



City of Hastings Neighborhood Infrastructure Improvements Program

Frequently Asked Questions (FAQ)

Will I be able to get into to my driveway during construction?

Yes. Although your street will be “closed to through traffic”, all residents living on streets under construction will be allowed through and for the vast majority of the project, access will be maintained in and out of your driveway. There will be a certain number of days, such as paving or concrete work days, where you will have limited access during working hours (7 AM to 7 PM) and may be asked to park on a different street. **It is important to note that you will receive advanced notice prior to any access restrictions to your driveway typically in the form of a door hanger.**

What is the timeline for the project?

The project is generally planned to take place between early May and early October. The contractor will provide an approximate project timeline once they are selected in early April. This information that we receive will be provided to you in late April with your construction kickoff packet. Until that time, we will not be sure of what street they will be starting on as each contractor will propose a unique timeline based on their bid.

It is worth noting that while the project will take place between early May and early October, **your street specifically will only be under construction for a portion of that time.** In most cases, a block of street under full reconstruction may take around 8-12 weeks and for reclaim improvements 6-8 weeks for the bulk of construction activity.

How will mail delivery, trash/recycling pickup, and emergency services be affected?

- **Emergencies:** Emergency access will be maintained at all times by our construction crews.
- **Mail**
 - **Reconstruction Streets:** A bank of temporary mailboxes is typically established somewhere just outside the project limits where delivery trucks can access more easily. This temporary bank of mailboxes will be labeled with addresses and serve as your primary mailbox until construction is complete.
 - **Reclaim Streets:** Typically mail services are planned to remain normal throughout construction. There may be minor interruptions on days of select construction activity such as paving that restricts access. A temporary bank of mailboxes may also be used in reclaim areas if requested by the post office.
- **Trash/Recycling:** Garbage pickup will remain on your normal day, with the only change being trucks will likely be in your area earlier (5:30 AM – 7 AM) before construction starts. We will ask that you put your cans out the night prior to accommodate this.

I have inground sprinklers, invisible dog fence, or landscaping near the curb, what happens if any of these get damaged during construction? What can I do to protect them?

Inground sprinklers, invisible fences, and landscaping items within the public right-of-way are considered “guests”, and therefore are not replaced or repaired if damaged as part of the project.

Landscape items such as plants/shrubs that you would like to salvage are best to be removed prior to construction starting and stored for safekeeping or planted elsewhere.

For irrigation systems, *especially in reconstruction areas*, we will recommend you do the following prior to construction advancing to your street (2-3 weeks prior):

- **Temporarily Cap Sprinkler Heads (optional, but encouraged)** - Either with an irrigation contractor’s assistance or on your own, temporarily cap/expose sprinkler heads near the curb.
- **Mark Sprinkler Heads** - Place flags or paint marks near all of your sprinkler heads that border the street so that our contractor knows where they are when they are digging in the area.

Both of these actions are intended to help limit the damage our contractor does when digging in the area so that once they are done you may return your sprinklers to normal operation. While our contractor will do their best to avoid damage to sprinkler lines, there is no guarantee that they will not damage lines that are in the public right of way as part of their work.

How much is my assessment?

For 2024, a summary of assessments is as follows for standard lots:

- **Reconstruction Areas - \$7,650 per Lot** (Brittany Rd, 17th St, Highland Dr North of 17th St)
- **Reclaim Areas - \$6,750 per Lot** (Brooke Ln, Brooke Ct, 21st St, Highland Dr South of 17th St)

Note that corner lots in the City of Hastings pay 100% of the proposed assessment on the “short side” of their lot fronting an improved street but only 25% of the proposed assessment on the “long side”.

Can I finance my assessment over time?

Yes. You may finance all or part of your assessment over a 10-year period through your property taxes with Dakota County. You may elect to pay all or part of your assessment prior to November 30th, and any remaining balance will automatically be levied onto your property taxes beginning next year.

It is important to note that there is an interest rate associated with financing your assessment that has historically been between 3-5%.

Is there financial assistance available for assessments?

Yes. More information as well as application details will be sent out regarding financial assistance with your final assessment packet in August. Generally, there are 2 forms of assistance available:

- **Option 1 – Abatement (Best option)** – For qualifying low to moderate income households, all or part of your assessment may be paid for by grant funding available through Dakota County.
- **Option 2- Deferral** - If you do not qualify for abatement, property owners age 65 and older, those retired by virtue of permanent disability, and active military service members may qualify for assessment deferral (delay in payment being due) if your adjusted gross income is below a threshold set by the deferral policy.