



City Council Memorandum

To: Mayor Fasnaber & City Council Members
From: Ryan Stempski, P.E. – Public Works Director/City Engineer
Date: March 4, 2024
Item: Conduct Public Hearing and Consider Resolution to Approve Plans and Specifications for the 2024 Neighborhood Infrastructure Improvements and to Authorize Advertisement for Bids

COUNCIL ACTION REQUESTED

Council is requested to conduct a public hearing regarding the proposed scope and features of City Project 2024-1, the 2024 Neighborhood Infrastructure Improvements. Additionally, the Council is requested to consider adopting the enclosed resolution approving the plans and specifications and authorizing advertisement for bids. This is a City-initiated project, therefore by MN Statute, a supermajority (six of seven votes) of the Council must vote in favor of the resolution in order to approve it.

BACKGROUND - PROPOSED IMPROVEMENT PROJECTS & DESIGN FEATURES

The 2024 Neighborhood Infrastructure Improvements contains street and utility improvements to six City streets. These improvements range in scope from street reclamation with limited utility work to complete street and utility reconstruction. Each street and corresponding scope of work to be completed is further explained below:

➤ **IMPROVEMENT AREAS**

The streets to be fully reconstructed include:

- **Highland Drive** – 15th Street West to 17th Street West
- **Brittany Road** – 15th Street West to Pleasant Drive
- **17th Street West** – Meadowview Trail to Pleasant Drive

The streets to be reclaimed include:

- **Highland Drive** – 17th Street West to South End
- **21st Street West** – Highland Drive to Pleasant Drive
- **Brooke Lane** – 21st Street West to Northridge Drive
- **Brooke Court** – Brooke Lane to East End

➤ **COMPLETE RECONSTRUCTION AREAS SCOPE**

- **Pavement** – the pavement surface on the majority of the proposed reconstruction areas is extensively deteriorated and in need of complete replacement. Correction involves complete reconstruction of the street with new underlying base material, and finished with a new pavement surface.
- The drainage systems require upgrades including upsizing, extensions, repairs, and additions of inlets.
- Sanitary sewer and water systems are aged and are showing signs of failure, which need to be removed and replaced or heavily rehabilitated.
- **Curb and gutter** – full replacement of curb and gutter would be included in the project to improve drainage and to protect the edges of the pavement surface.

➤ **RECLAMATION AREAS SCOPE**

- Pavement – the pavement surface within the proposed reclaim areas is deteriorated beyond means of a surface-only correction (mill and overlay), however, the majority of the curb and gutter still has serviceable life. The proposed correction therefore includes reclamation (grinding up) to the full depth of the existing pavement and underlying base material to be re-used to support a new pavement surface.
- The drainage systems in place require minor extensions, repairs, and additions of inlets.
- Components of the water main system, such as gate valves, will have spot rehabilitations performed as needed.
- Curb and gutter – the majority of curb and gutter in the reclaim areas will be left in place, with panels that are broken or inhibiting proper drainage being removed and replaced.

➤ **STREET WIDTHS**

- When streets are to be reconstructed, we look at the possibility of narrowing widths if appropriate to help calm speeds and to minimize future pavement costs and snow removal efforts. Since reclamation projects keep the existing curb in place, the ability to narrow is not an option.
- The proposed changes to existing street widths for the reconstruction areas are as follows:
 - **Brittany Road – 15th Street W to Pleasant Drive – Reduced from 36 feet to 32 feet wide**
32' is the standard width for non-collector, low volume residential streets in the City of Hastings with 2-sided parking. Brittany Road carries less than 250 vehicles per day on average, and the existing width of 36' is excessive for the traffic demand. 32' is also the existing width of the continuation of Brittany Road East of Pleasant Drive so these segments will now align.
 - **17th Street W – Meadowview Trail to Pleasant Drive – Reduced from 36 feet to 32 feet wide**
See elaboration given above for Brittany Road, 17th Street carries less than 200 vehicles per day. 32' is also the existing width of 17th Street East of Pleasant Drive.

➤ **PARKING NEEDS**

- Even with the narrowing as described above on select blocks, all proposed street widths within the project areas are of sufficient width to accommodate parking needs of the area.

➤ **SIDEWALKS AND TRAILS**

- In lieu of adding new sidewalks along these low volume streets, it was identified that the existing off-street trails within Pleasant Park need improvement. All of the existing trails within Pleasant Park are proposed to be reconstructed to ADA standards and brought to a consistent 8-foot width (current widths today range from 6 to 8 feet). Additionally, a new segment of trail is proposed to be added connecting the existing trails and park facilities at the center of Pleasant Park to the new 10-foot multi-use trail installed along the West side of Pleasant Drive in 2023.

➤ **UTILITY INFRASTRUCTURE**

- There are significant municipal utility reconstruction and rehabilitation elements planned for the streets that are proposed for full reconstruction:
 - Replacement of the existing water mains
 - Replacement of the sanitary sewer system
 - Excavated replacement of sewer and water services (within the right of way)
 - Enhancement of the storm sewer system to improve storm water drainage and quality where it is needed and feasibility
- In the areas indicated for reclamation, minor utility enhancements will also be performed including:
 - Repairing existing gate valves along water main system
 - Minor additions and rehabilitation of storm sewer system to enhance surface drainage

➤ **EXISTING TREES**

- There are several mature trees located within the boulevards of these neighborhood streets. During design and construction of the project, Engineering Staff works directly with the City Forester to bring expertise in assessing tree conditions into the process. We make every effort to keep trees that are in good health by adjusting the infrastructure alignments, as the character of the neighborhood depends on these decisions.
- Despite efforts to design around the existing trees to the extent possible, approximately 15 trees will need to be removed as part of the proposed improvements. That being noted, a vast majority of the trees proposed for removal are either Ash trees currently diseased with Emerald Ash Borer or trees that property owners have confirmed with staff are desired to be removed. All property owners have been individually consulted about these removals and approve of the plan in place.
- Trees that are being removed as part the project improvements are being replaced with assistance from the City Forester in collaboration with affected property owners. Staff will be working in the coming weeks to finalize desired replacement tree selections with each property owner.

➤ **OTHER ISSUES AND COMMENTS**

- **OPERATIONS COMMITTEE MEETINGS** – City staff met with the Operations Committee on December 11, 2023, to discuss the recommended project scope and proposed assessment amounts. The Committee supported staff recommendations on the proposed improvements.

The Committee supported the recommendation of staff to forego new sidewalk additions along Brittany Road and 21st Street West and pursue the improvements noted above to the trail system within Pleasant Park in collaboration with the Parks Director. Staff has collaborated with Parks Director Jenkins on the improvements to the existing trails as well as the proposed route for the new trail addition.

- **PUBLIC OUTREACH** – A notice was mailed to each property owner to make them aware of the project website that includes a presentation and additional resources. The property owners were strongly encouraged to review the website and to call and set up one-on-one meetings with Engineering Staff to provide their comments and ask questions. A public open house was also held at St. Phillips Church near the affected project area on January 25th, 2024. To date we have connected with approximately 60 of 154 assessed property owners through one-on-one meetings, mailed surveys, online surveys, and the open house which is approximately 39% of the properties affected by the project. A summary of the attendees' comments received from these connections, along with staff responses, have been attached for the Council's consideration. There was general support and positive reaction for the scope and features of the project.

➤ **OVERVIEW OF ASSESSMENTS IMPACT**

- **ASSESSMENT RATES** – Assessment rates were determined based on an analysis completed by a third-party appraiser for each property type within the project area. This analysis determined the special benefit anticipated for each property based on the type of improvement taking place. A summary of the rates generated utilizing this report are as follows:
 - ***Standard Assessment for Reconstruction Area - \$7,650 per Lot***
 - ***Standard Assessment for Reclaim Area - \$6,750 per Lot***
 - ***Total Private Assessments - \$1,114,650.00***
- ***Assessments will be discussed in further detail at the Council meeting to be held on April 1st.***

➤ **FUNDING**

- The project has a total pre-bid cost estimate of \$4,210,000 including design, engineering, construction, and other project delivery overhead costs, as detailed in the Feasibility & Assessments Report delivered to the Council on February 5th.
- The project will be funded by special assessments and General Obligation (G.O.) Bonds.
 - The street portion of the G.O. Bonds is estimated at \$2,300,000, of which \$1,114,650 will be paid back by proposed special assessment revenue over time.
 - The utility portion of the G.O. Bonds is estimated at \$1,910,000 (sanitary sewer is \$575,000, water is \$810,000, and storm sewer is \$525,000).
- The project is tracking to be funded within the City's funding parameters for the 2024 Budget.

➤ **SCHEDULE**

- The timeline for this project is to begin construction by May and complete by late September.

COUNCIL ACTION REQUESTED

Council is requested to conduct the public hearing for the project and approve the resolution ordering the improvements, approving the plans and specifications, and authorizing the advertisement for bids.

ATTACHMENTS

- Resolution Approving the Project and Authorizing the Advertisement for Bids
- Project Map
- Neighborhood Meeting Comments & City Staff Responses

CITY OF HASTINGS

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

**RESOLUTION APPROVING THE PLANS, AND AUTHORIZING THE
ADVERTISEMENT FOR BIDS FOR PROJECT 2024-1, THE 2024 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS**

WHEREAS, a resolution of the City Council adopted the 5th day of February, 2024, ordered a hearing on the proposed infrastructure improvements on City Project 2024-1, and

WHEREAS, required mailed and published notices of the hearing were given, and the hearing was held thereon on the 4th day of March, 2024, at which all persons desiring to be heard were given an opportunity to be heard thereon.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS; that

1. Such improvements are necessary, cost-effective, and feasible as detailed in the feasibility report.
2. Plans and specifications for these improvements prepared by the Hastings City Engineer are hereby approved.
3. The City Engineer and City Clerk shall cause to be made a matter of record via this resolution any amendments to design features made by the City Council at the March 4th, 2024 City Council meeting. The City Council hereby amends the project scope and plans as follows:
4. The City Engineer shall prepare and cause to be published on the Quest Construction Data Network web site and on the City of Hastings official web site an advertisement for bids for the construction of the approved Project 2024-1. The advertisement shall be published for three weeks, shall specify the work to be done, shall state that bids will be opened virtually on a date and time to be determined, and that no bids will be considered unless sealed and filed with the Clerk and accompanied by a cash deposit, cashier's check, bid bond, or certified check payable to the City of Hastings for 5% of the amount of each bid.

ADOPTED BY THE CITY COUNCIL OF HASTINGS, MINNESOTA, THIS 4th DAY OF MARCH, 2024.

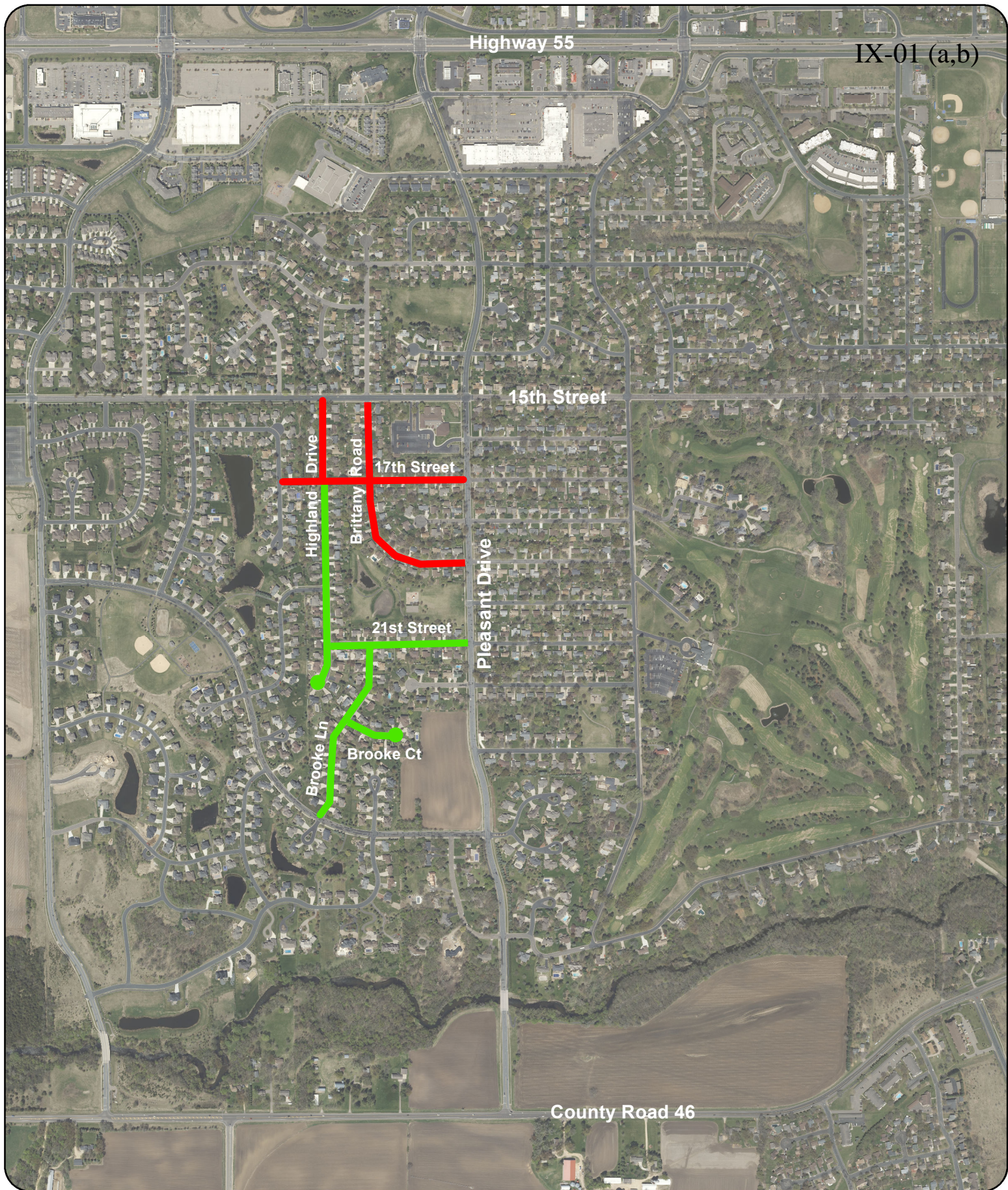
Ayes:

Nays:

Mary D. Fasbender, Mayor

ATTEST: _____
Kelly Murtaugh, City Clerk

SEAL



IX-01 (a,b)

2024 Neighborhood Infrastructure Improvements

Note Project Limits are Subject to Change

 Full Reconstruction  Reclaim



2024 Neighborhood Improvements Project - Public Engagement Comments & Responses

Number	Address	Name	Resident Questions/Comments/Concerns	City Staff Response
1	1430 21st Street	James Engels	Called in with questions regarding his assessment amount and how access would be maintained to his driveway during construction. Also recommended that trail in pleasant park be placed on north half due to the drainage issues on the south half.	Informed resident of their assessment amount and explained that driveways will be made accessible a vast majority of the project with some exceptions for paving and concrete operations.
2	2020 Highland Drive	Ron Hillmer	No Comments	N/A
3	1400 17th St W	Tommy Braucks	How will drain placement affect my driveway apron, which does tend to flood every snow thaw. Are there any private home improvement projects that would be advantageous to do/coordinate during the project, like driveway renovations, landscaping, water systems (filters) etc	1.The storm drains in the reconstructed street will be placed in relatively similar locations to where they are today. That being said, with 17th Street being a full reconstruction, we will look to correct any surface drainage issues with new curb and gutter in front of your home and I will note down that you have had existing issues here. 2.As far as private home improvements go, my recommendation for the most part is to always wait until after our project has fully concluded to look at doing those things. Often times trying to coordinate a driveway contractor in the same season our work is going on for example can become difficult with all of the moving parts and disturbances we may cause. There are no required or even necessarily recommended renovations that you do outside of our project – that part is up to your own discretion and I would say in most cases people wait to do the majority of any exterior private renovating until the year after we are done.
4	1501 Brittany Rd	Travis Rolfe	Being a corner lot, could you tell me if im pay the 25% or 100%? If the project cost more than assessed will we have to pay more? When will the Financial Assistance be available to apply for? Will the packet include where on the street the project will start?	1.Your long side is on 15th Street and your short side is on Brittany Road so you will assessed per the short side policy. In this case, this means your estimated assessment will be \$7,650. 2.No, you will not pay any more or less than the amount initially stated based on the actual project costs. What you get in your initial assessment statement is what you will pay. 3.Information on financial assistance will be sent with your assessment packet in August and I highly encourage you to apply for abatement if you think you qualify based on the information that will be provided. 4.You will receive a construction kickoff packet likely sometime in late April that will outline the preliminary schedule that we get provided to us by the contractor that is selected. Until that time, we will not be sure of what street they will be starting on.
5	1440 21st St W	Danny Mace	No Comments	N/A
6	1411 17th St W	Dawn Klein	I would like assessment amounts to be reviewed after increases in taxes this year. It seems like the City should be able to afford this with the added tax revenue without assessing.. If the payment is not paid rather the 10 year spread out over 10 year option, is there an interest rate charged?	1.Yes, there will be interest charged on the amount financed over the 10 years through your taxes. Historically, the rate has fallen between 3-5%.
7	2075 Highland Dr	Kent DuFault	Will we have access to our driveway and garage on a reclamation street during the project?	1.Yes, although your street will be “closed to through traffic”, all residents living on streets under construction will be allowed through and for the vast majority of the project access will be maintained in and out of your driveway. There will be a certain number of days, such as paving or concrete work days, where you will have limited access and may be asked to park on a different street. That being said, those days will be relatively limited and again you will maintain access to your driveway a vast majority of the time.
8	2413 Brooke Lane	Josh Johnson	Why is it costing so much just to re-pave a street? Other projects near us replaced sewer, water curb and gutter and only cost the homeowner a fraction more. Our taxes should cover this not more money out of our pocket!!	Assessments have been a component of the cities funding mechanism for capital projects in addition to acquiring bonds for many years. For this years project, assessments are estimated to cover roughly 26% of the project costs. Assessments are based on the special benefit resulting from the project as part of the street improvements, and do not factor in improvements to the sanitary sewer or water system. Improvements to these utilities are covered by the City enterprise accounts that are funded through quarterly utility bills for sewer and water.
9	1950 Highland Dr	David Thurmes	Will the contractor do all my driveway for a fee? Will you be removing a tree inbetween my yard and my neighbors yard?	Talked to at the Open House and on the phone. Let him know the contractor will most likley not be intrested in doing all of his driveway, because it is outside the scope of the project. If he would like he could reach out to the awarded contractor on his own. He also was informed the tree would be removed we just had to talk to his neighbor yet.
10	1531 Highland Dr	Kellie and Ian Goriesky	Wants to know payment options, driveway access during project, how to get mail, bus route chnages, and how long without utilities?	Called and answered alll their questions. I talked to Ian on the phone.
11	1440 17th St	Dennis and Wendy Martin	Irrigation, landscape, and plants around mailbox impacts.	Resident was infomed that their landscape (much of which is contained in the right of way) as well as their irrigation system is very likely to be impacted as a result of the replacement of their sewer and water service along with a Hydrant to the east of their driveway. Resident was informed that irrigation repairs in the public right of way are the responsibility of the homeowner.
12	1920 Brittany Rd	Mary Anderson	Drivway access durng project.	Called and left a message answering her question. 1/30
13	1421 21st St	Mary and Patrick Mcnaughton	Irrigation and invisible fence along curb impacts.	Called and answered all Mary's questions. I said the invisible fence and irrigation should be marked by the resident, and the contractor will do their best to avoid any damage to these. If there is damage, the repairs are on the resident because these are guests withing the right of way.
14	1441 17th Street	Scott Westre	Questions at open house regarding temporary water, tree removal, and driveway construction.	Answered all questions as to which trees may be likely to come down, how temporary water will be served, and how we will do driveway apron construction.

2024 Neighborhood Improvements Project - Public Engagement Comments & Responses

Number	Address	Name	Resident Questions/Comments/Concerns	City Staff Response
15	2155 Brooke Lane	Craig and Joan Morrison	No Comments	N/A
16	2166 Highland Dr	Miranda Brink	<p>Yes:</p> <p>1. What happens if the curb repairs cause damage to my in ground sprinkler system? Will the crew repair or pay to repair?</p> <p>2. What will be my financial responsibility if the project goes over budget?</p> <p>3. What will happen to extra funds if the project is under budget? Will we be refunded?</p> <p>Yes</p> <p>4. What is the plan for access to the cul-de-sac during the project for emergency services, mail, garbage, personal access, etc?</p>	<p>1.Sprinklers - More information will be sent on inground sprinkler coordination with your construction kickoff packet in April, however, I will provide a few highlights to your main questions here:</p> <p>a.Inground sprinklers within the public right-of-way are considered "guests", and therefore are not replaced or repaired if damaged as part of the project within that right-of-way area.</p> <p>b.Because you are in a reclaim area, so long as your sprinkler are marked with flags or paint prior to construction starting, our contractor should be able to avoid any significant damage to your system.</p> <p>2.Financial Responsibility - Your assessment amount is based on the special benefit range determined by the 3rd party appraiser. The City took the lowest end of the range recommended to assess, and then reduced this amount by an additional 10%. Your assessment amount will not change based on how the project performs against the established budget.</p> <p>3.Extra Funds/Refunds - See answer above, your assessment will not change based on the construction costs of the project.</p> <p>4.Access:</p> <p>a.For Emergencies: Emergency access will be maintained to your cul-de-sac at all times.</p> <p>b.Mail: Because you are on a proposed reclaim segment, mail services are planned to remain relatively normal at this time throughout construction. Depending on the preference of the post office, a bank of temporary mailboxes may need to be established somewhere just outside the project limits where delivery trucks can access more easily. That being said, reclaim areas the past few years have had mail delivery continue without interruption.</p> <p>c.Garbage: Garbage pickup will remain on your normal day, with the only change being trucks will likely be in your area earlier (530 AM – 7 AM) before construction starts. We will ask that you put your cans out the night prior to accommodate this.</p> <p>d.Personal: You will have access to your driveway a during vast majority of the project, even while your street is under construction. There may be a few isolated times such as paving days or days of concrete installation where access may be limited but we will communicate this in advance with door hangers.</p>
16	2166 Highland Dr	Miranda Brink	<p>5. It appears the reclamation group is getting a fraction of the work done that is being done for the reconstruction group; why is our bill only \$900 less? That does not seem representative of the proposed work to be done</p> <p>6. Why are these expenses being pushed off onto home owners? It seems to me by reading the letter that most of us in the reclamation areas are getting little more than a road resurface. Shouldn't my tax dollars already have covered that expense?</p> <p>7. What should homeowners expect in terms of workers being on their property? For example: port a potty placement, walking onto property, sitting/breaks on property, etc.?</p> <p>8. What is the total estimated cost for the project?</p> <p>9. Will new materials be used for road surface? Or will the existing surface be ground up and reused?</p>	<p>5.Reconstruct versus reclaim - It is important to note that assessment values are based on street improvements only (not utilities). Utility improvements are paid out of enterprise accounts funded by quarterly utility bills for sewer/water/storm sewer. The reclamation process, while less invasive than a full reconstruction, is still a major rehabilitation that will correct the full depth of the street section along with replacing any problem areas of concrete curb and gutter.</p> <p>6.Tax Dollars - Approximately 26% of the total project costs are proposed to be funded via Assessments. Major capital projects such as this one utilize bonding to provide funding and levying assessments to impacted property owners is a condition to acquire the best available bonds for this type of work. These major capital projects are not something included in the standard year-over-year tax levy.</p> <p>7.Workers on Property – You may expect to see workers parked and working in your street but for the most part I would not expect workers to be spending time in your yard unless they have a purpose for doing so. Items like portable bathrooms we typically try and have the contractor place somewhere other than somebody's front yard.</p> <p>8.Project Estimate - \$4.25 Million total estimated cost</p> <p>9.Road Materials – The reclamation process consists of grinding the full 8-10 inch deep section of existing asphalt pavement and gravel base material simultaneously to create a new gravel base material that is now enhanced by the strength of the asphalt in the lower layers. Once this grinding is complete, we remove the top 4 inches of this excess product and test the condition of the new base layer we have created. If there are any signs of strength issues or unwanted materials, we will dig those materials out and replace them with new gravel, otherwise, the new "reclaim gravel base" is a great product we have seen historical success with. On top of this newly prepared base layer, we will pave 4 inches of new asphalt in two layers to bring the road to its final rehabilitated condition.</p>
17	1500 Brooke Court	Logan Rome	No Comments	N/A
18	1410 21St Street W	Kent and Colleen Heise	No Comments	N/A
19	2188 Highland Dr	Jason Stoffel-Teran Harmon	No Comments	N/A

2024 Neighborhood Improvements Project - Public Engagement Comments & Responses

Number	Address	Name	Resident Questions/Comments/Concerns	City Staff Response
20	2180 Brooke Ln	Thomas & Jeanne Loesch	We live on Brooke Lane and we are planning on having a graduation party this summer. How long is this project going to take? Don't want the street all tore up when we have the party. What help if anything is available to help senior citizens defray the costs?	<p>1.The project is estimated to be under construction from approximately May through October. That being said, Brooke Lane itself I would assume not be under construction for much longer than 6-8 weeks maximum of active work. We will receive a preliminary schedule from our contractor and hope to provide this to residents with a construction kickoff packet later in April.</p> <p>2.For qualifying low or moderate income households (including seniors), there will be assessment abatement available which can pay for all or part of the assessment. An application for this assistance as well as qualification information will be sent out with assessment packets in August of 2024. There is also assessment deferral available to qualifying households which would delay the assessment being due until a change in qualifying circumstance. This option is recommended 2nd as it only delays payment and does not truly assist with paying the assessment.</p>
21	2045 Highland Drive	Julie & Bob Hicks	No Comments	N/A
22	1521 Highland Drive	Dana and Richard Leibbrand	How do we insure that the inground sprinkler heads along the curb are not damaged when the road construction project gets underway? Will the city replace our inground sprinkler heads along the street when the project is finished?	<p>1.More information will be sent on inground sprinkler coordination with your construction kickoff packet in April, however, I will provide a few highlights to your main questions here:</p> <p>a.Inground sprinklers within the public right-of-way are considered "guests", and therefore are not replaced or repaired if damaged as part of the project within that right-of-way area.</p> <p>b.To mitigate damage as much as possible, we will recommend you do the following:</p> <p>i.Best Option - Prior to construction advancing to your street, either with an irrigation contractors assistance or on your own, temporarily cap and expose sprinkler heads that are along the curb line.</p> <p>ii.Minimum Marking Option - Prior to construction advancing to your street, place flags or paint marks on all of your sprinkler heads so that our contractor knows where they are when they are digging in the area.</p> <p>Both of these options are intended to help limit the damage our contractor does when digging in the area so that once they are done you may return your sprinklers to normal operation. While our contractor will do their best to avoid damage to sprinkler lines, there is no guarantee that they will not damage lines that are in the public right of way as part of their work.</p>
23	1815 Highland Drive	Roger Ferrell	I'm just curious why the city doesn't have the funding to do this without levying an assessment.	<p>1.Bonding is a very common funding mechanism for municipalities to pay for street and utility improvements. In order to acquire the best municipal bonds with the lowest rates, assessments must be levied for a portion of the improvements in order to make the City eligible to receive this funding source. For this years project, assessments are estimated to cover roughly 26% of the project costs.</p>
24	1490 21st Street W	James Schultz	No Comments	N/A
25	1441 21st St W	Peter Sorenson	Can the utility manhole covers be closer to the final paved surface? It is disturbing driving on the new Pleasant Ave. to find these structures in the driving lane and feeling like an unfilled pothole. There are many manhole covers along 15th Street that are smooth and finished very close to the road surface. If this is a surveying or construction failure, can an incentive or disincentive be included in the contract to reward the contractor for a good final product?	<p>1.Our construction staff will continue to diligently monitor the installation of manhole covers to ensure they are installed correctly in relation to the road surface. A large variety of factors go into the final installation and setting of manholes lids from the installation of the manhole itself, raising of the casting, to the final paving around it. Even when precisely engineered and the casting set properly by the utility crews, unfortunately paving operations can at times miss the mark as they pull past these lids and after this point this becomes a difficult issue to correct without removing asphalt. Your comment is noted, and we will work closely with our contractors as always to give the best end product possible.</p>
26	1411 21st St West	Melissa Blackstad	Will the construction restrict access to my driveway	<p>1.Although your street will be "closed to through traffic", all residents living on streets under construction will be allowed through and for the vast majority of the project access will be maintained in and out of your driveway. There will be a certain number of days, such as paving or concrete work days, where you will have limited access and may be asked to park on a different street. That being said, those days will be relatively limited and again you will maintain access to your driveway a vast majority of the time.</p>
27	1620 Brittany Rd	Xavier Kopp	Yes, questions about tree removals from utility replacements, driveway apron removals/upgrades, sump line installation? I plan on coming to the open house, these can be discussed then.	<p>1.To your questions above</p> <p>a.Tree Removals - Please see image that I have clipped below. Based on our initial analysis of where your utility lines are located, and that the Ash tree in your front yard appears to be diseased, this tree will likely be recommended to be taken down (by us within the project costs) as part of construction. We will be coordinating with you further in the coming weeks, as well as others with potential tree removals, to collectively decide on the best approach – watch for a door hanger on this. It is also worth noting that we will provide a replacement tree for any that we remove as part of the project.</p> <p>b.Driveway Apron Upgrades – I see that your driveway apron is not as wide as your expanded driveway. We will be able to expand your apron as part of this project to better fit your full driveway width (30' maximum apron width).</p> <p>c.Sump Line Installation – We do not plan to provide direct sump line connections as part of this project to the city storm sewer system</p>
28	2000 Highland Drive	Maureen McNeary	Where will the project start and when will it be in front of our house? We are trying to schedule a high school grad party	<p>1.You will receive a construction kickoff packet likely sometime in late April that will outline the preliminary schedule that we get provided to us by the contractor that is selected. Until that time, we will not be sure of what street they will be starting on.</p>
29	1510 21st Street, W.	Bruce and Lori Marsh	No Comments	N/A

2024 Neighborhood Improvements Project - Public Engagement Comments & Responses

Number	Address	Name	Resident Questions/Comments/Concerns	City Staff Response
30	chuckrizzo@comcast.net	Chuck Rizzo	<p>1. The current width of Brittany Rd. is 36' curb to curb. Will the proposed width of 32' be from curb to curb or white line to white line similar to 15th street.</p> <p>2. Is there an estimated time that we will be without the use of our driveway?</p>	<p>1.The proposed width of Brittany Road will be 32' wide curb to curb. For comparison, you can look at 19th Street to the East of Pleasant Drive which is the continuation of Brittany Road. This segment is already at 32' wide and is what we are looking to match.</p> <p>2.You will have use of your driveway for a vast majority of the project with the exception of about 1 week for the pouring of new concrete, and a couple of days for paving operations. There will be times intermittently during working hours (7 AM to 7 PM) that access may be limited if we are working right in front of your house but more often than not during those hours we will still be able to accommodate getting you in and out. During that 7-10 days we are working on concrete, you still will be able to park in front of your driveway overnight, we will just ask that you do not drive over the new curb while it cures.</p>
31	1820 Highland Drive	Rick Zak	No Comments	N/A
32	1497 Brooke Court	Christa Hamann	<p>Since curbs are not being touched, if we wanted a modification to our curb (where our additional slab was added 5 yrs ago- removing the curb up to the end of the concrete and slopping it to match our existing driveway angle), is that something that can be done during this project or should it be at a different time on our own? who would determine that cost and would it be added into our assessment rate or paid separately up front?</p> <p>Curious to hear about parking/driving on the roads and how long we'll have to park elsewhere and walk to our property? will our water be affected (turned off for a period of time)? If the project starts in May, how does that affect bussing for the last month of the school year?</p>	<p>1.3 different approaches that we may be able to help coordinate for your apron widening that would primarily be coordinated by your own contractor: a.Option 1 - A contractor of your choosing could remove the existing concrete and widen it however you would like (you can be up to 30' wide total knocked down at the curb) in advance of our project. I would not require that they restore the asphalt in front of this work as we will take care of this for you regardless. Your contractor may do their work and essentially just leave the road in front as gravel for a short time. b.Option 2 – Same as option 1, but they could do this work essentially “during” our construction which may or may not help with some coordination. c.Option 3 – Your contractor could do this after our project. I would say this option is the one I would recommend the least as it would require cutting into some of our brand new pavement. These options are being provided as I don't believe we any reason to remove or repair this curb structurally for our purposes as part of the project at this time.</p> <p>2.You will be able to drive on your roads and park in your driveway essentially during the entirety of construction. While the roads will be gravel for a portion of time, you as a resident in the project area can still use them. The only days we will ask you to park elsewhere in the reclaim area are days that we are paving the streets if you need to get vehicles in and out.</p> <p>3.Because we are primarily completing spot repairs of the water main system on your street, we do not anticipate any water shut downs at this time. If we do, they would likely be for a relatively short duration of time and only be needed in an emergency if a leak were to occur while we are repairing the water valves on your street.</p> <p>4.We work closely with the bus company if our construction impacts the last month of school in May or extends into September based on our level of progress to come up with a plan to ensure busses can still get through and pick up at dedicated places in or near the site. We will coordinate more on this as the time approaches.</p>
33	1735 Brittany Rd.	Kim Kochendorfer	<p>This past summer I called and spoke with Cody Mathisen about the drainage problems I have at the end of my driveway. My house is a tuck under design built in 1980, and the driveway has very little pitch from the house to the street (approximately 2" of pitch at the most from the house to the street.) Every winter the water from melting snow pools at the end of the driveway and causes a mess and is definitely a safety concern. Based on weather conditions this can cause problems for several months.</p> <p>Cody reviewed the property layout and said I am at the high point on my section of the block. He said it could be possible to increase the pitch in the street so that we would gain an additional 4" drop from my driveway to the storm sewer at the south east corner of Brittany and 17th street.</p> <p>I want to make sure this issue gets addressed and hopefully resolved.. Currently I have to snow blow and shovel a path from my driveway to the storm sewer every time it snows and the city plows come by.</p> <p>I am concerned about the plan to reduce the street width from 36' to 32'. There are normally a number of vehicles parked along the street, and with a curve on the street I have concerns about a lack of room for moving traffic. There is also quite a bit of foot traffic, elderly walkers, kids, folks on bikes. I am very concerned about the safety aspect of reducing the road width.</p>	<p>1.You are correctly recalling our conversation and we are currently planning to incorporate any slope increase that we can to help better the drainage in front of your property without adversely affecting the drainage at any of your neighbors properties. As you recalled, it is a challenge in the case of your property being it that it is at the flat top of slight hill, but again, we are incorporating an improvement to this to the best of our ability.</p> <p>2.We have found in our own experience, and across many other surrounding communities, that 32' provides an adequate width for safe travel of vehicles and pedestrians in low volume residential applications. Two sided parking will remain on this street as well. It is often our finding that while greater road widths give a sense of more space for safety, they also give drivers more sense of space to speed. With only 450 vehicles per day, Brittany Road fits the description of a low volume residential road.</p>
34	1431 17th west Hastings	Lance & Kristin Poellinger	Yes. Storm water drain in the backyard south west corner of our lot. Is this something that will be part of the storm water reconstruction?	Called resident and discussed that we would not be working on storm sewer in their back yard which is what they were hoping the answer would be as this would disturb their existing fence.

2024 Neighborhood Improvements Project - Public Engagement Comments & Responses

Number	Address	Name	Resident Questions/Comments/Concerns	City Staff Response
35	1510 Highland Drive	Pam & Bob Niebur	<p>Would it be possible to have a liner installed in our sewer line, going from the street to the house, while the sewer line replacement is being done? If yes, the cost?</p> <p>Rumor has it that any of the assessment that is not paid up front will be taxed. True or False?</p>	<p>1. We will be replacing approximately 30 feet of your private service line from the new sewer main up to the right-of-way line of your property as part of the project. My recommendation is that you coordinate the installation of lining your private line after our project is complete (2025 or beyond). This liner would then not need to be installed nearly as far. Coordinating this as part of the project or to take place at the same time is unfortunately not something I see as feasible for us to do.</p> <p>2. If the assessment is not paid up front in 2024, the assessment will automatically be levied to your property taxes and will be paid over the course of 10-years. The amount levied to your property taxes will be the amount of your assessment plus interest which has historically been approximately 3-5%. To address the wording of your question, the special assessment isn't necessarily "taxed", however, it will become part of your property taxes and essentially function as a 10-year loan that you are paying back.</p>
36	1611 Highland Drive	Jeffrey & Patricia Rebarchik	During the past few years, 2 known water main issues in the street in front of our property. Will this investment fix these issues.	Called and left voice message for resident informing them that these issues would be addressed.
37	2133 Highland Drive	Mark & Patricia Stoneberg	What needs to be done to our sprinkler system prior to the project? If the yard is affected, who is responsible for restoring?	Called resident and let them know that because they are in a reclaim area their main responsibility would be to flag their sprinkler heads a few weeks in advance of construction starting. Also let them know we are responsible for restoration as part of the project.
38	1775 Brittany Road	Geraldine Holmseth	Is there a way out of my property most times? Is this the most reasonable assessment?	Called and talked with resident to discuss that access would be available for a vast majority of the project and that we are ready to assist when needed.
39	1880 Brittany Road	Dave Hartung	No Comments	N/A
40	1420 Brooke Court	Jackie Wrolstad	No Comments	N/A
41	1840 Brittany Road	Sherri Leflay	Will we have 100% access to our property via our vehicles during construction?	Spoke with resident and clarified that access would be maintained a majority of the time, but not 100% of the time as things such as concrete installation will require parking in front of the home for limited periods of time.
42	1820 Brittany Road	Russ and Lisa Welch	Yes, what happens to the additional 4 feet?	Resident had all questions answered regarding the narrowing of Brittany Road.
43	1745 Highland Drive	Wallace Obinger	No Comments	N/A
44	2100 Brooke Lane	Lisa Sieben and Ray Kennedy	No Comments	N/A
45	1500 Brittany Road	Glenn J. and Polly Bauer	No Comments	N/A
46	2290 Brooke Lane	Erlend Larsen	Our concrete apron at the curb is in rough shape. Will that be replaced as part of this project?	At this time, we plan on replacing the southern half of your concrete apron which has a structural crack within it causing heaving of the curb. We also plan to replace at least 1 curb panel to the south of your apron to improve this transition.
47	1900 Brittany	Margaret Baringer	FAQ covered my questions.	N/A
48	2199 Highland Drive	Dennis and Joan Millerbernd	No Comments	N/A
49	1485 Brooke Court	Curt and Cynthia Mattison	No Comments	N/A
50	1860 Brittany Rd.	Eriane Peterson		
51	1401 17th Street W	Joseph Esler	Yes we always have issues at the end of our driveway with the drainage, it's like a swamp and would like that addressed. Every spring it's a flood at the end of the driveway. 1401 is our house. Thanks.	1. With the reconstruction of 17th Street and new curb and gutter, we will look to improve this drainage in front of your driveway. We are somewhat limited as 17th Street has relatively little natural grade (the road is fairly flat), however, in most cases we are able to make situations like this better with our construction.
52	1450 21st St. W. Hastings	Steve and Andrea Beal	<p>How will we access our home/park in our garage during the construction?</p> <p>The amount homeowners are asked to pay is ridiculous. We don't have any extra money right now. If we did, we'd be improving our home!</p>	<p>1. Although your street will be "closed to through traffic", all residents living on streets under construction will be allowed through and for the vast majority of the project access will be maintained in and out of your driveway. There will be a certain number of days, such as paving or concrete work days, where you will have limited access and may be asked to park on a different street. That being said, those days will be relatively limited and again you will maintain access to your driveway a vast majority of the time.</p> <p>2. Assessments have been a component of the cities funding mechanism for capital projects in addition to acquiring bonds for many years. For this years project, assessments are estimated to cover roughly 26% of the project costs.</p> <p>Information on financial assistance will be sent with your assessment packet in August and I highly encourage you to apply for abatement if you think you qualify based on the information that will be provided. This abatement program may help cover all or part of your assessment dependent on your situation.</p>