

# 2026 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

## PROJECT INTRODUCTION & OVERVIEW



January 9, 2026

2026 Neighborhood Infrastructure Improvements



# Agenda

- Hastings Engineering Team Introduction
- Project Website
- Preliminary Schedule
- Design Highlights
- Financials and Assessments
- Public Outreach Next Steps

# Project Team



**Ryan Stempski, P.E.**  
Public Works Director



**Cody Mathisen, P.E.**  
Project Manager



**Bo Schuette**  
Engineering  
Technician



**Sam Schmidtke**  
Administrative  
Assistant

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**(651) 480-2334**

[www.hastingsmn.gov/2026Streets](http://www.hastingsmn.gov/2026Streets)



# Project Website

- Public Works and Engineering
  - Construction Projects
    - Construction Bidding
    - Highway 61 Study
    - Hwy 316 Project Updates
    - Mill and Overlay Program
    - 2024 Neighborhood Infrastructure Improvements
  - 2025 Neighborhood Infrastructure Improvements**
  - Pavement Management Program
- + Engineering Standards and FAQs
  - Spring Load Restrictions
- + Street and Utility Programs
- + Storm Water Management
  - Utility Billing and Rates
- + Water Supply Management
  - Utility Rates Study 2016-2017

[City Government](#) » [City Departments](#) » [Public Works and Engineering](#) » [Construction Projects](#) »

## 2025 Neighborhood Infrastructure Improvements

Font Size: - + + + + + Share & Bookmark Feedback Print

Welcome to the 2025 Neighborhood Infrastructure Improvements Project Page! We are currently in our public outreach process from January 9th to January 28th and highly encourage you to watch the project overview video below, as well as complete our online feedback and communication preferences survey. You will also find several helpful documents, maps, and figures with more information linked below.

### Public Outreach Process

- [Watch 2025 Project Overview Video \(15 Minutes\)](#)
- [Complete Online Project Feedback & Communication Preferences Survey](#)
- [Open House Details](#)
  - **Where** - Hastings YMCA Community Room
  - **Date** - Thursday, January 23rd
  - **Time** - 5:00 to 7:30 PM
  - **Who Should Attend** - Residents within the impacted project area who still have questions/concerns after viewing the project overview video and additional resources on this page

### Additional Project Resources

- [Project Map](#)
- [Street-by-Street Project Design Figures](#)
- [Street-by-Street Project Design Summary](#)

[\*\*www.hastingsmn.gov/2026Streets\*\*](http://www.hastingsmn.gov/2026Streets)

- [Design Summary and Figures](#)
- [Resources for what to expect during construction](#)
- [Construction updates this summer](#)

# Project Timeline

We Are  
Here!



**Fall 2025** - Evaluated existing infrastructure.

**Nov – Dec. 2025:** Preliminary Design and Estimates

**Jan 2026 - Public Outreach**

**February 2<sup>nd</sup>** – City Council receives feasibility study

**March 3<sup>rd</sup>** - City Council Holds a Public Improvements Hearing

- Summary of project gets presented
- Affected residents can make comments to City Council
- Council can order the proposed improvements, construction plans are finalized.

**Mid-March** – Bids are solicited

**April 6<sup>th</sup>** – Council holds Assessment Hearing

**Mid-April** - Contract awarded to best qualified contractor

**May** - Construction begins

**October** - Construction Substantially Complete



# 2026 Proposed Neighborhood Improvements

\$4.5M Budget

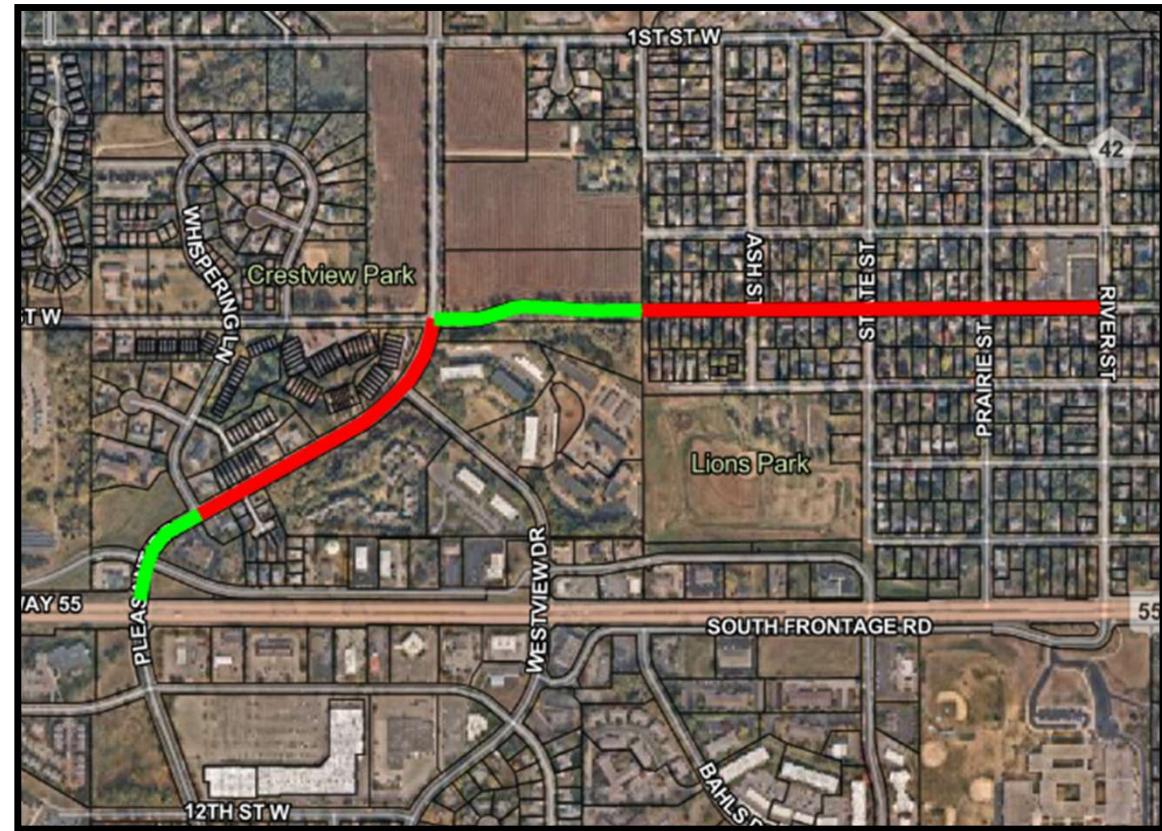
## ❑ Pleasant Drive

- ❑ **Reconstruct** – Whispering Ln to 4<sup>th</sup> Street
- ❑ **Reclaim** – TH-55 to Whispering Ln

## ❑ 4<sup>th</sup> Street West

- ❑ **Reconstruct** – Farm St to River St
- ❑ **Reclaim** – Pleasant Dr to Farm St

 Full Reconstruction  
 Reclaim



# Pleasant Drive – Existing Conditions



## TH-55 to Whispering Lane (Reclaim)

**Street** – Original 1971 Construction

### Utilities

- Water – 2018 Plastic Pipe
- Sanitary Sewer – 1971 Clay Pipe



## Whispering Lane to 4<sup>th</sup> Street (Reconstruct)

**Street** – Original 1971 Construction

### Utilities

- Water – 1971 Cast Iron (history of breaks)
- Sanitary - 1971 Clay Pipe

# 4<sup>th</sup> Street – Existing Conditions



## Pleasant Dr to Farm St (Reclaim)

Street – 1999 Construction

### Utilities

- Water – 1999 DIP
- Sanitary – 1999 PVC



## Farm St to River St (Reconstruct)

Street – 1952 Construction, 1999 M&O

### Utilities

- Water – 1952 CIP (history of breaks)
- Sanitary Sewer – 1952 VCP (root issues)

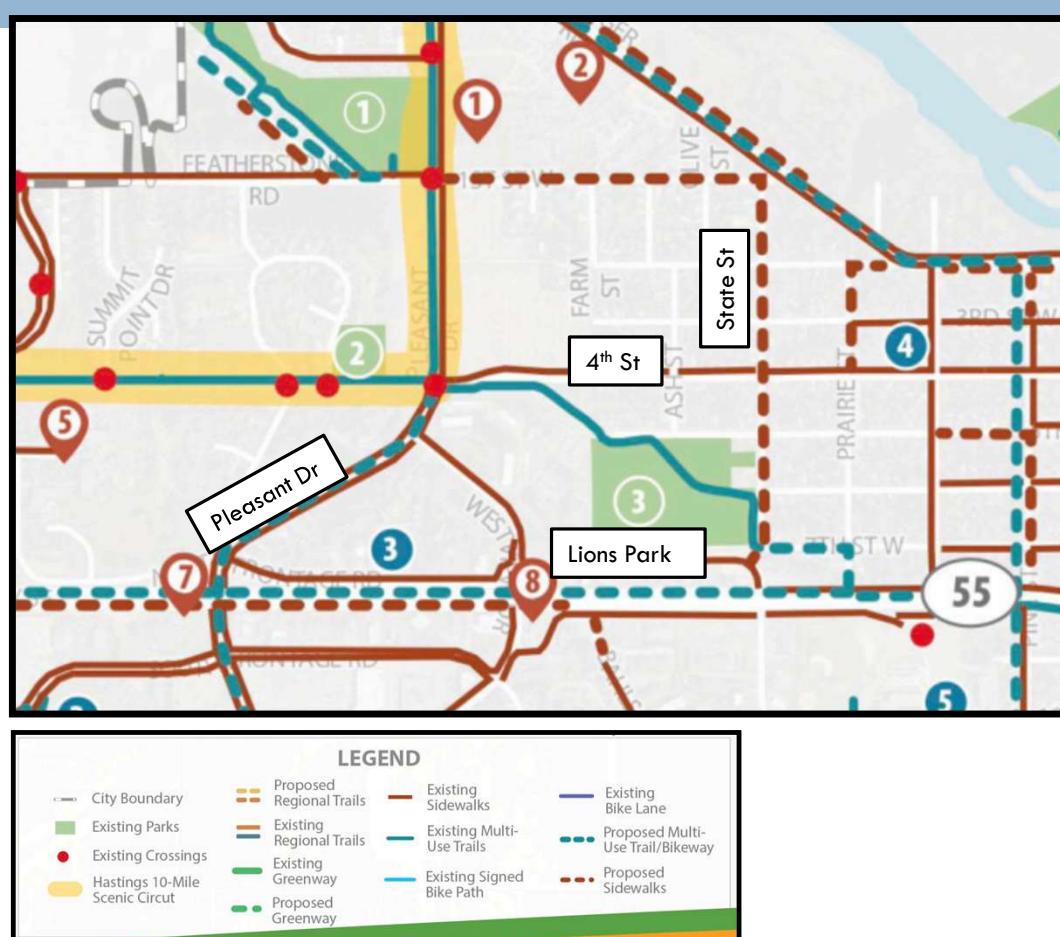
# Pedestrian Improvements – Trails/Sidewalks

## □ Pleasant Drive

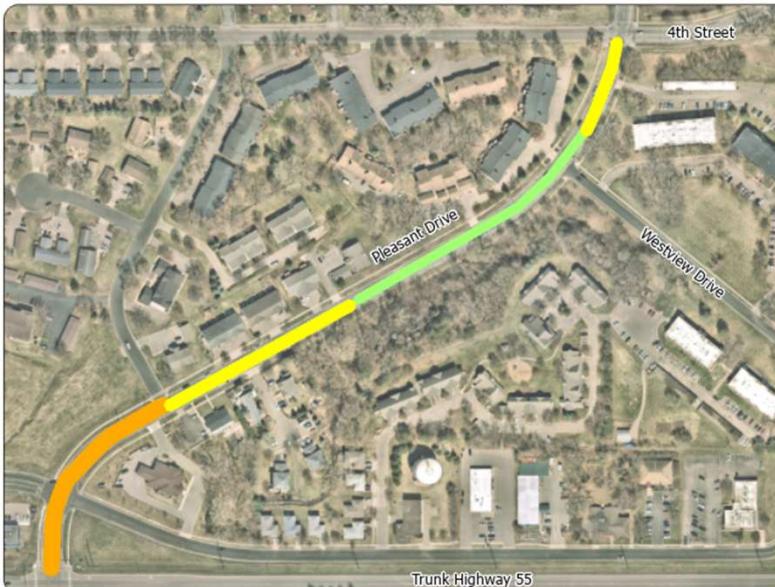
- **Existing** – Sidewalk East & West Side
- **Proposed** – Replace west side with trail, spot repairs on East sidewalk
- West side aligns with existing Pleasant Dr trails & destinations (school/parks)
- MnDOT TH-55 coordinated west side for crossing
- Goals of continuous system & minimized crossings

## □ 4<sup>th</sup> Street

- **Existing** - Sidewalk North Side
- **Proposed** – Spot Repairs in Reclaim, Replace in Recon
- **Improve Existing trail to Lions Park**



# Street Width Modifications



## Pleasant Drive

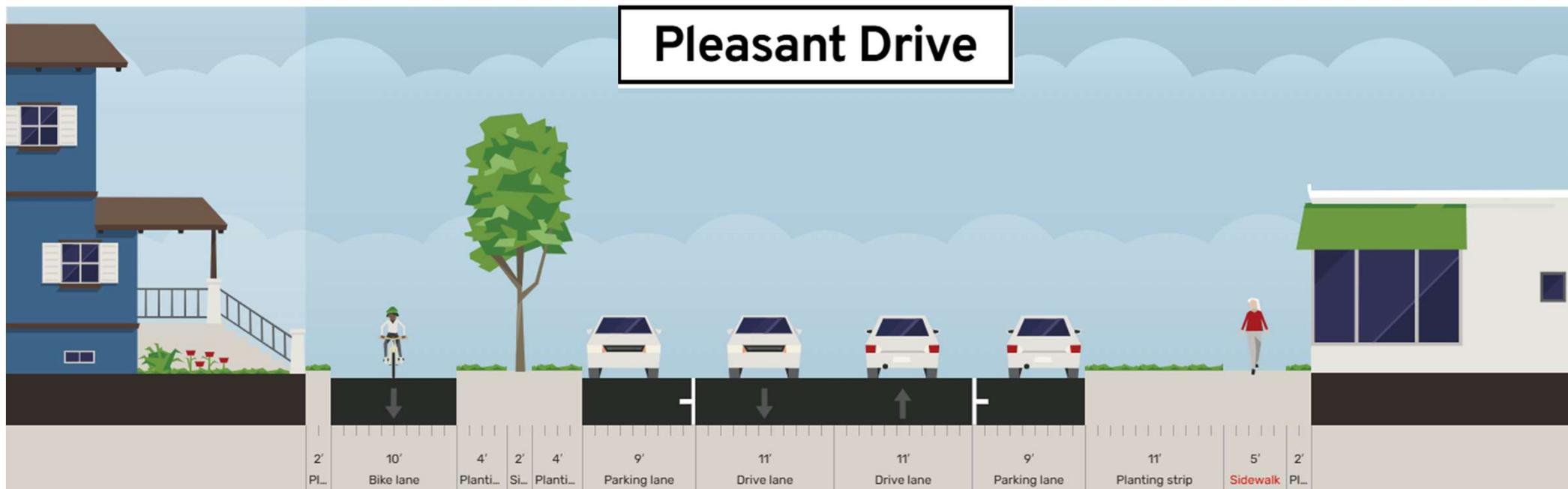
- **TH-55 to Whispering Lane - Orange**
  - 44' to 55' (Reclaim) – Leave as is for TH-55
- **Portions in Yellow**
  - Propose 40' wide - Reduction from ex. 44'
  - Frequent 2-sided parking and/or turn lanes
  - Heavy parking
- **Portion in Green**
  - Narrow to 36', west side parking only
  - Minimal parking demand

## 4<sup>th</sup> Street

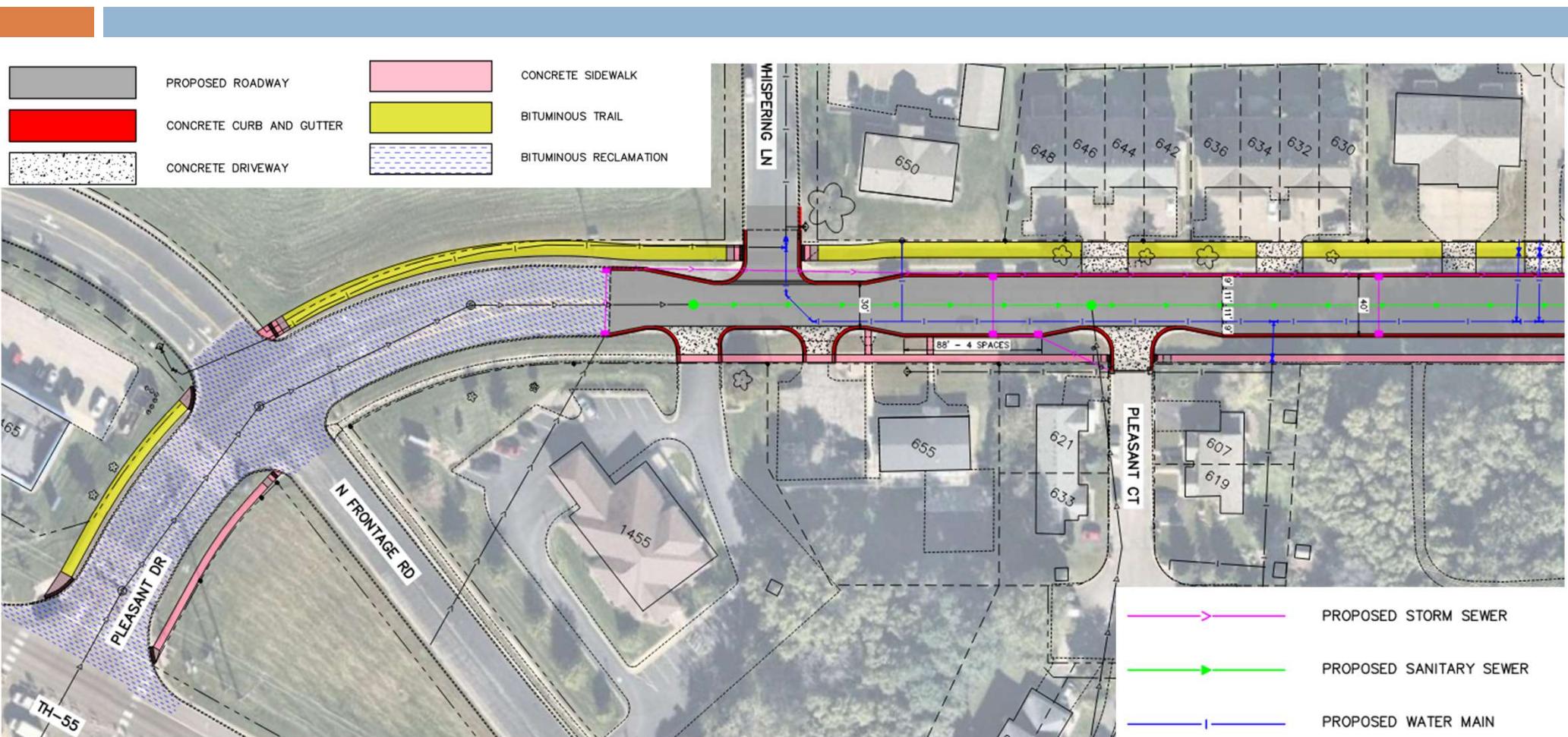
- Unify to 38' where possible
- Reclaim area will stay as is
- Dual sided parking demand, need adequate lanes

# Pleasant Drive Proposed Standard Section

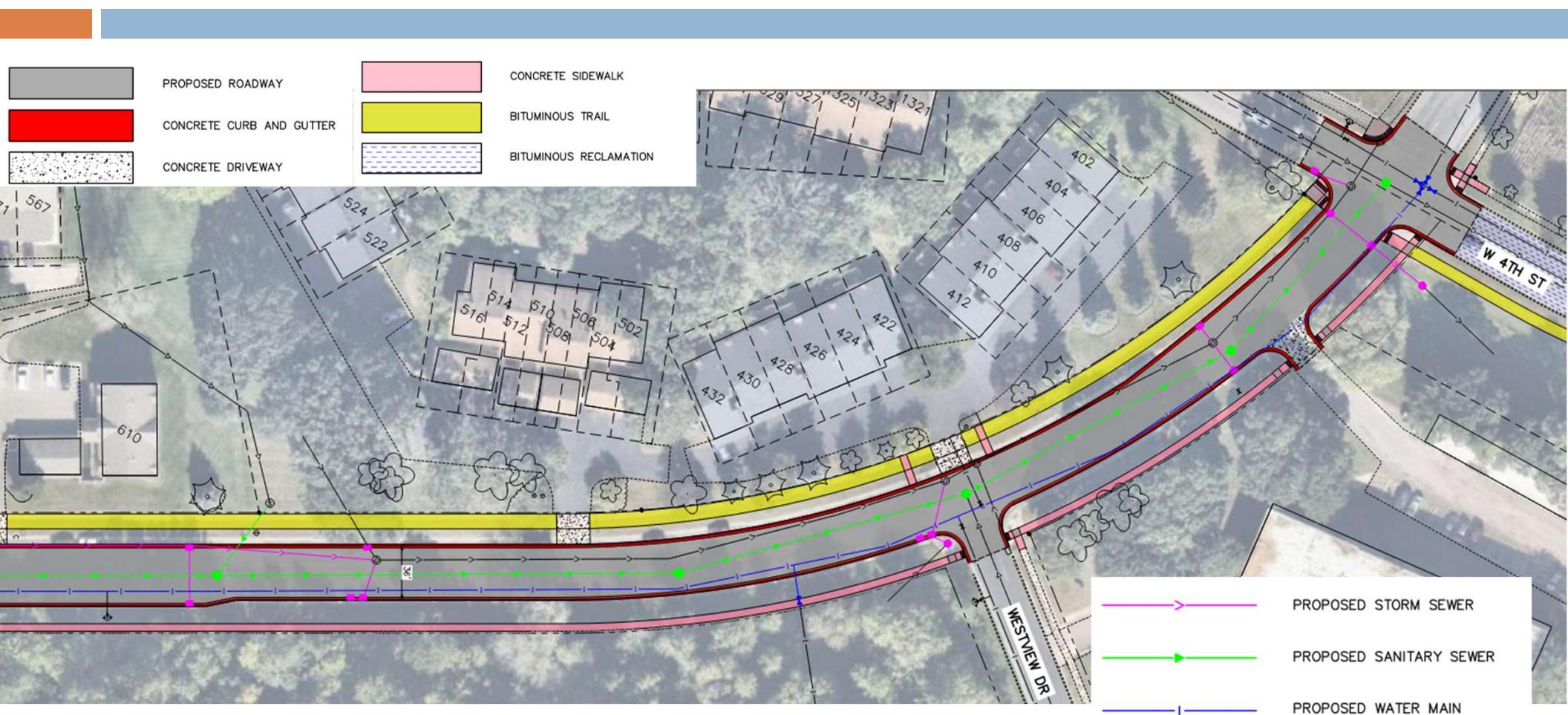
- 44' Wide Originally, Proposing 40'
  - Roadway reduced by 4', pedestrian space increased by 5'



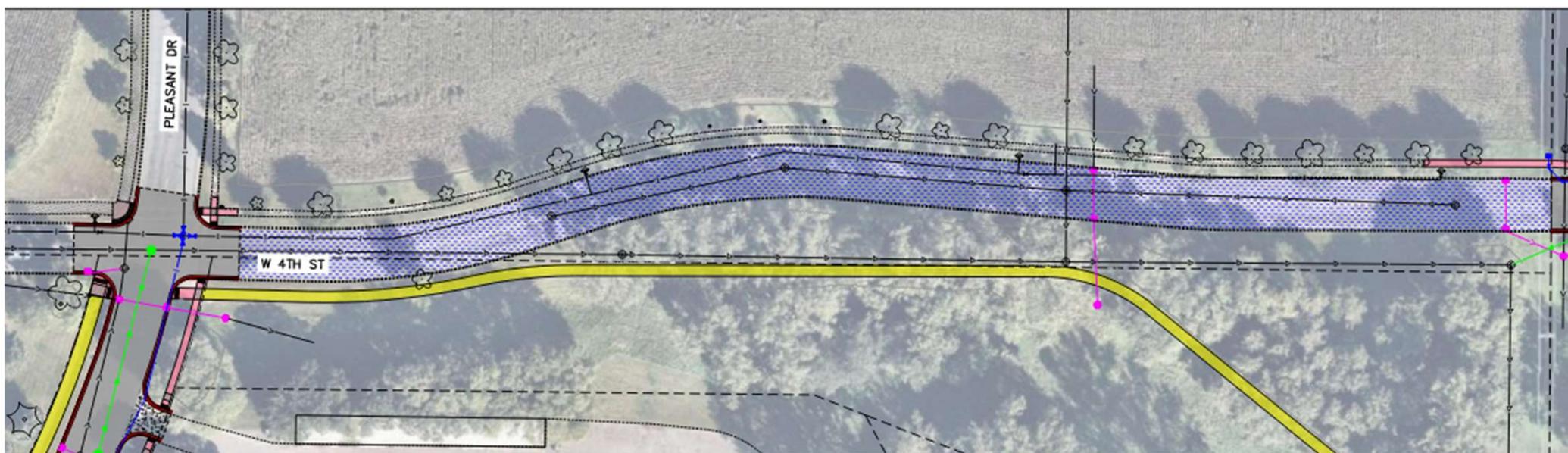
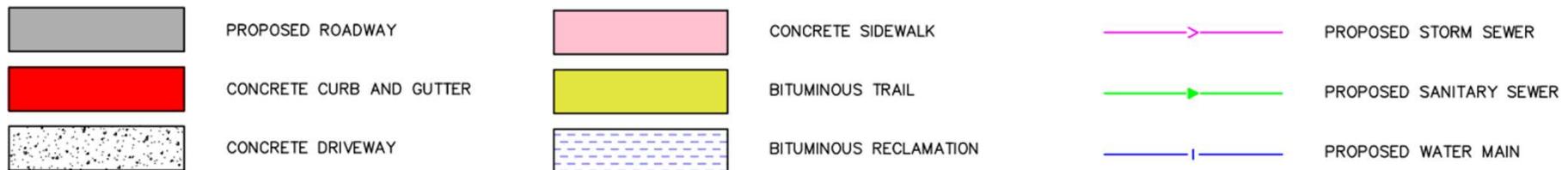
# Pleasant Drive – South Half



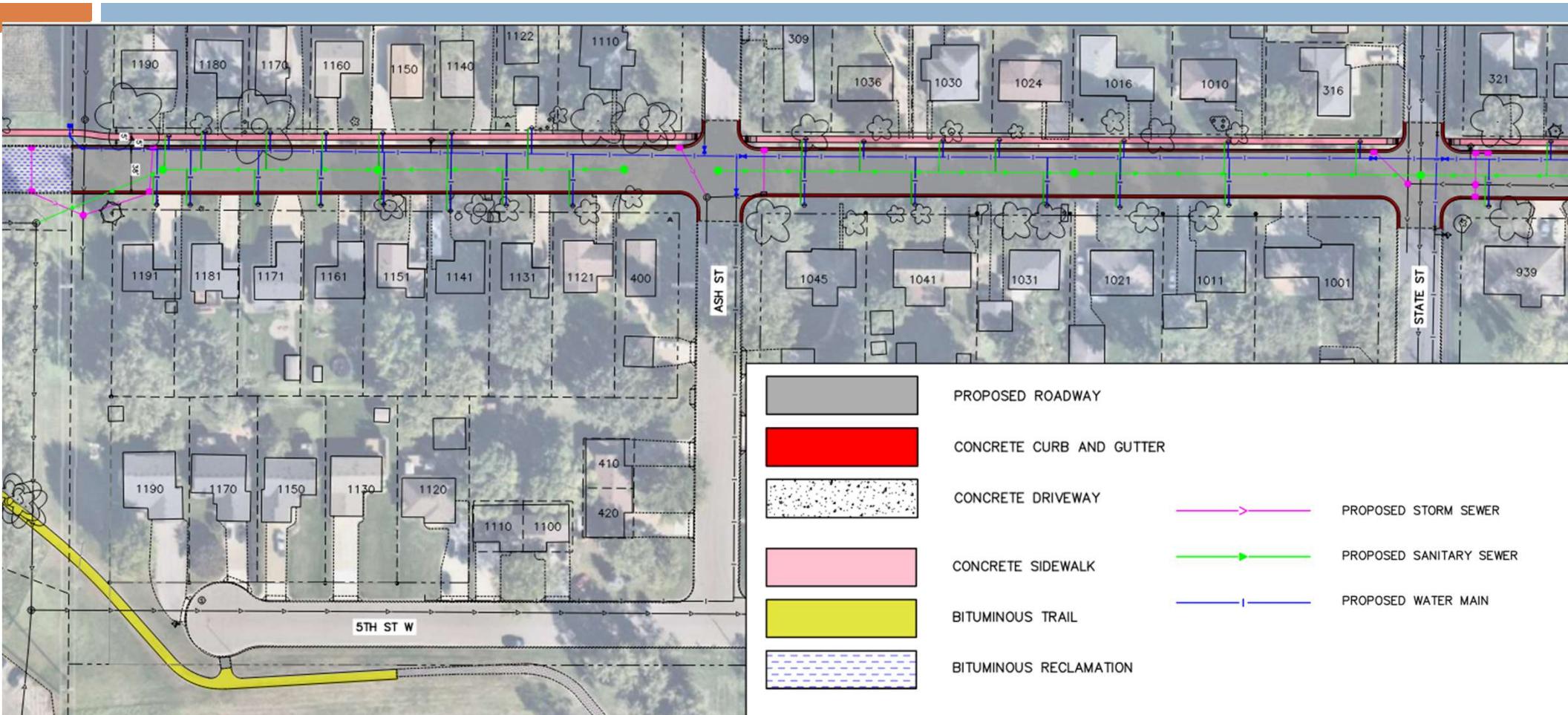
# Pleasant Drive –North Half



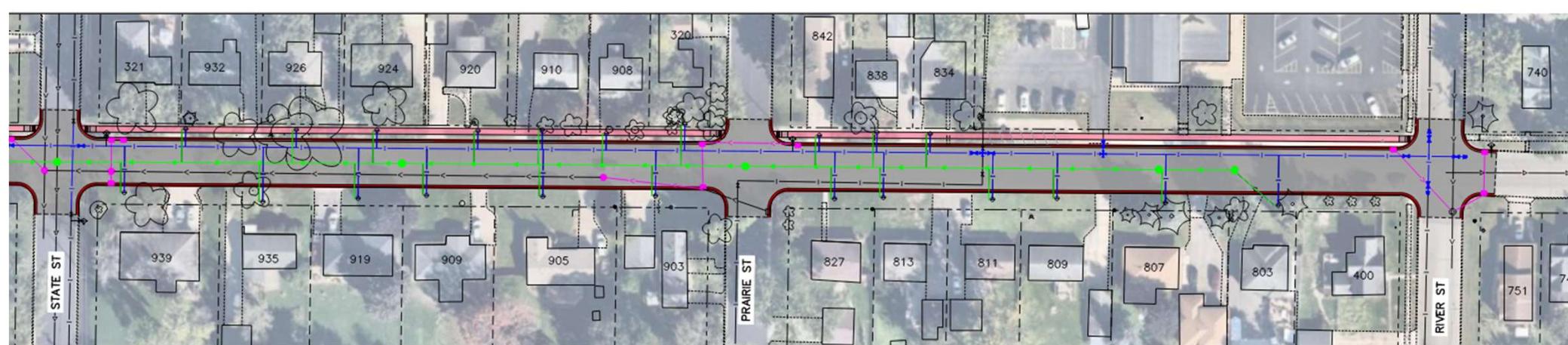
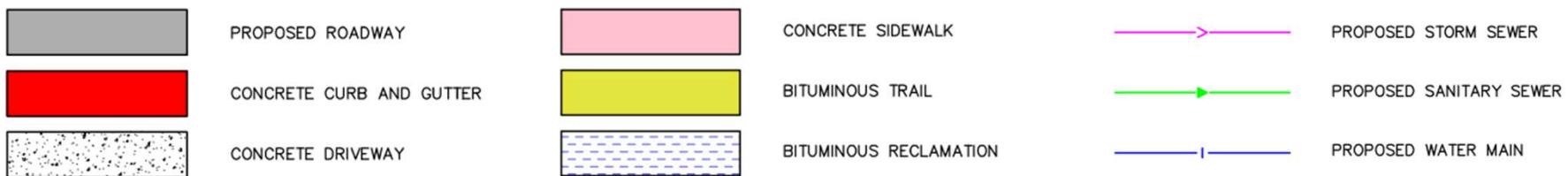
# 4<sup>th</sup> Street (Reclaim Section)



# 4<sup>th</sup> Street (Reconstruction Section)



# 4<sup>th</sup> Street (Reconstruction Section)



# Assessments Overview

- Assessment is based on special benefit to properties - determined as the increase in property value attributed to the public improvements
- **Special benefit analysis** completed by Valbridge, **independent 3<sup>rd</sup> party appraiser**
- **Per Lot Methodology**
  - Appraiser provided range of special benefit anticipated for each property and improvement type
  - Established recommended per-lot rates for all types
  - City takes analysis recommendation, and reduces this rate by 10%
- **Corner lots** given 100% of the per lot rate for the short side and 25% of the per lot rate for the long side

# Assessment Rates

<b>Proposed Assessment Rates</b>	
<b>Property Type</b>	<b>Per-Lot Rate</b>
<b>Single Family</b>	\$6,300
<b>Twinhome</b>	\$4,725
<b>Townhome</b>	\$4,500
<b>Condominium</b>	\$3,150

- **Total Project Costs** = \$4,500,000
- **Total Private Assessments** = \$679,500
- **Percentage of Total Project Paid by Assessments** ~15%

## Corner Lots

- Corner lots given 100% of the per lot rate for the short side and 25% of the per lot rate for the long side

# Assessments Overview Cont.

- **Assessment Timing**
  - Packet will be sent to you – July, 2026
  - You may pay all or part of the assessment up front, before Oct. 30<sup>th</sup> 2026
  - Remainder not paid in 2026 will be placed onto property taxes beginning 2027
  - 1<sup>st</sup> payment due spring 2027 with property taxes
- **Payment Options**
  - Remainder not paid in 2026 automatically certified to property taxes levied over 10 years
  - **Note:** There is an interest rate associated with 10-year financing (historically ~4% or 5%)
- **Financial Assistance**
  - **Abatement** - Grant Program through Dakota County – application will be sent with mailing. County determines eligibility based on income and may cover all or part of assessment. **PLEASE APPLY!**
  - **Deferral** – 65+, retired by permanent disability, or active military

# Neighborhood Outreach - Your Next Steps

- 1. Visit Project Webpage for additional resources**
  
- 2. Fill out your project feedback and communication preferences survey**
  
- 3. If you have remaining questions or concerns, before January 27th either**
  - 1. Call us at 651-480-2334 to discuss your questions or setup another time for a 1-on-1 meeting (phone, virtual, in-person)**
  
  - 2. Attend Open House at Hastings YMCA Community Room**  
Thursday, January 22<sup>nd</sup>  
5:00 – 7:30 PM (brief presentation at 5:30 pm)

# Feedback Survey

## Two Ways to Get your Information Back to Us

1. **Fill out the form online (preferred),** by going to the project webpage and click the link titled “Project Feedback & Communication Preferences Survey”
2. **Fill out the physical form that was sent to you with your packet and mail it back or return to the address provided**

# Coming Soon

## Watch Your Mailbox!

- Open House Reminder (January)
- Public Hearing and Assessment Hearing Notices (February & March)
- Construction Kickoff Packet (April/May)

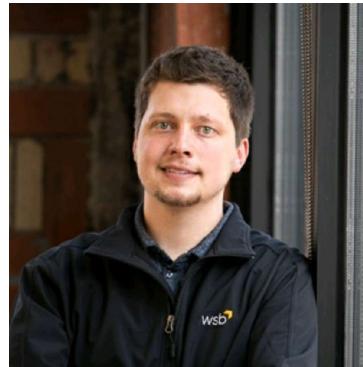
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