



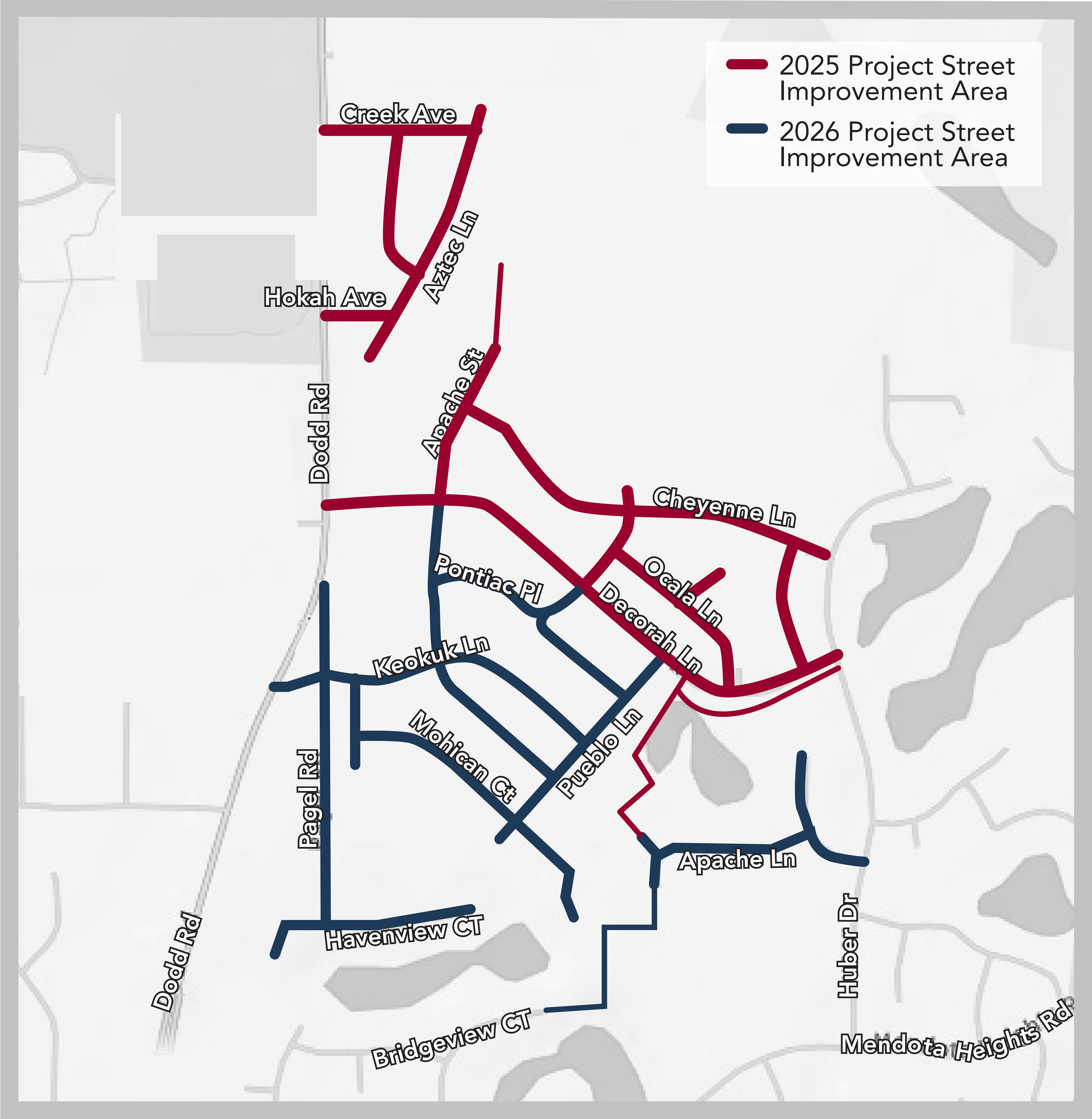
Welcome

APRIL 29TH, 2025

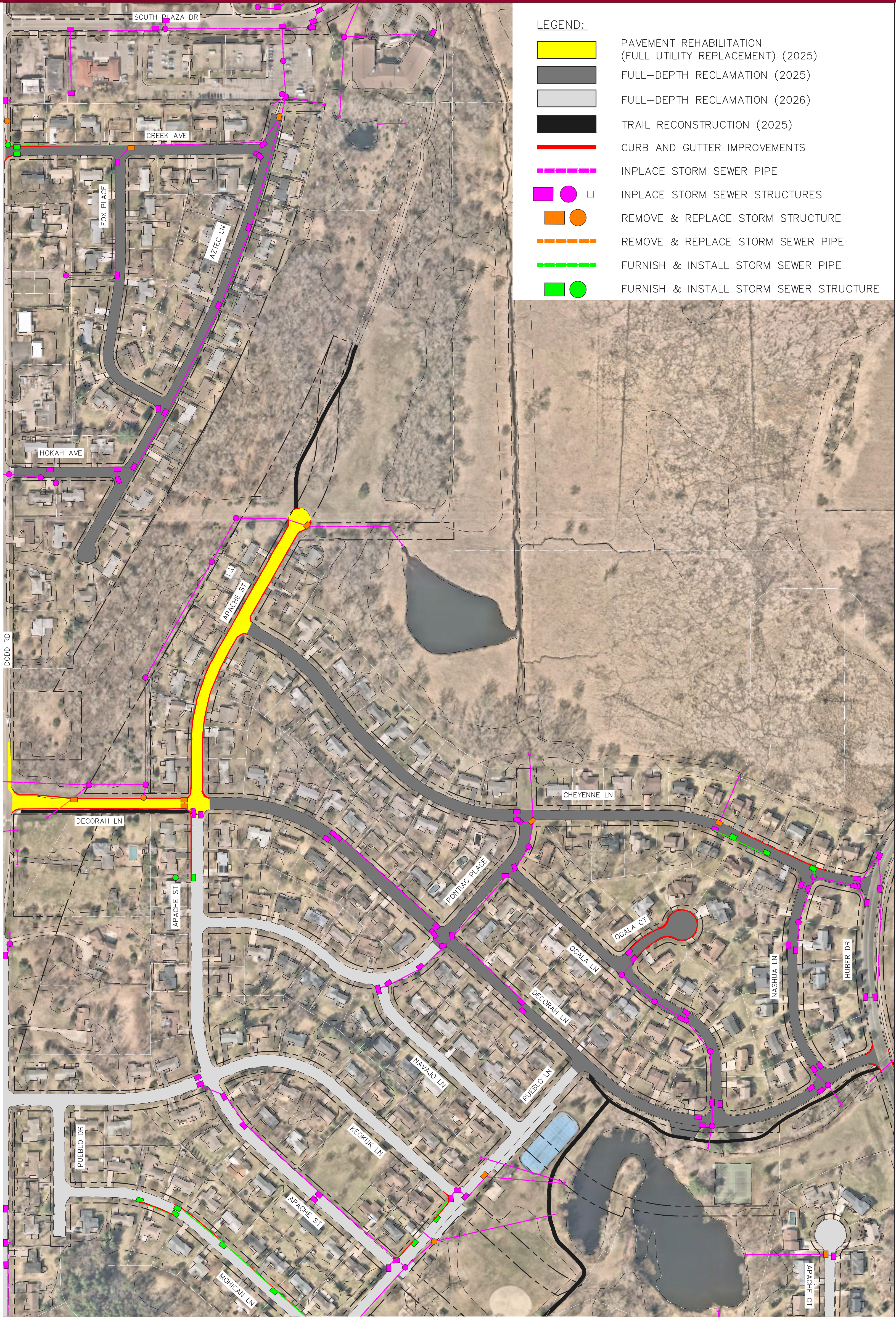
Friendly Hills Neighborhood Improvements

City Project 202407

PROJECT LOCATION



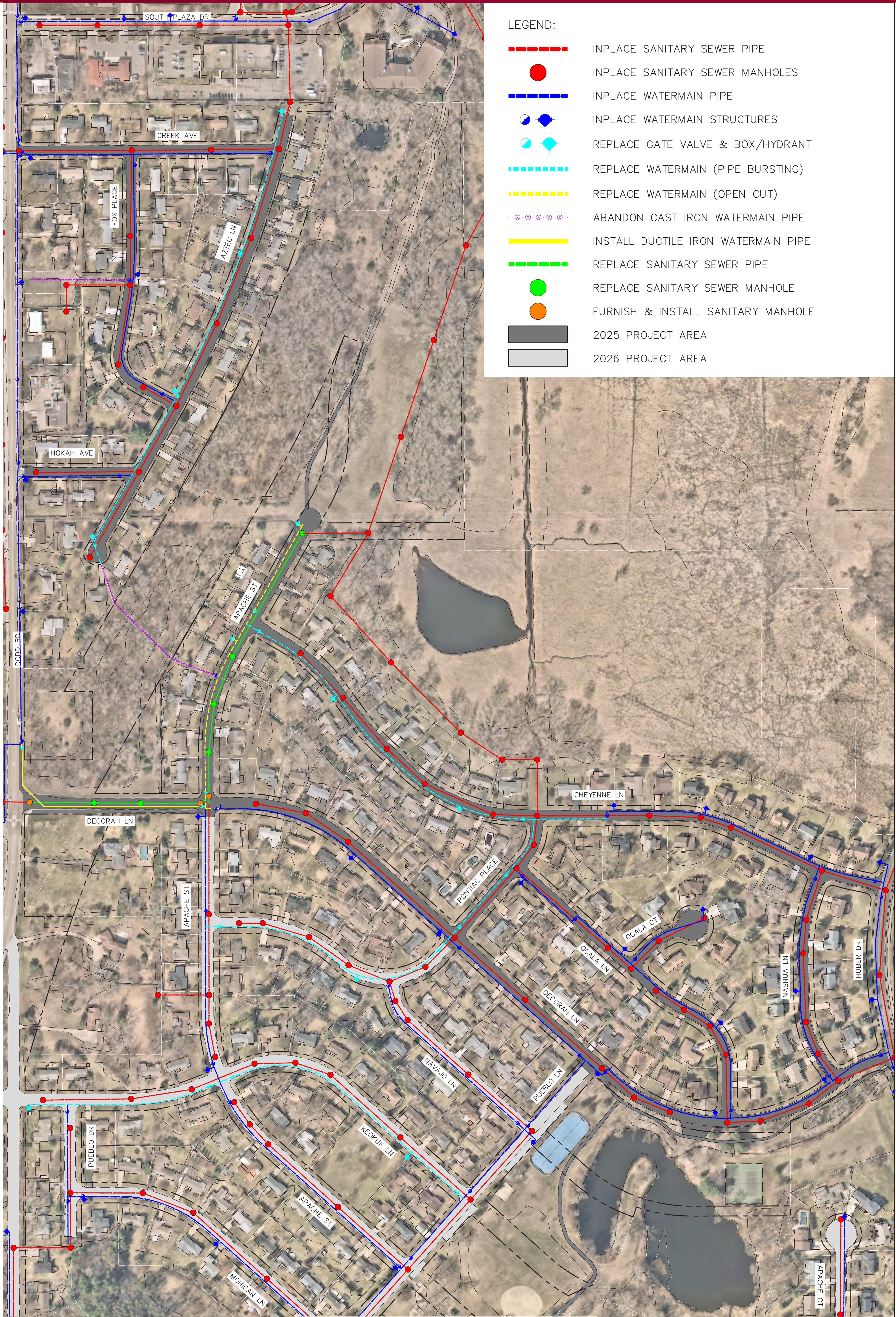
2025 AREA PROPOSED STREET AND STORM SEWER IMPROVEMENTS



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



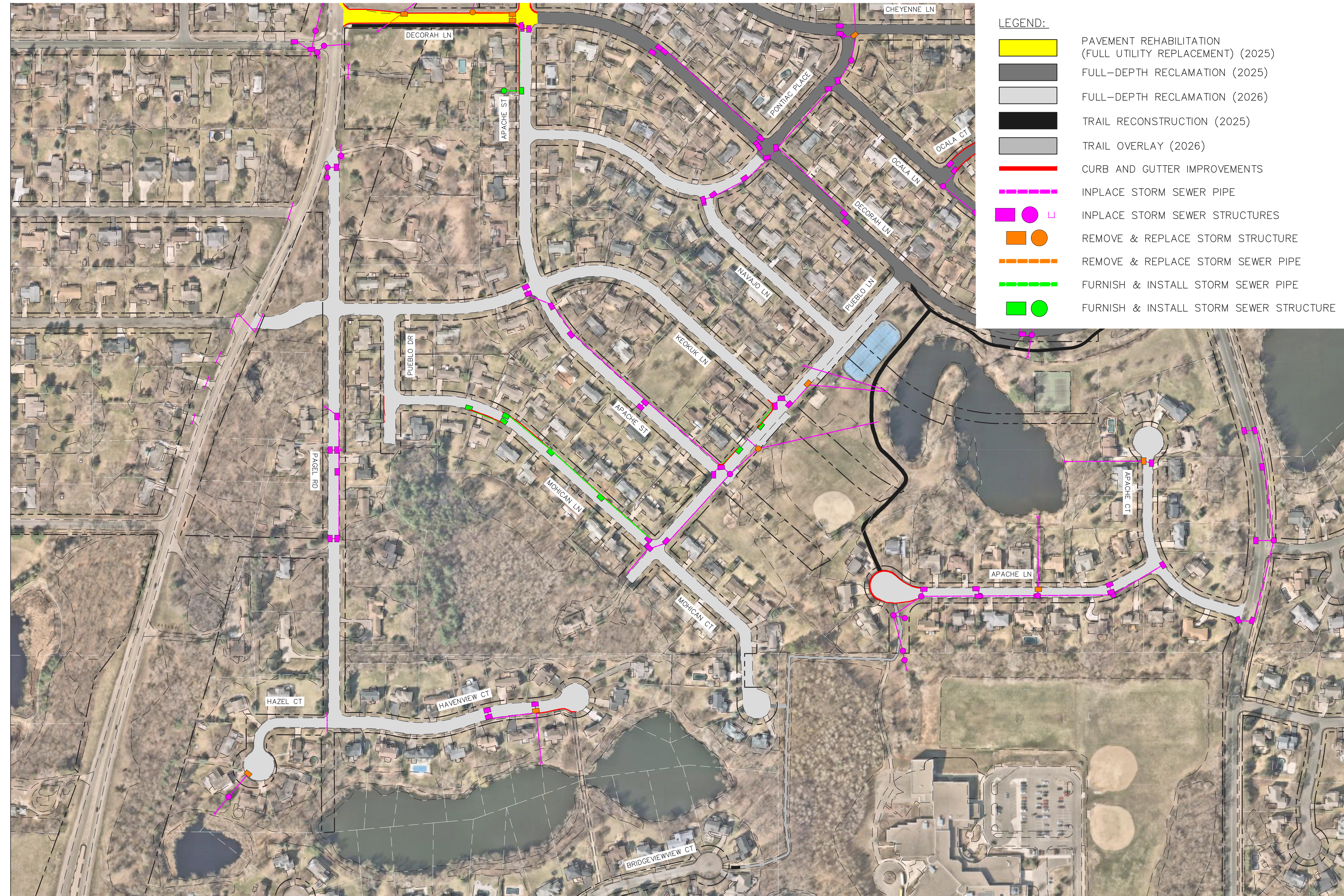
Scope of Improvements

- 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

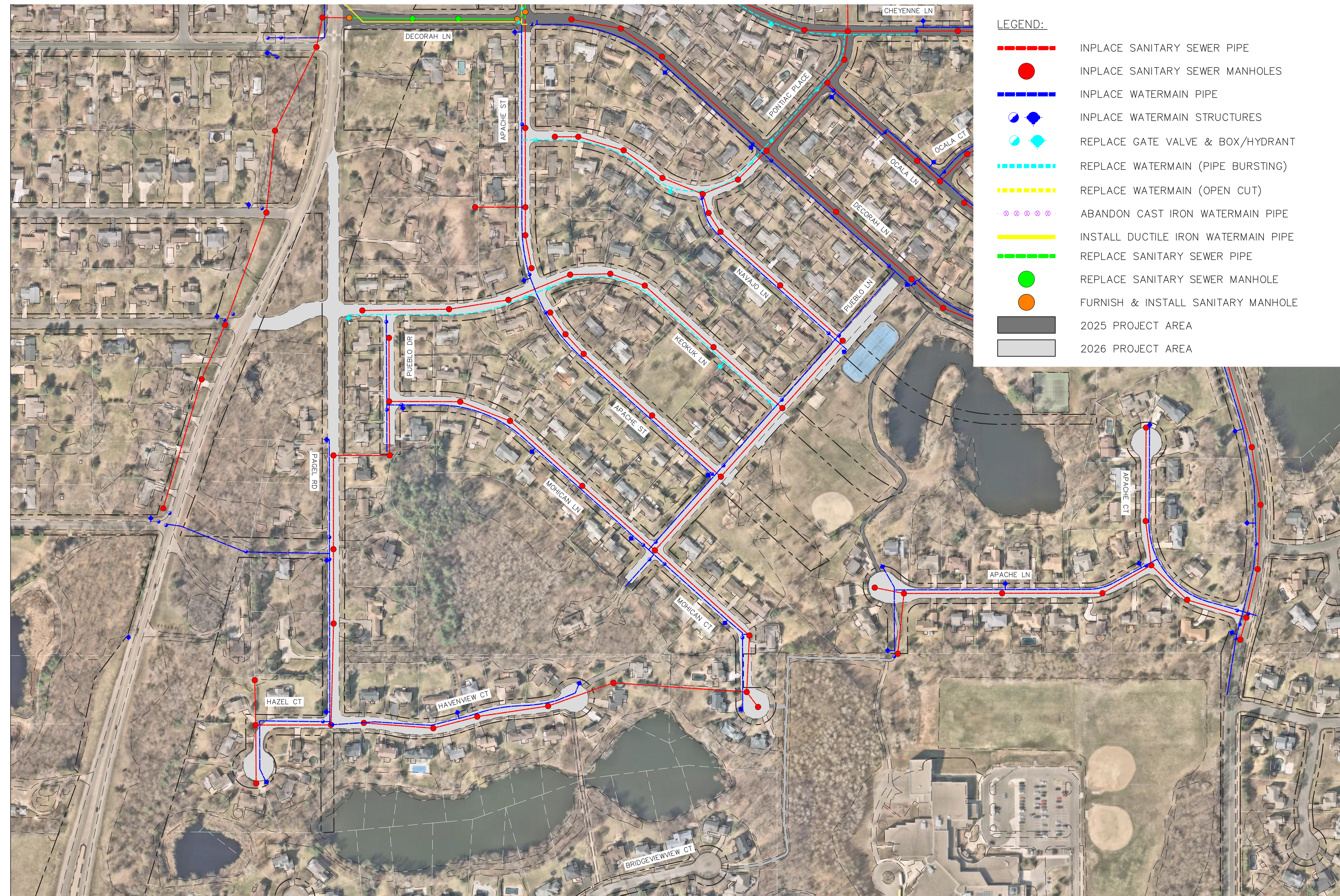
- Full depth roadway pavement reclamation
- Partial curb replacement
- Storm sewer rehabilitation
- Proposed storm sewer on Mohican Lane



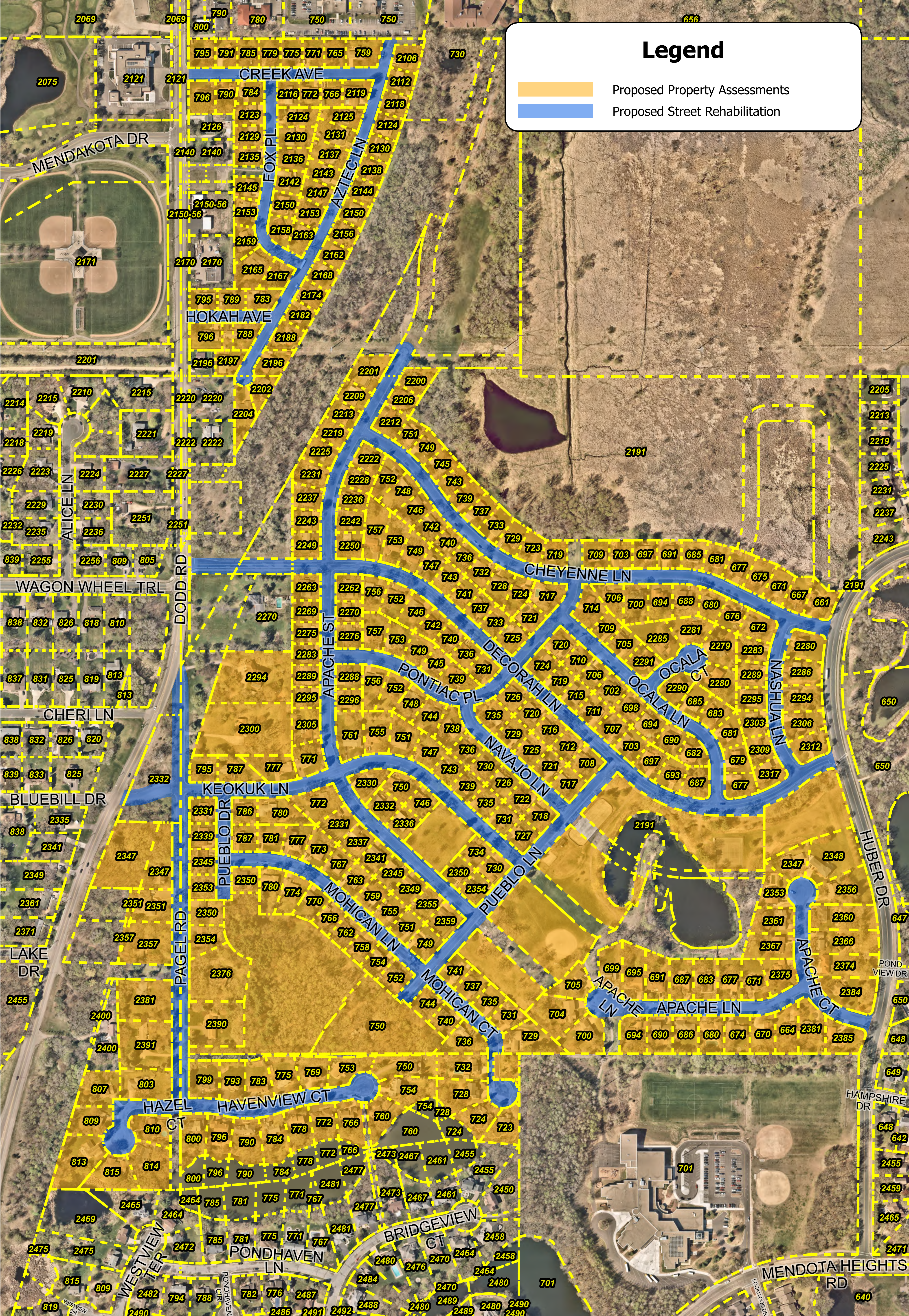
2026 AREA PROPOSED UTILITY IMPROVEMENTS

Scope of Improvements

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



ASSESSMENT MAP



Legend

Proposed Property Assessments

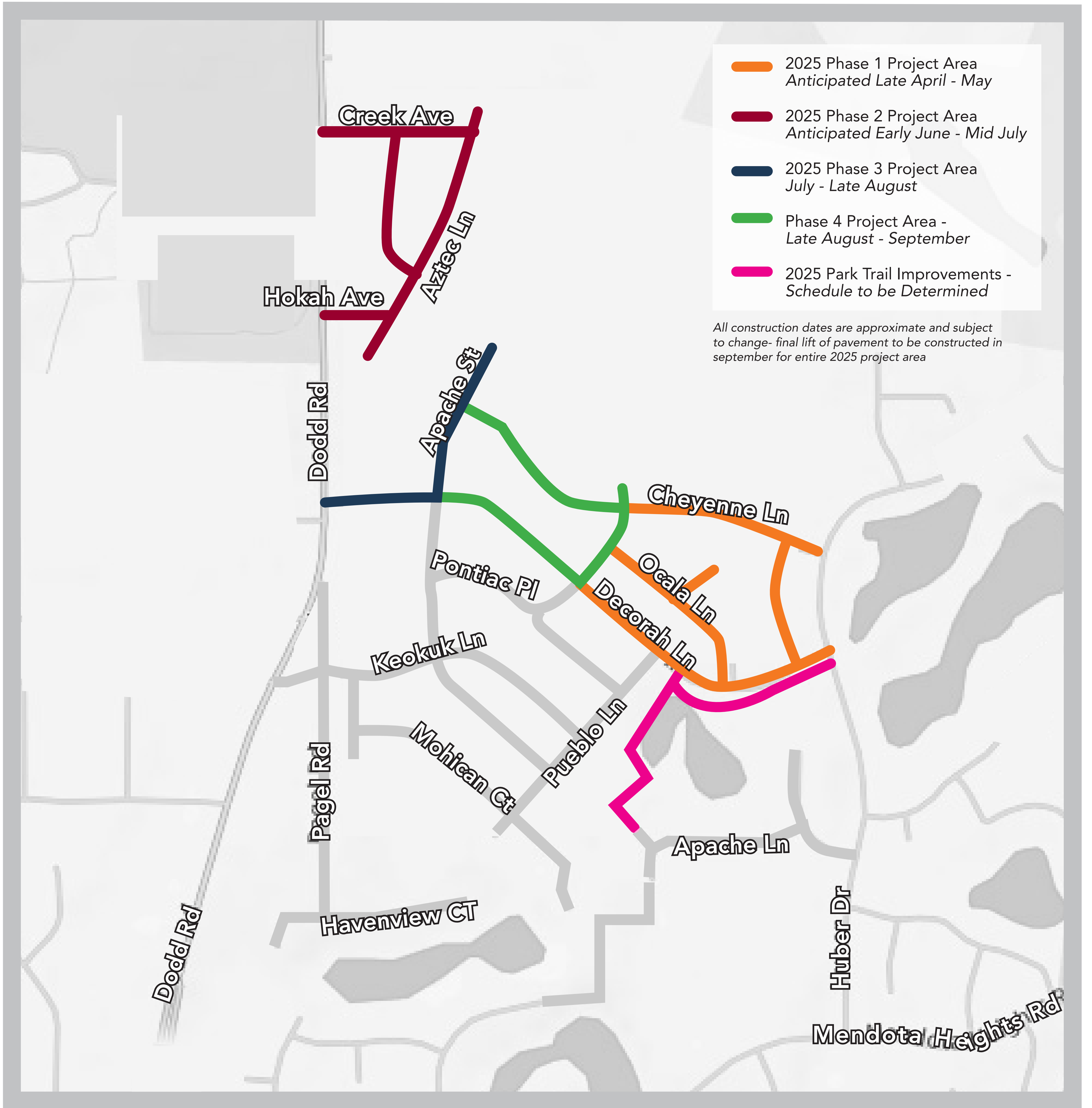
Proposed Street Rehabilitation

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 Cost ¹	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

TENTATIVE PROJECT SCHEDULE

	2025									2026											
	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Open House #3																					
Assessment Hearing																					
Construction Year One																					
Construction Year Two																					



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