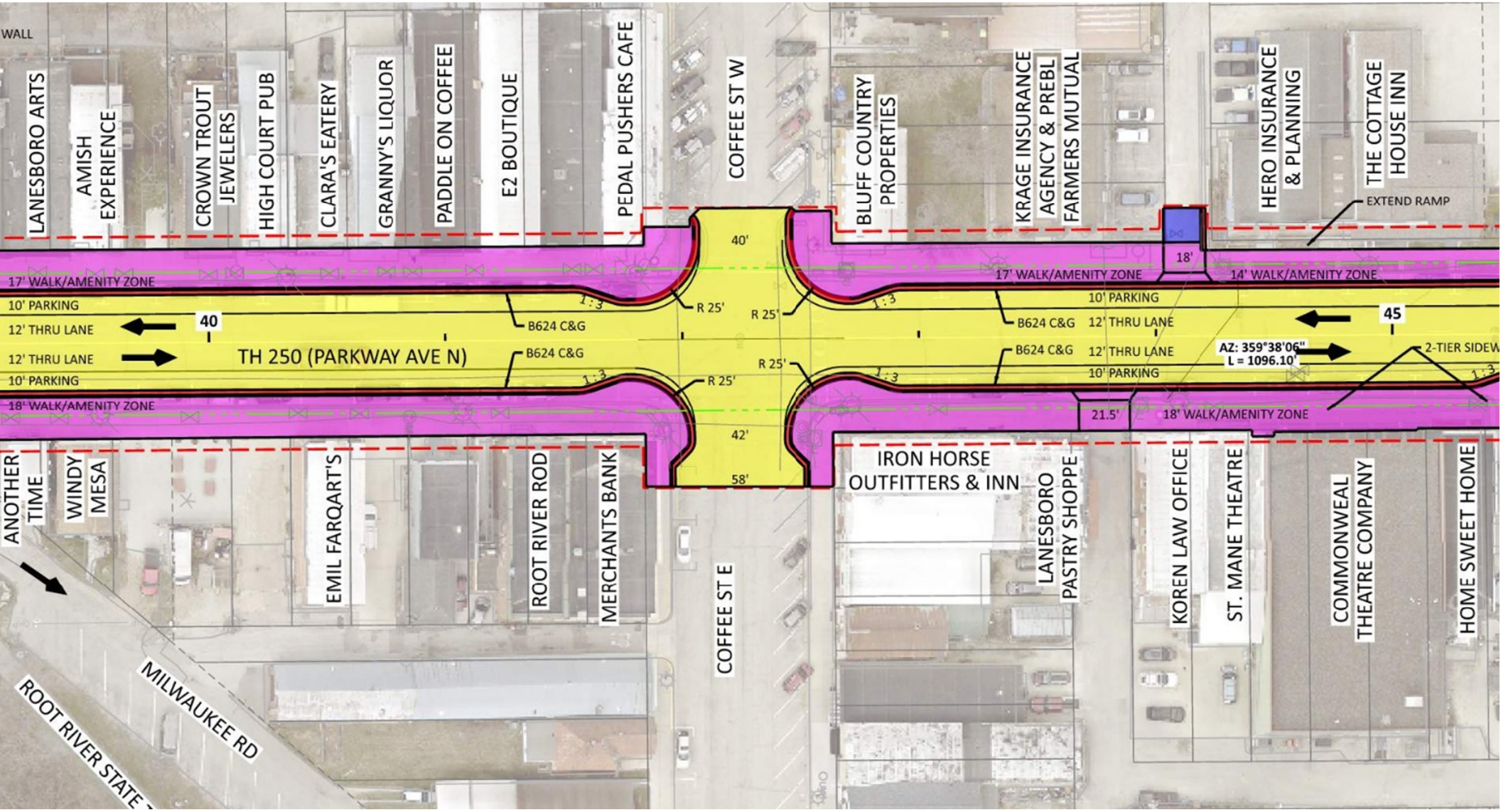

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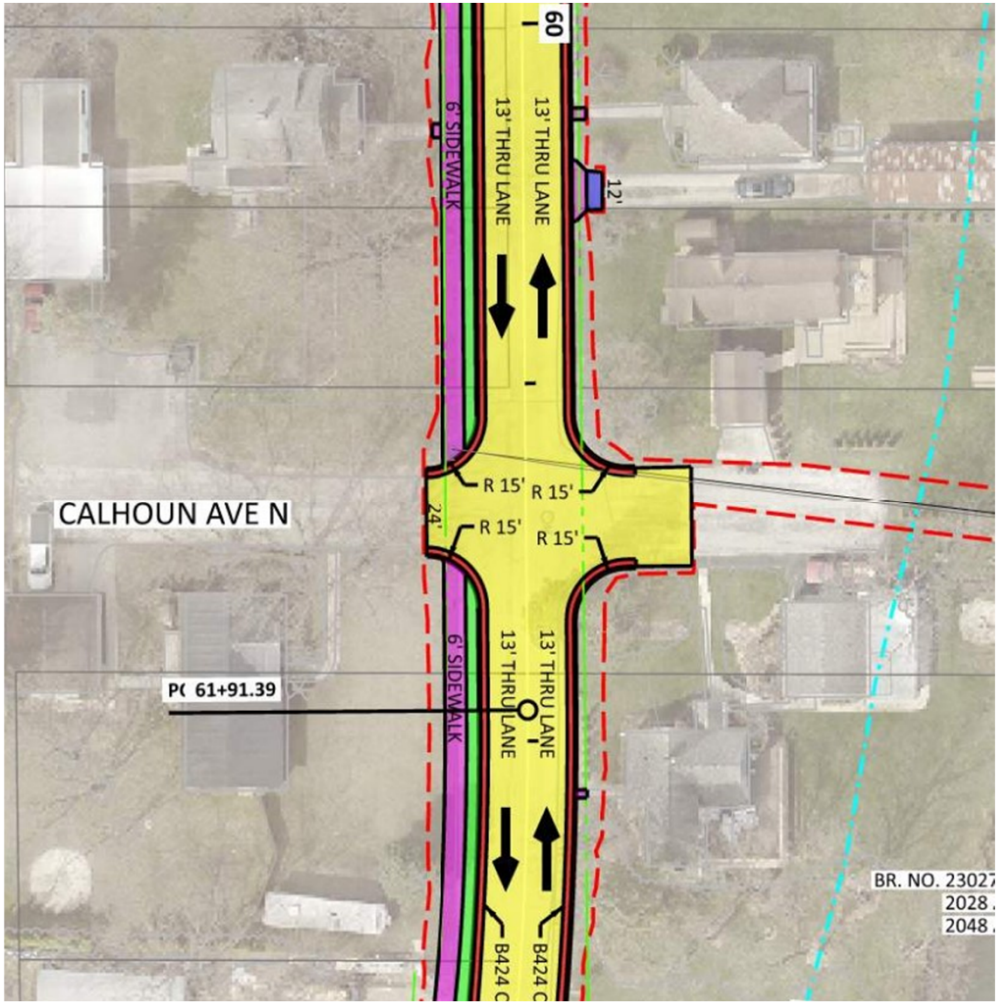

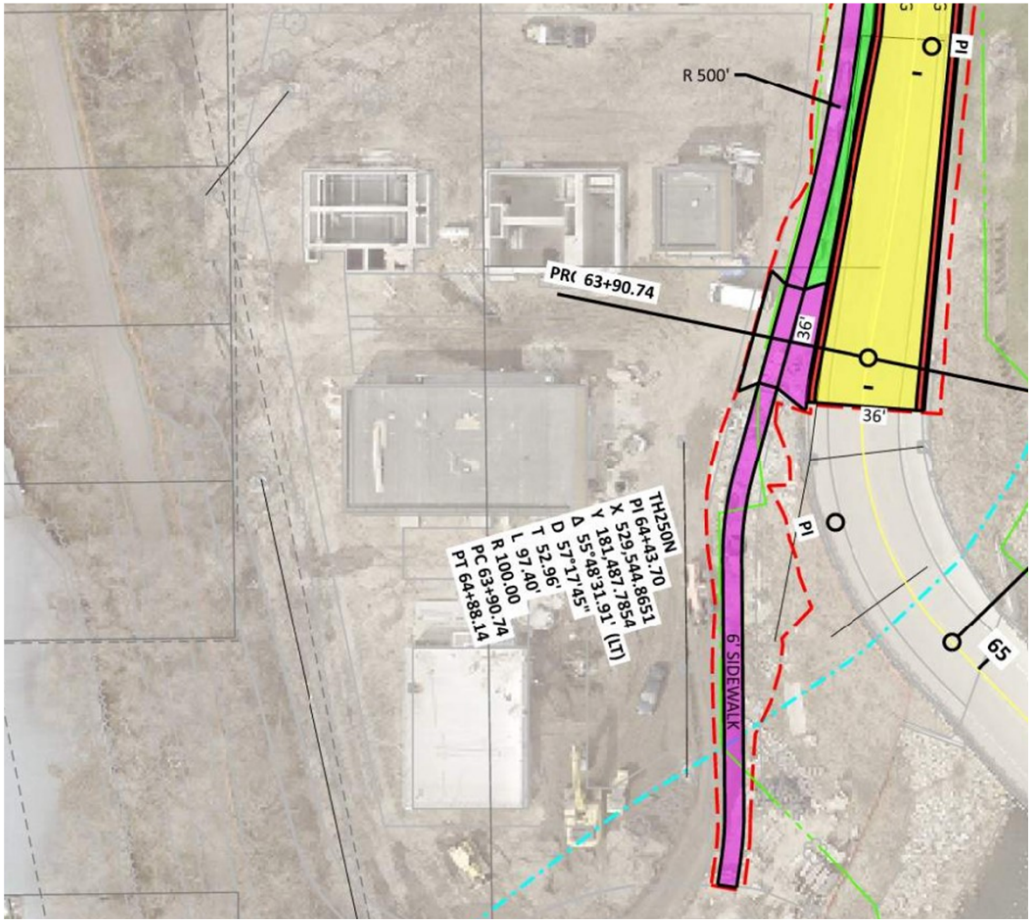

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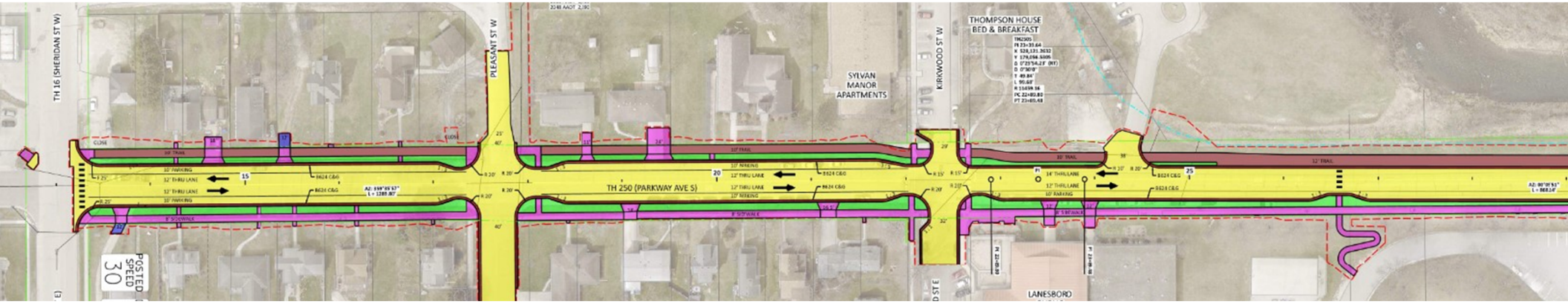

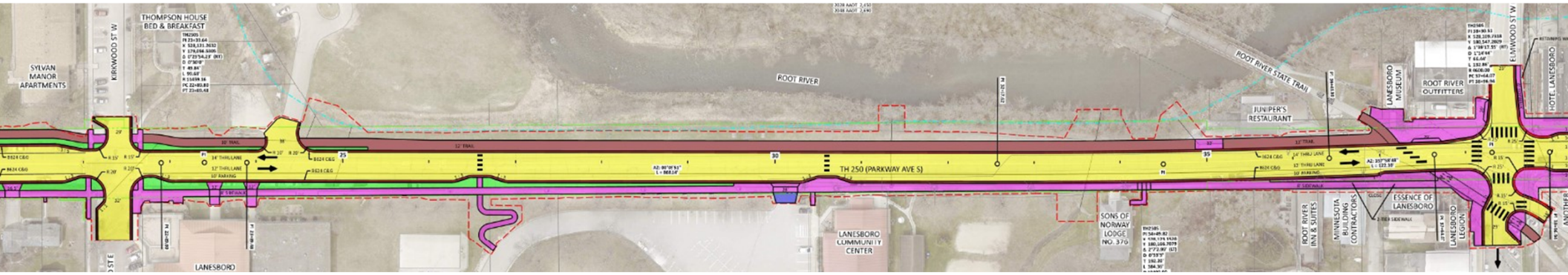

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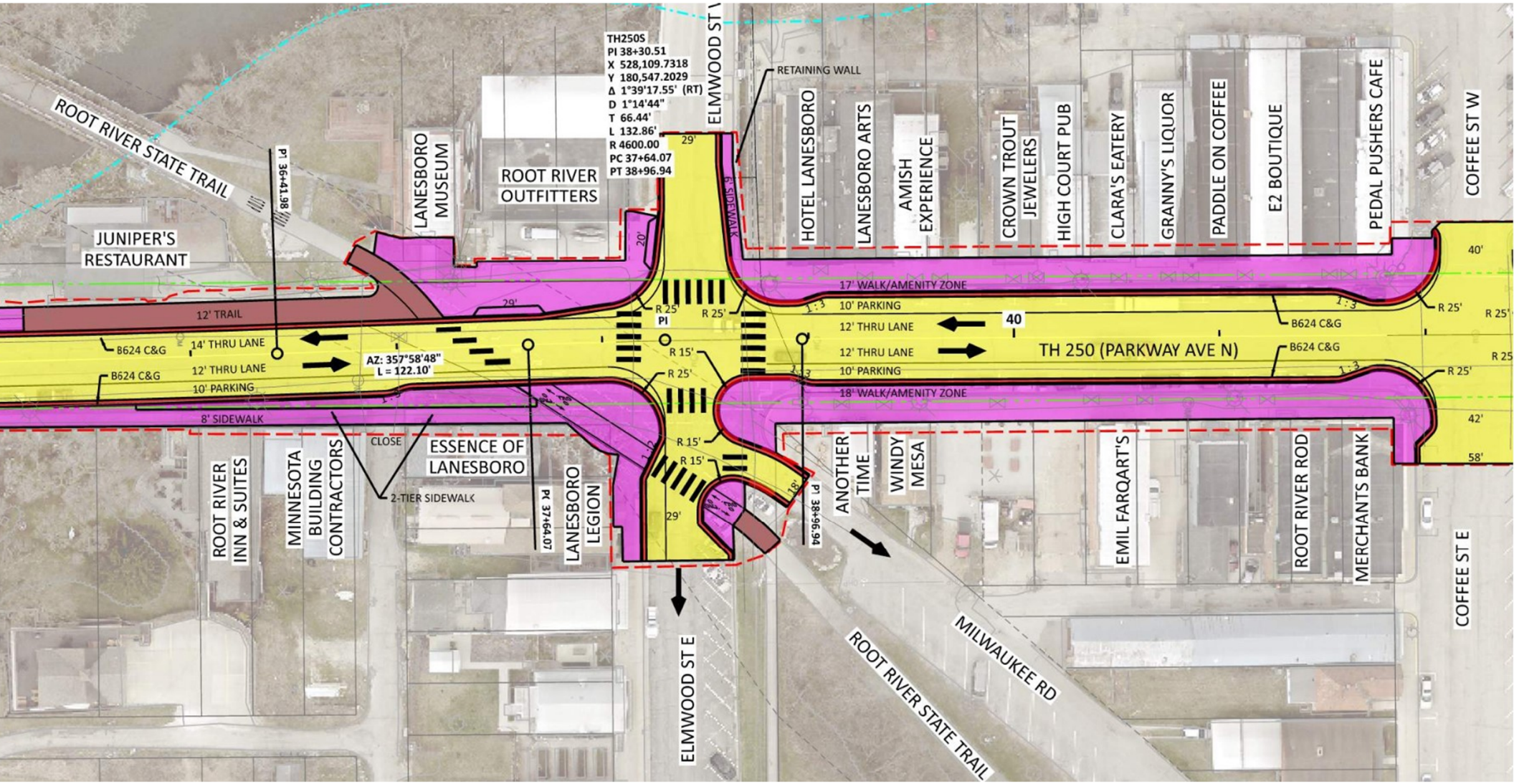
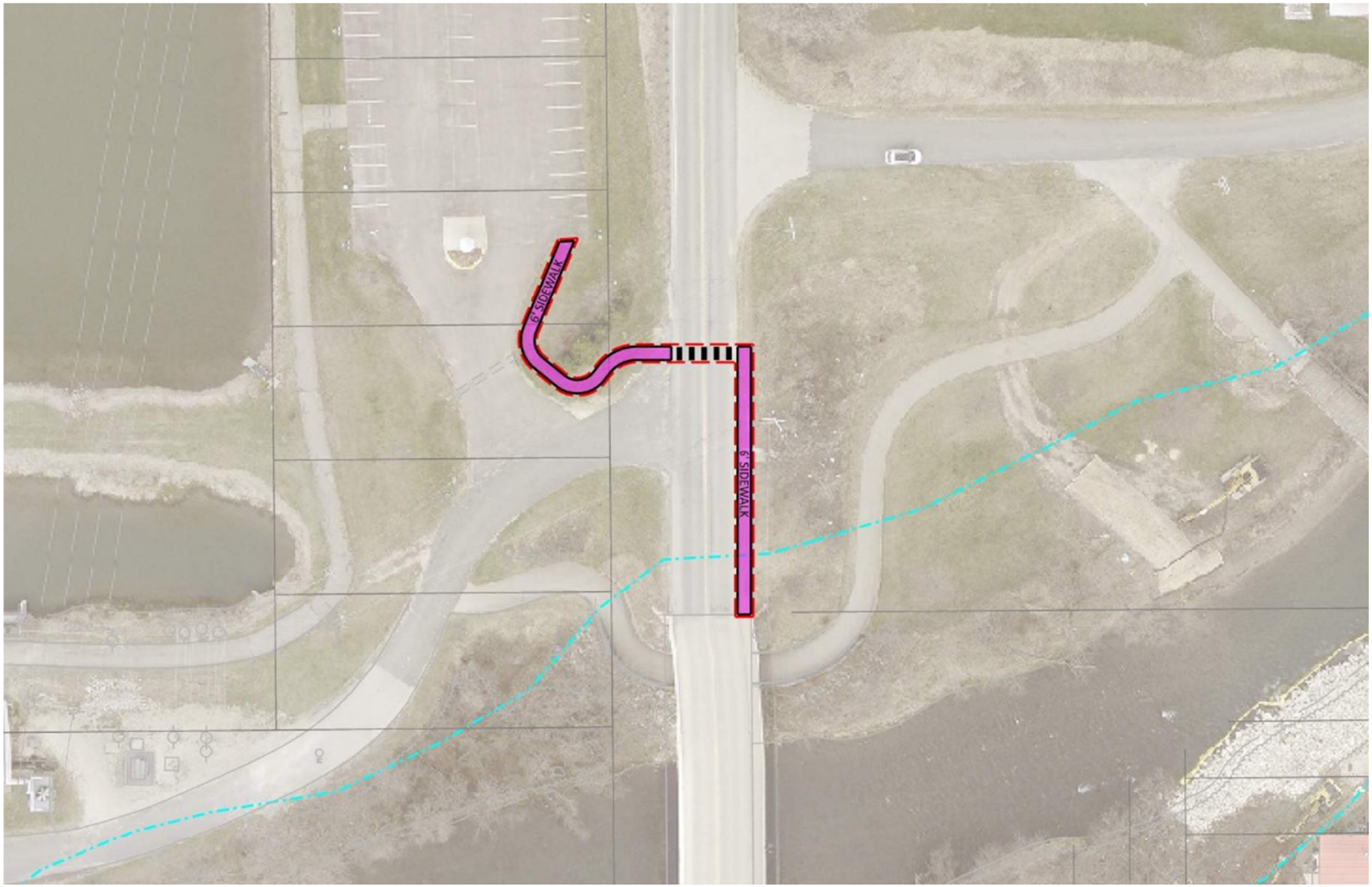


Proposed Project

- 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
      - Two mid-block crossings at Community Center/Park
      - Root River Trail Crossing (this is a change from Council presentation in July)

Proposed Project



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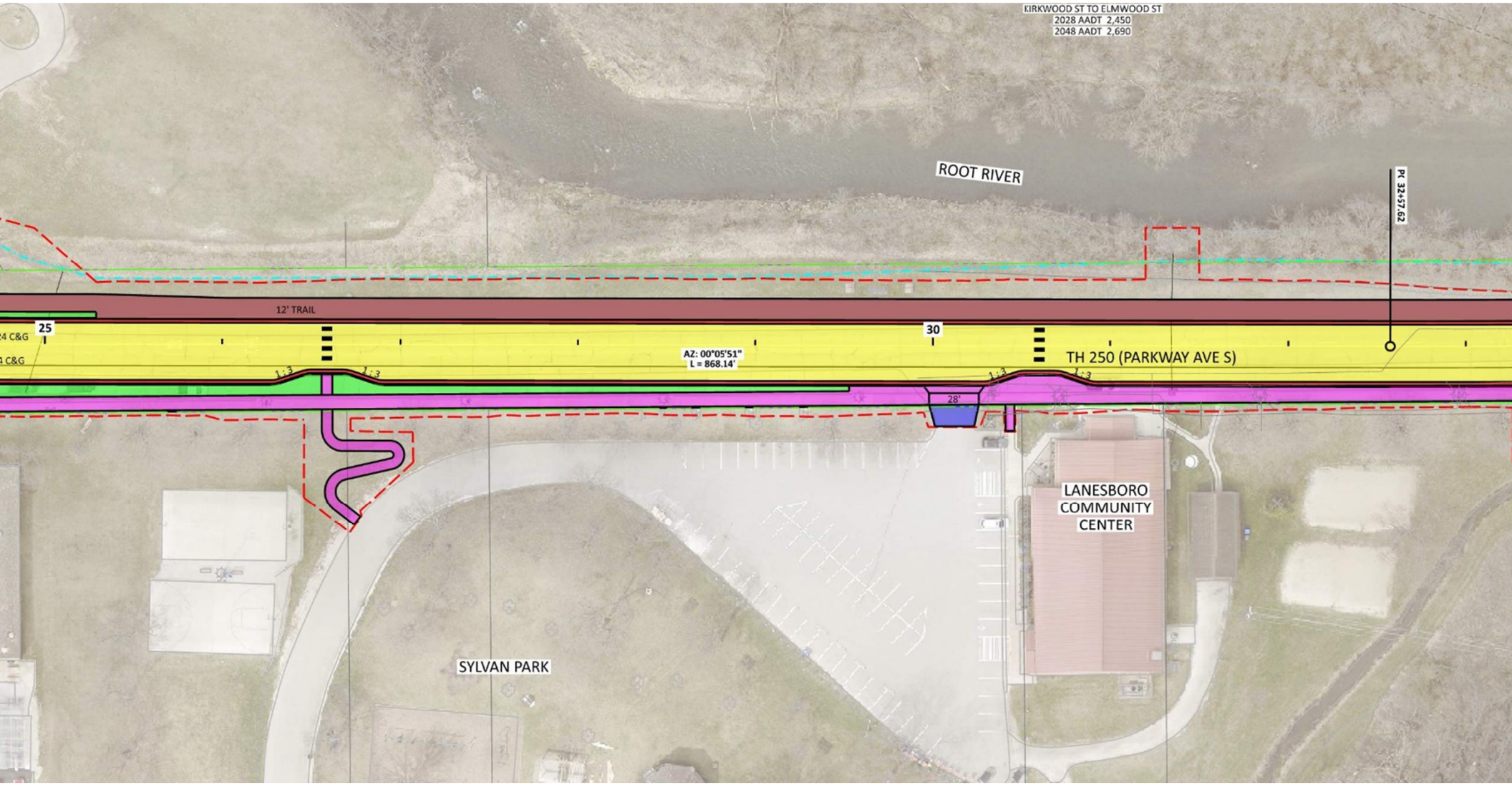
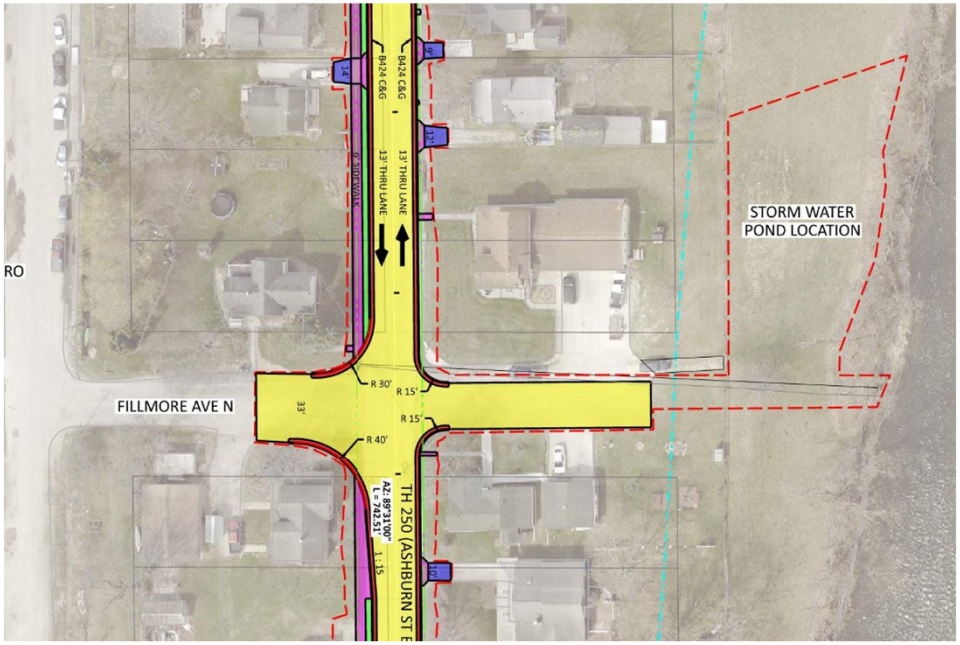


Proposed Project

- Storm Sewer
  - New storm sewer pipe, manholes, 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 inch 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

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
Total Estimated Project Costs	$8,902,359.85	$4,147,516.31	$13,049,876.16

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
Total Estimated Project Costs	$4,540,960.50	$1,180,649.73	$5,721,610.23

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
Total Estimated Project Costs	$4,361,399.35	$2,966,866.58	$7,328,265.93

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 [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 & Store Sewer)	Adjusted frontage equals the sum of both sides minus a **side lot allowance of 50 feet.** =(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 – Per Policy
  - 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
    - 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
- Council will deliberate on percentage to assess between now and then, finalize decision prior to Assessment Hearing

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)

Next Steps

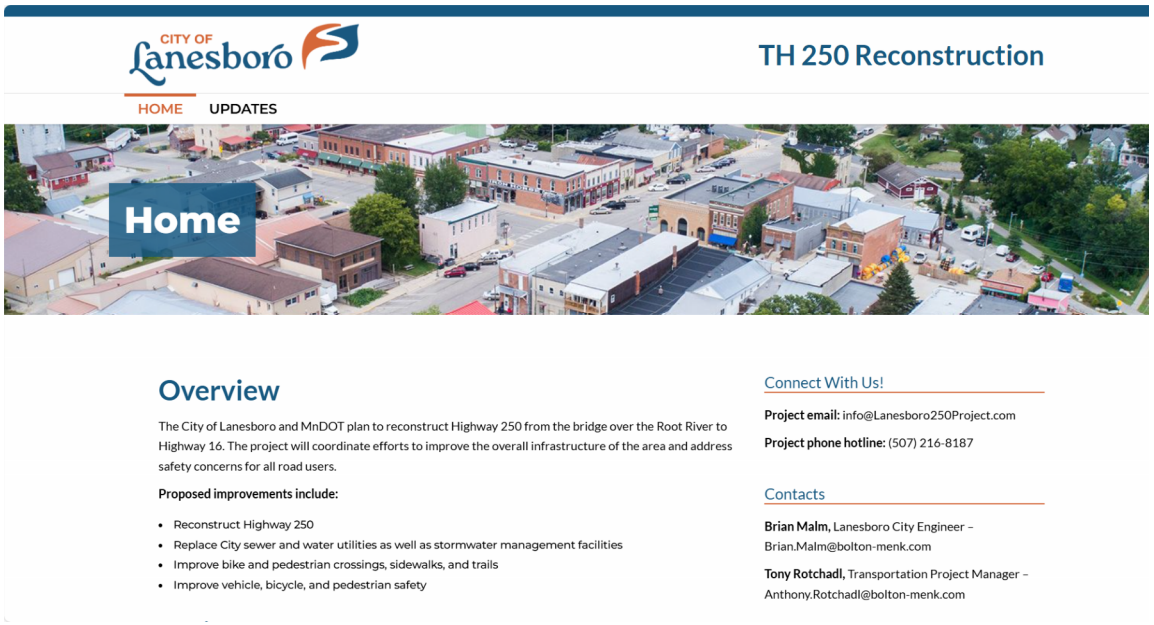
- Improvement Hearing will be held on September 2, 2025, 6pm at City Council meeting
- Individual Business/Property Owner Meetings
  - Meetings held with 27 different business/property owners to date
  - Additional meeting dates available, see QR code to sign up

Next Steps

- Construction Questions
  - More information will be available 2nd and 3rd Quarter of 2026

Information

- Project Website: https://tinyurl.com/TH-250
- Report and Council Presentation



- This presentation will be available on website soon.

Staff Available for Questions at Layout Tables

TH 250 Reconstruction Project

August 28, 2025