



## STAFF REPORT

DATE: February 18, 2025  
**REGULAR**

**AGENDA ITEM:** Approve Preliminary Design Findings and Recommendations and Authorize Final Design for the 2025 Street and Utility Improvements

**SUBMITTED BY:** Nate Stanley, City Engineer  
**REVIEWED BY:** Nicole Miller, City Administrator  
Clarissa Handler, Finance Director  
Marty Powers, Public Works Director  
Chad Isakson, Assistant City Engineer

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**ISSUE BEFORE COUNCIL:** Should the City Council approve the preliminary design findings and recommendations and authorize final design for the 2025 Street and Utility Improvements? It is necessary to get direction from the Council on the scope of work to complete final design, specifically as it relates to the neighborhoods drinking water could be extended to.

**BACKGROUND:** The City Council authorized preliminary design and a geotechnical investigation for the 2025 Street and Utility Improvements project on September 17, 2024. Preliminary design included evaluation of the type of street improvement technique could be used based on existing pavement sections along with feasibility and costs to extend City water to three neighborhoods.

**PROPOSAL DETAILS/ANALYSIS:** The 2025 Street Improvements project includes the streets listed below. Areas that were evaluated for extending drinking water are indicated in blue.

- 59th Street Court North, from Keats Avenue to the west loop (Prairie Hamlet – water candidate)
- 55th Street North, from Keats Avenue to the west cul-de-sac (Lake Elmo Vista – water candidate)
- Irish Court North, from Lake Jane Trail to south end cul-de-sac (water candidate)
- 55th Street North, from 57th Street to the north cul-de-sac (Judith Mary Manor); 57th Street North, from 55th Street to Julep Way (Rolling Hills Estates); Julep Way North, from 57th Street to the south cul-de-sac (Lake Elmo Vista)
- Jasper Avenue North, from Jane Road to the north cul-de-sac, 49th Street North, from Jasper Avenue to Jerome Avenue, and Jerome Avenue North, from 49th Street to the east cul-de-sac (Teal Pass Estates)

There is no existing sanitary sewer or public watermain along any of the existing streets and all areas reside outside of the City's planned MUSA boundaries. Therefore, no sanitary sewer extensions are planned with this Project. Preliminary design recommendations and project cost information by area are shown below.

### **59<sup>th</sup> Street Court North: Preliminary Design Findings**

- Geotechnical Investigation supports the reclamation of the existing roadway if watermain is not extended.
  - An extension of the existing storm sewer system is recommended.
  - Existing and proposed roadway is 24-foot wide (face of curb to face of curb).
  - Barrier concrete curb (high back) is recommended along the length of the road.

**Table 1: Reclamation Costs**

59 <sup>th</sup> Street Court	Total Estimated Project Costs	City Share of Project Cost	Estimated Per Unit Assessed Rate
Street Improvements	\$437,000	\$305,250	\$7,750 for 17 units

- Extension of City Water is feasible and requires full road reconstruction
  - Extension of drinking water would be open cut with services extended to each property.
  - The roadway will need to be fully reconstructed with a new sand and gravel base.
  - Existing and proposed roadway is 24-feet wide (face of curb to face of curb).
  - An extension of the existing storm sewer system is recommended.
  - Barrier concrete curb (high back) is recommended along the length of the road.

- **Table 2: Watermain and Street Reconstruction Costs**

59 <sup>th</sup> Street Court	Total Estimated Project Costs	City Share of Project Cost	Estimated Per Unit Assessed Rate
Street Improvements	\$958,000	\$670,700	\$16,900 for 17 units
Watermain Extension*	\$340,000	\$0	\$21,250 for 16 units

\*Costs cover watermain installed in the right-of-way. Connection fees and cost to extend water to the home on private property is in addition to the assessed amount.

A property owner meeting was held on January 28, 2025 and had a number of property owners in attendance. The information above was provided to those present on the call and uploaded to the project website for reference. At the time this Staff report was submitted there has been no formal comment received from any property owners.

**Staff recommends** reclamation of the existing road without extension of city water.

### **55<sup>th</sup> Street North: Preliminary Design Findings**

- Geotechnical Investigation supports the reclamation of the existing roadway if watermain is not extended.
  - An extension of the existing storm sewer system is recommended.
  - Existing and proposed roadway is 28-feet wide (face of curb to face of curb)
  - Barrier concrete curb (high back) is recommended along the length of the road.

**Table 1: Reclamation Costs**

55 <sup>th</sup> Street North	Total Estimated Project Costs	City Share of Project Cost	Estimated Per Unit Assessed Rate
Street Improvements	\$408,000	\$285,350	\$22,300 for 5 units \$11,150 @ 50% for 1 unit

- Extension of City Water is feasible and requires full road reconstruction
  - Extension of drinking water would be open cut with services extended to each property.
  - The roadway will need to be fully reconstructed with a new sand and gravel base.
  - An extension of the existing storm sewer system is recommended
  - Existing and proposed roadway is 28-feet wide (face of curb to face of curb)
  - Barrier concrete curb is recommended along the length of the road.

• **Table 2: Watermain and Street Reconstruction Costs**

55 <sup>th</sup> Street North	Total Estimated Project Costs	City Share of Project Cost	Estimated Per Unity Assessed Rate
Street Improvements	\$821,000	\$574,600	\$44,800 for 5 units \$22,400 @50% for 1 unit
Watermain Extension*	\$230,000	\$0	\$46,000 for 5 units

\*Costs cover watermain installed in the right-of-way. Connection fees and cost to extend water to the home on private property is in addition to the assessed amount.

A property owner meeting was held on January 28, 2025 and no property owners attended. The information above was uploaded to the project website for reference. At the time this Staff report was submitted there has been engagement from any property owners.

**Staff recommends** reclamation of the existing road without extension of city water.

**Irish Court North: Preliminary Design Findings**

- Geotechnical Investigation supports reclamation of the existing roadway if watermain is not extended.
  - Storm sewer repairs are recommended
  - Existing and proposed roadway is 32-feet wide (face of curb to face of curb).
  - Barrier concrete curb and gutter is recommended along the length of the roadway.

**Table 1: Reclamation Costs**

Irish Court North	Total Estimated Project Costs	City Share of Project Cost	Estimated Per Unit Assessed Rate
Street Improvements	\$248,000	\$173,100	\$10,700 for 7 units

- Extension of City Water is feasible and requires full road reconstruction
  - Extension of drinking water would be open cut with services extended to each property.
  - The roadway will need to be fully reconstructed with a new sand and gravel base.
  - Existing and proposed roadway is 32-feet wide (face of curb to face of curb).
  - Storm sewer repairs are recommended
  - Barrier concrete curb and gutter is recommended along the length of the roadway.

• **Table 2: Watermain and Street Reconstruction Costs**

Irish Court North	Total Estimated Project Costs	City Share of Project Cost	Estimated Per Unity Assessed Rate
Street Improvements	\$585,000	\$409,300	\$25,100 for 7 units
Watermain Extension*	\$144,200	\$0	\$20,600 for 7 units

\*Costs cover watermain installed in the right-of-way. Connection fees and cost to extend water to the home on private property is in addition to the assessed amount.

A property owner meeting was held on January 28, 2025 and two property owners attended. The information above was uploaded to the project website for reference. At the time this Staff report was

submitted, one property owner has provided formal support to extend city water and reconstruct the roadway.

**Staff recommends** reclamation of the existing road without extension of city water unless property owners support the scope and financial impact of work.

#### **55<sup>th</sup> Street North / 57<sup>th</sup> Street North / Julep Way North: Preliminary Design Findings**

- Geotechnical Investigation supports the reclamation of the existing roadway.
  - An extension of the existing storm sewer system along 57<sup>th</sup> Street and replacement along Julep Way is recommended.
  - Julep Way: existing and proposed roadway is 24-feet wide (face of curb to face of curb).
  - 55<sup>th</sup> Street and 57<sup>th</sup> Street: existing and proposed roadway is 28-feet wide (face of curb to face of curb).
  - Barrier concrete curb (high back) is recommended along the entire length of the roadway.
  - Total project cost is estimated to be \$757,000. Assessments and breakdown will be presented in the feasibility report.

**Staff recommends** reclamation of the existing road.

#### **Jasper Avenue / 49<sup>th</sup> Street / Jerome Avenue (Teal Pass Estates): Preliminary Design Findings**

- Geotechnical Investigation supports the reclamation of the existing roadway.
  - Repair of existing storm sewer is recommended.
  - Existing and proposed roadway is 32-feet wide (face of curb to face of curb).
  - Barrier concrete curb (high back) is recommended along the entire length of the roadway.
  - Total project cost is estimated to be \$759,000. Assessments and breakdown will be presented in the feasibility report.

**Staff recommends** reclamation of the existing road.

A project schedule is attached and outlines the implementation timeframe necessary to complete the detailed design, complete public engagement, and to receive contractor bids to ready the improvements for construction in 2025. The total project cost is currently estimated to be \$2,609,000 if all streets are reclaimed per the staff recommendation. Costs will increase if watermain with street reconstruction is directed for any of the areas listed above.

**FISCAL IMPACT:** If authorized, Bolton and Menk will complete final design and bidding services in a not to exceed amount of \$121,500; If the improvements are ordered, the final design costs will be charged against the project fund and become assessable to the benefitting properties. Should the project not be constructed, these costs cannot be assessed.

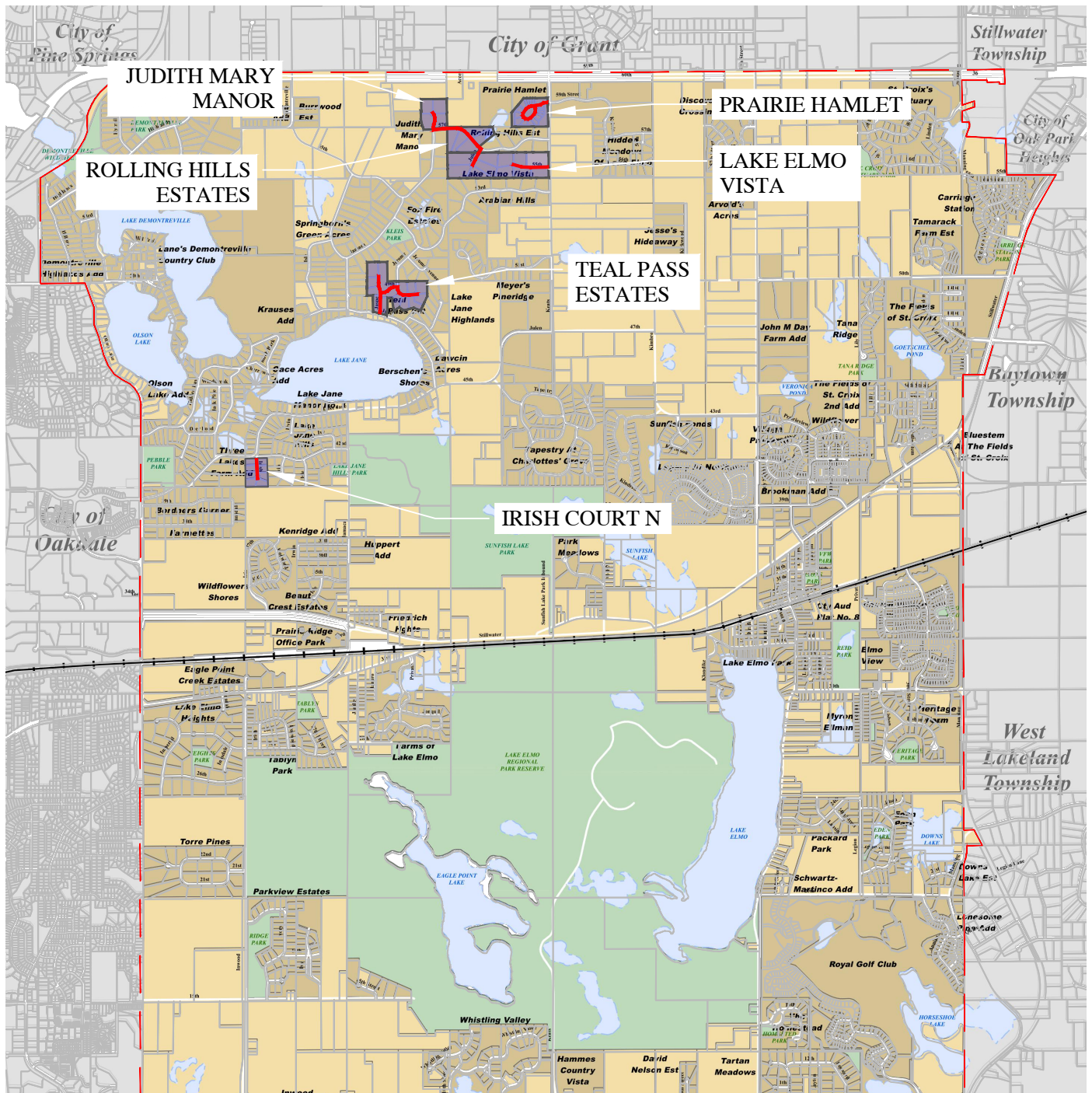
**RECOMMENDATION:** Staff is recommending that the City Council approve the preliminary design findings and recommendations and authorize final design for the 2025 Street and Utility Improvements. The recommended motion for this action is as follows:

***“Move to approve the preliminary design findings and recommendations and authorize final design for the 2025 Street and Utility Improvements”.***

#### **ATTACHMENTS:**

1. Project Location Map.
2. Project Schedule.





## LEGEND



PROJECT NEIGHBORHOOD



PROJECT STREETS

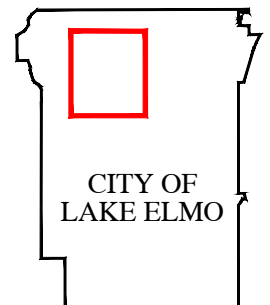


FIGURE NO. 1

LOCATION MAP

**FOCUS**  
ENGINEERING, inc.

2025 STREET & UTILITY  
IMPROVEMENTS  
PROJECT NO. 2024.114



Real People. Real Solutions.

3507 High Point Drive North  
Bldg. 1 – Suite E130  
Oakdale, MN 55128

Phone: (651) 704-9970  
Bolton-Menk.com

2025 Street and Utility Improvements  
Lake Elmo, MN  
Project No.: 2024.114

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SEPTEMBER 17, 2024	Council authorizes preparation of Preliminary Design, Geotechnical Services and Feasibility Report.
JANUARY 28 and 29, 2025	Neighborhood informational meeting(s) 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 24, 2025	Neighborhood informational meeting(s) 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"><li>SEPTEMBER 12, 2025 Substantial Completion.</li><li>OCTOBER 31, 2025 Final Completion.</li></ul>

*\*Final Assessment Hearing Schedule TDB*

# **2025 STREET AND UTILITY IMPROVEMENTS APPROVE PRELIMINARY DESIGN AND AUTHORIZE FINAL DESIGN PHASE SERVICES**







## 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 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"><li>SEPTEMBER 12, 2025 Substantial Completion</li><li>OCTOBER 31, 2025 Final Completion</li></ul>

*\*Final Assessment Hearing Schedule TBD*



## ***COUNCIL DIRECTION REQUEST***

*2025 Street and Utility Improvements*

# **Staff is seeking input from the City Council on the final design scope.**

- Extend City drinking water and fully reconstruct the roadway

**OR**

- Do not extend City drinking water. Reclaim and pave the street as a lower cost project with lower assessments

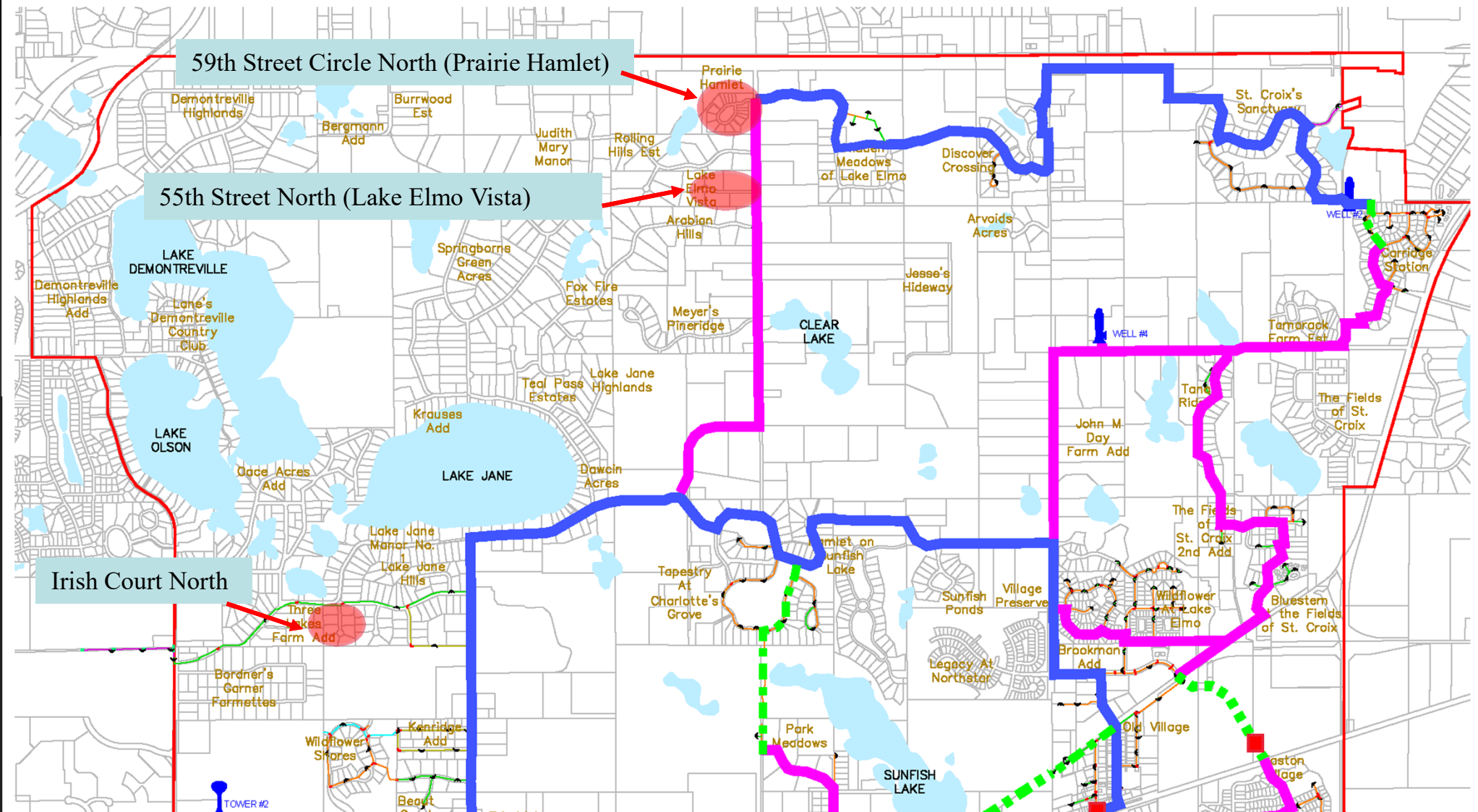
### *2025 Street and Utility Improvements*

- Street and Drainage Improvements to public streets
- Geotechnical investigation supports reclamation of the existing roadway to improve the streets in all areas if watermain is not installed.
- Replace existing asphalt curb with new concrete curb and gutter
- Inspect and repair existing storm sewer including review of extensions as recommended by the engineer.
- NO sanitary sewer extension as part of this project – Project areas are outside of MUSA
- Potential watermain extension areas:
  - 59<sup>th</sup> Street N (Prairie Hamlet)
  - 55<sup>th</sup> Street N east of Keats Ave N (Lake Elmo Vista)
  - Irish Court N



# POTENTIAL WATERMAIN EXTENSIONS

2025 Street and Utility Improvements





## NEIGHBORHOOD MEETINGS HELD

### *2025 Street and Utility Improvements*

- Neighborhood meetings were held to present cost information associated with City drinking water versus reclamation project.
- PFAS hits around each neighborhood.
- 59<sup>th</sup> Street N (Prairie Hamlet) – Handful of owners attended.
- 55<sup>th</sup> Street N east of Keats Ave N (Lake Elmo Vista) – No attendees.
- Irish Court N – Two property owners attended. Feedback from one property in favor of water extension and roadway reconstruction.

## COST INFORMATION – WATER EXTENSION

*2025 Street and Utility Improvements*

### 55<sup>TH</sup> STREET N (LAKE ELMO VISTA)

- 5 Assessable Units (water) and 5.5 Assessable Units (street)
  - One corner lot parcel uses 55<sup>th</sup> Street for access.
- Residential properties: Assessed per unit method.
- Water assessed 100% total project costs.
- Streets assessed 30% total project costs.

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Watermain Improvements	\$230,000	\$0	\$46,000
Street Reconstruction	\$821,000	\$574,600	\$44,800 \$22,400 @ 50%

- \$3,000 Water Availability Charge (WAC) per connection.
- \$1,000 Water Connection Charge per connection.
- \$423.65 Meter Fee (3/4" meter).
- \$60 Permit Fee.
- Cost to connect your house to the stub left in the field.

*2025 Street and Utility Improvements*

### **55<sup>TH</sup> STREET N (LAKE ELMO VISTA)**

- 5.5 Assessable Units (street)
- Residential properties: Assessed per unit method.
- Streets assessed 30% total project costs.

<b>Proposed Improvement</b>	<b>Total Estimated Project Costs</b>	<b>CITY SHARE OF PROJECT COST</b>	<b>ESTIMATED PER UNIT ASSESSED RATE</b>
Street Reclamation	\$408,000	\$285,350	\$22,300 \$11,150 @ 50%

## COST INFORMATION – WATER EXTENSION

*2025 Street and Utility Improvements*

### **59<sup>th</sup> CT N (PRAIRIE HAMLET NEIGHBORHOOD)**

- 16 Assessable Units (water) and 17 Assessable Units (street)
- Residential properties: Assessed per unit method.
- Water assessed 100% total project costs.
- Streets assessed 30% total project costs.

<b>Proposed Improvement</b>	<b>Total Estimated Project Costs</b>	<b>CITY SHARE OF PROJECT COST</b>	<b>ESTIMATED PER UNIT ASSESSED RATE</b>
Watermain Improvements	\$340,000	\$0	\$21,250
Street Reconstruction	\$958,000	\$670,700	\$16,900

- \$3,000 Water Availability Charge (WAC) per connection.
- \$1,000 Water Connection Charge per connection.
- \$423.65 Meter Fee (3/4" meter).
- \$60 Permit Fee.
- Cost to connect your house to the stub left in the field.

## COST INFORMATION – ROAD RECLAMATION

*2025 Street and Utility Improvements*

### **59<sup>th</sup> CT N (PRAIRIE HAMLET NEIGHBORHOOD)**

- 17 Assessable Units (street)
- Residential properties: Assessed per unit method.
- Streets assessed 30% total project costs.

<b>Proposed Improvement</b>	<b>Total Estimated Project Costs</b>	<b>CITY SHARE OF PROJECT COST</b>	<b>ESTIMATED PER UNIT ASSESSED RATE</b>
Street Reclamation	\$437,000	\$305,250	\$7,750

## COST INFORMATION – WATER EXTENSION

*2025 Street and Utility Improvements*

### IRISH COURT NEIGHBORHOOD

- 7 Assessable Units (water) and 7 Assessable Units (street)
- Residential properties: Assessed per unit method.
- Water assessed 100% total project costs.
- Streets assessed 30% total project costs.

<b>Proposed Improvement</b>	<b>Total Estimated Project Costs</b>	<b>CITY SHARE OF PROJECT COST</b>	<b>ESTIMATED PER UNIT ASSESSED RATE</b>
Watermain Improvements	\$144,200	\$0	\$20,600
Street Reconstruction	\$585,000	\$409,300	\$25,100

- \$3,000 Water Availability Charge (WAC) per connection.
- \$1,000 Water Connection Charge per connection.
- \$423.65 Meter Fee (3/4" meter).
- \$60 Permit Fee.
- Cost to connect your house to the stub left in the field.

*2025 Street and Utility Improvements*

### IRISH COURT NEIGHBORHOOD

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- 7 Assessable Units (street)
- Residential properties: Assessed per unit method.
- Streets assessed 30% total project costs.

Proposed Improvement	Total Estimated Project Costs	CITY SHARE OF PROJECT COST	ESTIMATED PER UNIT ASSESSED RATE
Street Reclamation	\$248,000	\$173,100	\$10,700

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### **55<sup>TH</sup> ST N / 57<sup>TH</sup> ST N / JULEP WAY N**

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- Geotechnical Investigation supports reclamation of the existing roadway.
  - Total project cost is estimated to be \$757,000.
  - Assessment information will be presented with the Feasibility Report at a later date, but the estimated assessment range is \$14,000 to \$15,500 per unit based on preliminary calculations.
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### **JASPER AVE / 49<sup>TH</sup> ST / JEROME AVE (TEAL PASS ESTATES)**

- Geotechnical Investigation supports reclamation of the existing roadway.
- Total project cost is estimated to be \$759,000.
- Assessment information will be presented with the Feasibility Report at a later date, but the estimated assessment range is \$16,000 to \$17,500 per unit based on preliminary calculations.



## TOTAL PROJECT COSTS

### *2025 Street and Utility Improvements*

Proposed Improvement	CIP	PRELIMINARY DESGIN
Street Reclamation	\$2,620,000	\$2,609,000
Water Extension (100% Assessed)	\$320,000	\$714,200

- The Capital Improvement Plan budget is based on all streets being reclaimed.
- If water extension is selected in one or all areas the costs to fully reconstruct the streets are higher than what is presented in the Capital Improvement Plan.
  - Street Reconstruction (3 neighborhoods) + Street Reclamation (2 neighborhoods) is estimated to be \$3,880,000

## PROPOSED PARKING RESTRICTIONS

### *2025 Street and Utility Improvements*

- Staff is recommending barrier curb (B418) to be installed in all neighborhoods with drop downs at driveway locations.
- Restrict parking on all cul-de-sacs and turn around areas.
- Restrict parking to one side only along roads 24-feet wide which includes 59<sup>th</sup> Street Court, 55<sup>th</sup> Street, and Julep Way. Install no parking signs per policy.

# PROPOSED PARKING RESTRICTIONS





# PROPOSED PARKING RESTRICTIONS





# PROPOSED PARKING RESTRICTIONS



FEBRUARY 18, 2025

## STAFF RECOMMENDATION

### *2025 Street and Utility Improvements*

- Staff recommends improving the streets with a reclamation approach with new concrete curb and gutter (barrier curb) and drainage repairs and extensions.
- Staff does not recommend extending City water due to the costs and limited feedback from property owners in support.
- Authorize Bolton & Menk to complete final design for a not to exceed budget of \$121,500 for the reclamation of the existing streets.

### *2025 Street and Utility Improvements*



It is recommended that the City Council consider approving the preliminary design findings and recommendations and authorize final design for the 2025 Street and Utility Improvements to be completed by Bolton and Menk, Inc. in the not to exceed amount of \$121,500.