

2026 Neighborhood Infrastructure Improvements

Neighborhood Engagement

January 9, 2026

Project Information Sheet

Proposed Schedule

March 2, 2026	Council holds public hearing to decide if the project will be built
April 6, 2026	Council holds public hearing to adopt assessment amounts
May, 2026	Construction begins
October, 2026	Construction completed

Costs

Preliminary Estimated Project Costs	\$4,500,000
Assessed to Private Properties	\$679,500
Approximate Percentage Assessed	15%

Why These Streets?

Street surfaces are in very poor condition, have substandard and poorly functioning drainage systems, and have become increasingly costly to keep at a minimally acceptable level of service. Utilities such as sanitary sewer, water, and storm sewer facilities also are in need of various upgrades, rehabilitation, and replacement work to be able to serve the public into the future.

Comments

We would like to get your comments about the proposed work, and any additional information you feel would be helpful in finalizing the design.

Assessment Timing

Assessments can be spread over a 10-year period and would be collected by Dakota County with your property taxes. If the Council proceeds with construction of this project, the first assessment payment would be due with your property tax statement in the spring of 2027.

Assessment Policy

The Assessment Policy of the City's Ordinances determines the procedure that is used to compute assessments. All project areas being proposed for improvement were examined separately by a 3rd party appraiser to determine the estimated special benefit properties will receive as a result of this project.

Proposed Assessment Rates for Standard Lots*

Project Streets	
<i>Pleasant Drive – TH-55 to 4th Street</i>	
<i>4th Street – Pleasant Drive to River Street</i>	
Unit Type	Assessed Rate
Single Family Home	\$6,300 per Lot
Twin Home	\$4,725 per lot
Townhouse	\$4,500 per lot
Condominium	\$3,150 per lot

**Standard lots are non-corner lots which front an improved street. Note that property types not listed above (such as apartment buildings or institutional lots) have lot-specific assessment rates that vary from those shown.*

Corner Lots

Corner lots shall be assessed only 25% of the rate for the long side of the property and 100% of the rate for the short side of the property.

For example, if only the long side of a property is along the street being improved, the property owner will only pay 25% of the rate for that street. Likewise, if only the short side of a property is along the street being improved, the property owner will pay 100% of the rate for that street. Lastly, if a corner lot has streets being improved on **both** the long AND the short side of the property, the owner would be responsible for paying both 100% of the short side assessment and 25% of the long side assessment.

Is Financial Assistance or Deferral Available?

Yes, **for qualifying households**. The City will send out applications for this in July which includes assessment abatement. Qualifying low income households may have part or all of their assessments funded by the assessment abatement grant program through Dakota County.

If you do not qualify for abatement, property owners age 65 and older, those retired by virtue of permanent disability, and active military service members may qualify for assessment **deferral** (delay in payment being due) if your adjusted gross income is below a threshold set by the deferral policy.

