City Council Memorandum

To: Mayor Fasbender & City Council Members
From: Ryan Stempski – Public Works Director
Date: March 2, 2026
Item: Conduct Public Hearing and Consider Resolution to Approve Plans and Specifications for the 2026 Neighborhood Infrastructure Improvements and to Authorize Advertisement for Bids

COUNCIL ACTION REQUESTED

Council is requested to conduct a public hearing regarding the proposed scope and features of City Project 2026-1, the 2026 Neighborhood Infrastructure Improvements. Additionally, the Council is requested to consider adopting the enclosed resolution approving the plans and specifications and authorizing advertisement for bids. This is a City initiated project, therefore by MN Statute, a supermajority (six of seven votes) of the Council must vote in favor of the resolution in order to approve it.

BACKGROUND - PROPOSED IMPROVEMENT PROJECTS & DESIGN FEATURES

The 2026 Neighborhood Infrastructure Improvements project includes street and utility upgrades on Pleasant Drive and 4th Street W. These improvements range from street reclamation with limited utility work to full street and utility reconstruction. Each street segment and its corresponding scope of work are detailed below.

➢ IMPROVEMENT AREAS

The segments to be **fully reconstructed** include:

- **4th Street W –** 525’ West of Ash Street to River Street
- **Pleasant Drive –** Whispering Lane to 4th Street W

The streets to be **reclaimed** include:

- **4th Street W –** Pleasant Drive to 525’ West of Ash Street
- **Pleasant Drive –** TH-55 to Whispering Lane

➢ COMPLETE RECONSTRUCTION AREAS SCOPE

- **Pavement:** The pavement surface on most of the proposed reconstruction areas is extensively deteriorated and in need of complete replacement. Correction involves complete reconstruction of the street with new underlying base material and a new pavement surface.
- **Curb & Gutter:** Full replacement to improve drainage and protect the edges of pavement surface.
- **Drainage Systems:** Upgrades will include upsizing, extensions, repairs, and additional inlets.
- **Sanitary Sewer & Water Systems:** Systems are aged and are showing signs of failure, which need to be removed and replaced or heavily rehabilitated.

➢ RECLAMATION AREAS SCOPE

- **Pavement:** Reclamation (grinding up) of existing pavement and base material for reuse, followed by a new pavement surface.

- **Curb & Gutter:** Majority will remain; only damaged sections or those inhibiting proper drainage will be replaced.
- **Drainage Systems:** Minor extensions, repairs, and additional inlets.
- **Water System:** Spot rehabilitation of gate valves and fire hydrants as needed.

➢ **STREET WIDTHS**

- **Reconstructed streets** will be modified to unify widths or selectively narrow to calm traffic, reduce long-term maintenance costs, and reduce snow removal efforts. Modifications to existing street widths include:
    - **Pleasant Drive - Currently 44' Wide:** Proposed width ranges from 36**'** to 40' in reconstructed sections, pending one-sided or two-sided parking needs.
    - **4th Street W – Currently 36' to 37.5' Wide:** Will be unified to 38' width to standardize and safely accommodate two-sided street parking.

➢ **PARKING NEEDS**

- **Pleasant Drive**

  Pleasant Drive between TH-55 and 4th Street W varies widely in parking demand. Road widths will be adjusted to right-size each section based on need.
    - ***Whispering Lane to 610 Pleasant Drive:*** Two-sided parking and 40' road width to accommodate higher density housing and businesses along this section
    - ***610 Pleasant Drive to Westview Drive:*** One-sided parking (West side only) and 36' road width to accommodate limited demand from Whispering Oaks Townhouses.

- **4th Street W**

  The four blocks of 4th Street W proposed for reconstruction generate consistent street parking demand as they house 54 single-family homes as well as the Tilden Community Center. Unifying this section to 38' ensures that a full-size standard parking lane (8') is provided on both sides of the street.

➢ **SIDEWALKS AND TRAILS**

- A new **10-foot multi-use trail** will be added along the West side of Pleasant Drive to replace the existing 5-foot sidewalk. This modification is part of the greater vision set forth in the People Movement Plan to provide a multi-use pedestrian facility along Pleasant Drive from CSAH 42 all the way to CSAH 46.
- Also included in the scope of this project is the reconstruction of the existing bituminous trail on the South side of 4th Street W from Pleasant Drive to Lion's Park. The existing trail, approximately 6' wide in most locations, is in extremely poor condition and is proposed for replacement with a new 8' wide section.

➢ **UTILITY INFRASTRUCTURE UPGRADES**

- **Full Reconstruction Areas:**
    - Replacement of water and sanitary sewer main lines.
    - Replacement of sewer and water services within the right-of-way.
    - Storm sewer enhancements for drainage and water quality.
- **Reclamation Areas:**
    - Spot repairs to water system gate valves and fire hydrants.
    - Minor storm sewer upgrades to enhance surface drainage.

- **EXISTING TREES – REMOVALS AND REPLACEMENTS**

  - There are several mature trees located within the boulevards of this Neighborhood. Staff has collaborated with the City Forester to identify and retain healthy boulevard trees to the extent possible with the proposed improvements.
  - Despite efforts to avoid removals, approximately 21 trees will be removed. It is worth noting that several of these trees are diseased Ash trees or their removal is seen as advantageous by the property owners. All property owners will be individually consulted about these removals.
  - **Any property owner that has a tree removed as part of construction will have the option to select a replacement tree that will be planted as part of the project at no cost to the owner**. Staff will be working in the coming weeks to finalize desired replacement tree selections with each property owner.

- **OTHER ISSUES AND COMMENTS**

  - **Operations Committee Meetings:**
    - On December 8, 2025, the Committee supported the proposed project scope and assessment plan.
    - The committee supported staff recommendations for geometric improvements, street width changes, a new trail along Pleasant Drive, and other key design elements stated in this report.
  - **Public Outreach:**
    - Notices were mailed to property owners with project details and resources including a link to a video overview presentation.
    - A public open house was held on January 22, 2026, at the Hastings YMCA.
    - ~11 of 105 assessed property owners (10%) have directly provided feedback via meetings, surveys, and the open house. Additional homeowners have also been represented by HOA leadership.
    - General support has been expressed for the project's scope and features.

- **OVERVIEW OF ASSESSMENTS IMPACT**

  - **Assessment Rates**

    Assessment rates were determined based on an analysis completed by a third-party appraiser for each property type within the project area. This analysis determined the special benefit anticipated for each property based on the type of improvement taking place. A summary of the assessment rates generated utilizing this report are as follows:

    - **Single Family Home -** $6,300 per lot
    - **Twin Home -** $4,725 per lot
    - **Townhouse -** $4,500 per lot
    - **Condominium -** $3,150 per lot
    - **Total Estimated Private Assessments -** $679,500
    - Additional details for other property types including commercial, multi-family, and agricultural lots will be discussed further at the assessment hearing planned for the April 6th City Council Meeting.
  - **Community Development Block Grant (CDBG) Funds:**
    - Dakota County CDA anticipates that funding should be available again in 2026 for the purpose of assessment abatement. Currently, there are no concerns that Hastings would not receive new allocations or lose access to unspent prior year allocations as was a concern with the 2025 project.

- **FUNDING SUMMARY**

  - **Total Pre-Bid Cost Estimate:** $4,820,000
    - Includes engineering, construction, administration, and contingency costs
  - **Funding Sources**
    - **General Obligation (G.O.) Bonds for Street and Storm Sewer Improvements:** $3,571,250
    - **Utility Revenue Bonds:** $1,248,750 Total (Sanitary Sewer: $429,500 and Water: $819,250)
  - The project is tracking to be funded within the City's funding parameters for the 2026 Budget.

- **SCHEDULE**

  - The timeline for this project is to begin construction by May and substantially complete by late September.

COUNCIL ACTION REQUESTED

Council is requested to conduct the public hearing for the project and approve the resolution ordering the improvements, approving the plans and specifications, and authorizing the advertisement for bids.

ATTACHMENTS

- Resolution Approving the Project and Authorizing the Advertisement for Bids
- Project Map
- Neighborhood Meeting Comments & City Staff Responses

CITY OF HASTINGS

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLANS, AND AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR PROJECT 2026-1, THE 2026 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

WHEREAS, a resolution of the City Council adopted the 2nd day of February, 2026, ordered a hearing on the proposed infrastructure improvements on City Project 2026-1, and

WHEREAS, required mailed and published notices of the hearing were given, and the hearing was held thereon on the 2nd day of March, 2026, at which all persons desiring to be heard were given an opportunity to be heard thereon.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS; that

1. Such improvements are necessary, cost-effective, and feasible as detailed in the feasibility report.
2. Plans and specifications for these improvements prepared by the Hastings City Engineer are hereby approved.
3. The City Engineer and City Clerk shall cause to be made a matter of record via this resolution any amendments to design features made by the City Council at the March 2nd, 2026 City Council meeting. The City Council hereby amends the project scope and plans as follows:

4. The City Engineer shall prepare and cause to be published on the Quest Construction Data Network web site and on the City of Hastings official web site an advertisement for bids for the construction of the approved Project 2026-1. The advertisement shall be published for three weeks, shall specify the work to be done, shall state that bids will be opened virtually on a date and time to be determined, and that no bids will be considered unless sealed and filed with the Clerk and accompanied by a cash deposit, cashier's check, bid bond, or certified check payable to the City of Hastings for 5% of the amount of each bid.

ADOPTED BY THE CITY COUNCIL OF HASTINGS, MINNESOTA, THIS 2nd DAY OF MARCH, 2026.

Ayes:

Nays:

_____

Mary D. Fasbender, Mayor

ATTEST: _____

Kelly Murtaugh, City Clerk

SEAL



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W E
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2026 Neighborhood Infrastructure Improvements

Project Area Map

Reconstruct **Reclaim**

Note: Exact project limits and scope are subject to change

Since 1857 Hastings MINNESOTA

2026 Neighborhood Improvements Project - Public Engagement Comments & Responses

Number	Address	Name	Resident Questions/Comments/Concerns	City Staff Response
1	**827 4th Street West**	**Charles Raway**	We Remember 4th Street being torn up, widened, and watermain being replaced back in 1987 for capacity reasons. Will our block be torn up again?	Called and informed resident that his street will be torn up again for the 6" watermain and the sanitary sewer replacement. The project he was talking about was for the 12" watermain to be added. I also informed the resident that his services will be replaced with this project. Resident was pleased with the answers to his questions.
2	**649 Pleasant Dr**	**Antonette Blanche**	Antonette provided a written objection the proposed assessments for Pleasant Court. The basis of her objection sites that she does not believe she should be assessed as she does not directly front Pleasant Drive, and the project will not improve the private roadway on which she lives.	Based on conversations with the 3rd Party Appraiser and City Attorney, they do not agree with this interpretation, and reinforced that there is a special benefit to the properties of Pleasant Court. Antonette was provided a copy of the appraisal report, which cites comparable regional examples where properties configured similarly to those in the Private Drive of Pleasant Court were assessed for adjacent public roadway improvements. She was also provided with the instructions to formally object her assessment prior to the assessment hearing.
3	**655 Pleasant Drive**	**Robin Seibenaler**	Asked about staff parking, kid drop off, water shutdowns, sidewalks, and bus routes during construction.	Called and set up in person meeting. Answered questions and addressed concerns at the in person meeting. Also, went over proposed street layout and received input from Robins Nest. Robin is happy with the new design.
4	**1021 4th Street**	**Paul Hansen**	Resident had sanitary service lined in 2017. He was wondering how we will connect to this and protect his liner. Also, was wondering about mail delivery and communication updates.	Informed resident we will connect to his sanitary service at the right of way with a strong-back fernco adaptor. Also, let the resident know the temporary mailbox process. Resident was happy with the answers and the project.
5	**522 Pleasant Drive**	**Kathryn Swanson**	None on Communication Survey - Asked about general project questions at the open house.	Answered general project questions at the open house.
6	**1024 4th Street**	**Maryann Chapman**	None on Communication Survey	N/A
7	**1110 4th Street**	**Mike Olson**	How does the cost of this project compare to the 2022 improvements? I thought the upcoming work on 4th street would cost us less than the previous work on Ash St.	Provided resident with clarifications on the proposed assessments, as well as a comparison of the 2022 project. This particular property is a corner lot, so the resident was informed that they received a 25% assessment per City Policy in 2022 because Ash Street which was improved was their long side. 4th Street proposed for improvement is the residents short side, so they are proposed to receive a standard assessment.
8	**1190 4th Steet**	**Steve Trautmann**	Asked about general project questions at the open house. Asked about assessments and how to slow speeding cars down.	Answered general project questions and explained the assessments at the open house. Also said we would look at adding driver feedback speed sign.
9	**1326 17th St**	**Gary Stevens**	Asked about street widths on Pleasant Dr.	Explained the proposed street width on Pleasant Dr.
10	**124 Farm Street**	**Nick Conzemius**	Had questions pertaining to the total valuation and methodology of assessments and payment options for his two agriculture zoned parcels that will be part of the 2026 and 2027 projects.	Answered all questions that were asked and also provideed a figure that clearly outlined the exact limits of the project and breakdown of the assessments for their two lots between 2026 and 2027.
11	**1121 4th St**	**Bruce Anderson For Laurene Dohrer**	Home is owned by Laurene Dohrer. She is 96 yrs old and does not have the means to pay for this project assessment. Is the any relief programs available for the elderly? She is our aunt, we are caring for her. Bruce Anderson 503-640-5318	Informed resident's Nephew (Bruce) That his aunt can apply for abatement or deferral once assessment info is provided. Will see if we can get the financial assistance information sent to the nephews address.