COUNCIL WORK SESSION

Tuesday, August 18, 2026
6:30 p.m.
Coon Rapids City Center
Conference Room 1

Call to Order

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

1. Discuss 2027 Street Reconstruction Program

Other Business

Adjourn

City Council Work Session - 6:30 p.m. **1.**

Meeting Date: 08/18/2026

Subject: Discuss 2027 Street Reconstruction Program

Submitted For: Mark Hansen, City Engineer **From:** Mark Hansen, City Engineer

INTRODUCTION

Staff will discuss the proposed 2027 street reconstruction program.

DISCUSSION

Staff will provide information on the proposed draft 2027 street reconstruction program. In addition to the 2027 improvements, staff will outline and discuss the annual street reconstruction program planned for the next several years.

RECOMMENDATION

Staff recommends moving forward with the 2027 Street Reconstruction Program.

Attachments

2027 Street Reconstruction Presentation

COON RAPIDS
Minnesota

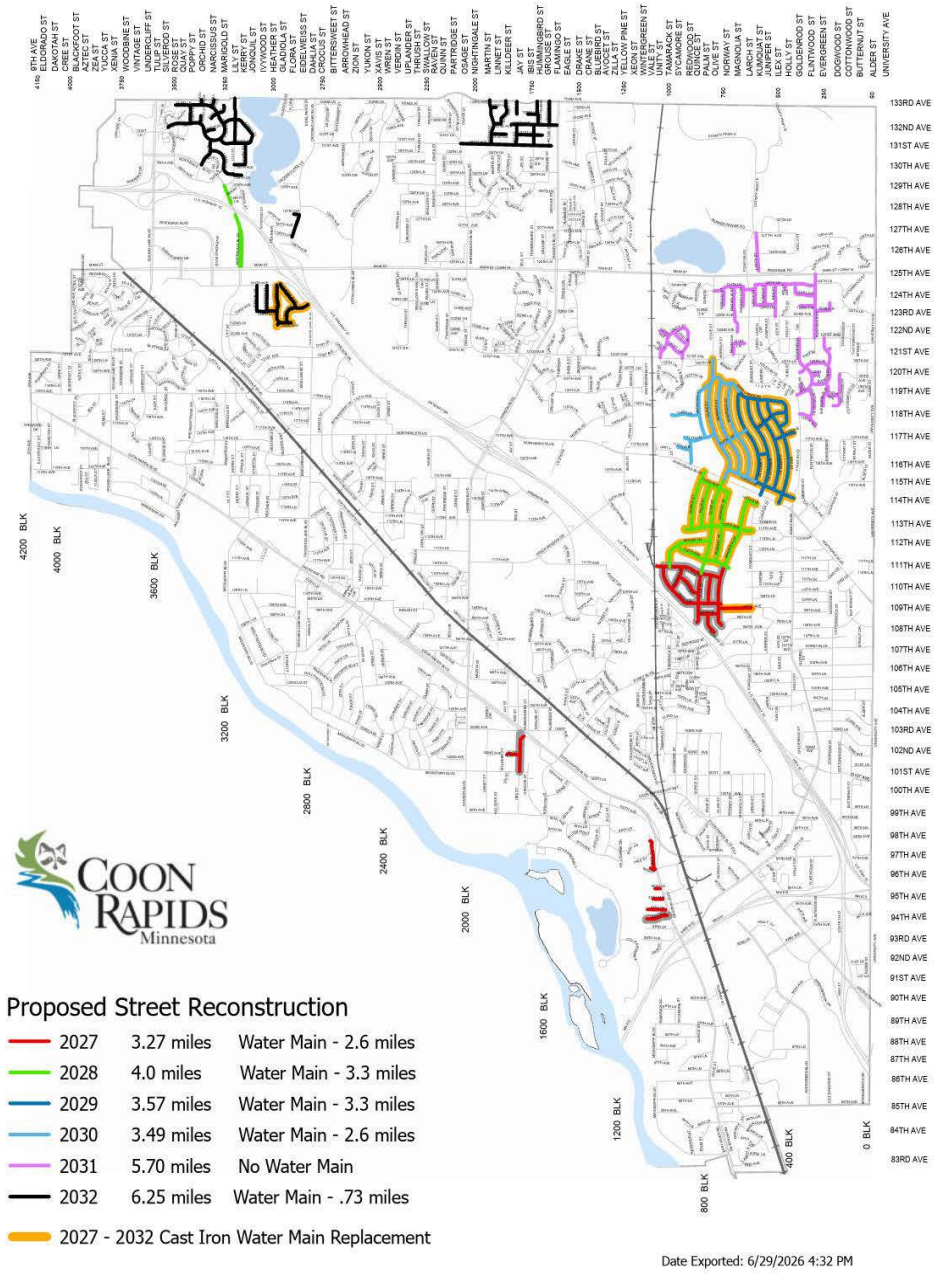
Community strength…for generations



2027 STREET RECONSTRUCTION PROGRAM

August 18, 2026

City Council Work Session



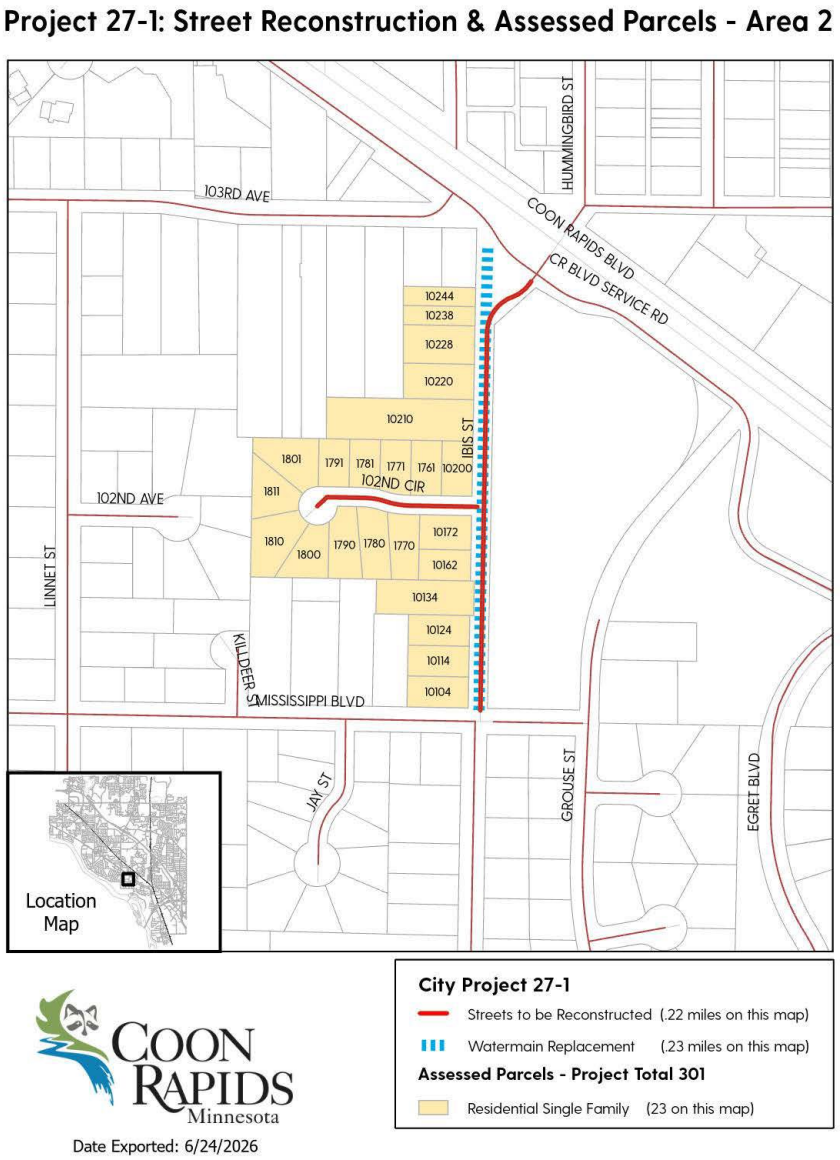
Updated 5-Year Street Reconstruction Plan (Based on Proposed 2027 Street Reconstruction Plan)

Project 27-1 – Northdale Addition Streets West of Moor Park



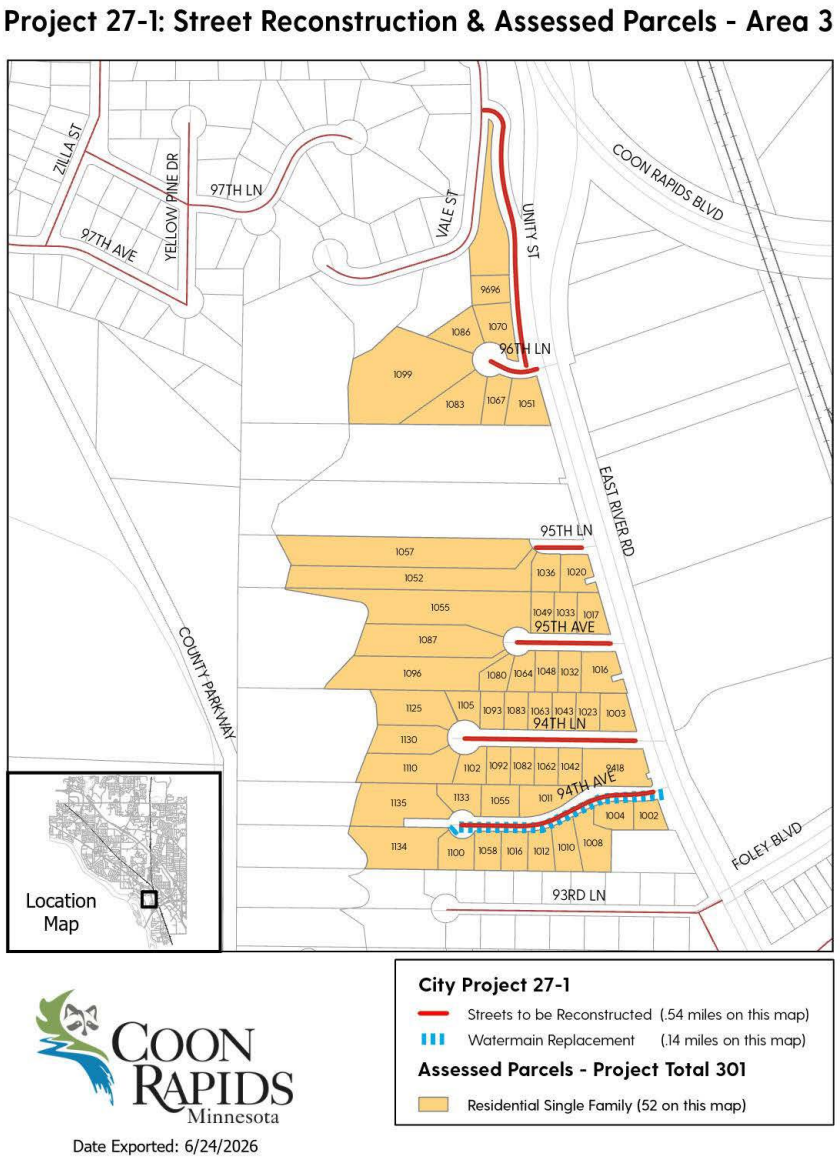
- Replace asphalt pavement and all curb and gutter.
- Replace/add storm sewer catch basins as needed.
- Replace watermain pipes and fire hydrants.
- Replace sewer manhole castings throughout.
- Extend sidewalk on north side of 109th Avenue from Olive Street to Sand Creek Park.

Project 27-1 – Ibis St and 102nd Cir South of Coon Rapids Blvd



- Replace asphalt pavement and damaged curb.
- Replace storm sewer catch basins as needed.
- Replace watermain on Ibis Street.
- Replace sewer manhole castings throughout.

Project 27-1 – Streets west of East River Rd & north of TH 610



- Replace asphalt pavement and damaged curb.
- Replace storm sewer catch basins as needed.
- Replace watermain on 94th Ave.
- Replace sewer manhole castings throughout.
- Upgrade City owned streetlights to LED standards.

Schedule – Street Reconstruction Projects

September 15, 2026	Council orders preparation of feasibility report, and preparation of plans
October 2026	Staff conducts 1st neighborhood meeting for property owners
December 15, 2026	Council accepts feasibility report, orders a public hearing, and sets an assessment hearing date
January 2027	Staff conducts 2nd neighborhood meeting for property owners
February 16, 2027	Council holds the public hearing and assessment hearing and orders the project; Council approves plans and specs and orders ad for bids
April/May 2027	Council awards contract for construction and adopts the assessments
May to October 2027	Project Construction

Estimated Street Reconstruction Costs

Project 27-1 = 3.2 miles of Local Streets

Project	Street Recon Fund	Storm Water Utility Fund	Water System Maintenance Fund	Sanitary Sewer Maintenance Fund	Streetlight Fund	Sidewalk Fund	Total
27-1	$4.7 M	$922 K	$3.8 M	$253 K	$41 K	$215 K	$9.9 M

Cost estimate includes administration, design, surveying, geotechnical investigation, and construction materials testing.

Estimated 2027 Assessment Rates

Assessments are estimated to increase 6.4% from the 2026 rates based on the June 2026 Construction Cost Index for the Minneapolis Area.

Property Type	2027 Assessment Rates
Single Family Residence	$2,930.00
Duplex, Townhouse, Apartment Properties (per front foot)	$38.00
Commercial Properties (per front foot)	$73.00
Industrial Properties (per front foot)	$93.00

Estimated Assessment Totals

Project	Estimated Assessment Total	Total Street Surface Costs
27-1	$906,136.00	$4.7 M