



2025 STREET AND UTILITY IMPROVEMENTS

**Public Improvement Hearing and Resolution Ordering the Improvements,
Accepting Contractor Bids, and Awarding a Contract**

MAY 6, 2025

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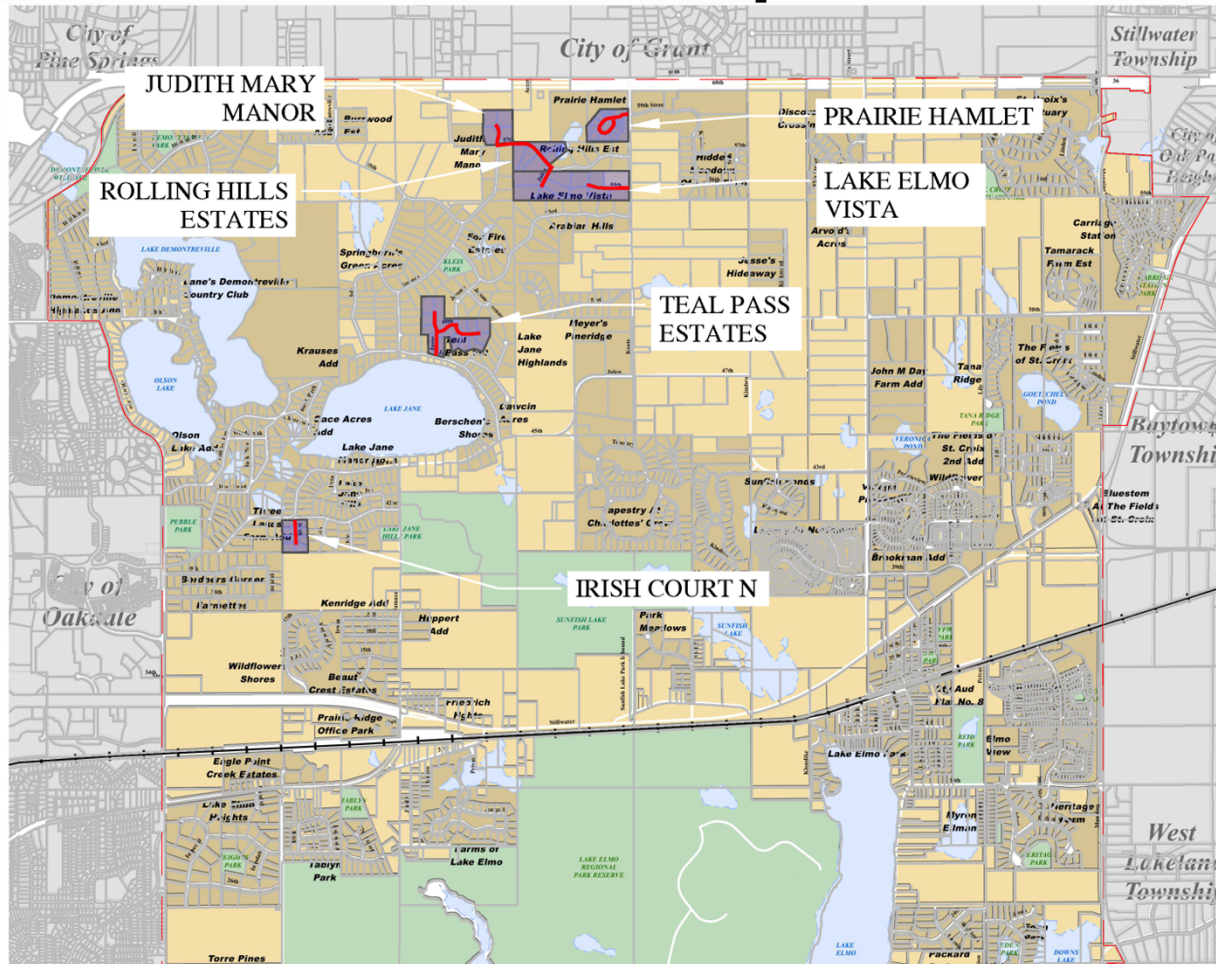
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Project Schedule

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">• SEPTEMBER 12, 2025 Substantial Completion• OCTOBER 31, 2025 Final Completion

**Final Assessment Hearing Schedule TBD*

Location Map





Scope of Improvements

- 01 Street and Drainage Improvements to public streets in 5 neighborhoods consistent with the City's Capital Improvement Plan (CIP) and Pavement Management Plan.
- 02 Geotechnical investigation supports reclamation of the existing roadway to improve the streets
- 03 No street widening or street geometric changes are being proposed
- 04 Replace existing asphalt curb with new barrier concrete curb and gutter
- 05 Inspect and repair existing storm sewer including review of extensions as recommended by the engineer

Assessment Information

SUMMARY OF PRELIMINARY ASSESSMENTS

- Residential properties: Assessed per unit method
- City funds 70% total project costs
- Streets assessed 30% total project costs

Neighborhood Improvement	Total Estimated Project Costs	City Share of Cost	Assessable Units	Estimated Cost/Unit
Irish Court	\$248,000	\$173,100	7	\$10,700
Teal Pass Estates	\$759,000	\$531,500	13	\$17,500
55 th St/57 th St/Julep Way	\$757,000	\$529,800	16	\$14,200
Lake Elmo Vista (55 th St)	\$408,000	\$285,350	6 FULL, 1 @ 50%	\$22,300, \$11,150
Prairie Hamlet	\$437,000	\$305,250	17	\$7,750



Proposed Parking Restrictions

- 01 Restrict parking on all cul-de-sacs and turn around areas.
- 02 Restrict parking to one side only along roads 24-feet wide which includes 59th Street Court, 55th Street, and Julep Way.
- 03 Install no parking signs per policy.



Neighborhood Meetings

- 01 Separate meetings were held for each neighborhood to review improvements and assessments specific to each
- 02 People were generally appreciative of the information and opportunity to ask questions
- 03 Most common questions and issues were related to the construction schedule, access, and property specific items such as irrigation systems
- 04 Some questions and concerns related to the new parking restrictions were noted



Bids Received & Project Costs

- The City received 7 competitive public bids on April 22, 2025.
- Valley Paving, Inc. provided the lowest responsible bid in the amount of \$1,485,436.50.
- Total estimated project costs are estimated to be \$2,098,000 versus the number presented in the feasibility report of \$2,609,000.
- Assessments will be recalculated once the project is complete and prior to the final assessment hearing planned to be held in fall 2025.



Findings and Recommendations

- It is recommended to improve the public street and drainage systems in the 5 neighborhoods identified as recommended in the feasibility reports and project plans and specifications.
- It is recommended that the improvements be assessed to each property in accordance with City policy reflected by the preliminary assessment rolls provided in the feasibility reports.
- It is recommended that street and storm sewer assessments be payable over 15 years and charged an interest rate of 1% over the bond rate for the project.
- The project, as proposed, is technically and financially feasible, is necessary, cost-effective, and will result in benefit to the properties to be assessed.



Requested Council Action

- The City Council is respectfully requested to conduct a Public Improvement Hearing for the 2025 Street Improvements project.

Following the hearing:

- Council is asked to consider approving a resolution ordering the improvements, accepting bids, and awarding a contract to Valley Paving, Inc. for the bid amount of \$1,485,436.50 for the 2025 Street Improvements.
- Staff is also recommending that the City Council authorize the City Administrator to enter into a material testing contract for the project in the not-to-exceed amount of \$30,000.

THANK YOU!