

2026 Street Improvement Project

Feasibility Study & Public Hearing February 17, 2026



2026 Street Improvement Project

- City Council authorized the preparation of a Feasibility Study in July of 2025.
- 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 :

- Oakridge Rd
- Laurie Ln
- Hanson Pl
- Crestwood Ter
- Laurie Ct
- Fairmeadows Rd
- Dundee Pl
- Oakridge Ct
- Wildcrest Ln
- Marine Cir
- Greenmeadow Ct
- Icerose Ln
- Woodridge Ln
- Croixwood Pl
- Skyview Ct
- Nightingale Blvd
- Nightingale Ct
- Long Lake Dr
- Brewers Ln
- Pond View Ln
- Saddle Ct

Full Pavement Reconstruction:

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

Total Project 3.64 miles.

January 2026

-  Mill & Overlay (2.91 mi)
-  Reconstruction (0.73 mi)

- City Hall
- Fire Department
- Waterbodies
- Green Spaces



Street Reconstruction

(Hickory 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 28-42 feet wide, with no concrete curbs, there are utilities and storm sewer systems serving the area.
- Propose to reclaim asphalt and remove about 12" of base materials.
- Build the Pavement section with reclaimed pavement, and at least 2" of new Gravel for a total of 8" 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 Cherry Street.
- Replace all galvanized water services to copper, under a separate contract.

Street Reconstruction Summary

Full Reconstruction

Hickory Street area.

Length of Construction -	0.73 miles
# of properties Assessed -	70
CONSTRUCTION COSTS	\$1,314,654
Admin, Engineering and contingencies	\$ 184,052

TOTAL STREET RECONSTRUCTION COSTS	\$1, 498,706
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Mill and Overlay

- These Streets were constructed in 1998-2000.
- Streets are 28-32 feet wide with concrete curb and gutter, storm sewer, and sidewalks on most of the streets.
- Pavement section consists of 6 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	2.91 miles
Number of Properties assessed	287
Total Mill and Overlay construction	\$869,773
Admin, Engineering and contingencies	\$121,881.13
TOTAL MILL AND OVERLAY COST	\$ 991,645.13

Financing

Project is financed through City funds and Assessments.

Mill and Overlay Streets Assessed - 50% to property owners.

Street Reconstruction Assessed - 35% to property owners.

2025 Street Improvement Project Costs

Reconstruction	\$1,498,706
Mill and Overlay	\$ 991,645.13
Total Project	\$2,490,351.13

2026 Street Improvement Project Funding

- Total Assessment collected from the project = \$ 921,658.57
- City Funding = \$1,568,692.56
- Bonding \$1,292,321.56
- Utility funding \$ 276,371.00
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- Total cost of the project =\$2,490,351.13

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

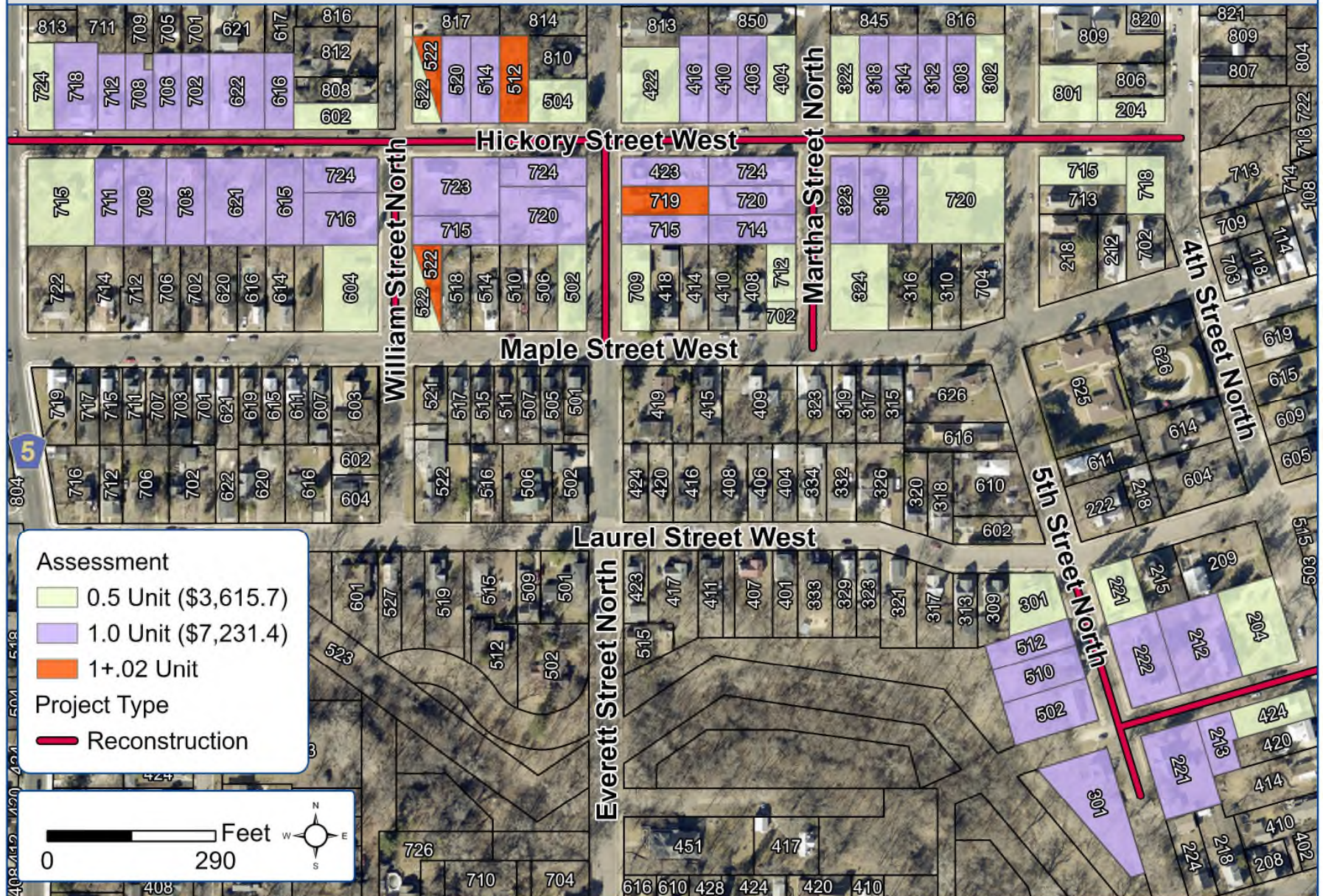
Preliminary Project Cost Summary Table

Construction Type	Estimated Assessment Rate*	Appraised Benefit Value	Assessment Type	Assess Units
Mill and Overlay – Oakridge & Croixwood areas	\$2,132.02	\$3,000	Unit	193
Mill and Overlay – Long Lake area	\$827	\$2,000	Unit	94
Reconstruction Maple Street area	\$7,231.45	\$8,000	Unit	59.8

*** 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.**

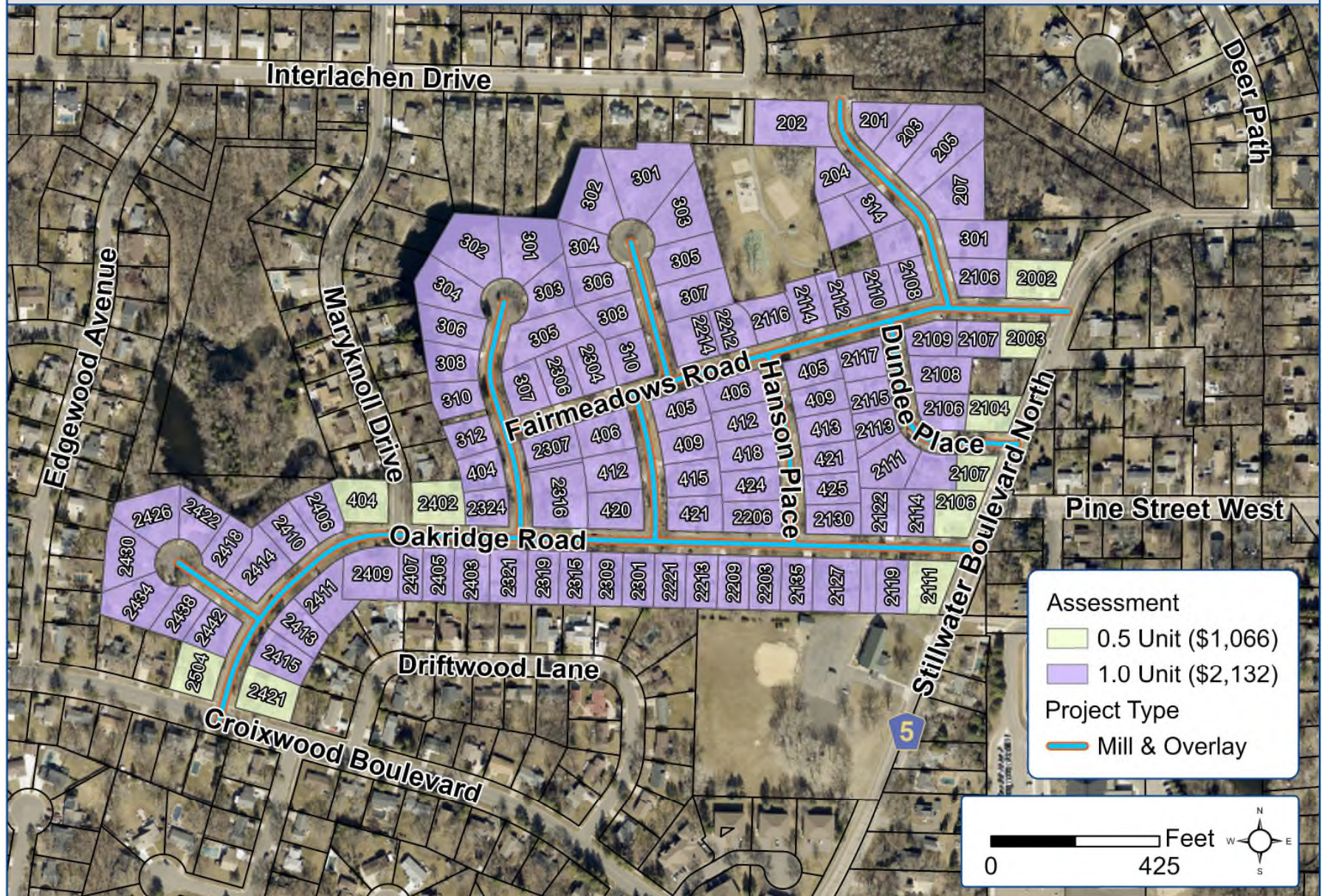
2026 Fairmeadows Assessments

February 2026



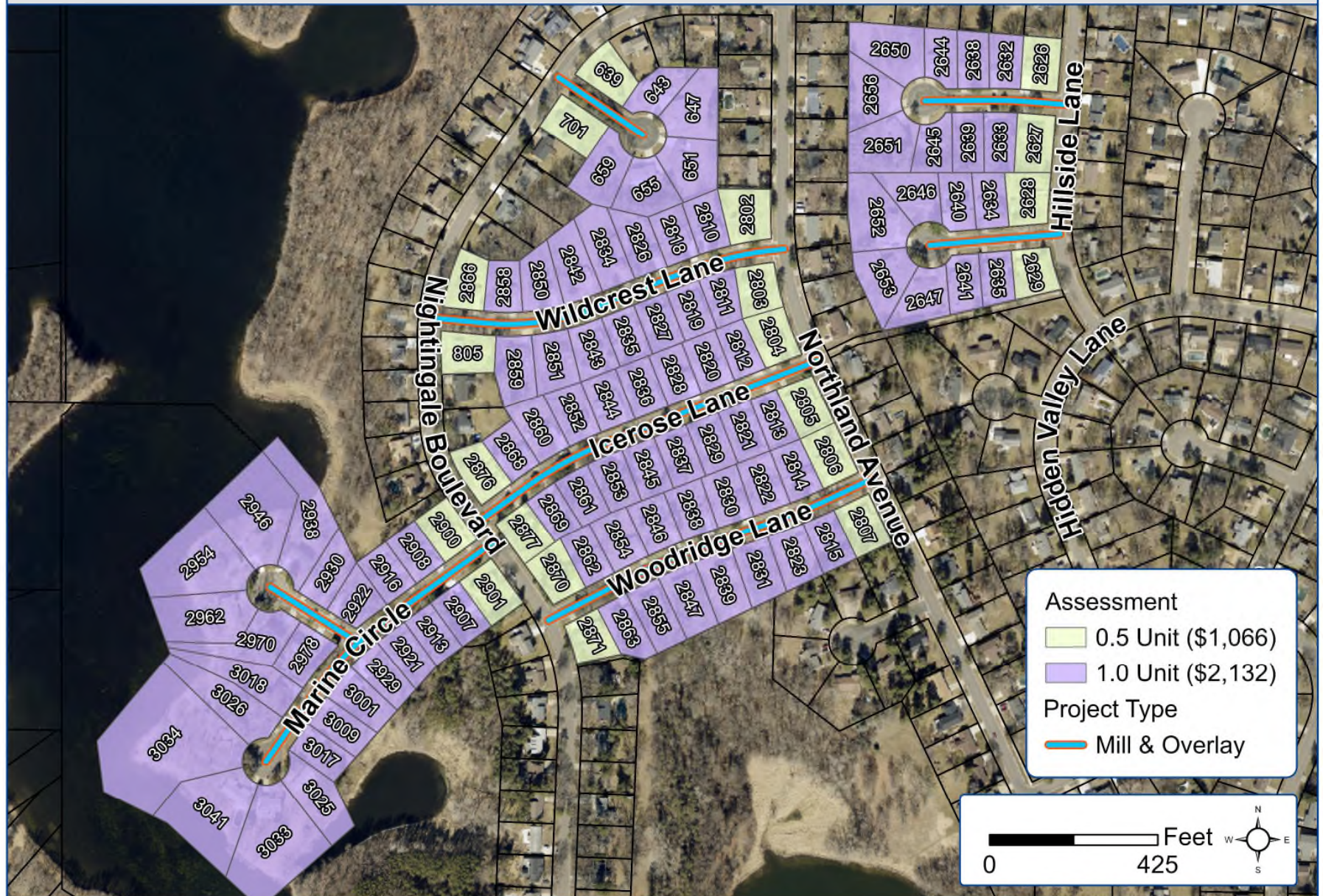
2026 Fairmeadows Assessments

January 2026



2026 Croixwood Assessments

January 2026



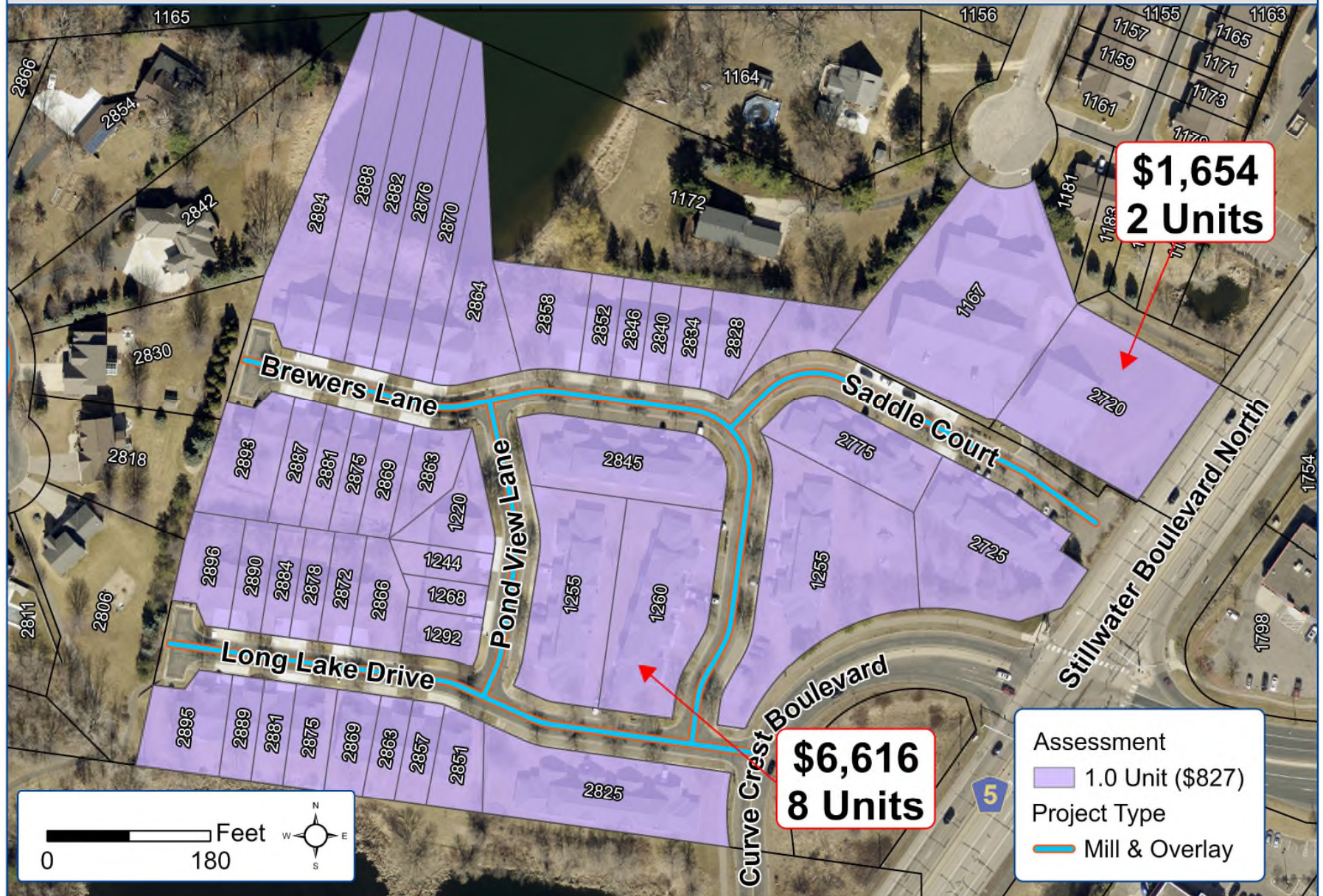
2026 Nightingale Assessments

January 2026



2026 Long Lake Assessments

February 2026



\$7,500 Assessment- *4.97% simple interest, 10-year term

*4.97% was the 2025 street improvement project interest rate, the interest rate for 2026 improvement project will be set later in the summer of 2026.

Year	Principal	Interest	Total
1	\$7,500	\$372.75	\$1,122.75
2	\$6,750	\$335.48	\$1,085.48
6	\$3,750	\$186.38	\$ 936.38
10	\$ 750	\$37.28	\$ 787.28

Proposed Improvement Schedule

Authorization of Feasibility Study	July, 2025
Neighborhood meetings	December, 2025
Feasibility Study	February 17, 2026
Public Hearing/Order Improvements	
Approve plans and Specs/ Authorize Biding	March 3, 2026
Bid Opening	March 26, 2026
Award Contract	April 7, 2026
Construction	May - October, 2026
Assessment Hearing	October, 2026

Recommendation

PROJECT IS TECHNICALLY AND FINANCIALLY FEASIBLE.

APPROVE THE FEASIBILITY REPORT AND CONDUCT THE PUBLIC HEARING FOR 2026 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.