

2025 Street Improvement Project

Feasibility Study & Public Hearing February 18, 2025



2025 Street Improvement Project

- City Council authorized the preparation of a Feasibility Study in August of 2024.
- Streets were selected based on pavement conditions.
- Reconstruction streets - pavement sections are in poor condition.
- Mill and overlay streets show signs of deterioration, but still have structural strength.

Mill & Overlay streets in the Liberty area:

- Liberty Pkwy,
- Melville Ct N,
- Pioneer Blvd,
- Pioneer Pl,
- Rutherford Rd,
- School House Cir,
- Settlers Way,
- Summer Fields Ct,
- Summer Fields Grn,
- Tall Pine Trl,

Full Pavement Reconstruction:

- 5th St N, (Laurel St. W-Hickory St. W)
- Maple St W, (Owens St N. – 4th St. N)
- William St N. (Laurel St W – Maple St W)
- Everett St N. (Laurel St W – Maple St W)
- Boom Rd.

Total Project 2.55 miles.

2025 Street Improvement Project

February 2025

Project Type

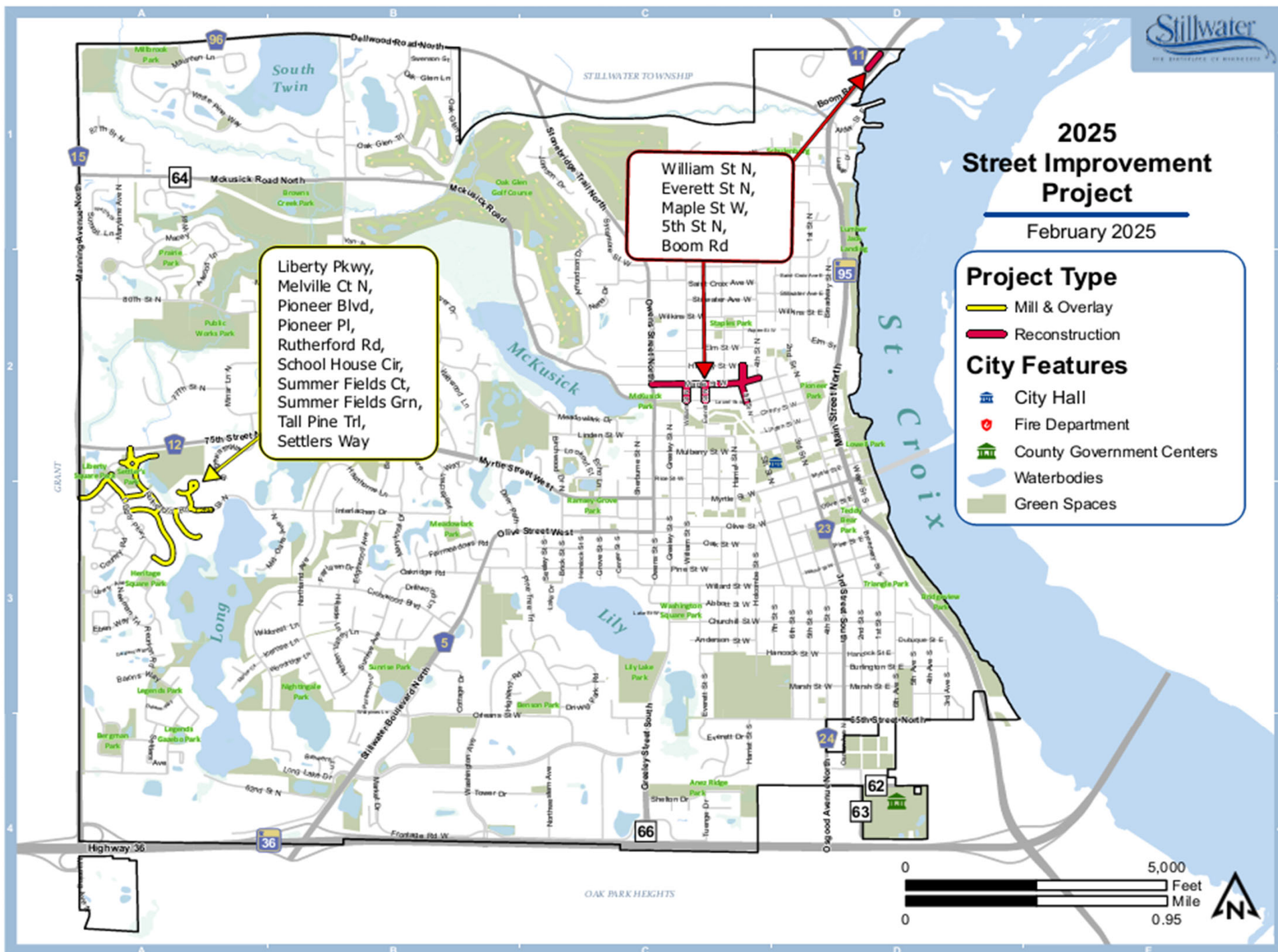
- Mill & Overlay
- Reconstruction

City Features

- City Hall
- Fire Department
- County Government Centers
- Waterbodies
- Green Spaces

Liberty Pkwy,
Melville Ct N,
Pioneer Blvd,
Pioneer Pl,
Rutherford Rd,
School House Cir,
Summer Fields Ct,
Summer Fields Grn,
Tall Pine Trl,
Settlers Way

William St N,
Everett St N,
Maple St W,
5th St N,
Boom Rd



Street Reconstruction

(Maple Street area)

- Streets were worked on in the mid-1960's, and early 1970's.
- Existing pavement section is in the range of 5" asphalt and about 0-2" gravel.
- The streets are 28-44 feet wide, with no concrete curbs, there are utilities and storm sewer systems serving the area.
- Propose to remove asphalt and about 18" of base materials.
- Build the Pavement section with at least 1 foot of clean sand and 6" of Gravel.
- Install concrete curb and gutter and 4" of asphalt.
- Repair and replace catch basins and sanitary manholes where needed.
- Extra storm sewer pipes and catch basins would be added as needed.
- Loop the watermain along 5th Street N between Laurel Street and Maple Street.
- Replace all galvanized water services to copper, under a separate contract.

Street Reconstruction

(Boom Road)

- MnDOT released Boom Rd north east of Fairy Falls Rd N. to the City and provided funding to reconstruct it
- It is not known when it was Last worked on this section of road.
- The road is 24 feet wide.
- The existing pavement section is 4 inches asphalt and about 6 inches of gravel.
- Repair damaged sections of existing curb and gutter and replace the guard rail on the west side of the road.
- Replace the storm inlet at the end of the road.
- Replace asphalt and regrade base.

Street Reconstruction Summary

Full Reconstruction

Maple Street area.

Length of Construction - 0.63 miles

of properties Assessed - 62.6

CONSTRUCTION COSTS (Includes Engineering and contingencies)
\$1,429,713

Boom Road

Length of Construction - 0.07 miles

of properties - 0

CONSTRUCTION COSTS (Includes Engineering and contingencies)
\$60,000

TOTAL STREET RECONSTRUCTION COSTS \$1, 489,713

Mill and Overlay

Liberty Area

- These Streets were constructed in 1998-2000.
- Streets are 24-28 feet wide with concrete curb and gutter, storm sewer, and sidewalks on most of the streets.
- Pavement section consists of 8 inches gravel and 4 inches asphalt.
- Propose mill the top 1.5 inches of pavement and overlay with new 1.5 inches of pavement.
- Repair curbs, sidewalks, catch basins and manholes.
- Upgrade pedestrian ramps to ADA standards.

Mill And Overlay - Summary

Total Length	1.85 miles
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Number of Properties assessed	154
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TOTAL MILL AND OVERLAY COST	\$790,494
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Financing

Project is financed through City funds and Assessments.

Mill and Overlay Streets Assessed - 80% to property owners.

Street Reconstruction Assessed - 70% to property owners.

2025 Street Improvement Project Costs

Reconstruction	\$1,489,713
Mill and Overlay	\$ 790,494
Total Project	\$2,280,207

2025 Street Improvement Project Funding

- Total Assessment collected from the project = **\$1,140,207**
- City Funding = **\$1,140,000**
- Bonding \$980,000
- Utility funding \$100,000
- MnDOT \$ 60,000

- Total cost of the project = **\$2,280,207**

Proposed Assessments

Footage method (Non-residential properties)

Unit method for residential property

- Standard interior lot: 1 unit
- Duplex : 1 unit per address
- Corner lot: 0.5 units for each side improved.
- Multi units are assessed at 0.2 units for each extra unit (House Apartment =1.2 units)
- Condominium = 0.8 units
- Multifamily (Apartment Buildings) =0.8 units

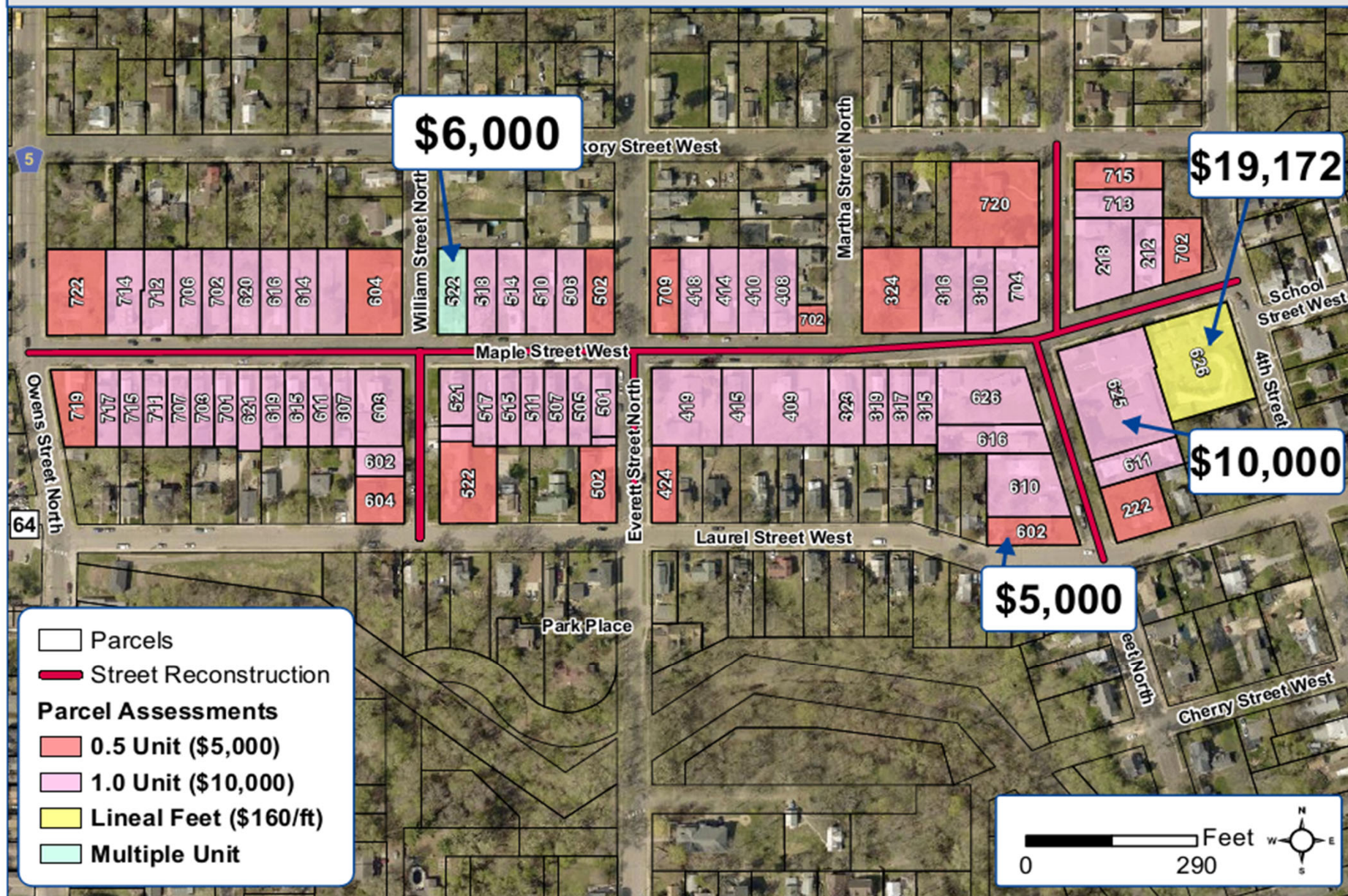
Preliminary Project Cost Summary Table

Construction Type	Estimated Assessment Rate*	Appraised Benefit Value	Assessment Type	Assess Units
Mill and Overlay – Liberty area	\$5,226.3	\$4,000	Unit	103
Mill and Overlay – Liberty area / Pine Hollow properties	\$50.0/ft \$1,135/unit		1,157 LF	51
Mill and Overlay –Liberty area Commercial and City properties	\$50.0/ft		LF	
Reconstruction Maple Street area	\$15,674.5	\$10,000	Unit	62.6
Reconstruction – Commercial properties	\$160/ft		LF	

* The assessments are capped by the actual benefit the project would provide to the properties. The actual assessment would be finalized when the project is finished.

Parcel Assessments - Sabin's Addition

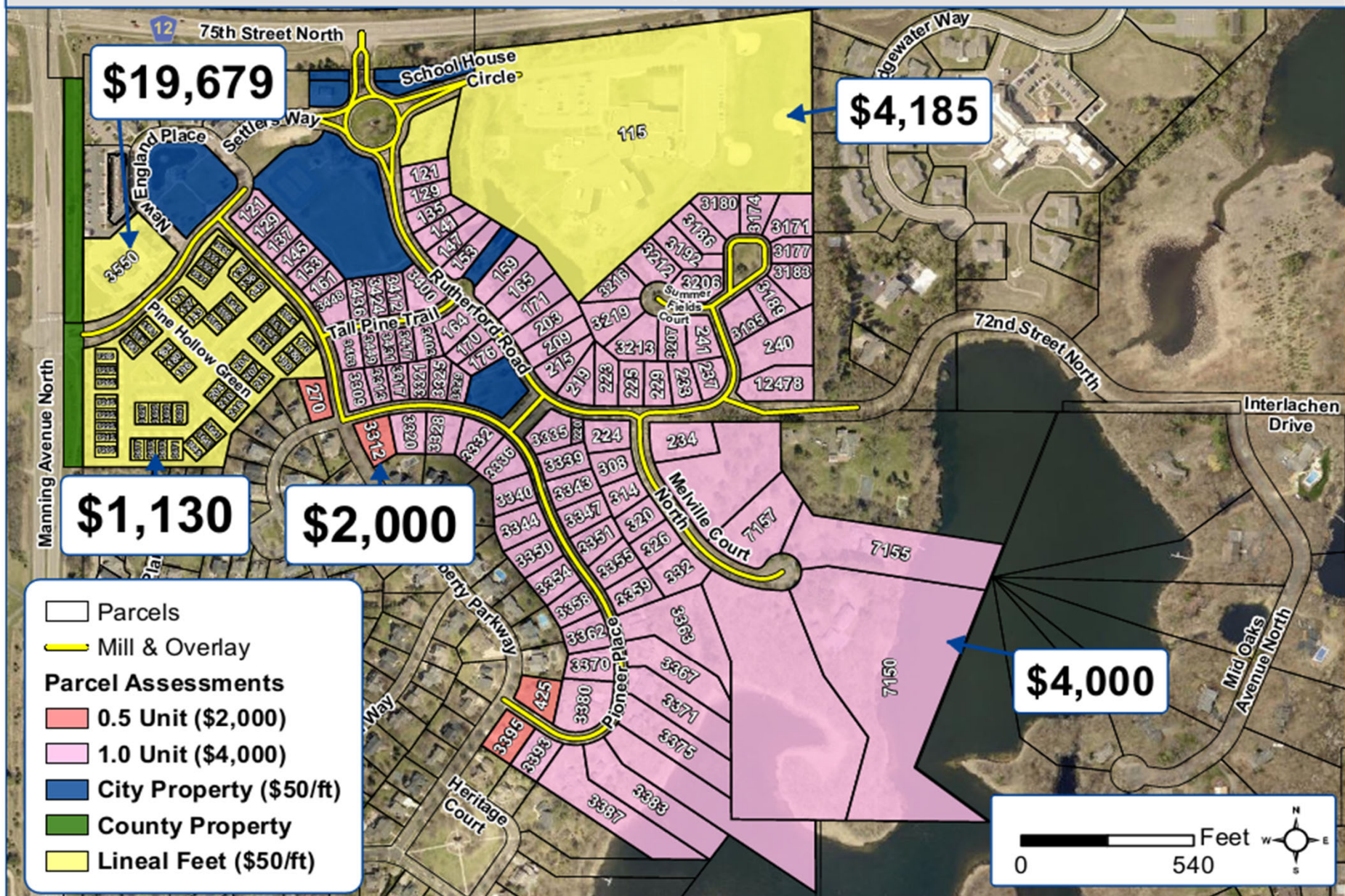
February 2025





Parcel Assessments - Liberty on the Lake

February 2025



Parcel Assessments - Boom Road

February 2025



\$10,000 Assessment- *4.26% simple interest, 10-year term

*4.26% was the 2024 street improvement project interest rate, the interest rate for 2025 improvement project will be set later in the summer of 2025.

Year	Principal	Interest	Total
1	\$10,000	\$426.0	\$1,426.0
2	\$9,000	\$383.4	\$1,383.4
6	\$5,000	\$213.0	\$1,213.0
10	\$1,000	\$42.60	\$1,042.6

Proposed Improvement Schedule

Authorization of Feasibility Study	August, 2024
Neighborhood meetings	December, 2024
Feasibility Study	February 18, 2025
Public Hearing/Order Improvements	
Approve plans and Specs/ Authorize Biding	March 4, 2025
Bid Opening	March 27, 2025
Award Contract	April 1, 2025
Construction	May - October, 2025
Assessment Hearing	October, 2025

Recommendation

PROJECT IS TECHNICALLY AND FINANCIALLY FEASIBLE.

APPROVE THE FEASIBILITY REPORT AND CONDUCT THE PUBLIC HEARING FOR 2024 STREET IMPROVEMENT PROJECT.

*If desired, Council should pass a resolution ordering the improvement and direct the engineering staff to prepare plans and specifications. It should be noted that the resolution to order the improvement requires a 4/5^{ths} majority vote.