



March 20, 2026

Dear Property Owner/Resident:

Hastings City Council is expected to award the contract for the 2026 Mill & Overlay project to Northwest Asphalt at the Hastings City Council Meeting held on April 6th. Fifteen streets are proposed to be re-surfaced (see attached map). The project will take approximately 4-6 weeks to complete and is scheduled sometime between May 4th and June 25th. As time approaches, and the project schedule becomes clear, a second and final letter will be mailed to further notify you of when the work will begin.

- 35th St: Century Dr to Leroy Ave
- Cannon St: Cannon St to 36th St
- Century Dr: 31st St through cul-de-sac
- Greten Ct: Century Dr through cul-de-sac
- Greten Ln: 36th St to Century Dr
- Laura St: 35th St to north end
- Melville Cir: 36th St to 36th St
- Olson Dr: 31st St to Greten Ln
- South Oaks Dr: Olson Dr to Century Dr
- South Park Dr: Hackberry Dr to Hackberry Dr
- South Park Pl: South Park Dr through cul-de-sac
- South Pointe Dr: Riverwood Dr to east end
- Vista Ct: Vista Dr through cul-de-sac
- Vista Dr: Village Tr to west end
- Williams Dr: 36th St to Century Dr

FAQs

What is a mill and overlay?

A mill and overlay is a street maintenance project that cost effectively extends the life of a pavement. The project provides a new smooth layer of bituminous pavement after first milling off the top two inches of pavement.

Why mill and overlay?

A mill and overlay is a pavement management strategy performed on a street that is too old and worn for sealant but not dilapidated enough for a full reconstruct project. In other words, the underlying utilities and base are in decent condition, but the surface layer needs to be revitalized.

Do property owners pay an assessment fee?

No. The project is funded through its annual allocation of State Aid funding and local pavement management budget.

Will any other construction activity be tied in with this project?

Yes. The project includes replacing the adjacent sidewalk pedestrian ramps to include truncated domes to meet ADA standards, spot replacement of curb and gutter, spot replacement of rings/castings for catch basins and manholes, and spot replacement of gate valve bolts. Centerline striping will remain the same as the existing layout. The general idea is to replace infrastructure that cannot reasonably provide its intended purpose for at least another 20 years.

Will the cracks in the base layer of pavement reflect through to the top layer in a few years?

Yes. Unfortunately, many transverse cracks will reflect through after one or two years. Therefore, in subsequent years, these cracks will be sawed and sealed, as needed, during our annual crack seal project.

If cracks reflect through, why not just let the pavement continue to deteriorate through its life cycle until it truly needs a full reconstruct?

A number of reasons make a mill and overlay project an attractive option in pavement management:

1. Project Cost. Mill and overlay projects cost 4-5 times less than a full reconstruction project. Therefore, by improving the road "mid-life" the City gains a smooth road at a fraction of the cost. And, the property owner gains a "new road" without an assessment.
2. Time. Mill and overlay projects take only 4-6 weeks to complete. By comparison, reconstruction projects take 2-4 months.
3. Level of Disruption for Property Owners. Reconstruction projects create a much greater level of disturbance for vehicle and pedestrian traffic.
4. Pavement Ride Quality. Mill and overlay projects improve the deteriorating ride quality without first having to wait its turn on the 10-year reconstruction Capital Improvement Plan (CIP). Currently, this street is not on the plan as there is a backlog of streets rated equal or worse in condition.
5. Annual Maintenance Costs. Pothole repair and spray patching costs are rising and have become a burden.

City of Hastings ○ 101 Fourth Street East ○ Hastings, MN 55033-1955 ○ Phone: 651-480-2350 ○ www.hastingsmn.gov

Will I be able to park and/or drive on the street during construction?

The contractor will place no-parking signs, barrels, and barricades in the work zones. Parking will be prohibited on the street during working hours (7am to dusk). You will be able to drive through the project area, however, proceed with caution as construction workers will be on site. The one day milling operation and one day paving operation will present the greatest level of disturbance. Temporary interruptions in access may occur while the moving operations complete their work.

Will I be able to access my driveway at all times?

Most likely yes. An exception may apply if you have a curb and/or catch basin replaced in front of your driveway. In this case, the concrete will need 7 days to cure before you can drive into your driveway. Otherwise, there may only be a brief interruption while, for example, the milling machine goes by or during the paving operation. Every reasonable effort will be made to accommodate access.

Am I responsible to remove my landscaping from the right of way?

Spot curb and pedestrian ramp replacement may disturb some landscaping behind the edge of concrete. In these areas, it is prudent for a property owner to remove their landscaping, irrigation systems, and other such items out of the project area. Please keep in mind that these items are within the City's Right of Way (ROW) and are considered "guests" within the ROW. **It is the responsibility of each property owner to salvage and relocate these items if it is apparent that construction activity will endanger them. These items will not be replaced/repared if they happen to be removed/damaged by the contractor.** If you have a question about whether something you have placed in the boulevard is likely to be in the path of construction, please contact the phone number below and we will arrange for someone to visit with you to explain the nature of the work in your area.

Turf grass that is damaged during construction will be repaired with blown compost seed. The City acknowledges the challenges with seeding during a historically warm month such as June. A re-application of blown compost seed will be applied in September for all areas that do not properly take root. The contractor is required to provide water for the seed. However, a resident's willingness to supplement in watering efforts has a direct impact on the chance of proper growth. We thank you in advance for your efforts should you choose to do so.

Will Tennis Sanitation still pick up my garbage at the normally scheduled time?

During the project, some residents pick up times will be adjusted. **If your street is adjacent to the project, then please pull your garbage and recycling carts curbside by 6am.** Tennis Sanitation typically agrees to pick up the garbage and recycling prior to 7am. This effort reduces conflicts with construction crews. Please contact Tennis Sanitation directly for further information.

I am planning a graduation party at my house "the first Saturday in June". Will they be paving that day? Will my guests be able to park on the street during the event?

At this point, there is unfortunately no way of knowing the exact timing of the contractor's schedules. Historically, contractors have not needed to work the weekends on this project however there is no guarantee or promise. It is recommended to call the number provided below to inform the City of the date of the party. The location and date will be provided to the contractor for consideration as they weigh in all the factors necessary for scheduling. Again, there is no guarantee or promise, but that information will be helpful in the multi-layer decision making process.

How do I stay informed with what's going on with the project?

For your convenience, weekly construction updates will be made available in a couple of ways:

1. City Website.
 - a. Google "City of Hastings MN" and search "Construction Projects", or
 - b. <https://www.hastingsmn.gov/home-living/streets-parking-and-transportation/construction-projects/mill-and-overlay-program/>
2. Email. Sign up to receive the updates.
 - a. Google "City of Hastings MN" and search "E-Notices", or
 - b. <https://www.hastingsmn.gov/government-transparency/news-notices-and-publications/e-notices/>

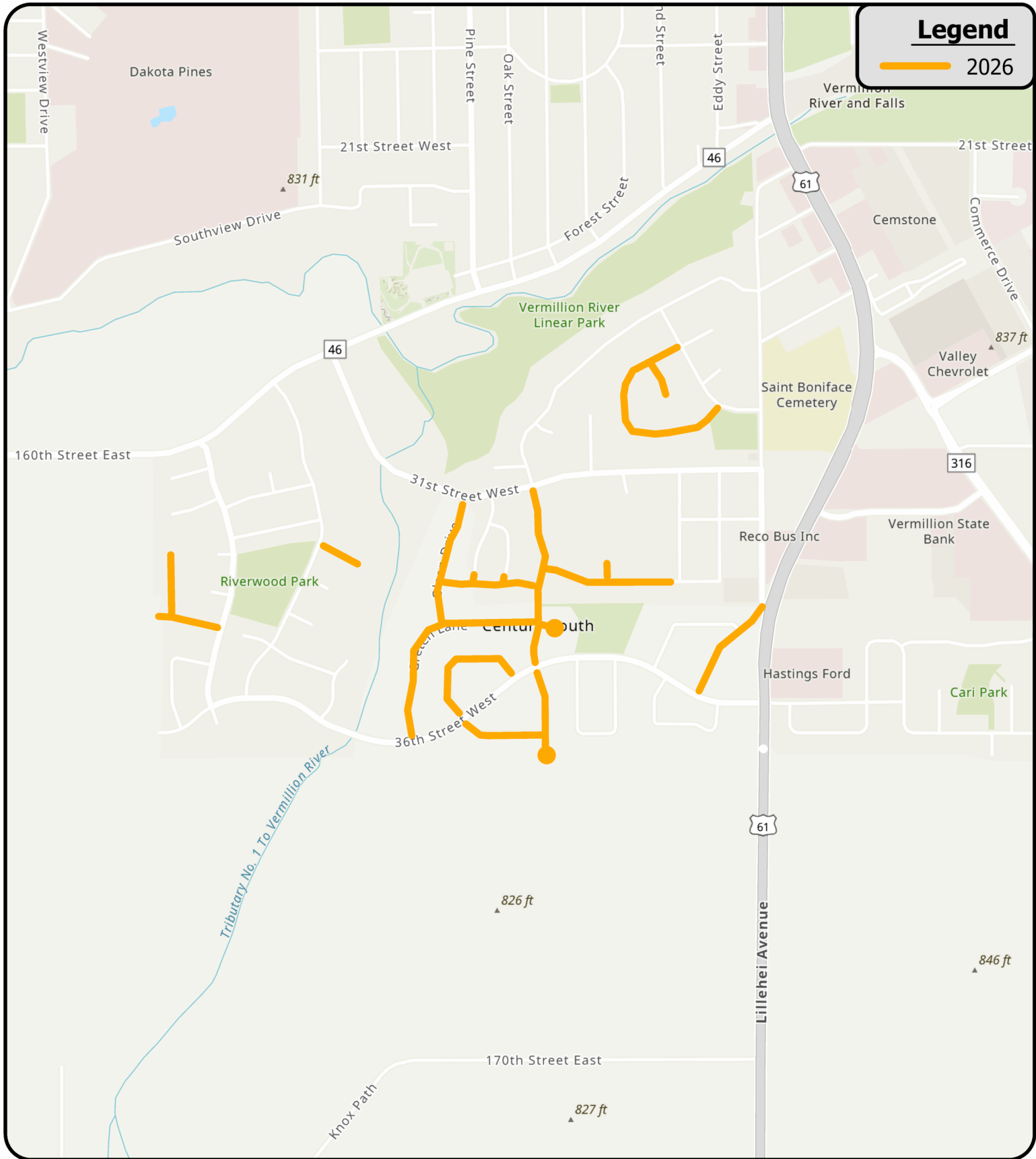
The City acknowledges the inconvenience. We thank you in advance for your cooperation during this project as we seek to efficiently provide an improved roadway for you! If you have any questions, feel free to call me at 651.480.2369.


Sincerely,



John Caven, P.E.
Assistant City Engineer

Cc: Mayor & City Council



Legend
 2026

2026 Mill & Overlay Program

35th St: Century Dr to Leroy Ave
 Alderwood Dr: South Oaks Dr to pavement change to north
 Cannon St: Cannon St to 36th St
 Century Dr: 31st St through cul-de-sac
 Flagstone Dr: South Oaks Dr to pavement change to north
 Greten Ct: Century Dr through cul-de-sac
 Greten Ln: 36th St to Century Dr
 Laura St: 35th St to north end
 Melville Cir: 36th St to 36th St

Olson Dr: 31st St to Greten Ln
 South Oaks Dr: Olson Dr to Century Dr
 South Park Dr: Hackberry Dr to Hackberry Dr
 South Pointe Dr: Riverwood Dr to east end
 Vista Ct: Vista Dr through cul-de-sac
 Vista Dr: West End to Village Tr
 Williams Dr: 36th St to Century Dr

