

Public Improvement Hearing
January 20, 2026

2026 Street & Utility Improvements



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Street Name	From	To
1 st Avenue SW	Hill Street W	Foxmore Way
Foxmore Way	2 nd Avenue SW	1 st Avenue SW
2 nd Avenue SW	Foxmore Way	Hill Street W
Hill Street W	Western Limits	County Road 121
3 rd Avenue SW	350-feet south of Iverson Street W	Hill Street W
Iverson Street W	Hill Street W	County Road 121
Morningside Loop		
Iris Lane	500-feet east of Northland Drive	Eastern Limits
13 th Avenue NE		
14 th Avenue NE		
Jasmine Lane	250-feet west of 13 th Avenue NE	Eastern Limits
Ridgewood Court		
Elm Street E	360-feet east of County Road 133	19 th Avenue NE
15 th Avenue NE	Elm Street E	County Road 133
19 th Avenue NE	Elm Street E	County Road 133
Baker Street E	300-feet west of 7 th Avenue SE	12 Avenue SE
Jade Road	College Avenue S	1400-feet southwest of College Avenue S
Dale Street	16 th Avenue Se	Jefferson Lane
Klinefelter Way Parking Lot		
Callaway Street E	College Avenue S	4 th Avenue SE



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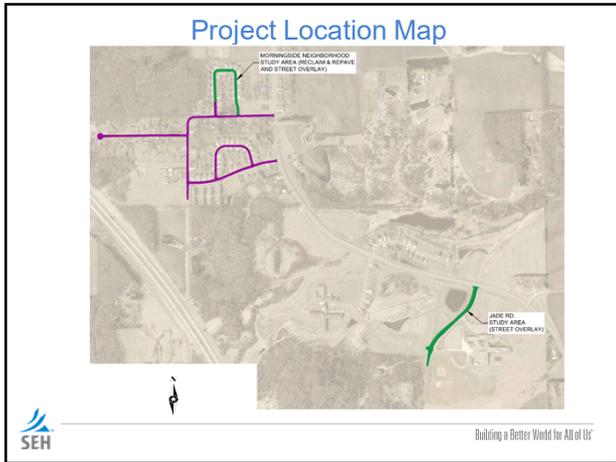
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Project Location Map



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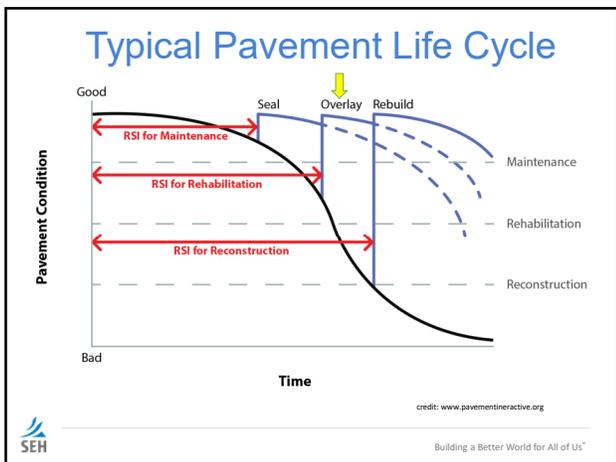
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Proposed Improvements

- Maintenance Activities
 - 2014 crack seals; 2016 aggregate seal coats
- **Proposed Improvement**
- Watermain replacement-Hill St, portion of 2nd Ave, 3rd Ave, portion of Iverson St, portion of Morningside Loop
- 1st Avenue SW, Foxmore Way, Portion of 2nd Avenue SW
 - Edge mill and 1.5" bituminous overlay
 - Curb patching as needed
- Hill Street W, 3rd Avenue SW, Iverson Street W, Morningside Loop, portion of 2nd Avenue SW
 - Full depth reclaim and repave
 - Curb patching as needed
 - ADA Improvements



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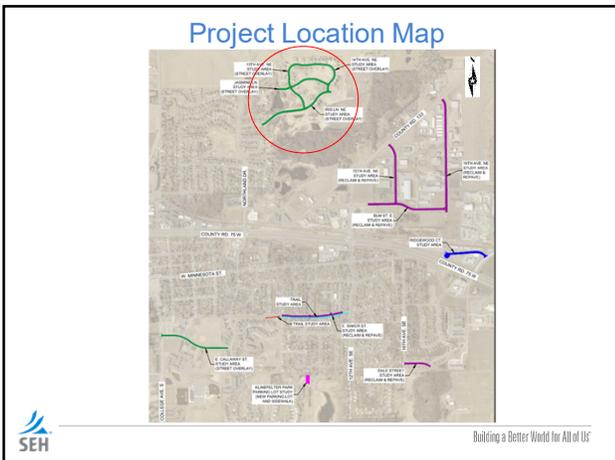
Existing Conditions: 3rd Avenue SW

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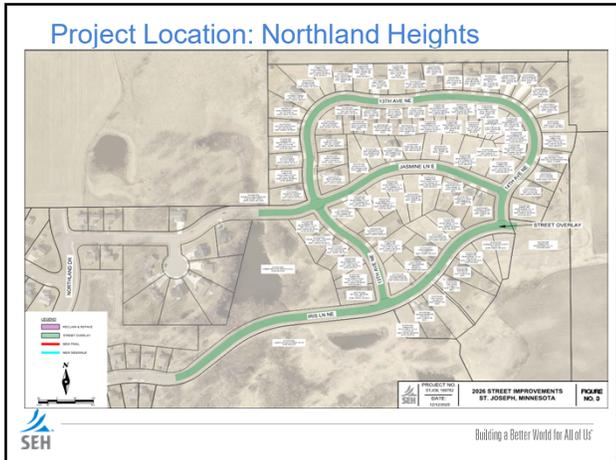


Existing Conditions: Iverson Street W

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Existing Conditions & Proposed Improvements

- **Iris Lane & 13th Avenue NE**
 - Constructed in 2005 (approx. 20 years old)
 - Iris Lane is a 36-foot-wide urban section
 - 13th, 14th Avenue NE, and Jasmine Lane are a 32-foot wide urban section
 - 3.5" bituminous overlying 6" aggregate base + 18" Granular subbase with 4-inch perforated drain tile
 - (Light 9-ton design)
- **Maintenance Activities**
 - 2021 crack seals; 2022 aggregate seal coats
- **Proposed Improvement**
 - Iris Lane & 13th Avenue NE
 - Edge mill and 1.5" bituminous overlay
 - Curb patching as needed

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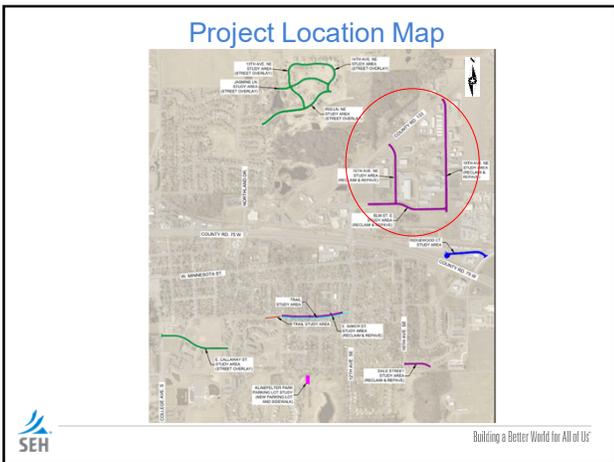


Existing Conditions: Northland Heights

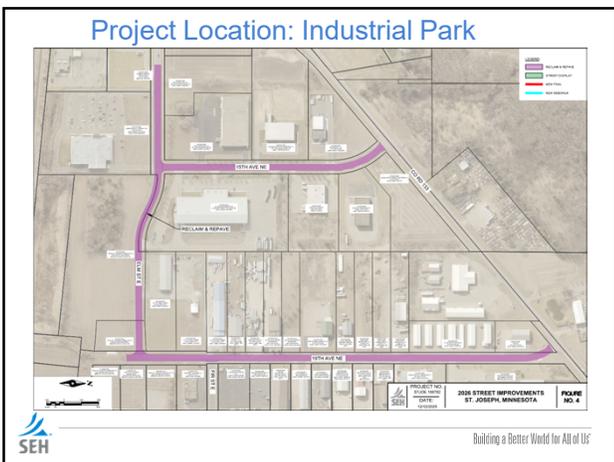
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Existing Conditions & Proposed Improvements

- 19th Avenue NE (originally Joseph Street)
 - Constructed in 1999 (approx. 26 years old)
 - 40-foot wide urban section
 - 4" bituminous overlying 8" aggregate base
 - (9-ton design)
- Elm Street E & 15th Avenue NE last reconstructed in 2002 (approx. 23 years old)
 - 40-foot wide urban section
 - 4" bituminous overlying 8-inches aggregate base
 - (9-ton design)
- Maintenance Activities
 - 2022 crack seals; 2022 aggregate seal coats
- **Proposed Improvements**
 - Full depth reclaim and repave
 - Curb patching as needed
 - ADA Improvements



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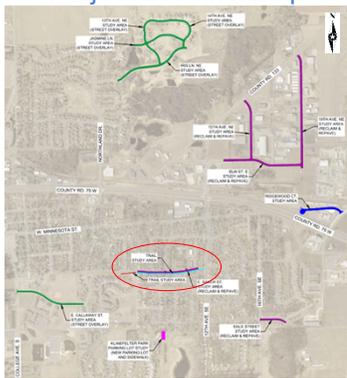
Existing Conditions: Elm Street E



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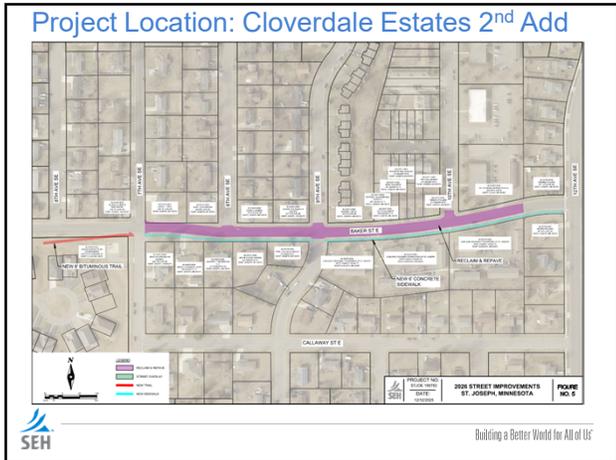
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Project Location Map



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Existing Conditions & Proposed Improvements

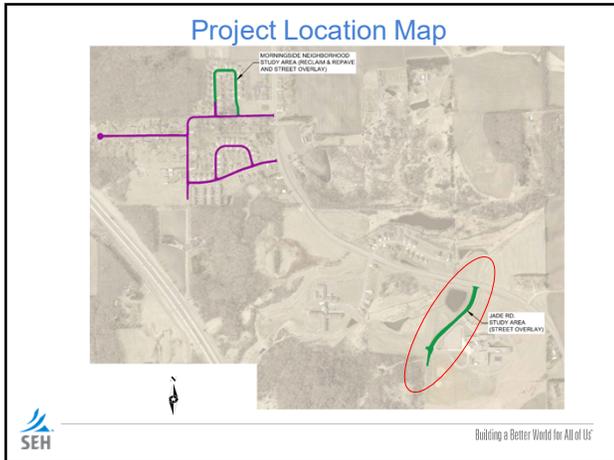
- Baker Street E
 - Constructed in 1978
 - 36-foot wide urban section
 - Original pavement section
 - 2-inches bituminous surfacing
 - 6-inches aggregate base
- Maintenance Activities
 - 1995 Bituminous Overlay
 - 2020 aggregate seal coats
- Proposed Improvements
 - Full depth reclaim and repave
 - Curb patching as needed
 - Bituminous trail construction(west of 7th Avenue)
 - Concrete walk construction(east of 7th Avenue)
 - ADA Improvements

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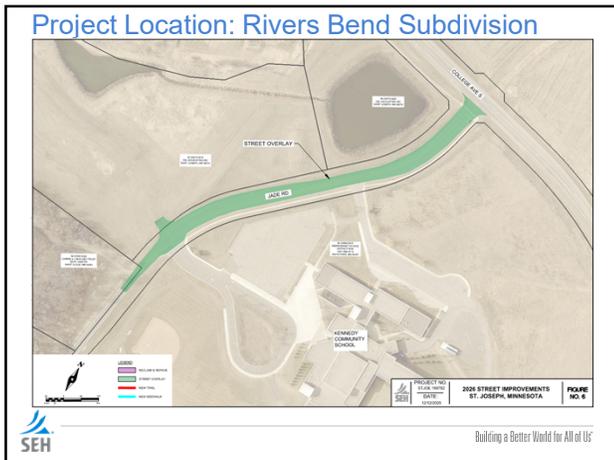
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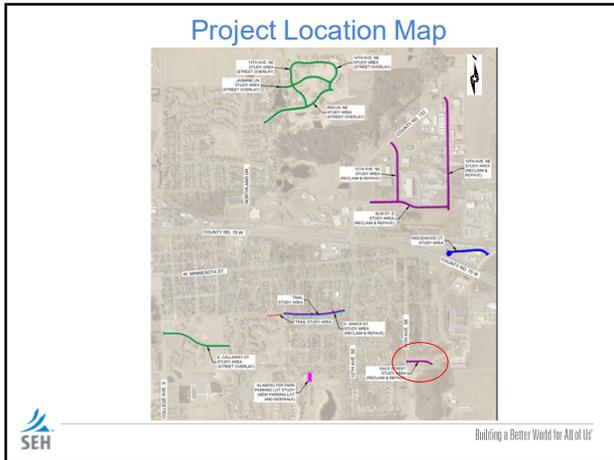
Existing Conditions & Proposed Improvements

- **Jade Road**
 - Constructed in 2007 (18 years old)
 - 40-foot wide urban section
 - 3.5" bituminous overlying 6" aggregate base + 18" Granular subbase
 - (light 9-ton design)
- **Maintenance Activities**
 - 2014 crack seals/seal coat
 - 2021 crack seals; 2022 aggregate seal coat
- **Proposed Improvements**
 - Edge mill and 1.5" bituminous overlay
 - Curb patching as needed

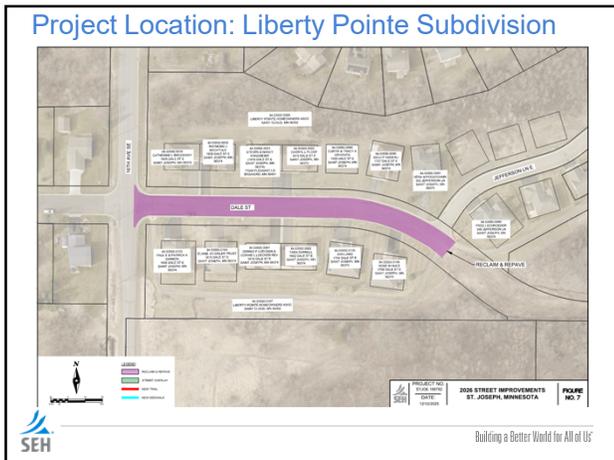
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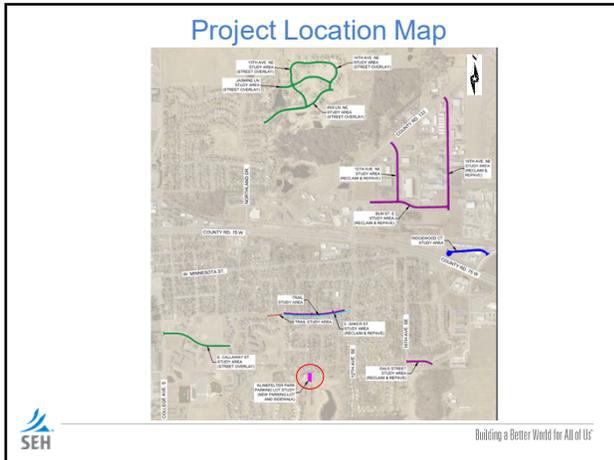
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Existing Conditions & Proposed Improvements

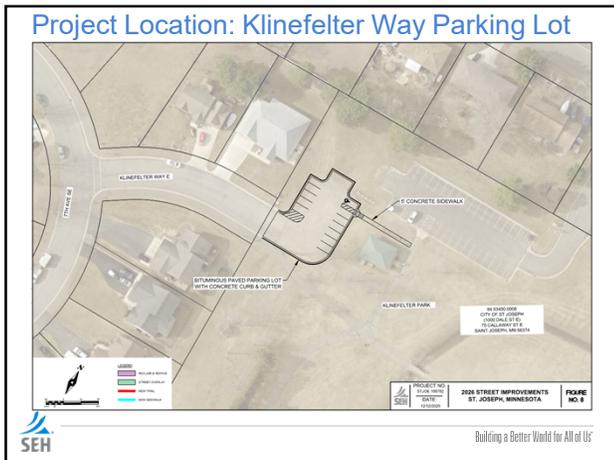
- **Dale Street**
 - Constructed in 2003 (22 years old)
 - Last Overlaid in 2012(West) and 2002(East)
 - 38-foot wide urban section
 - 4" bituminous overlying 6" aggregate base + 18" Granular subbase
 - (Light 9-ton design)
- **Maintenance Activities**
 - 2014 crack seals; 2016 and 2021 aggregate seal coat
- **Proposed Improvements**
 - Full depth reclaim and repave
 - Curb patching as needed
 - ADA Improvements

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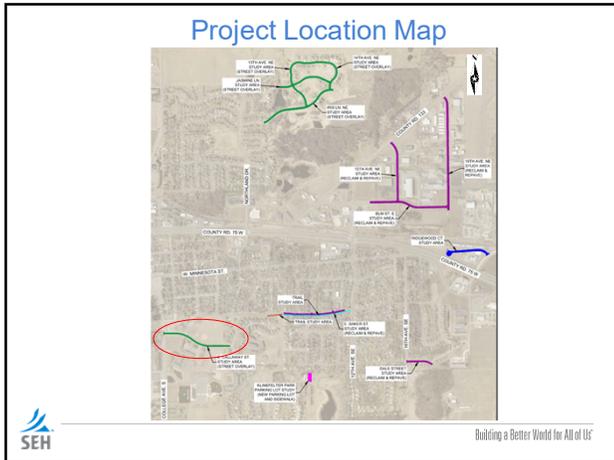
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Existing Conditions & Proposed Improvements

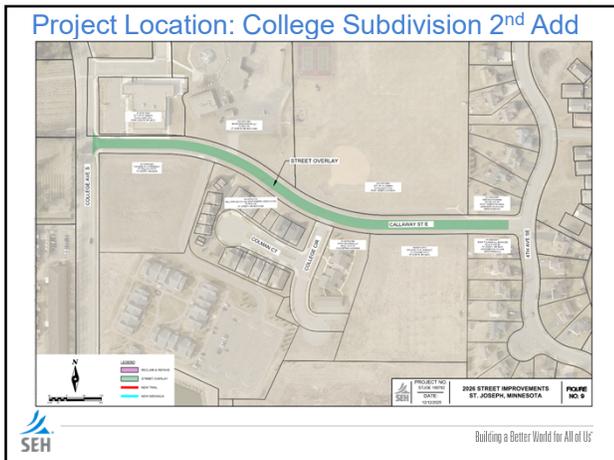
- Klinefelter Park-Klinefelter Way Parking Lot
 - Park opened in 1996
 - Park Trail recently resurfaced in 2024
 - 10th Avenue parking lot constructed in 2007
 - Historical photos indicate gravel parking lot roughly 20 years old
- **Proposed Improvements**
 - Parking Lot construction
 - Concrete curb and gutter
 - Bituminous surfacing
 - ADA Pedestrian Ramp & concrete walk to park shelter

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Existing Conditions & Proposed Improvements

- **Callaway Street E**
 - Constructed in 2004 (approx. 21 years old)
 - 36-foot wide urban section
 - 3.5" bituminous overlying 7" aggregate base
 - (Light 9-ton design)
- **Maintenance Activities**
 - 2012 and 2020 crack seals; 2022 aggregate seal coat
- **Proposed Improvements**
 - Edge mill and 1.5" bituminous overlay
 - Curb patching as needed

SEH logo and tagline 'Building a Better World for All of Us' are at the bottom.

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Opinion of Probable Costs

Project Item	Estimated Cost
Construction	\$4,852,500
Contingency	\$578,800
Feasibility Report	\$38,900
Design & Construction Engineering	\$679,500
Soil Borings	\$9,700
Legal, Fiscal, and Administrative	\$388,300
Total	\$6,547,700



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Opinion of Probable Costs

Project Area	Type of Improvement	Estimated Cost
Morningside Neighborhood	Watermain / Overlay / Reclaim & Repave	\$3,930,200
Northland Heights	Edge Mill & Overlay	\$419,800
Business Park-Elm St, 15th & 19th Ave	Full Depth Mill & Repave	\$1,221,000
Baker Street	Full Depth Mill & Repave	\$489,800
Jade Road	Edge Mill & Overlay	\$200,100
Dale Street	Full Depth Mill & Repave	\$108,200
Klinefelter Parking Lot	New Construction	\$59,300
Callaway Street	Edge Mill & Overlay	\$119,300
Total		\$6,547,700



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Project Funding

Project Area	Surface Assessment Level (60%)	City Subsidy	Total
Morningside Neighborhood-Street	\$795,154	\$570,046	\$1,365,200
Morningside Neighborhood-Watermain		\$2,565,000	\$2,565,000
Northland Heights	\$213,479	\$206,321	\$419,800
Business Park-Elm St, 15th & 19th Ave	\$732,560	\$488,440	\$1,221,000
Baker Street	\$182,774	\$307,026	\$489,800
Jade Road	\$120,072	\$80,028	\$200,100
Dale Street	\$81,006	\$27,194	\$108,200
Klinefelter Parking Lot		\$59,300	\$59,300
Callaway Street	\$112,030	\$7,270	\$119,300
Total		\$2,237,076	\$4,310,642



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Preliminary Special Assessment Info

- It has been, and continues to be, the policy of the City of St. Joseph that when infrastructure improvements are constructed providing benefit to a particular area, those costs shall be levied against benefiting properties.
- City will commission a "Special Assessment Benefit Report" to identify range of market benefit by the project (maximum level of special assessment)



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Preliminary Special Assessment Info

- Specially assess benefits derived from surface (ex. street overlay) improvements:
 - Up to 60% of street overlay/reconstruct costs assessed
 - Up to 100% of street costs assessed to annexed property with no previous assessment, unless Council determines otherwise
 - 40%, or more, of cost subsidized by City
- Special Assessments for surface improvements are calculated on the basis of "frontage" on per lineal foot basis



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Preliminary Special Assessment Info

- Special Assessment "Frontage" is determined by:
 - Regular interior lots:
 - 100% of the side abutting the improvement
 - Rectangular corner lots:
 - Sum of 100% of short side footage and 50% of long side footage
 - Irregular interior lots (ex. "pie-shaped"):
 - 100% of the average width of the lot abutting the improvement
- Selected assessment basis, or methodology, is meant to balance equity in distribution of special assessment
- Special Assessment payment terms and interest rate will be determined by Council prior to the Special Assessment Hearing (2nd Public Hearing)



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