



Real People. Real Solutions.

2026 Citywide Street & Utility Improvements, Phase I, Neighborhood Meeting



March 9, 2026

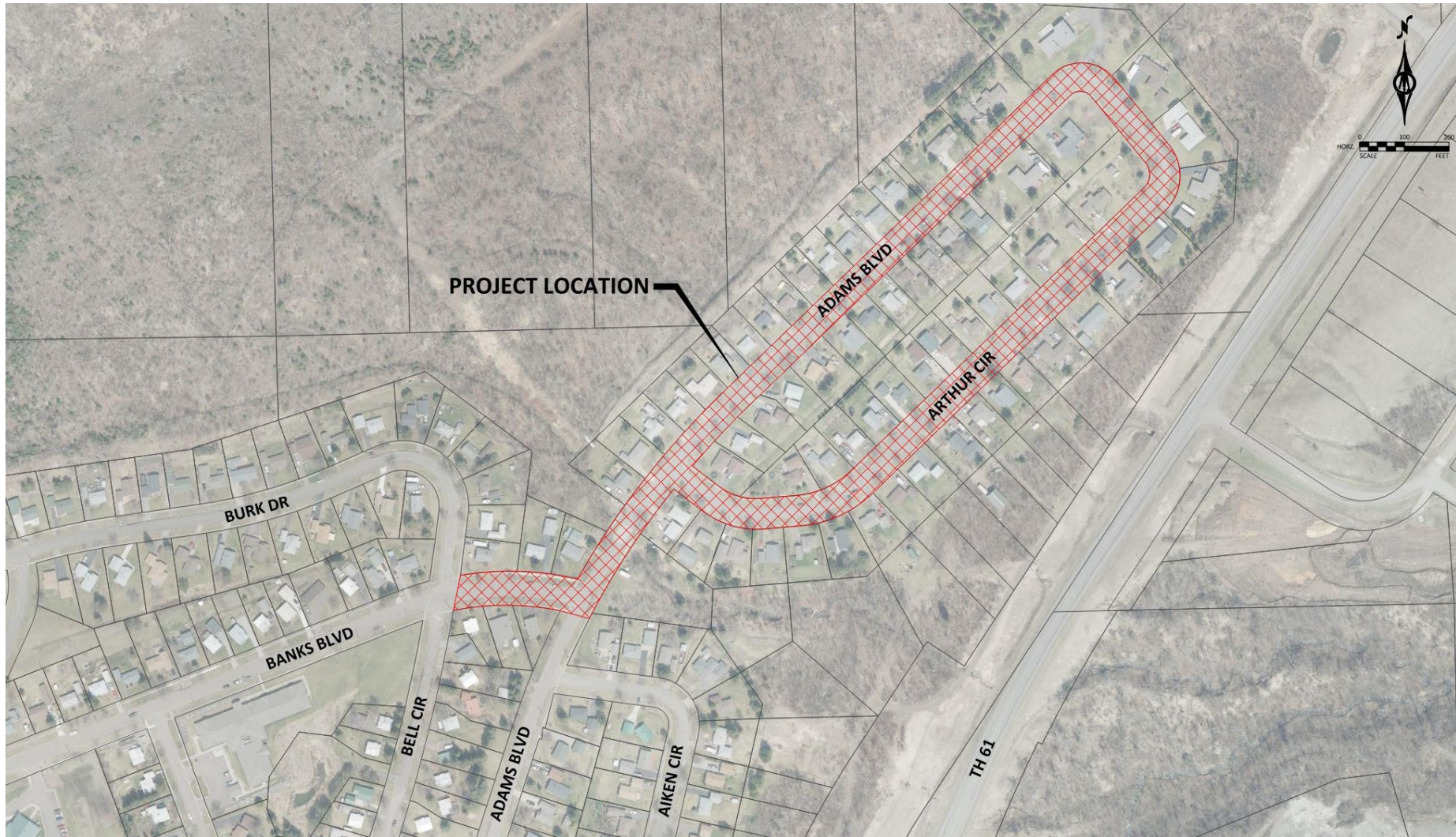
Josh Stier, PE
City Engineer

Improvement Hearing

- Project Area
- Project Goals
- Existing Conditions
- Proposed Improvements
- Cost Estimate & Financing
- Assessments
- Schedule & Next Steps
- Public Comment
 - Please save all questions until the end



Project Area



Project Goals

- Reconstruct street surfacing including roadway, curb, sidewalk, & driveways
 - Americans with Disability Act (ADA) Compliance
 - Correct surface drainage issues
 - Improve ride quality & walkability within the community
- Replace aging watermain, sanitary sewer and storm sewer utilities
 - Water – Reduce break frequency and improve system efficiency
 - Sanitary Sewer – Reduce Inflow & Infiltration
 - Storm Sewer – Reduce localized flooding



Work Completed to Date

2020

- Citywide street and utility improvement study completed

2024

- Received \$6.0 Mil through Minerals Article Legislation for Street & Utility Improvements
- Council order preliminary design on Phase I improvements

2025

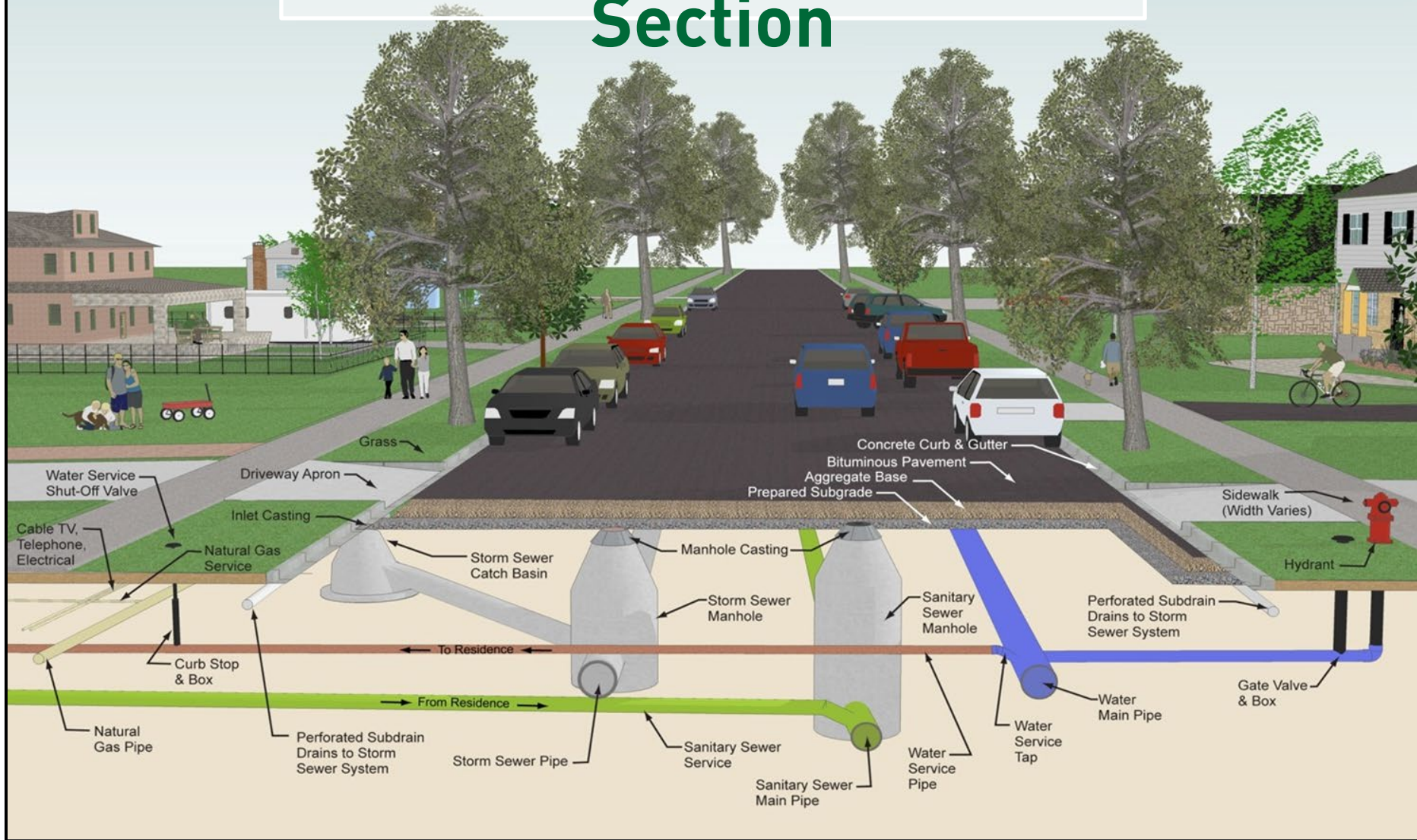
- Received Notice of MPCA Stormwater Resiliency Grant
 - \$324,000 for culvert improvements on Adams Blvd

2026

- Received Notice of WIF Grant Eligibility
 - (\$2.5-3.0 Million for Water, finalized after bidding)



Typical Street Cross Section



Existing Conditions - Pavement

Adams Blvd



Arthur Circle



Existing Conditions – Watermain

- 70 year old Cast Iron Pipe
- Poor condition
 - Undersized
 - Non-functioning hydrants & gate valves
 - Shallow bury depth in areas
 - Failing service shutoffs
 - Multiple repairs have been made



Existing Conditions – Sanitary Sewer

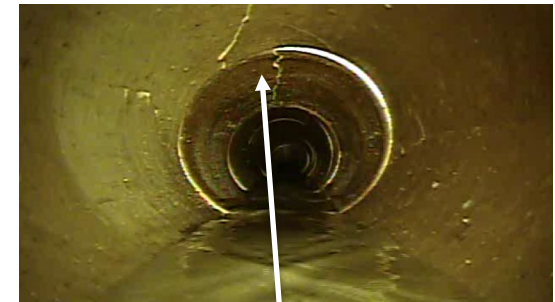
- 70 years old Vitrified Clay Pipe (VCP)
- Poor condition
 - Offset joints, cracking, broken sections
 - Multiple repairs have been made
 - High Inflow & Infiltration (I&I)
 - Deteriorating Manholes



Roots Growing Through Pipe Joints



Deteriorating Sanitary Manholes and Pipes



Cracked Sanitary Sewer Main



Proposed Conditions: Surfacing

- Replace Street Pavement
 - 14" Select Granular (Sand)
 - 12" Base Material, Class 5
 - 4" Bituminous Pavement -14' Lane
 - 9 ton load rating (garbage truck)
 - S518 Curb (Drive-Over)
- Replace Driveways (To ROW)
 - Concrete Apron
 - In-Kind Material
 - Concrete replaced with Concrete
 - Bituminous replaced with Bituminous

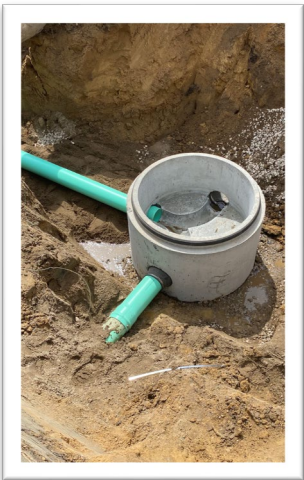


- Replace Concrete Sidewalk
 - 4" Thickness
 - One side of street only



Proposed Conditions: Sanitary Sewer, Storm Sewer, & Watermain

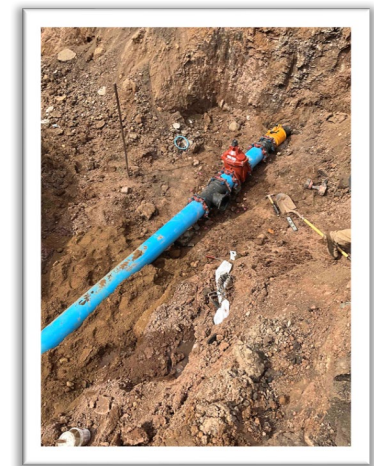
- Remove and Replace Mainline Sanitary Sewer & Services to ROW
- Remove/Abandon and Replace Watermain & Services to ROW
- Remove and Replace Storm Sewer



Mainline
Sanitary



Mainline Storm



Mainline
Watermain



Project Cost

- Estimated Project Cost - \$6,525,000.00
 - Street/Storm - \$2,942,143.00
 - Sewer - \$858,780.00
 - Water – \$1,810,031.00
- Costs above are project totals (construction, engineering, contingencies)
- Costs will change depending on final design changes, bidding environment, construction changes, etc.)
- Project funded through
 - Minerals Article Funding (\$6 Million total awarded in 2024 session)
 - \$2.5-3.0 million to City for 2026 Street Improvements
 - \$627,000 - Special Assessments (66 Properties)
 - \$324,000 – MPCA Stormwater Resiliency Grant (Adam’s Box Culvert)
 - \$2.5-3.0 Million (Estimated) – MDH Water Infrastructure Grant
 - Bonding used to cover remaining project costs as needed



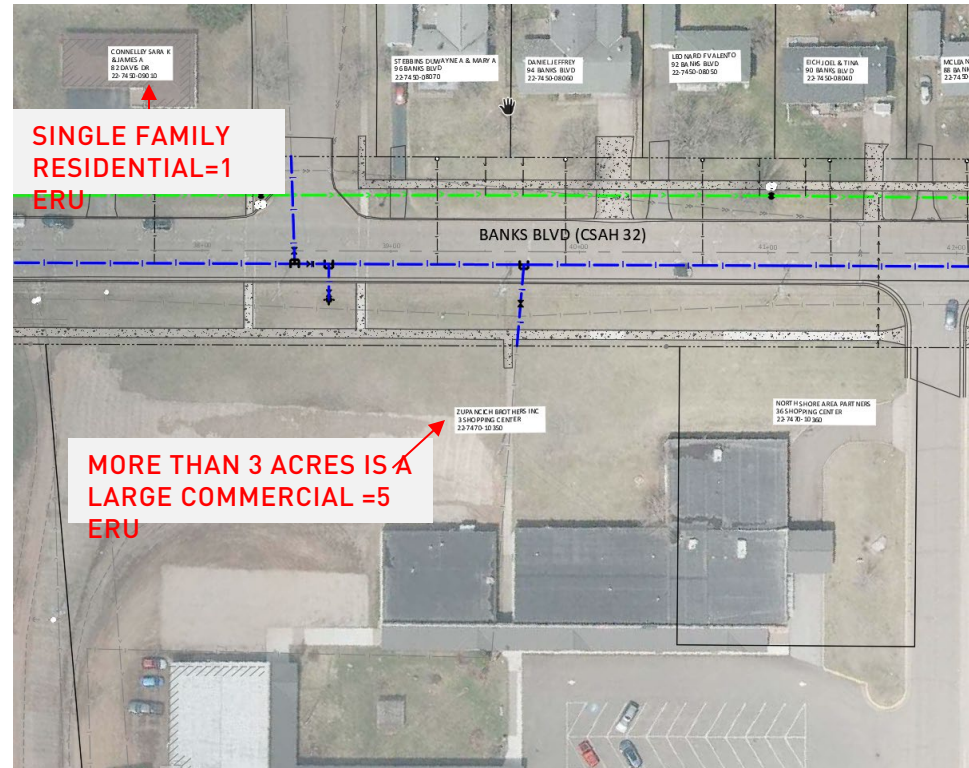
Special Assessments

- Following Chapter 429 of the Minnesota State Statutes
- Assessment Policy (Discussed Tonight)
 - Based on an Equivalent Residential Unit (ERU) basis
 - Single Family Residential is 1 ERU
 - Property owners with more than 1 developed lot, 1 ERU will be assigned. Property owners with an undeveloped buildable lot will also have an ERU assigned or record a 20-year restrictive covenant precluding the development of said lot
 - Small Commercial (less than 1 acre) is 2.5 ERU's
 - Medium Commercial (between 1 and 3 acres) is 3.5 ERU's
 - Large Commercial (more than 3 acres) is 5 ERU's
- All assessment rates are estimated
- Not finalized until Assessment Hearing (After Bids)



Special Assessments – Example Lots

- Based on ERU's
 - Lot acreage taken from county GIS
- Single family residential
 - 1 ERU x \$9,500.00 = \$9,500.00
- Large commercial
 - 3.01 acres = 5 ERU's x \$9,500.00 = \$47,500.00
- Proposed Assessment Cap per ERU is \$9,500



Individual Assessments available after Presentation



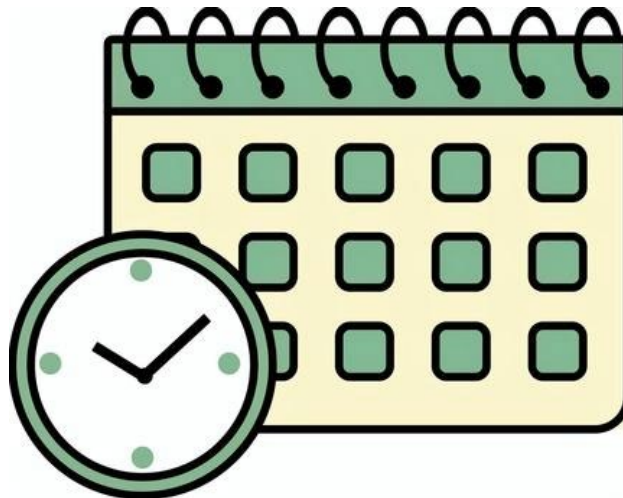
Special Assessments – Payment Options

- Final Assessments available at Assessment Hearing (Fall)
- Prepayment (full or partial)
 - Payment within 30 days of assessment hearing (no interest)
 - City may optionally extend this period to November (when certified assessment roll is due to County)
- Remaining balance added to property taxes (2027)
 - Payoff Term = 20 years (usually same as bond term)
 - Interest Rate = Bond Rate (4%) + ~2%
 - Final Term & Interest determined at Assessment Hearing
- Deferment Options
 - Homestead property owner 65 years or older, retired by virtue of perm/total disability, or those in active military service



Tentative Project Schedule Summary

- Bid Project: April 2026
- Start Construction: June 2026
- Assessment Hearing: September 2026
- Substantial Completion: October 2026



Public Comment

