

Neighborhood Information Meeting #3
North Garden Street Reconstruction



April 16, 2026

1

Introductions

Matt Mohs, P.E.
 Bolton & Menk, Inc.
City Engineer
 Cell: (507) 601-9487
matthew.mohs@bolton-menk.com




Rob Coughlin
 Bolton & Menk, Inc.
Resident Project Representative (RPR)
 Cell: (507) 508-5712
rob.coughlin@bolton-menk.com




2

Project Schedule Summary

<u>Event</u>	<u>Date</u>
Planning	February 2025 – May 2025
Neighborhood Informational Meeting #1	June 17, 2025
Prepare Final Plans & Specifications	June 2025 – December 2025
Neighborhood Informational Meeting #2	November 4, 2025
Bidding	Jan/Feb 2026
Award Bid	February 2026
Neighborhood Informational Meeting #3	April 16, 2026
Construction	April 2026 – November 2026



3

Project Area and Phasing

- **Project Area:** North Garden Street from Lyon Ave (US 63) to Monroe Street
 - **Phase 1:** Doughty Street → Monroe Street
 - **Phase 2:** Lyon Ave → Doughty Street
 - First few weeks will consist of erosion control, traffic control, & temporary water setup
 - Contractor will work 2 blocks at a time
 - Material staging: 728 N Garden St, other locations and side streets as needed

4

Project Scope Review

The project includes the following elements:

- **Street Reconstruction** – Remove and replace the curb & gutter, roadway pavement, sidewalk, carriage walks (upon request), and driveway connections.
- **Sanitary System Improvements** – Remove and replace the existing sanitary sewer main, manhole structures, and service connections (to property line).
- **Water System Improvements** – Remove and replace existing water main, hydrants, valves, and service connections (to property line).
- **Lead Water Service Line Replacement** – Full removal and replacement of water service line (to home) for a select number of properties due to material composition.
- **Storm Drainage Improvements** – Remove concrete valley gutters, remove and replace the existing drainage pipe, drainage manholes, and catch basins, and add additional drainage pipe and structures.
- **Boulevards** – Plant new boulevard trees, replace all disturbed turf with sod.

5

Project Design Considerations

Home Foundations – the project geotechnical engineer was consulted for guidance to mitigate impacts to existing structures from construction operations


- Specific plan sheets added to identify homes with original / older foundations
- Repeated direct blows from a blunt object (i.e., backhoe bucket) will not be allowed as means of pavement removal.
- Not expected that common construction vibrations (soil excavation, utility installation, backfill compaction) will be impactful.

6

Project Design Considerations

Carriage Walks – we’ve included homeowner feedback in the design and are replacing carriage walks where desired.



One Primary Construction Season – the contractor has indicated they plan to complete the project up to substantial completion (street & utilities can be used by the neighborhood) in one construction season (2026) instead of two construction seasons.



7

**Project Scope:
Lead Service Line Replacement**

- There are 20 water services on the project that will be replaced to the meter (inside the home) because of their material composition, per mandate by the Minnesota Department of Health.
- Glander Excavating will be performing these replacements.
- No cost to homeowner





8

**Project Scope:
Lead Service Line Replacement**

LSL Properties:

- 107 N Garden Street
- 115 N Garden Street
- 201 N Garden Street
- 205 N Garden Street
- 210 N Garden Street
- 306 N Garden Street
- 311 N Garden Street
- 315 N Garden Street
- 401 N Garden Street
- 410 N Garden Street
- 507 N Garden Street
- 508 N Garden Street
- 520 N Garden Street
- 624 N Garden Street
- 703 N Garden Street
- 708 N Garden Street
- 715 N Garden Street
- 718 N Garden Street
- 808 N Garden Street
- 318 W Jefferson Street



9

Pre-Construction Work: Electrical System Upgrades

- **Scope** – convert overhead electric to underground along the southernmost 3 blocks of North Garden Street (Phase 2 area).
- Work ongoing to convert remaining homes to underground (3-4 homes).
- Utility poles will remain until all cables (communication, etc.) have been converted.



10

Pre-Construction Work: Electrical System Upgrades

- Part of broader effort by City to modernize and improve system reliability, and support aesthetic improvements
- No cost to homeowners



11

Final Reminder: Private Sewer Service Replacements


- **Note to Homeowners:** If you do NOT know the condition of your private sanitary sewer service line (from the house to the R/W) – now is your opportunity to determine if it needs to be replaced.
- This would be an advantageous time to have it replaced if your sewer service is in poor condition.



12

**Final Reminder:
Landscaping Features in the R/W**


- Any privately-owned landscaping *in the right-of-way* will be removed and disposed of as part of the project.
- **Homeowners are encouraged to remove and relocate (outside the R/W) any landscaping or sentimental plantings prior to the project beginning.**
 - This includes retaining walls, edging, mulch, landscaping rock, statues, sentimental items such as trees or shrubs, gardens, signs, lighting, etc.
 - This does not include mailboxes and sidewalk.



13



Life During Construction



14

Life During Construction




- Construction hours = M-F (7a-7p), Saturdays as needed
- Property access and availability during construction:
 - Coordination with fire, police, and emergency services
 - Coordination with bus service
 - 100-Mile Garage Sale
 - Part of the Water Ski Days Parade route (crossing at Woodburn St.)




15

Life During Construction



Road Construction



Driveway Construction

- Excavation
- Backfill
- Curb & Gutter
- Driveways
- Sidewalk





16

Life During Construction

Coordination with the Post Office

- Mail delivery will remain the same – the post office can still access each home.
- Some temporary mailboxes will be required.



17

Life During Construction


Garbage & Recycling

- Once the road becomes inaccessible, homeowners are to take their garbage cans to the closest side street for pickup.
- The garbage hauler will be placing house numbers on all garbage cans so each homeowner will be able to get their own garbage can back.



18

Construction Communication: Project Website



- The following will be available to view at the project website:
 - Updated project schedule
 - Contact info
 - Overview map
- Link available for residents to sign up for weekly email updates
- Website link: <https://www.ci.lake-city.mn.us/index.asp?SEC=CB94FA1E-6815-4D54-BC5E-4190750FCCA8>

19

Construction Communication: Project Website



Project Schedule

- April 2026 - Construction begins
- Spring/Fall 2026 - Phase 1 construction (West Monroe St to West Doughty St)
- November 2026 - Phase 1 complete, machines spent for use
- Spring/Fall 2027 - Phase 2 construction (Doughty St to West Lynn Ave St)
- October 2027 - Substantial completion
- November 2027 - Final completion

North Garden Street Reconstruction

The City of Lake City has initiated the North Garden Street Reconstruction Project, a multi-year infrastructure improvement spanning from Monroe Street to Lynn Avenue (US 63). Construction is anticipated to begin in April 2026 and continue through 2027.

The project includes full reconstruction of the roadway and replacement of aging underground utilities, including watermain, sanitary sewer, stormwater systems, and sidewalks. Sidelot properties will also receive heat water service line replacements in accordance with Minnesota Department of Health guidelines.

Construction will occur in two phases across approximately eight blocks. Phase 1 will reconstruct North Garden Street from West Monroe Street to West Doughty Street and is expected to be completed by November 2026, at which point the roadway will be usable. Phase 2 will continue from West Doughty Street to West Lynn Avenue (US 63) through the 2027 construction season, with final completion anticipated in November 2027.

The City has awarded the construction contract to Fitzgerald Expanding of Goodhue, Minnesota, who will serve as the primary contractor responsible for carrying out the work within the project area. As part of the project, the City is also completing electric system upgrades. New underground primary infrastructure has been installed and is currently energized. City Street Department crews, in coordination with Majors Electric, are actively transferring residential services from overhead to underground connections. Once connections are complete, the existing overhead infrastructure will be removed.

These improvements will modernize infrastructure, improve reliability and safety, and reduce long-term maintenance needs. No direct costs will be assessed to property owners, and residents will

What Residents Should Expect

- Access:** Driveways and sidewalks across the project area will be temporarily closed during operations, which provide advance notice whenever access will be restricted.
- Driveways & Curbside Pickups:** Schedules of driveway and curbside pickups will be updated with one week notice to the right of site. Curbside pickups will be restricted to one "curbside" pickup per driveway per week.
- Trucks:** Trucks that conflict with new water or sewer services will be required. Street-closed trucks will be allowed, and residents may need to adjust their schedules.
- Utility:** Residents may notice some additional daily water main replacement or electric street lighting or stormwater infrastructure projects across the project area.
- Sound and Vibration:** Construction noise and vibrations will occur but will be limited to the end of construction.

Project Information & Resources

- Meeting Notes

20

Construction Communication: RPR

- Bolton & Menk will have a Resident Project Representative (RPR) on site every day construction is taking place.
- Questions, comments, or concerns should be directed to the RPR.**
 - Limit questions to the Contractor.
 - RPR's contact information has been provided.




21

Before You Leave



Please provide your name, address, and contact information on the sign-in sheet.

Questions?



22

Thank you for coming!



23
