



**BOLTON
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Real People. Real Solutions.

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January 12, 2026

City of Maple Plain
Attn: Jacob Schillander, City Administrator
PO Box 97
Maple Plain, MN 55359

RE: Preliminary Improvement Hearing - 2026 Industrial Street Project

Dear Jacob:

On December 15, 2026, the feasibility study for the 2026 Industrial Street Project was presented to the City Council. The study includes a description of the proposed improvements, cost estimates, cost apportionment, and a preliminary assessment role, which includes the benefiting properties on Industrial Street between Budd Avenue and the east cul-de-sac. At that time, the Council accepted the study and ordered an Improvement Hearing for January 20, 2026.

I will be present on the 20th to present the relevant information regarding the project to the public and will be available to participate in the discussion and answer questions as directed.

Please let me know if you have questions or need additional information.

Sincerely,

Bolton & Menk, Inc.

David P. Martini, P.E.
Senior Principal Engineer

2026 Industrial Street Improvement Project

City of Maple Plain, MN

January 20, 2026

David Martini, P.E.
Senior Principal Engineer

Introduction

- **On October 27, 2025, the City Council authorized the preparation of a feasibility study to analyze improvements to the following streets:**
 - Industrial Street (Budd Avenue to east cul-de-sac)
- **The existing pavement and watermain infrastructure elements within the project area were evaluated as part of the report, which provides descriptions of the proposed improvements, itemized cost estimates, cost apportionments, and preliminary assessment roll.**

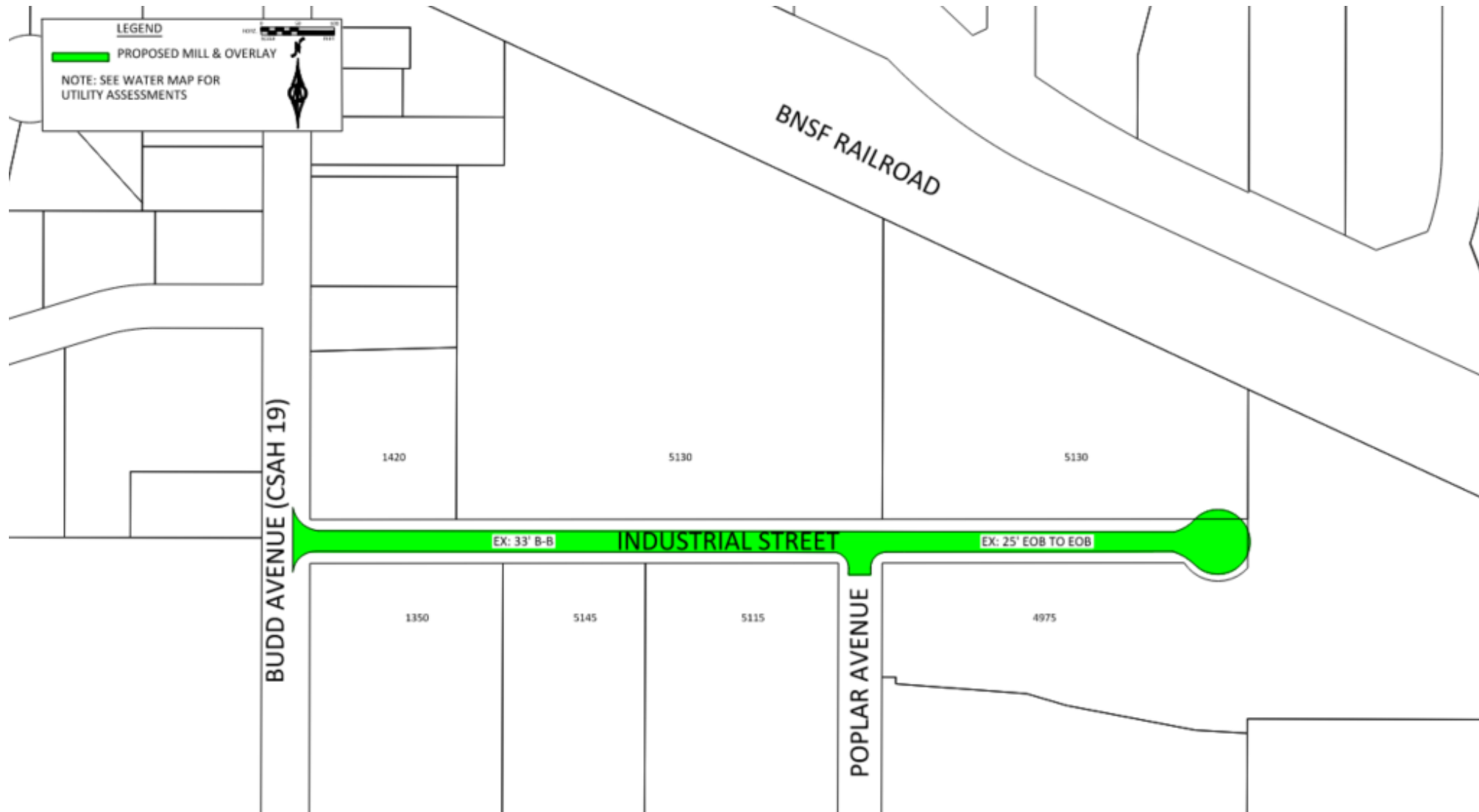
Need for Improvements

- Based on as-built information, it appears most of the improvements were originally constructed in the 1965 and the street extended in 1989.
- The existing pavements is in a stage where it can be renewed through the mill and overlay process and extend the useful life.
- Due to corrosive soils, the watermain pipes in the project area have deteriorated to a point that they are fragile and subject to breaks.
- The watermain on the west block of Industrial Street is 6-inch cast iron, estimated to be from 1965 and is recommended to replaced and upsized to 8-inch PVC to improve fire flow and reliability.

Assessment Methodology

- **35% of the watermain project costs proposed to be assessed on a front footage basis.**
 - Only properties served by utilities within the project area assessed for those utilities.
- **City to pay for non-assessable frontage and project elements.**
 - Mill and Overlay
 - Minor curb and drainage repairs
 - Non-assessable water frontage

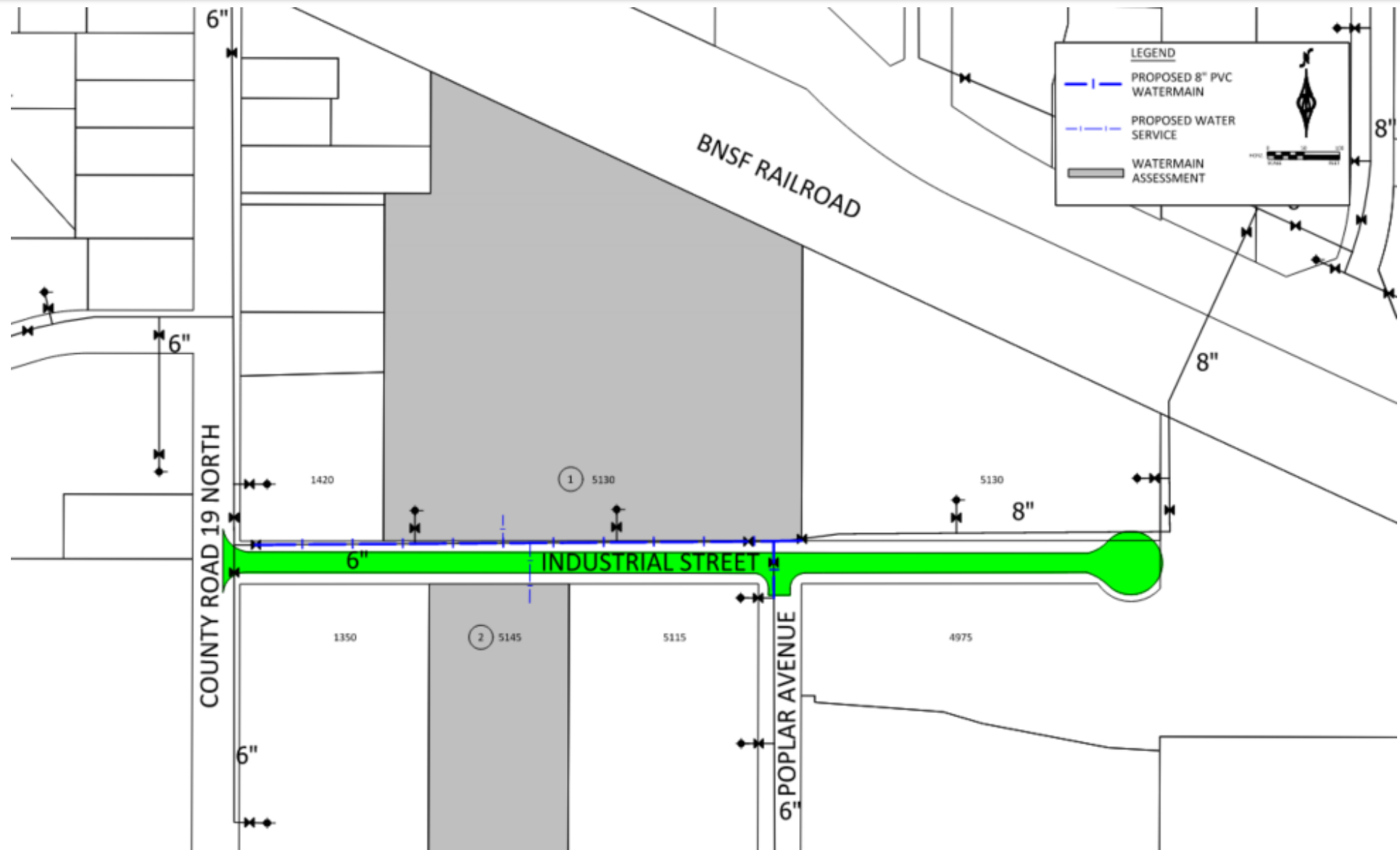
Project Area – Industrial Street



Proposed Improvements – Industrial Street

- **Mill and overlay pavement surface**
- **Minor curb and drainage improvements**
- **Watermain replaced by trenchless methods (pipe bursting)**
 - Reduces disturbance and limits traffic flow disruptions

Water – Industrial Street



Cost Apportionment Summary

Assessments - \$100,465 (Includes City Costs of \$48,565)

Streets - \$145,313

Water - \$186,597

Total Cost - \$432,375

City Cost Summary

City Assessable Share - \$48,565

Streets - \$145,313

Water - \$186,597

Total Cost - \$380,475

Assessment Summary

Water - \$66.71/Front Foot

Assessed to Properties - \$51,900

City Coverage of Assessable Cost - \$48,656

Conclusion

- **From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary to maintain the City's existing infrastructure.**
 - The condition of the infrastructure within the project area is typical given its age, material type, and environment.
 - Scope of work, costs and proposed assessments are consistent with previous projects.
 - Infrastructure maintenance is reactionary and no longer cost effective.
 - Watermain improvements can be made using practical construction methods and maintain service to properties.

Next Steps

- **Schedule**

- ~~• Week of December 22nd — City mails notices for Improvements Hearing.~~
- ~~• January 3rd and January 10th — Notice of Improvements Hearing advertised in the newspaper.~~
- ~~• January 6th — Open House Meeting.~~
- January 20th — Improvements Hearing
- January 26th — Council Considers Resolution to Order Improvements
- March 2026 — Authorize Bids.
- April 2026 — Open and Award Bids.
- May 2026 — Begin Construction.
- Fall 2026 — Final Assessment Hearing.

| Questions?