

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

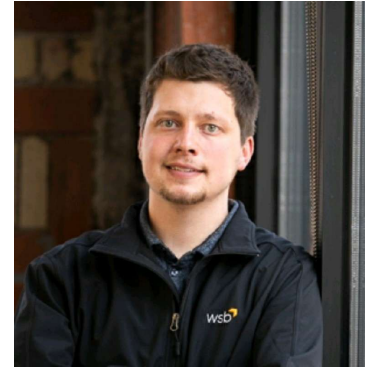
Project Team



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Public Works Director



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*Engineering
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(651) 480-2334

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

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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](#)

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- ☐ 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 2nd – City Council receives feasibility study

March 3rd - 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 6th – 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

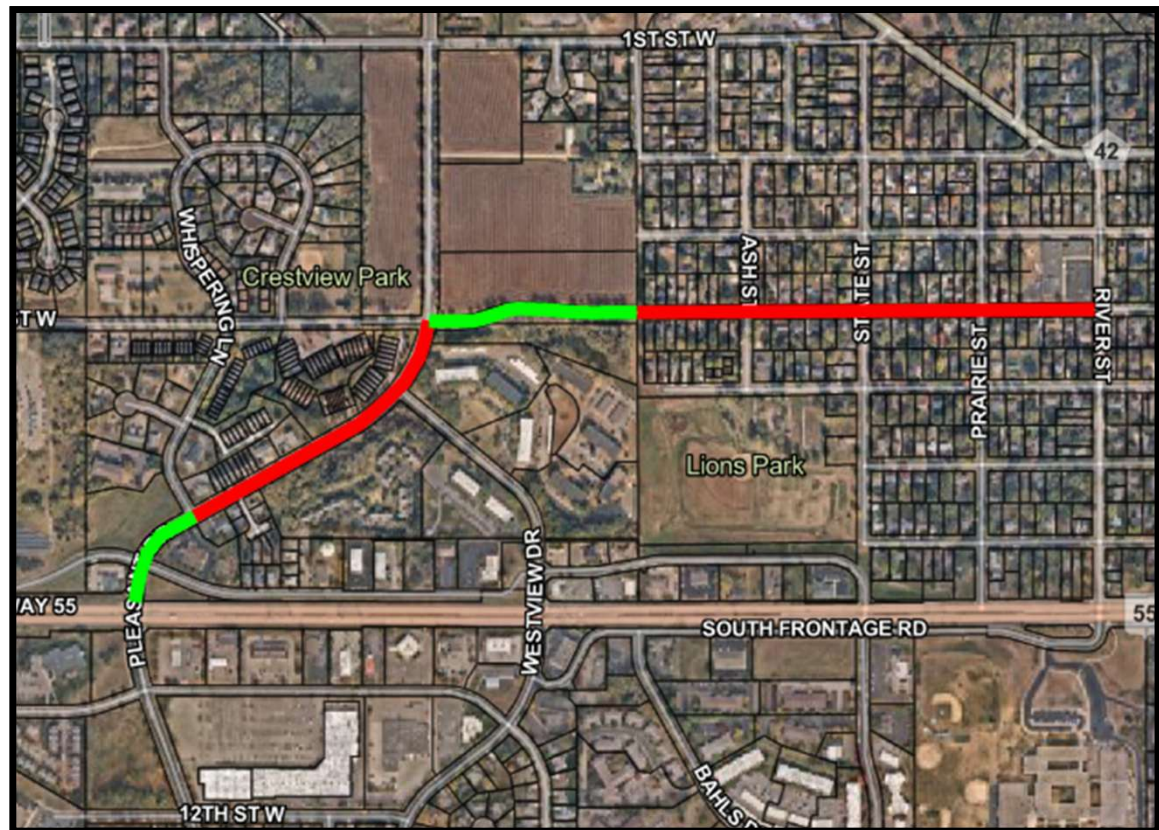
□ Pleasant Drive

- ▣ **Reconstruct** – Whispering Ln to 4th Street
- ▣ **Reclaim** – TH-55 to Whispering Ln

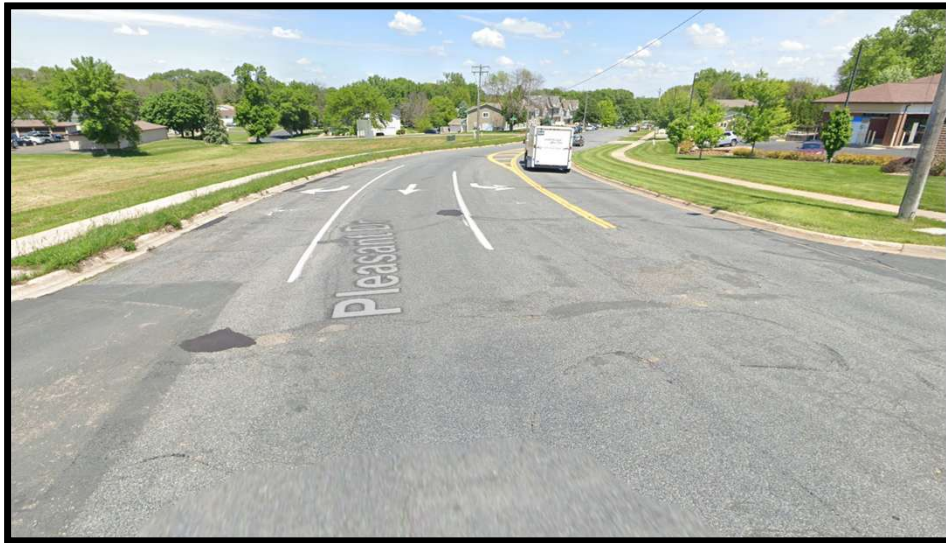
□ 4th Street West

- ▣ **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 4th Street (Reconstruct)

Street – Original 1971 Construction

Utilities

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

4th 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)

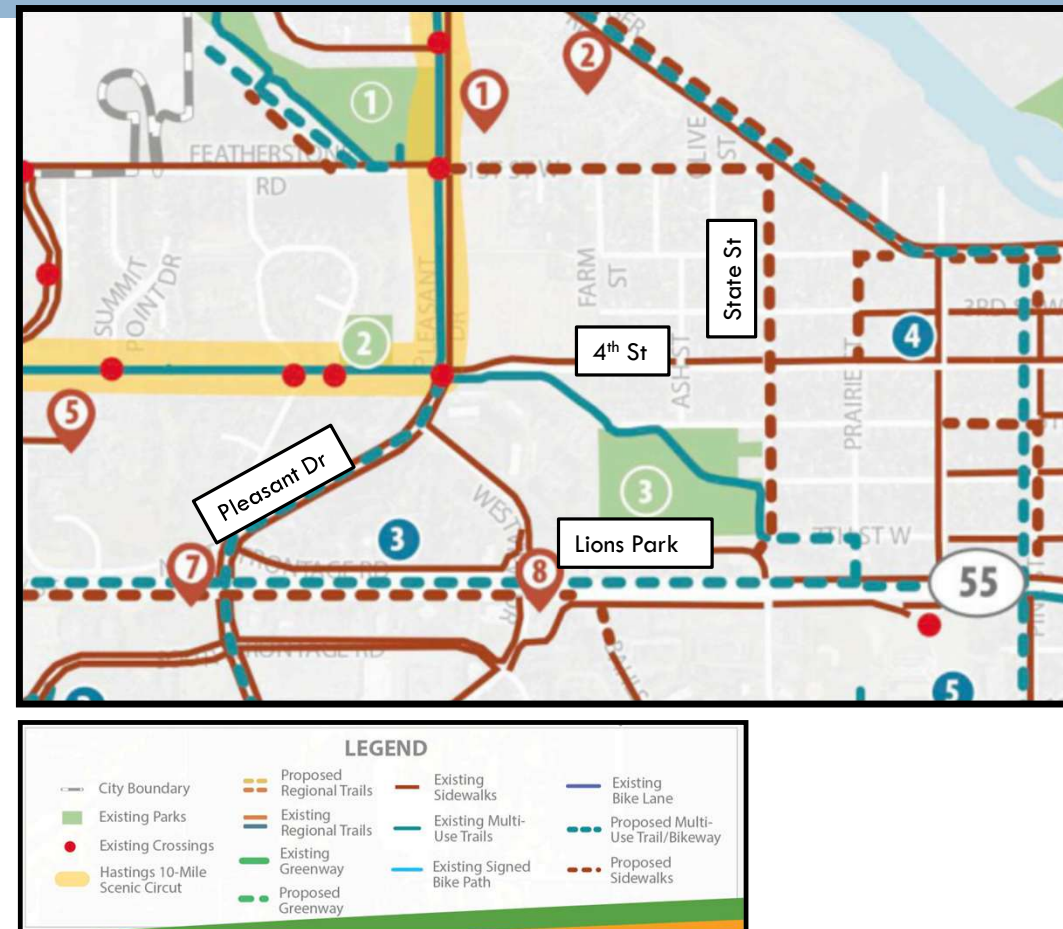
Pedestrian Improvements – Trails/Sidewalks

□ Pleasant Drive

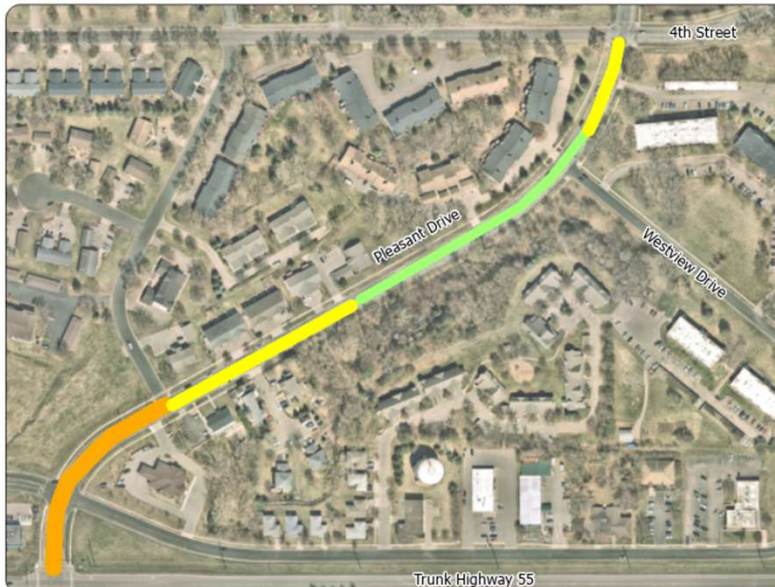
- **Existing** – Sidewalk East & West Side
- **Proposed** – Replace west side with trail, spot repairs on East sidewalk
- West side aligns with existing Pleasant Dr trails & destinations (school/parks)
- MnDOT TH-55 coordinated west side for crossing
- Goals of continuous system & minimized crossings

□ 4th Street

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



Street Width Modifications



Pleasant Drive

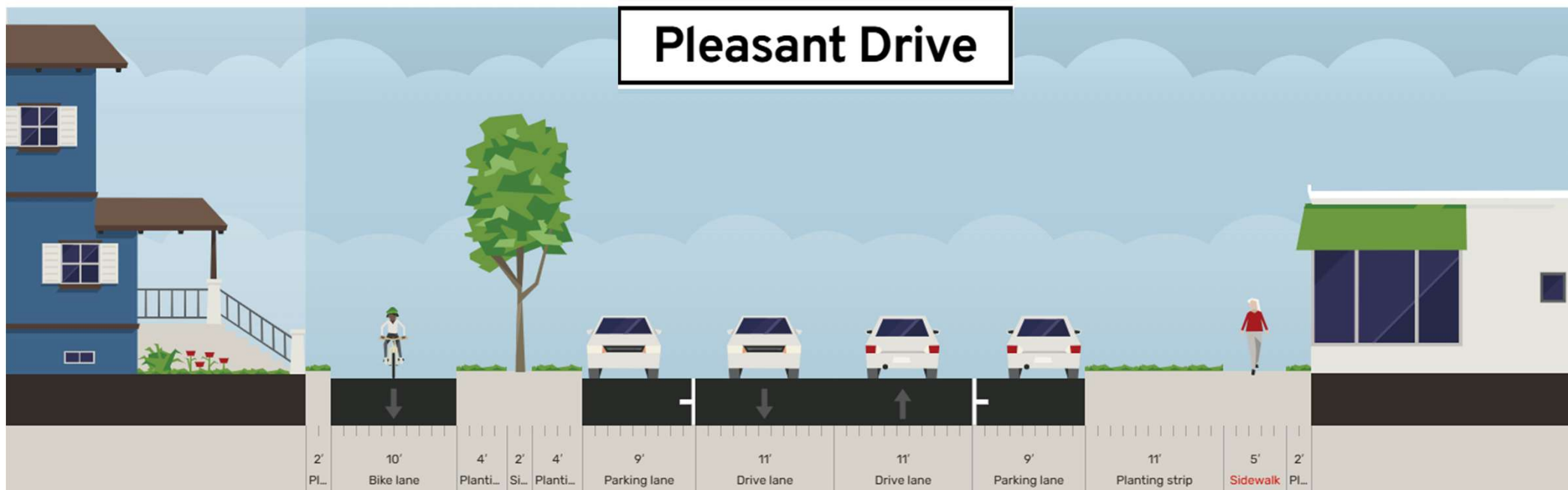
- **TH-55 to Whispering Lane - Orange**
 - ▣ 44' to 55' (Reclaim) – Leave as is for TH-55
- **Portions in Yellow**
 - ▣ Propose 40' wide - Reduction from ex. 44'
 - ▣ Frequent 2-sided parking and/or turn lanes
 - ▣ Heavy parking
- **Portion in Green**
 - ▣ Narrow to 36', west side parking only
 - ▣ Minimal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

4th Street

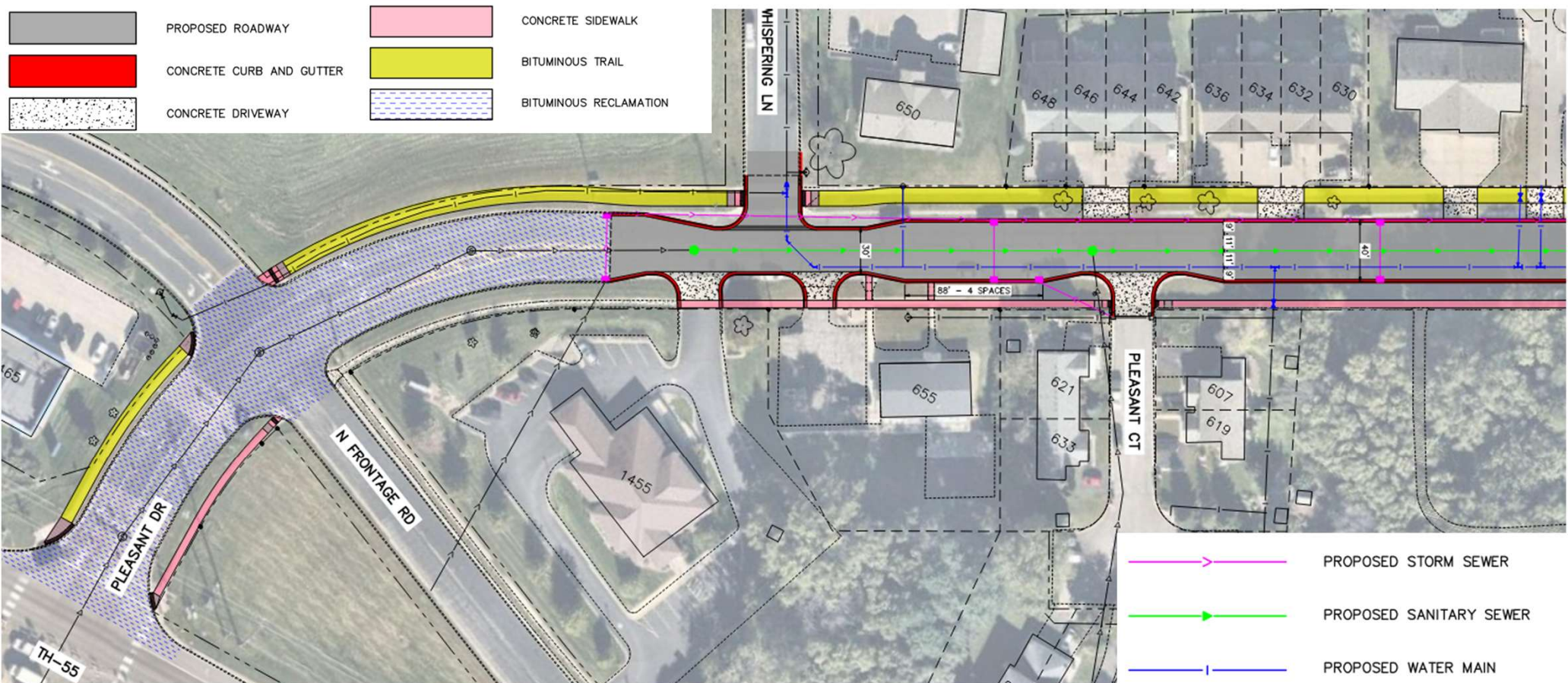
- Unify to 38' where possible
- Reclaim area will stay as is
- Dual sided parking demand, need adequate lanes

Pleasant Drive Proposed Standard Section

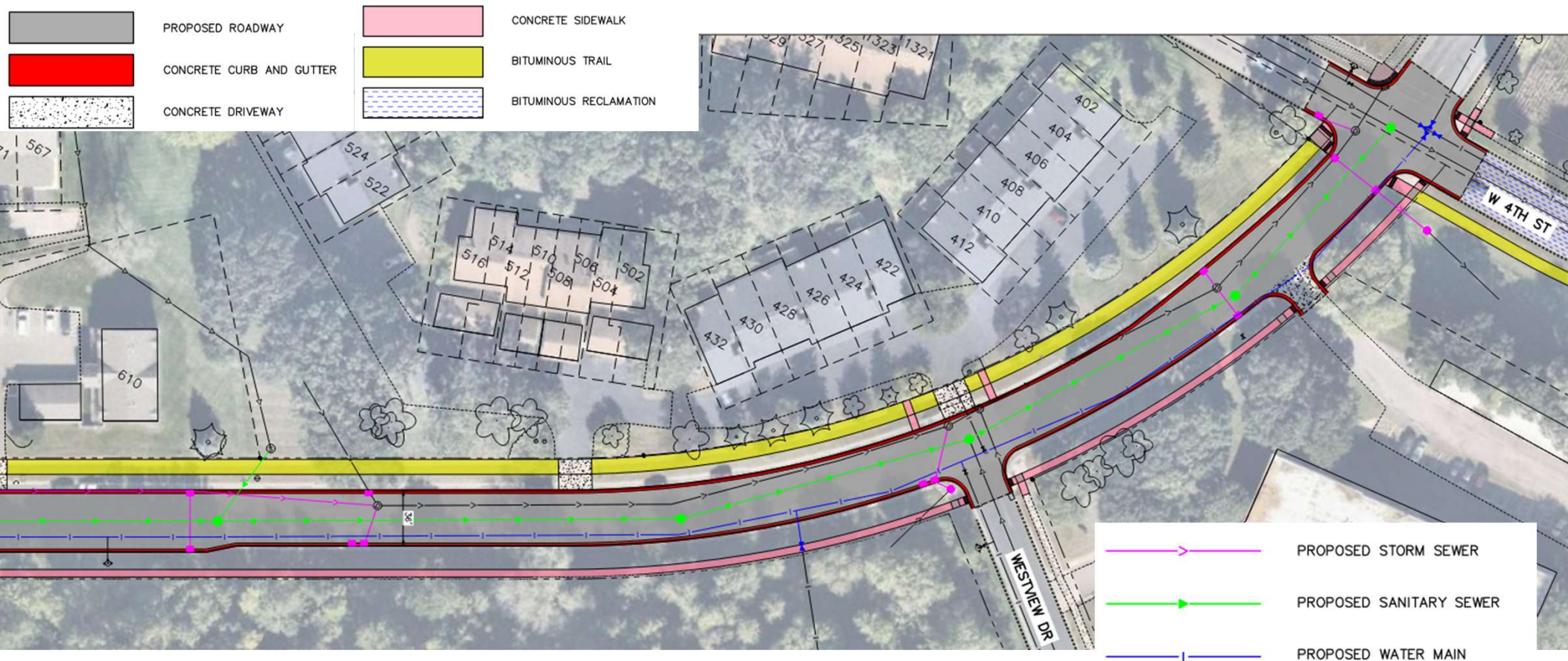
- 44' Wide Originally, Proposing 40'
 - Roadway reduced by 4', pedestrian space increased by 5'



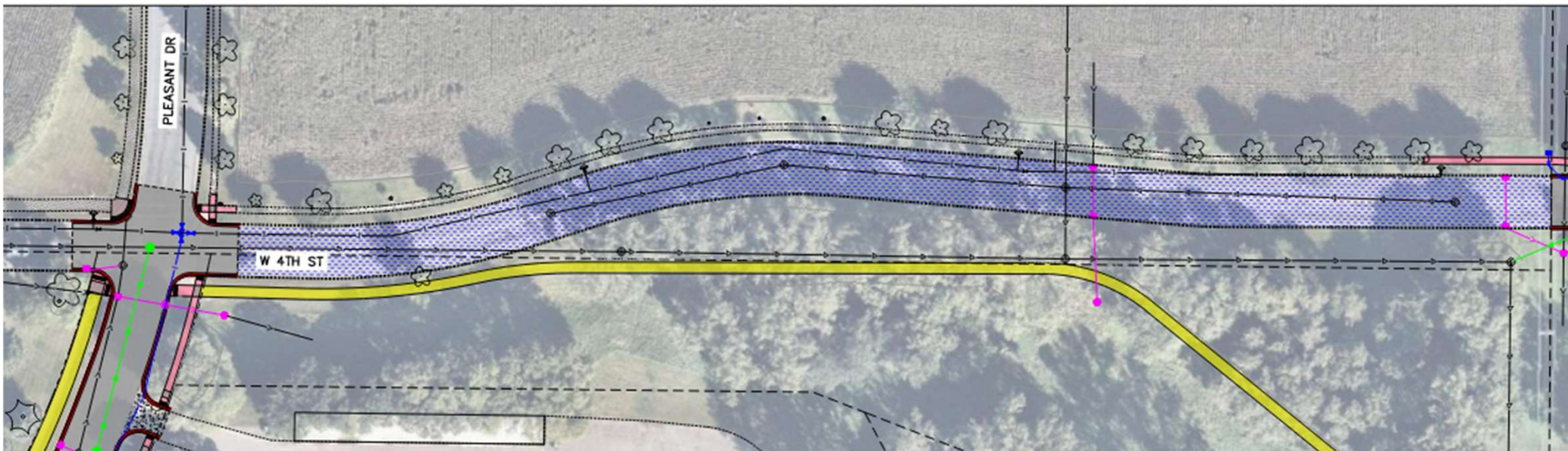
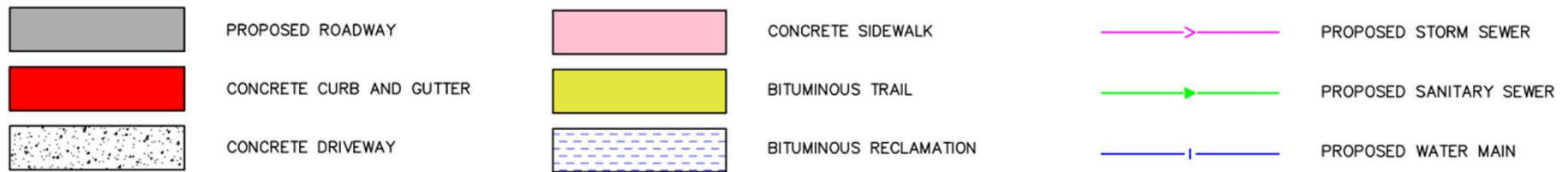
Pleasant Drive – South Half



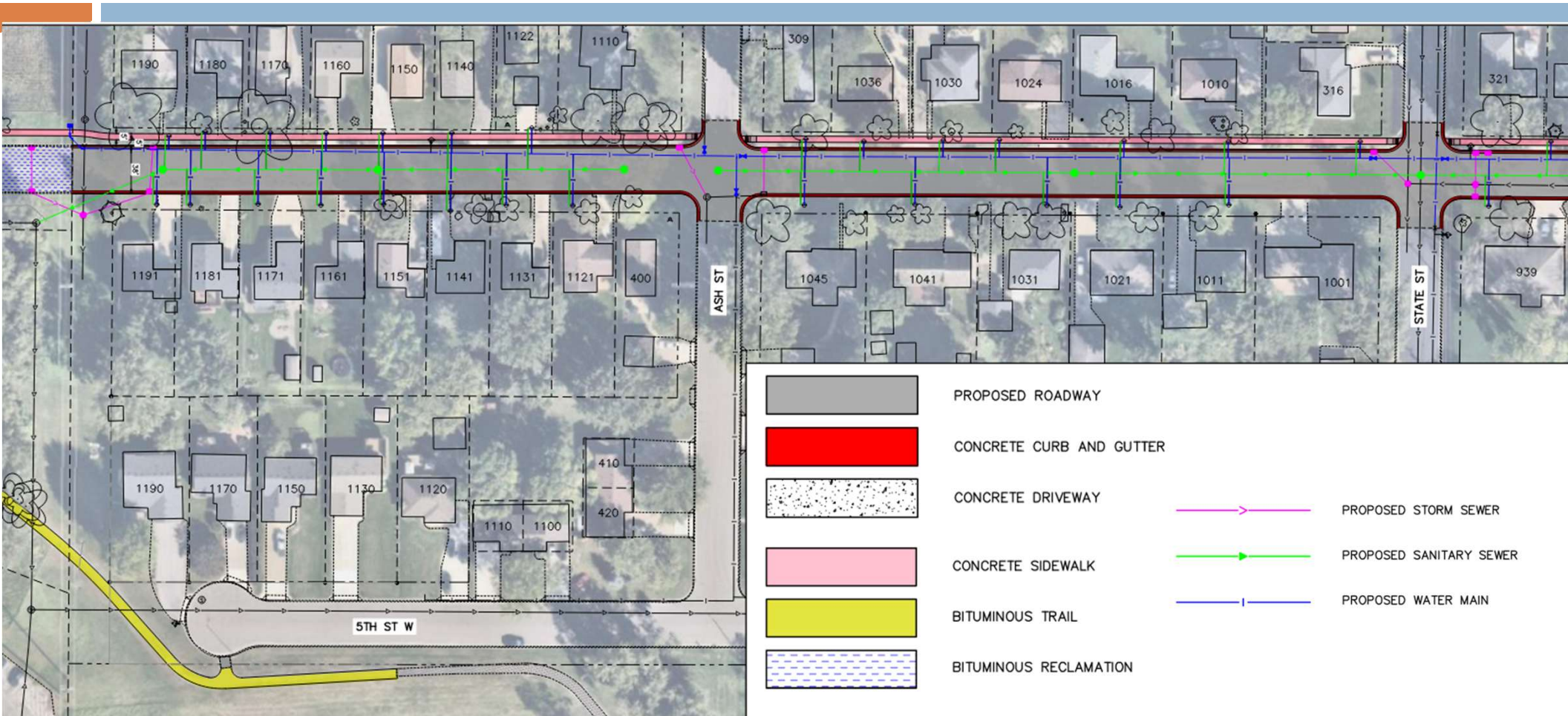
Pleasant Drive –North Half



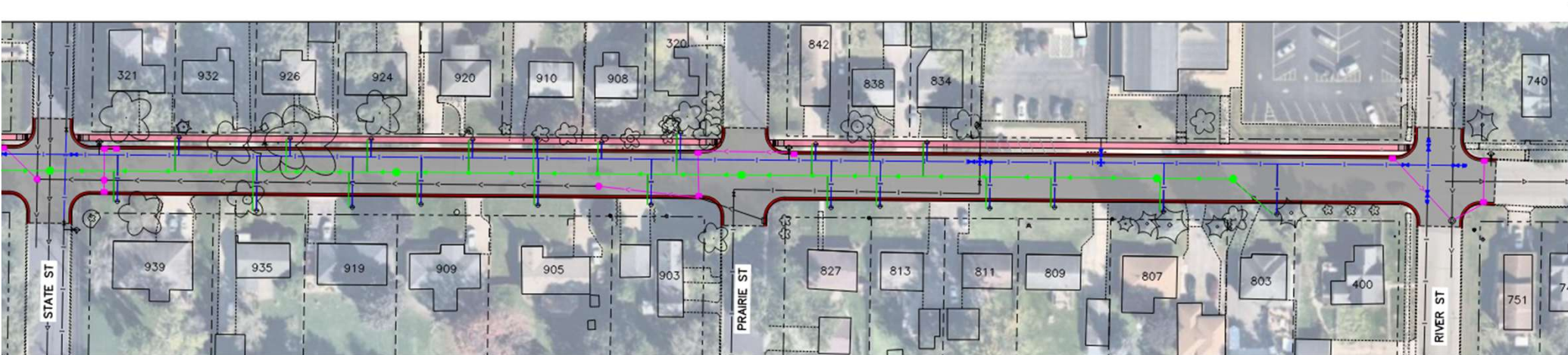
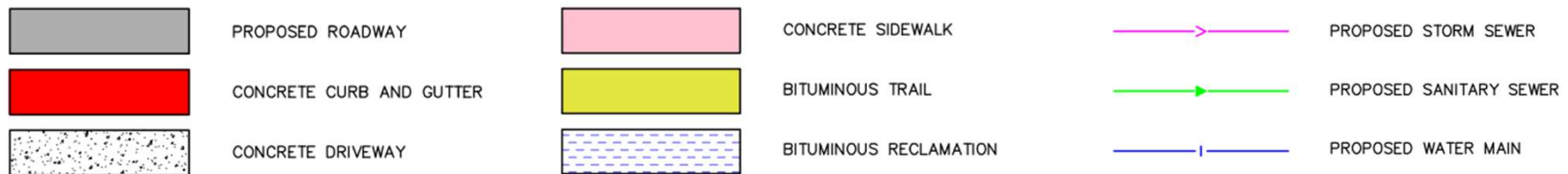
4th Street (Reclaim Section)



4th Street (Reconstruction Section)



4th 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 3rd 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

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

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

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

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. 30th 2026
- Remainder not paid in 2026 will be placed onto property taxes beginning 2027
- 1st 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 22nd
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)

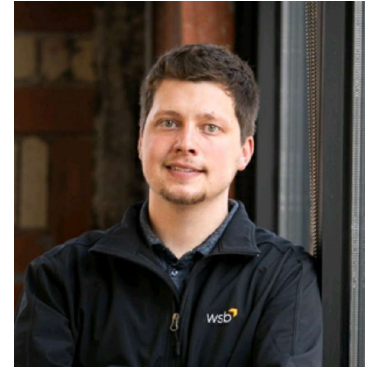
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