

2025 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

PROJECT INTRODUCTION & OVERVIEW



January 9, 2025

2025 Neighborhood Infrastructure Improvements



Agenda



- Hastings Engineering Team Introduction
- Project Website
- Project Schedule
- Project Design Highlights
- Overview of Improvements by Area
- Project Financials and Assessments
- Project Outreach Next Steps

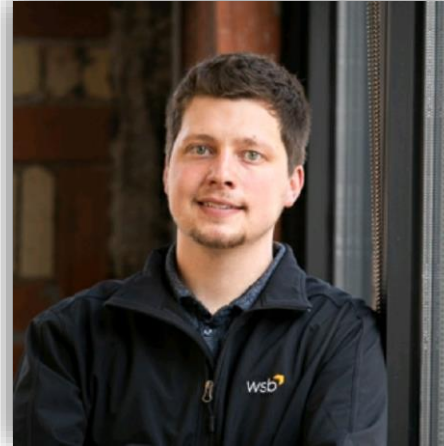
PROJECT TEAM CONTACTS



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Engineering Department Phone:
(651) 480-2334

www.hastingsmn.gov/2025Streets

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

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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](#)

www.hastingsmn.gov/2025Streets

- ☐ Design Summary and Figures
- ☐ Resources for what to expect during construction
- ☐ Construction updates this summer

GENERAL PROJECT TIMELINE

1. **2024** - Evaluated existing infrastructure.
2. **Nov. 2024 – Jan 2025:** Design proposed streets and utility replacements.
3. **December 2025** - Estimated costs of proposed improvements.
4. **Jan. - Conduct neighborhood meetings to gather resident input and explain process.**
5. **February** - Review of the feasibility study by the City Council.
6. **March** - The City Council Holds a Public Hearing
 - ☐ The Council receives a summary of the project and costs.
 - ☐ The Council hears comments from affected residents and the public at-large.
 - ☐ If the City Council orders the proposed improvements, construction plans are finalized.
7. **March** - Bids are solicited from interested contractors.
8. **Early April** – The City Council Holds an Assessment Hearing
9. **April** - Contract is awarded to the qualified contractor who submits best value bid
10. **May** - Construction begins (See project webpage for steps to expect)
11. **October** - Construction Substantially Complete

We Are
Here! ➡



2025 Proposed Neighborhood Improvements


Project Map


Reconstruct

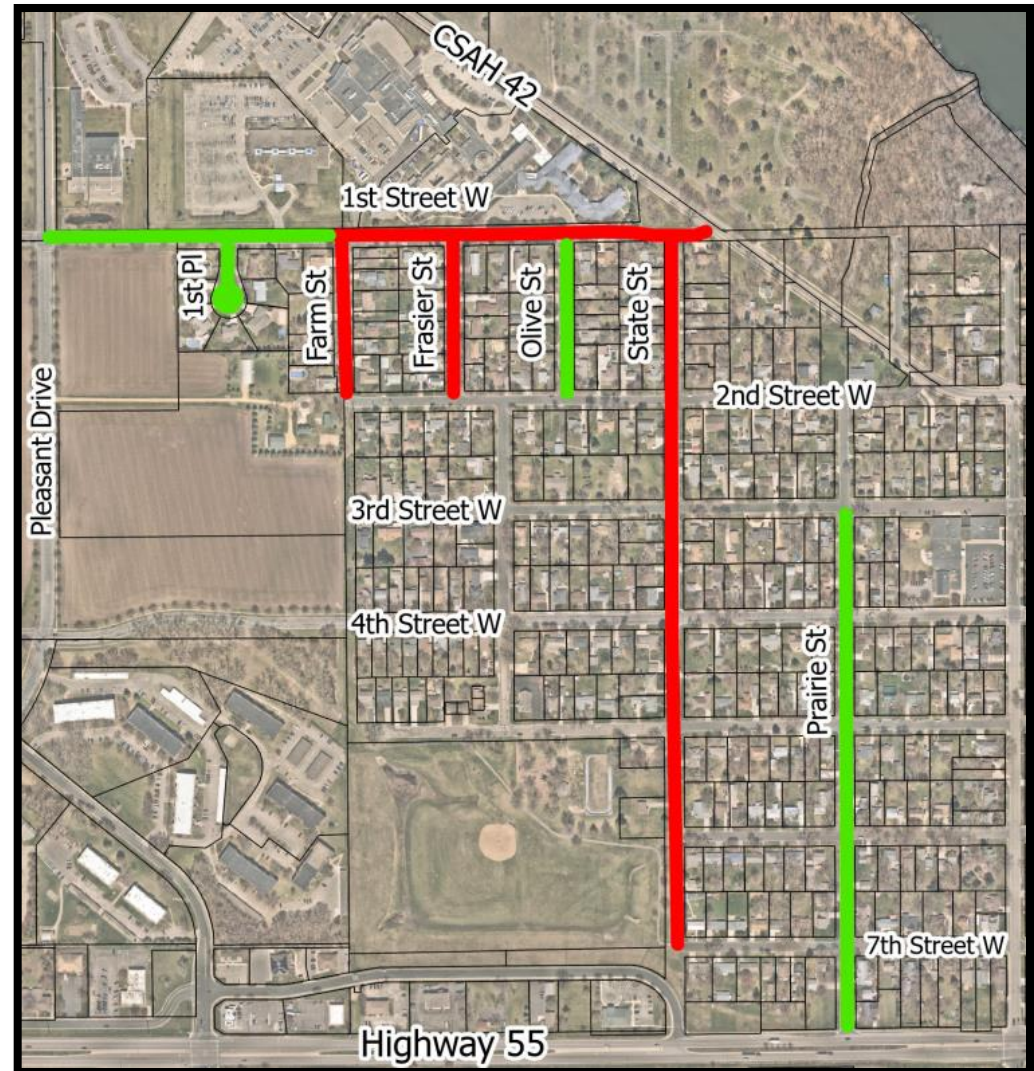
- 1st Street – East of Farm
- Farm and Frasier Street
- State Street
 - Addition of 3rd to 4th Street
 - Reconstruct for consistency

Reclaim

- 1st Street - West of Farm
- 1st Place
- Olive Street (updated)
- Prairie Street

 Full Reconstruction

 Reclaim



Frasier Street (Reconstruct Sample) – Existing Conditions

Original Street/Utility Construction 1952 - CIP Watermain



Street Notes (Reconstruct)

Current Width – 36' Curb to Curb

Proposed width – 32' Curb to Curb

Utility Notes (Reconstruct)

Watermain – Cast Iron Pipe 72 years old with recent evidence in area of breaks on same age pipe

Sanitary Sewer – Clay pipe 72 years of age with visible root intrusions requiring heavy maintenance

1st Street W (Reclaim Sample) – Existing Conditions

Latest Street/Utility Construction 1986 - DIP Watermain



Street Notes (Reclaim)

Current Width – 36' Curb to Curb

Proposed width – 36' Curb to Curb

Majority of curb and gutter will remain in place, street section will be corrected and fully repaved

Utility Notes

Watermain – Ductile Iron Pipe nearing ~35-40 years of age still with useful life. Valves will be rehabilitated to ensure optimal operability

Sanitary Sewer – Clay pipe that does not require immediate maintenance

Reconstruction Streets

Consideration for Narrowing

- Existing Street Widths 32'-36'
- Proposing The Following
 - ▣ Narrowing Frasier to 32'
 - ▣ State Street
 - 1st to 5th Narrowing to 32'
 - 5th to 7th Leaving at 36'
 - ▣ 1st Street staying 36'
 - ▣ Leaving Farm Street at 32'
 - Already ideal width
 - ▣ 1st Place/Olive/Prairie staying 32'
 - Both Reclaims
- Two-sided parking would remain
- Recent Similar Examples:
 - ▣ Ash 2nd to 4th – 36' to 30' (2022)
 - ▣ Old Bridge Lane – 36' to 30' (2023)
 - ▣ Brittany Road – 36' to 32' (2024)



1st Street Parking Analysis

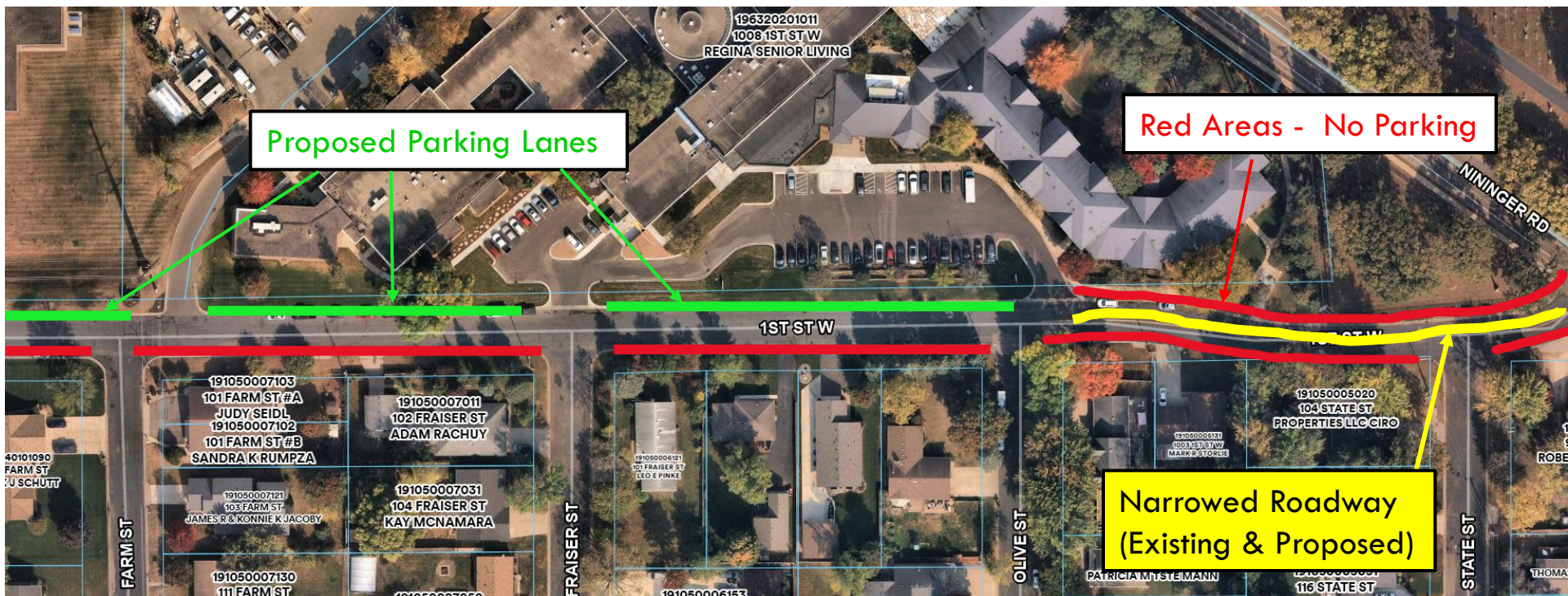


Image capture: Jun 2024

1st Street Parking – Proposed Updates

■ Space Analysis

- 15-20 vehicles max seen on imagery from last 5 years along streets
- Proposed Condition: ~20 parallel spots North side of 1st Farm to Olive
- New sidewalk would provide benefit for those street parking
- Hastings EMS no concerns if road not narrowing, optimal sight distance




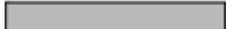



1st Street Proposed Reconstruction – Current Alternative

Similar Comparison – 10th Street East, RR to Dog Park

- 36' Width would remain the same
- Section below would be Farm Street to CR 42
- Olive to CR 42 would be reduced 30' wide section (no parking)
- Parking laid out with “bump outs” to maximize visibility



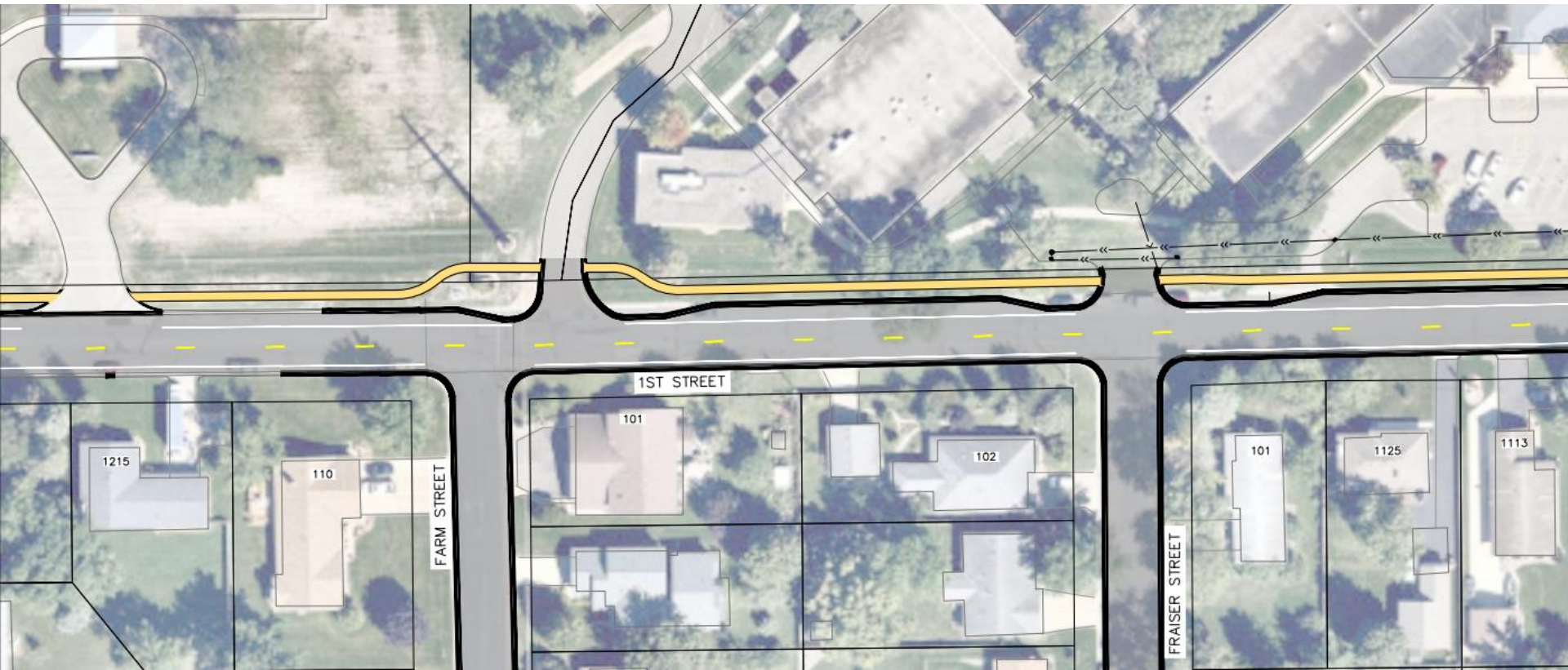
1st Street Proposed Sidewalk

-  NEW CURB AND GUTTER
-  NEW PAVEMENT
-  NEW SIDEWALK
-  IN PLACE CURB AND GUTTER
-  IN PLACE SIDEWALK/TRAIL



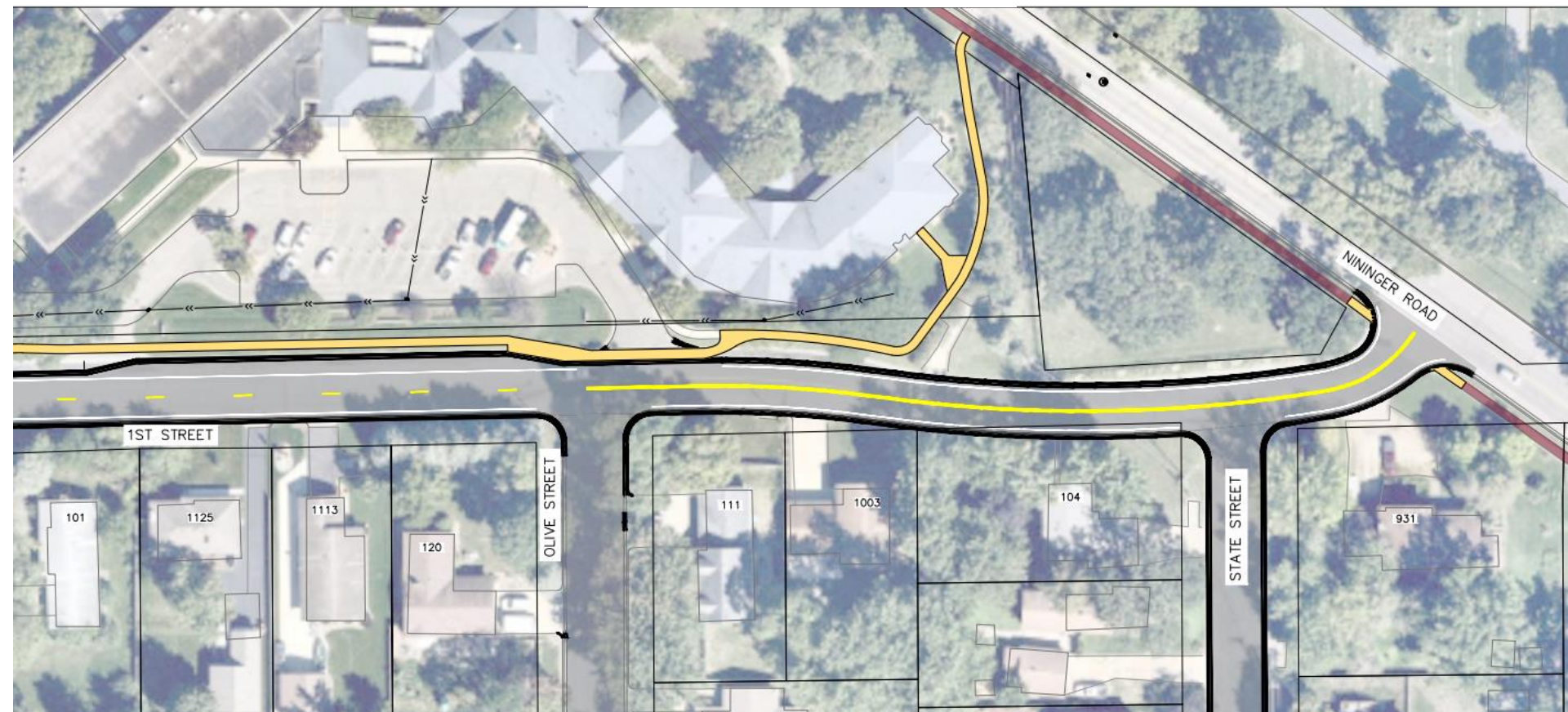
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Proposed Improvements by Area Plan View

Assessment Policy – 2025 Per-Lot Method

- Assessment is based on special benefit to properties - determined as the increase in property value attributed to the public improvements
- **Appraisal conducted by Valbridge Property Advisors provided recommendation for the special benefit for a typical property based on similar projects**
- Established a per lot rate for each improvement and property type
- Assessment rate recommended by appraiser; city reduces 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

Recommended Assessment Rates – Standard Lots

Reconstruction Streets <i>Farm Street, Fraiser Street, State Street, & 1st Street from Farm Street to CSAH 42</i>	
Unit Type	Assessed Rate
Single Family Home	\$7,200 per Lot
Twin Home	\$4,950 per lot

Reclaim Streets <i>1st Place, Olive Street, Prairie Street, & 1st Street from Pleasant Drive to Farm Street</i>	
Unit Type	Assessed Rate
Single Family Home	\$6,000 per Lot

□ **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

Proposed Assessment Rates & Details

□ **Assessment Timing**

- All information sent out in July
- All or part of assessment can be paid up front, before Oct. 31st 2025
- Remaining assessment amount not paid in 2025 will be placed onto property taxes beginning 2026
- 1st payment due spring 2026 with property taxes

□ **Payment Options**

- Entire amount or remainder not paid up front certified to taxes levied over 10 years
- NOTE: There is an interest rate associated with financing your assessment that has historically been between 4-5%.

□ **Assessment 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.
- Deferment Option – 65+, retired by permanent disability, or active military

Assessment Totals



- **Total Project Costs = \$4,515,000**
- **Total Private Assessments = \$725,000**
- **Percentage of Project Paid by Assessments ~16%**

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 you'd like to discuss with engineering, do 1 of the following before January 28th**
 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 23rd
5:00 – 7:30 PM

Communication 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 mailed with your neighborhood meeting information and mail it back

Coming Soon



Watch Your Mailbox!

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

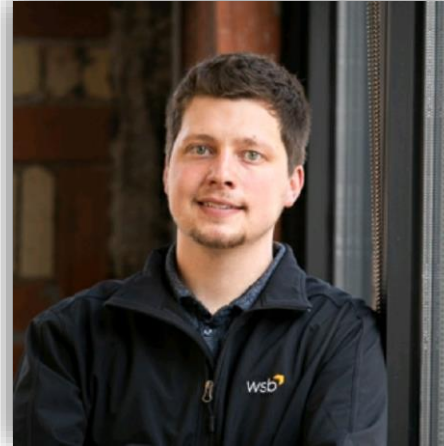
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