



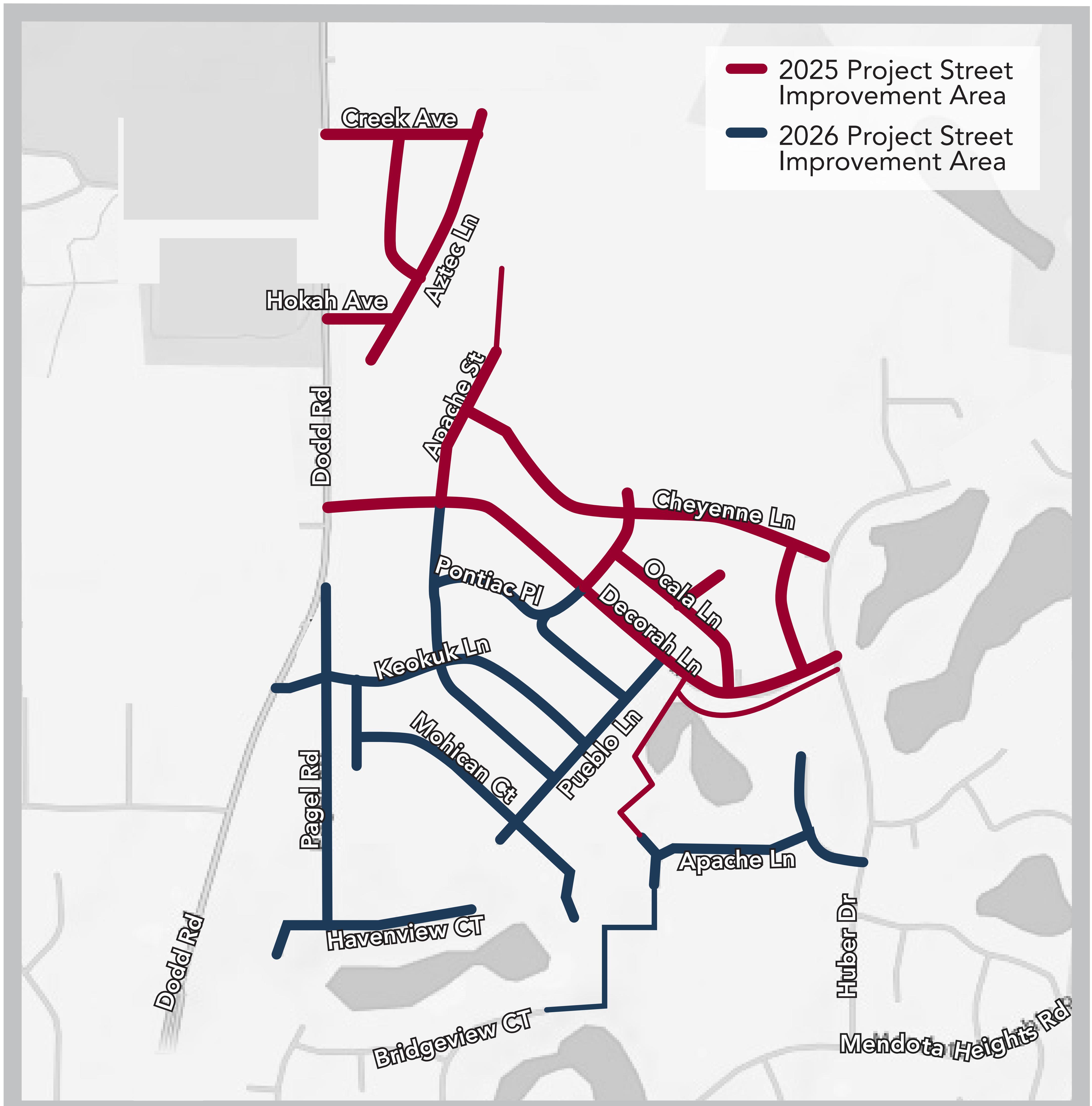
Welcome

APRIL 29TH, 2025

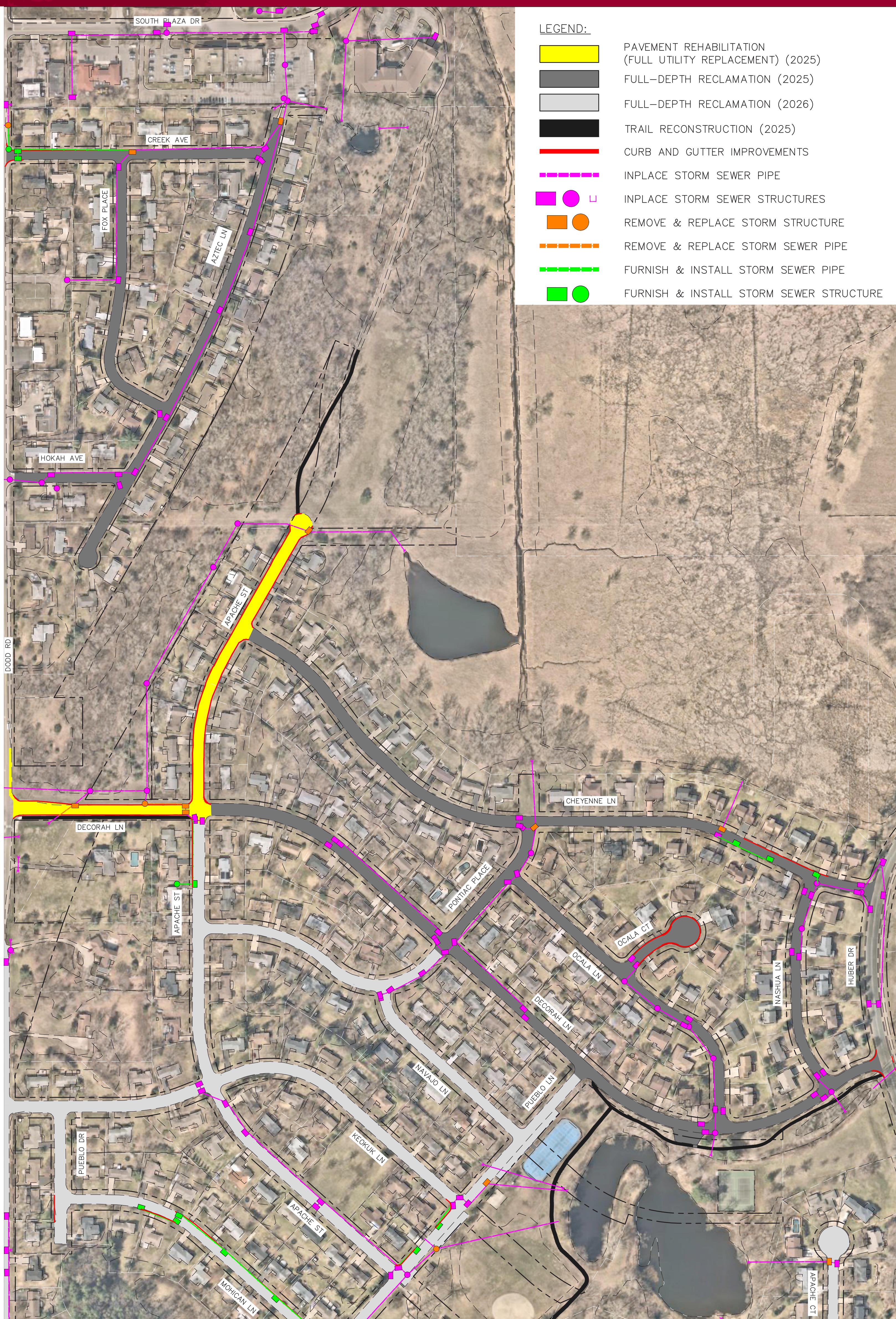
Friendly Hills Neighborhood Improvements

City Project 202407

PROJECT LOCATION



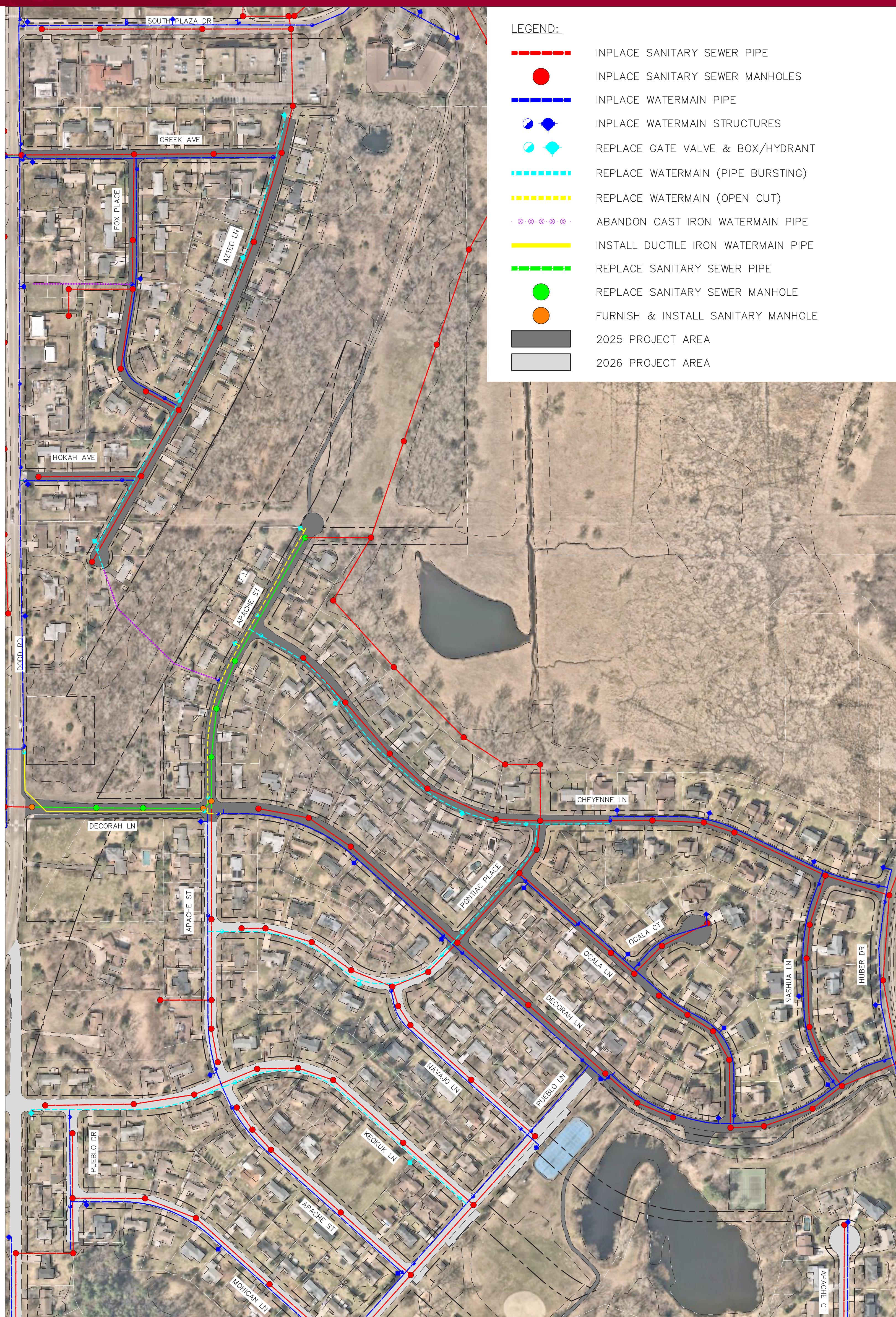
2025 AREA PROPOSED STREET AND STORM SEWER IMPROVEMENTS



Scope of Improvements

- Full roadway reconstruction (Decorah Lane – Dodd Road to Apache Street and Apache Street – Decorah Lane to cul-de-sac)
- Full depth roadway pavement reclamation (Other streets)
- Partial curb replacement
- Existing trail rehabilitation
- Decorah right turn lane improvements
- Proposed storm sewer on Creek Avenue and Cheyenne Lane
- Storm sewer rehabilitation

2025 AREA PROPOSED UTILITY IMPROVEMENTS



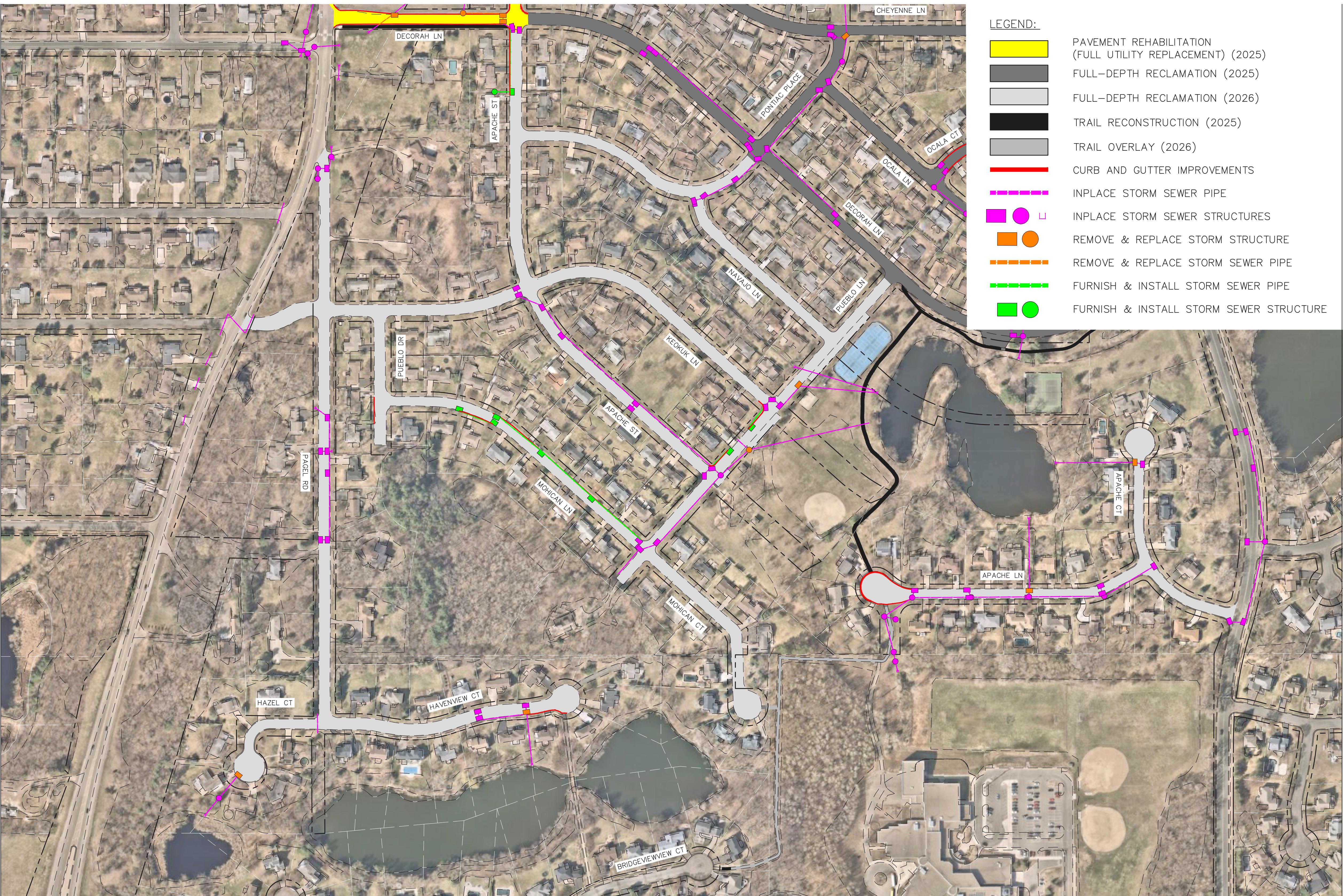
Scope of Improvements

- Partial watermain replacement
- New watermain along Decorah Lane (Dodd Road to Apache Street)
- Abandon watermain (Aztec Lane to Apache Street)
- Watermain sacrificial anode retrofits throughout project area
- Sanitary sewer replacement (Decorah Lane – Dodd Road to Apache Street and Apache Street – Decorah Lane to cul-de-sac)
- Watermain and sanitary sewer maintenance improvements

2026 AREA PROPOSED STREET AND STORM SEWER IMPROVEMENTS

Scope of Improvements

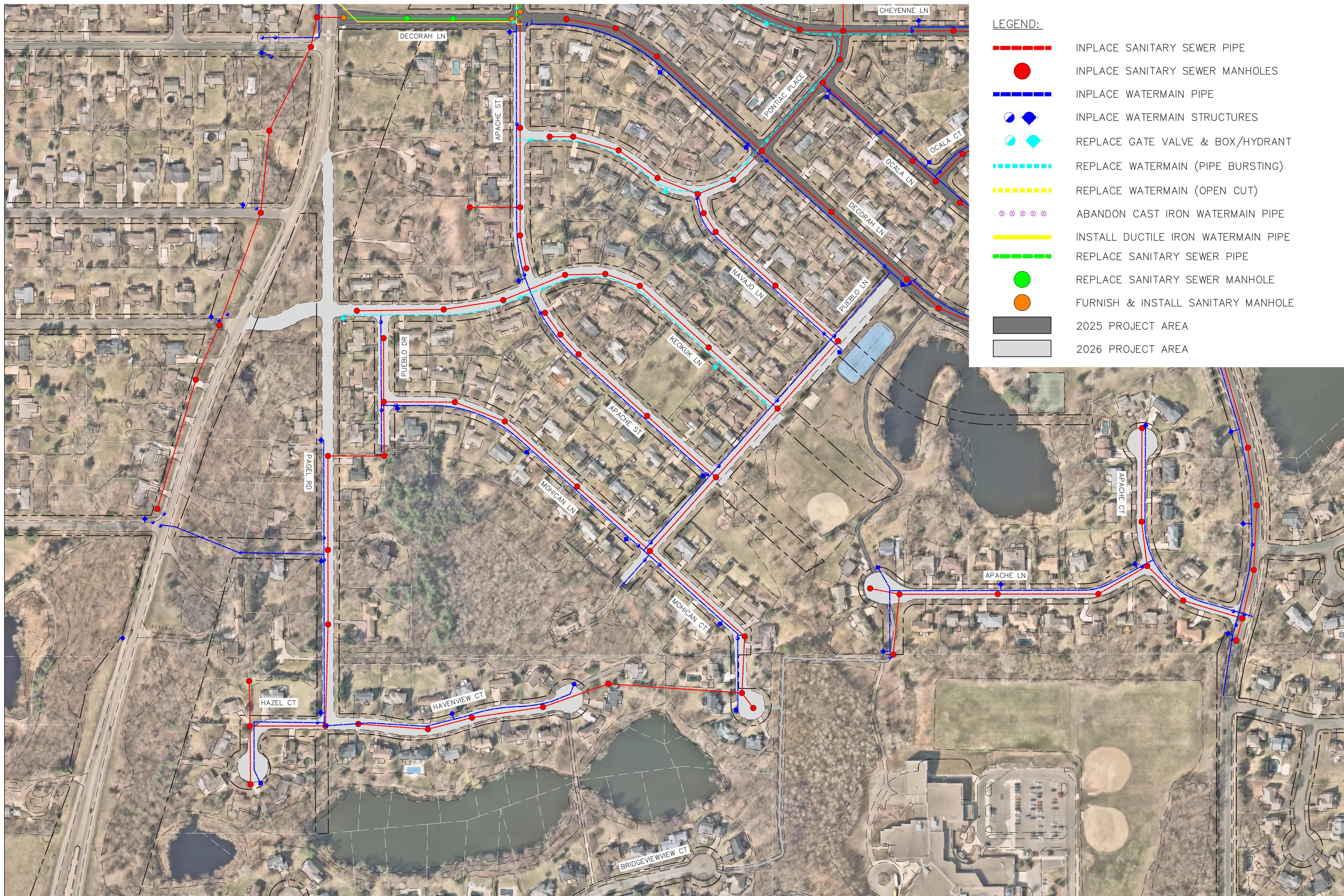
- Full depth roadway pavement reclamation
- Partial curb replacement
- Storm sewer rehabilitation
- Proposed storm sewer on Mohican Lane



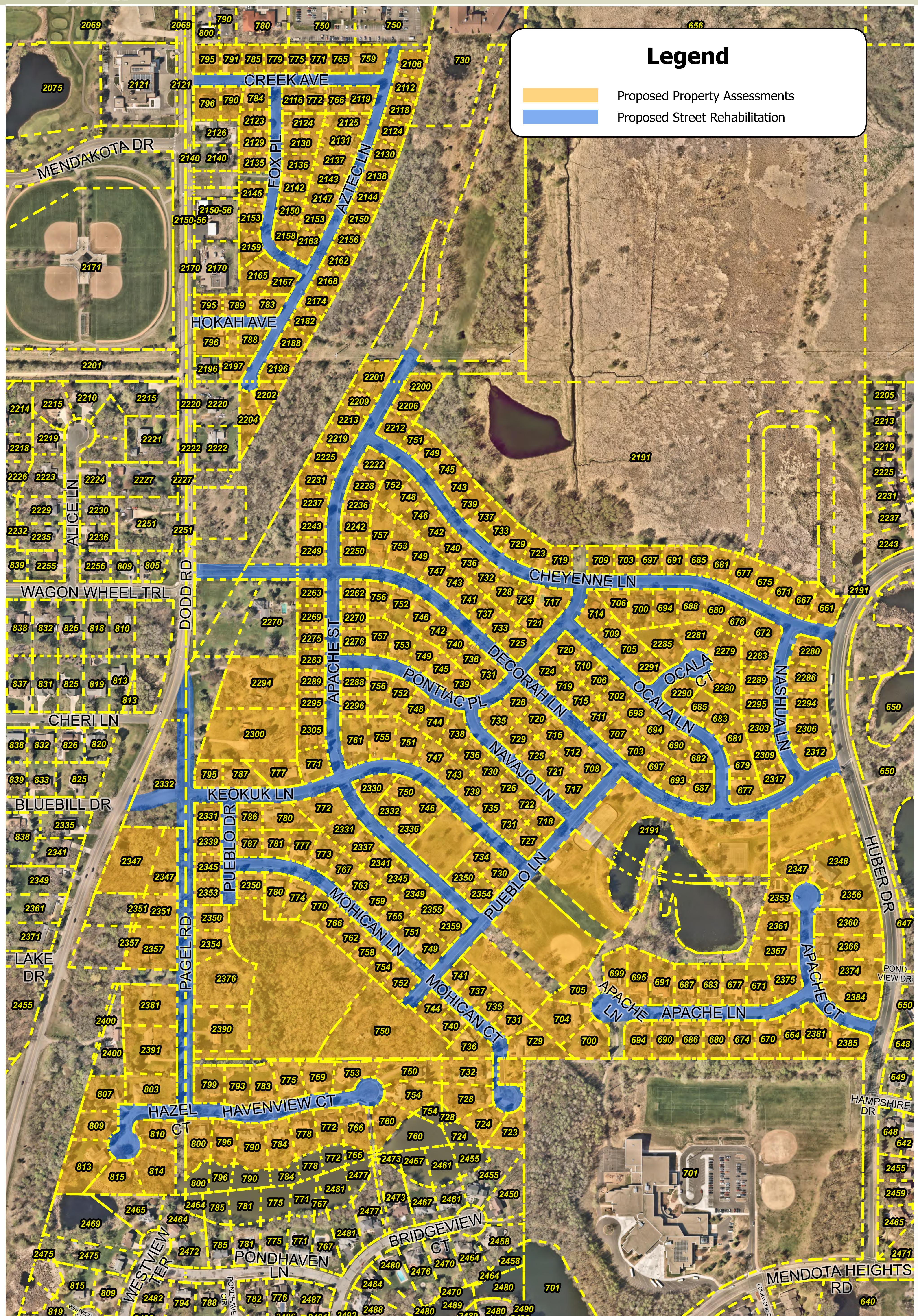
2026 AREA PROPOSED UTILITY IMPROVEMENTS

Scope of Improvements

- Partial watermain replacement
- Watermain sacrificial anode retrofits throughout project area
- Watermain and sanitary sewer maintenance improvements



ASSESSMENT MAP

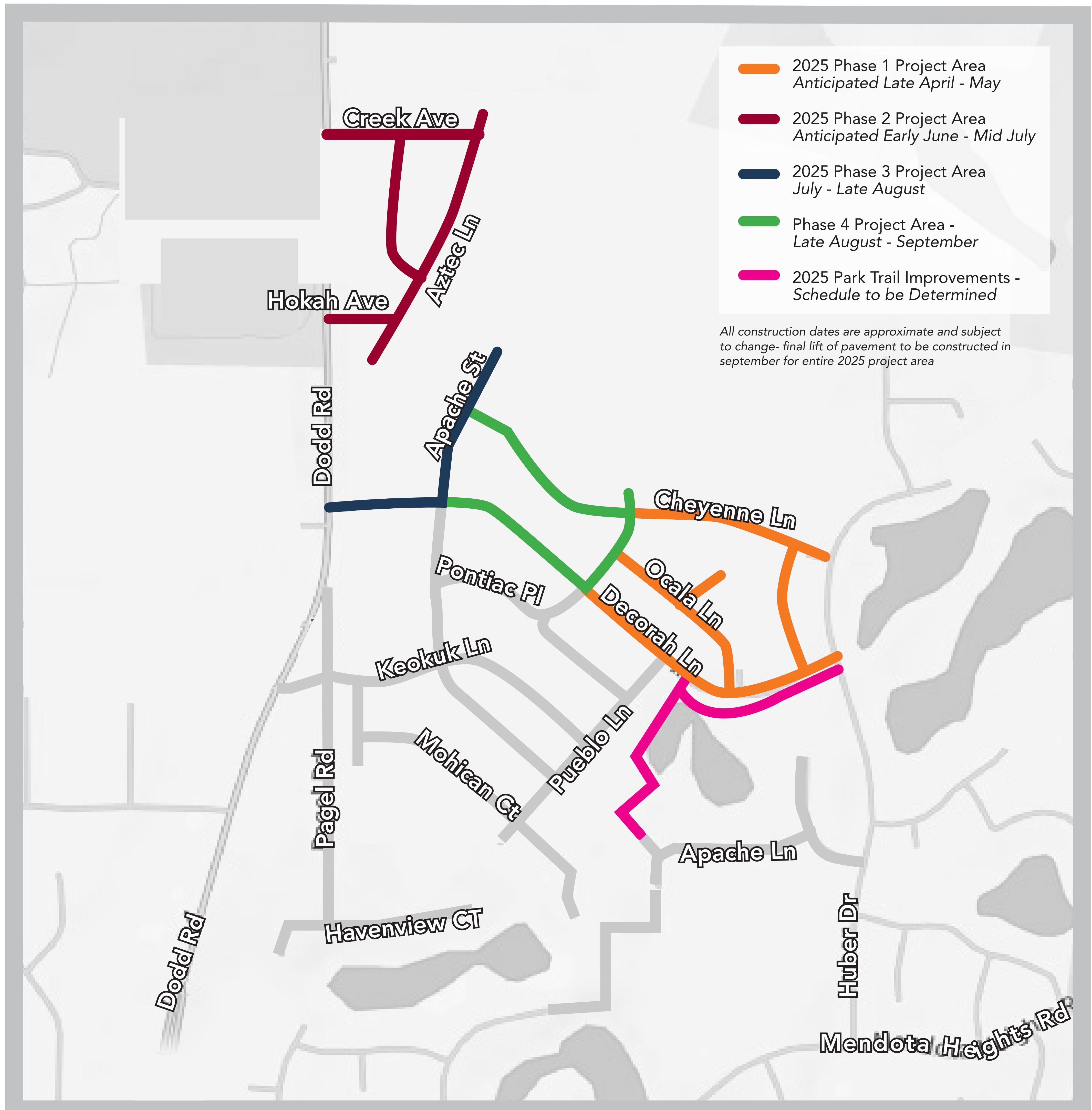


2025 DECORAH LANE DETOUR MAP



- Decorah Lane anticipated closure between Dodd Road and Apache Street from July to late August
- Decorah Lane to remain open between Apache Street and Huber drive during construction

2025 ANTICIPATED CONSTRUCTION PHASING



PROJECT COST & FUNDING SOURCES

	Municipal Levy	MSA Funds	Stormwater Utility Funds	Sanitary Sewer Utility Funds	City Water Funds	SPRWS Funds	Special Assessments	Totals
Street Improvements	\$1,391,921.65	\$524,660.00					\$1,916,581.65 ¹	\$3,833,163.30
Storm Sewer Improvements		\$68,822.30	\$675,440.75					\$744,263.05
Sanitary Sewer Improvements				\$852,268.40				\$852,268.40
Watermain Improvements					\$23,028.00	\$2,236,148.61		\$2,259,176.61
City Park, Trail and ADA Improvements	\$277,851.30							\$277,851.30
Total	\$1,669,772.95	\$593,482.30	\$675,440.75	\$852,268.40	\$23,028.00	\$2,236,148.61	\$1,916,581.65	\$7,966,722.66

¹ City assessments funded through municipal levy

PRELIMINARY ASSESSMENTS

- Per City street rehabilitation and reconstruction policy, benefitting properties assessed at 50% of the street reconstruction cost
- Single family residential and City owned parcels
- 343 residential and 22 city units (365 total units)
- \$5,250.91 preliminary assessment amount per unit

	Total Assessable Cost¹	Assessment Amount (50%)	Preliminary Assessment Amount Per Unit
Street Improvements	\$3,833,163.30	\$1,916,581.65	\$5,250.91 ³
Total Assessments (City Units)		\$115,519.99 ²	
Total Assessments (Single Family Residential Units)		\$1,801,061.66	

¹ Storm Sewer, Watermain, Sanitary Sewer, and City Park, Trail and ADA improvements are not assessable

² City assessments funded through municipal levy

³ Feasibility preliminary assessment of \$7,686.91 per single family residential unit



Please scan the QR code, to visit the City's project website

PROJECT INSTITUTE SCHIEDLUNG

