

**CITY OF
LINDSTROM
CAPITAL IMPROVEMENT PROJECTS
AND
FIVE-YEAR CAPITAL
IMPROVEMENT PLAN**

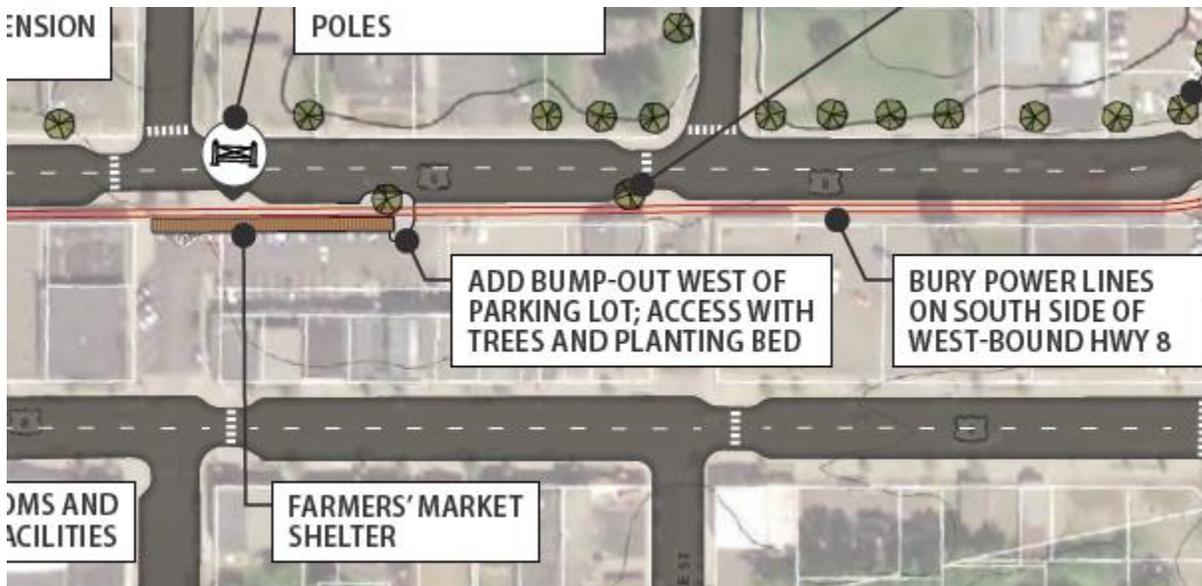
Capital Improvement Projects and Five Year Capital Improvements Plan

revised November 2022

item	explanation	Source of funding	2023	2024	2025	2026	2027
Underground Utilities, Park Street Parking Lot	remove poles and bury electric and cable	\$183,000 EDA, \$200,000 ARPA	\$425,000				
Peninsula/Irene Court	reconstruct	Maintenance	\$360,000				
Corn Crib	Anderson Peninsula Picnic Shelter	Park Fund	\$3,000				
Newell Striping	Swedish Immigrant Trail	Parks Fund	\$10,000				
South Lindstrom Lake Sanitary Sewer Lining	Line for Inflow and Infiltration	Sanitary Sewer Fund	\$320,000				
Memorial Park	Public Restrooms	Parks Fund, EDA		\$200,000			
Maple Street, 1st Avenue N to 3rd Street	Reconstruct	Streets, utilities		\$1,400,000			
Olinda Trail North, Highway 8 to 3rd	reconstruct	Street Maintenance		\$1,400,000			
Swedish Immigrant Trail	Newell to Highway 8 along Olinda Trail	Grant, WAC, Park Fund		\$1,000,000			
IT Server Admin	Older, replace	Gen. Fund		\$20,000			
Police Hall	New Joint Facility with Chisago City	Mutiple, Bond		\$3,500,000			
Bull Lake Point Park Design	Design for pavilion and bathrooms	Park Fund, grants		\$12,000			
Lakelawn Drive South	Extend City Water to dead end	Assessments, WAC			\$600,000		
Park Street North	Reconstruct, curb & gutter, sidewalk	Street Fund			\$500,000		
4th Avenue	Resconstruct	Street Fund			\$500,000		
Marigold Lane, CSAH 19 to Lake Lane	Reconstruct, street only	Streets, utilities			\$500,000		
Elms Estates Redevelopment	Developer dependant	developer, EDA					
Glader Boulevard	Realign, lift station, sewer, water, trail	Grants, developer dependent			\$5,000,000		
New Carpet City Hall	when Police leave	Gen. Fund			\$20,000		
295th Avenue, Neal to Olinda	Reconstruct, Storm, sidewalk	MSAS, Road Funds				\$2,000,000	
Irene Ave, Hwy 8 to 3rd	Reconstruct, sidewalk	Street Fund, Gas Tax					\$500,000
Well and Water Treatment	New well and water treatment plant	Bonding					\$5,000,000
Bathrooms Community Center	ADA Compliant	?					\$80,000
totals			\$1,118,000	\$7,532,000	\$7,120,000	\$2,000,000	\$5,580,000

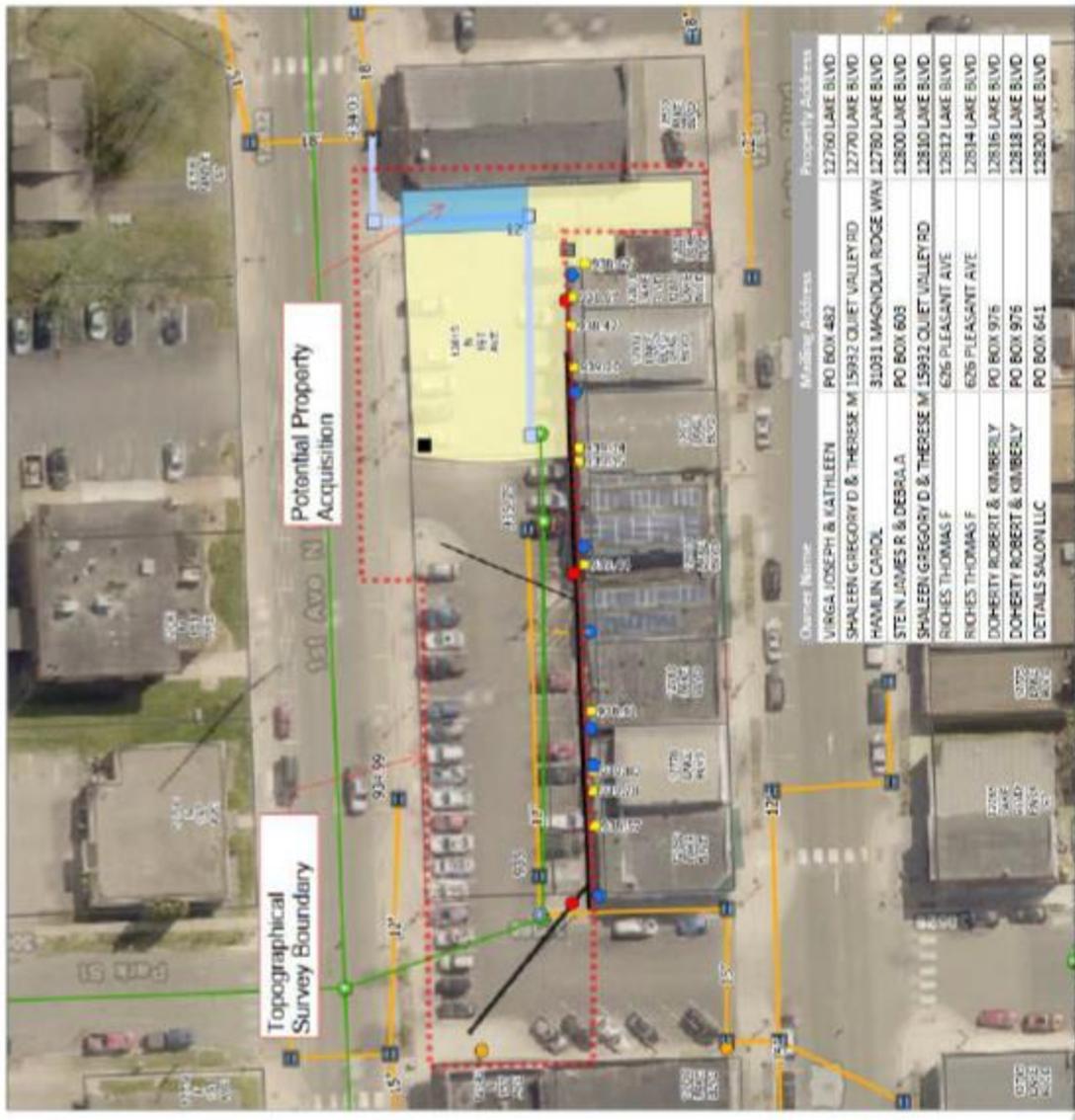
Park Street Parking Lot, 2023

Pave parking lot, bury utilities and create storm water retention basin. \$450,000



**PARK STREET
PARKING LOT
IMPROVEMENTS
LINDSTROM**
CHISAGO COUNTY, MN

- Proposed Ground Mounted Transformer
- Alternate Transformer Location
- Proposed Catch Basin
- Proposed Storm Sewer
- Proposed Downspout Connections (see table)
- Down Spout
- Existing Downspout
- Utility Poles to be Removed
- Utility Poles to Remain
- Existing Conduit (PUBS Verify)
- Proposed Parking Lot
- Storm Inlets
- Storm Manholes
- Gravity Main
- Sanitary Sewer Manholes
- MSA Street ID#
- Sanitary Gravity Main
- Chicago Co. Parcels



Corn Crib Picnic Shelter, Anderson Peninsula 2023

This project is to move the corncrib and make it into a covered picnic patio. Probably move it to near the house.



Swedish Immigrant Trail- Linden north/south to Newell and east/west to Olinda Trail, 2023



The short-term project is to stripe the SIRT trail on both sides of Newell.

Short Term



South Lindstrom Lake Sewer Lining, 2023



May 10, 2022

Matt Fraley, Director of Public Works
City of Lindstrom
13292 Sylvan Avenue
Lindstrom, MN 55045

Re: South Lindstrom Lake Sanitary Sewer Lining (22-03)

Dear Mr. Fraley:

Sanitary sewer mainlines installed outside of the public right-of-way can be challenging to maintain and repair. When these mainline are immediately adjacent to waterbodies there is also higher susceptibility to groundwater infiltration into the collection system. The portion of the City's sanitary sewer collection system along the north shoreline of South Lindstrom Lake, between Newlander Avenue and Park Street checks both of those dubious boxes.

Recent televising inspection records indicate that the sanitary sewer mains within this corridor have deteriorated and require repair to maintain serviceability and prevent ground water infiltration. Open trench replacement of the collection system piping and manholes is not a feasible or cost-effective option due to the proximity to the lake and inaccessible portions of the corridor. The City would like to implement a mainline and lateral cured-in-place pipe (CIPP) lining project.

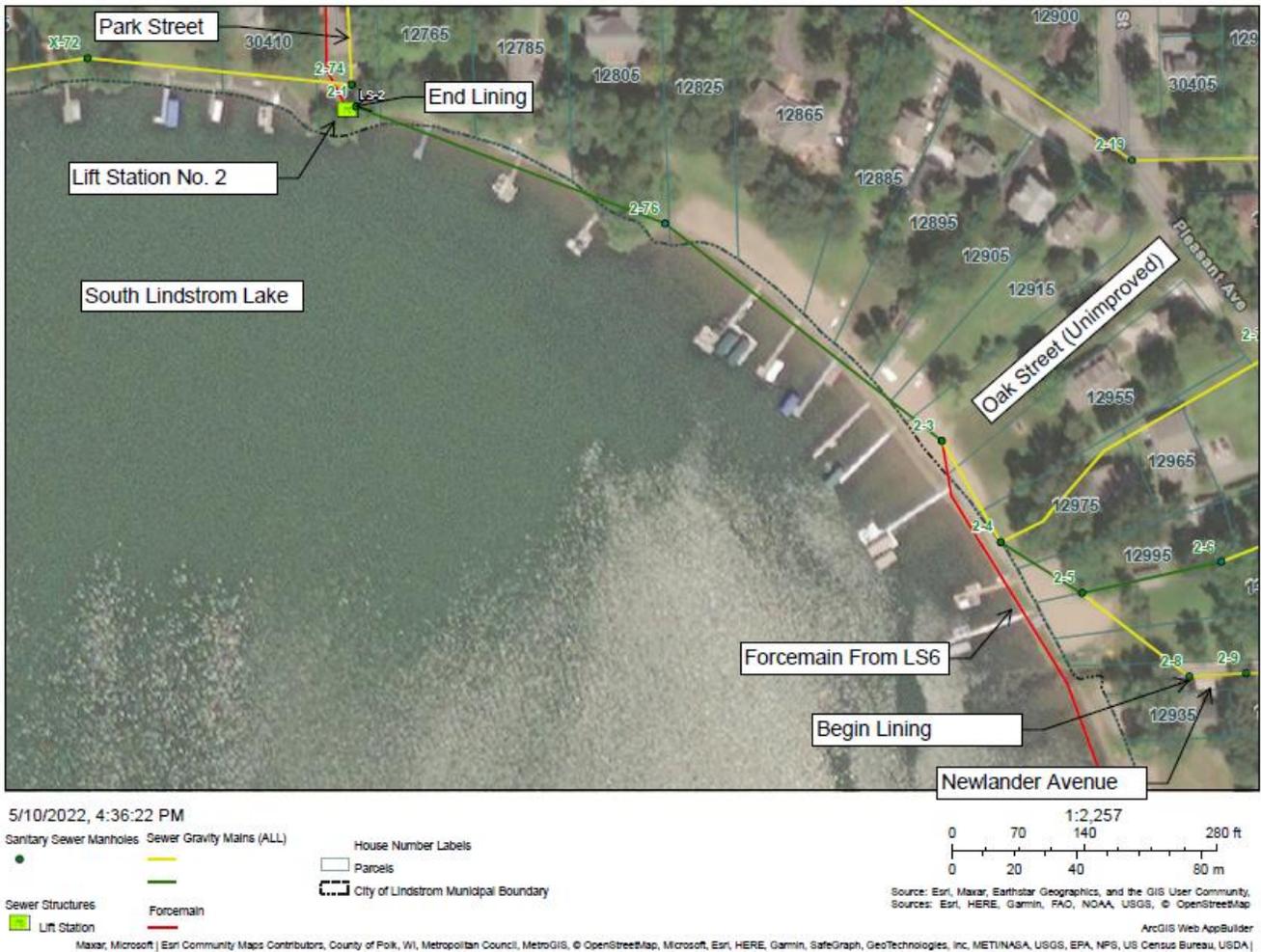
We are pleased to provide the enclosed scope and proposal for the preliminary design, final design, bidding and construction related services.

PROJECT UNDERSTANDING

- The collection system within this corridor is constructed in 1971 replacing an existing collection system that was constructed further into South Lindstrom Lake. The pipe sizes range in size from 12-inch to 15-inch.
- The proposed corridor begins at the west end of Newlander Avenue and continues along the north shoreline of South Lindstrom Lake approximately 1,120 feet to Lift Station No. 2 at the south end of Park Street.
- There are six (6) total manholes structures within the project area. Manholes 2-1, 2-3 and 2-8 are within public right-of-way and reasonable access can be provided to contractors. Manhole 2-76 is considered inaccessible, and we assume that the lining will be extended through this manhole. Manholes 2-4 and 2-5 are considered marginally accessible. MSA will work with experienced installers to determine which manholes can be lined through and which manholes must be sealed.
- As a critical corridor of the collection system, a sanitary sewer bypass will need to be designed to maintain operation while lining is cured (12-24 hours). MSA will develop a conceptual bypass plan to be included in the bidding documents for contractor reference.
- Sanitary sewer service for the properties connected directly to the mainlines subject to lining will be discontinued for a period of time while the

- liner cures. MSA will work with City Staff to coordinate the service interruption with property owners.
- In order to maximize the reduction in ground water infiltration, lateral service line liners must be installed after the main line liners are installed. MSA will identify these lateral lines and incorporate the lateral lining work in the bidding documents.

South Lindstrom Lake Sanitary Sewer Lining



Memorial Park Bandshell and Restrooms, 2024

Build a structure that would operate as a band shell with similar architecture to the Old Railroad Building.



Swedish Immigrant Trail- Highway 8 to Newell Avenue - 2024



This project involves widening the Swedish Immigrant Trail along Olinda Trail from Highway 8 to Newell. The current trail is concrete sidewalk. To meet trail specifications the city needs to remove the concrete sidewalk and replace it with an asphalt trail.

This will involve moving some of the private plantings along the right of way on the Picket Fence Gals land. The sidewalk is currently only 5', the City has over 10' of right of way.

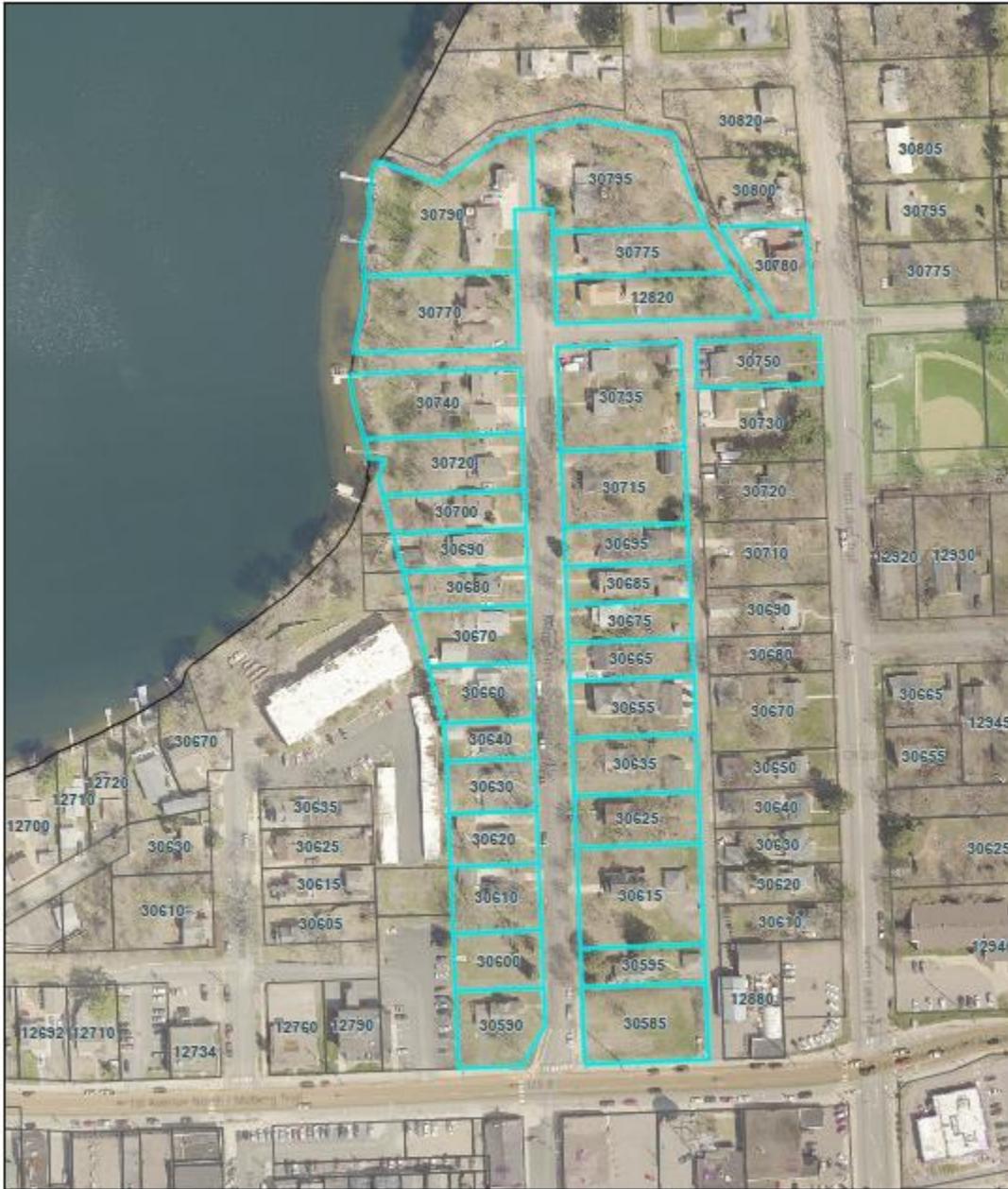
The City received a \$450,000 Active Transportation Program Grant in 2022. They are working with MnDOT and Chisago County to correct the poorly aligned intersection at Highway 8. They are also work with the Lindstrom Water Department to upsize the 4" watermain to an 8".



Maple Street and Third Avenue Reconstruction, 2024

The project is reconstruction Maple Street from N1st Avenue to Dead End and Third from Maple Street to North Lakes Trail. Includes utility replacement, curb, and sidewalk. \$1.25M

Maple Project Area

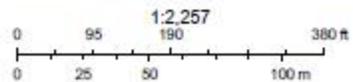


9/15/2021, 9:01:37 AM

City of Lindstrom, MN Boundary

House Num. Labels

Chisago Co. Parcels





Police Department

Space Needs Assessment

30 year outlook - 2014 - 2044



Administration

Chief's office - restroom, conference room,
etc.

Deputy Chief's office

Reception area

Secured file storage - personnel records

Common Facilities

Locker rooms w/showers, restrooms

Conference room

Interview rooms

Lunch rooms/coffee areas

General storage rooms

Electrical rooms

Communications room

Janitorial rooms

Building maintenance storage and repair rooms

Visitor parking
Employee parking police vehicle parking

Delivery area

Cart and bicycle parking

Large trash storage

Restrooms

Communications/Dispatch

Dispatch consoles and offices

Emergency Operations Center

Crime or Forensic Laboratory

Evidence processing areas

Special computer needs

Evidence temporary lockers

Biological drying lockers

Equipment and photo storage areas

Evidence

General evidence storage

Weapons storage

Narcotics storage (special ventilation)

Evidence lockers - DNA/Biological storage

Freezer and refrigerator storage areas

Video tape / Digital video storage

Safety precaution sinks, restrooms, etc.

Investigation

Staff offices

Soft interview room

Hard interview room

Child abuse interview room

Juvenile and suspect restrooms

Gun lockers

Patrol

Briefing/roll call room

Report writing room

Clothes and equipment lockers

Secured sallyport

Evidenced packaging areas

Juvenile holding rooms

Adult holding rooms

Large item booking area

Radio and shotgun pick up area

Records

Citizen counter

General office areas

Teletype area

Report copying area

Supply storage

Other General & Specialty Areas

Animal control storage

Main computer & radio equipment rooms

Emergency Generator area

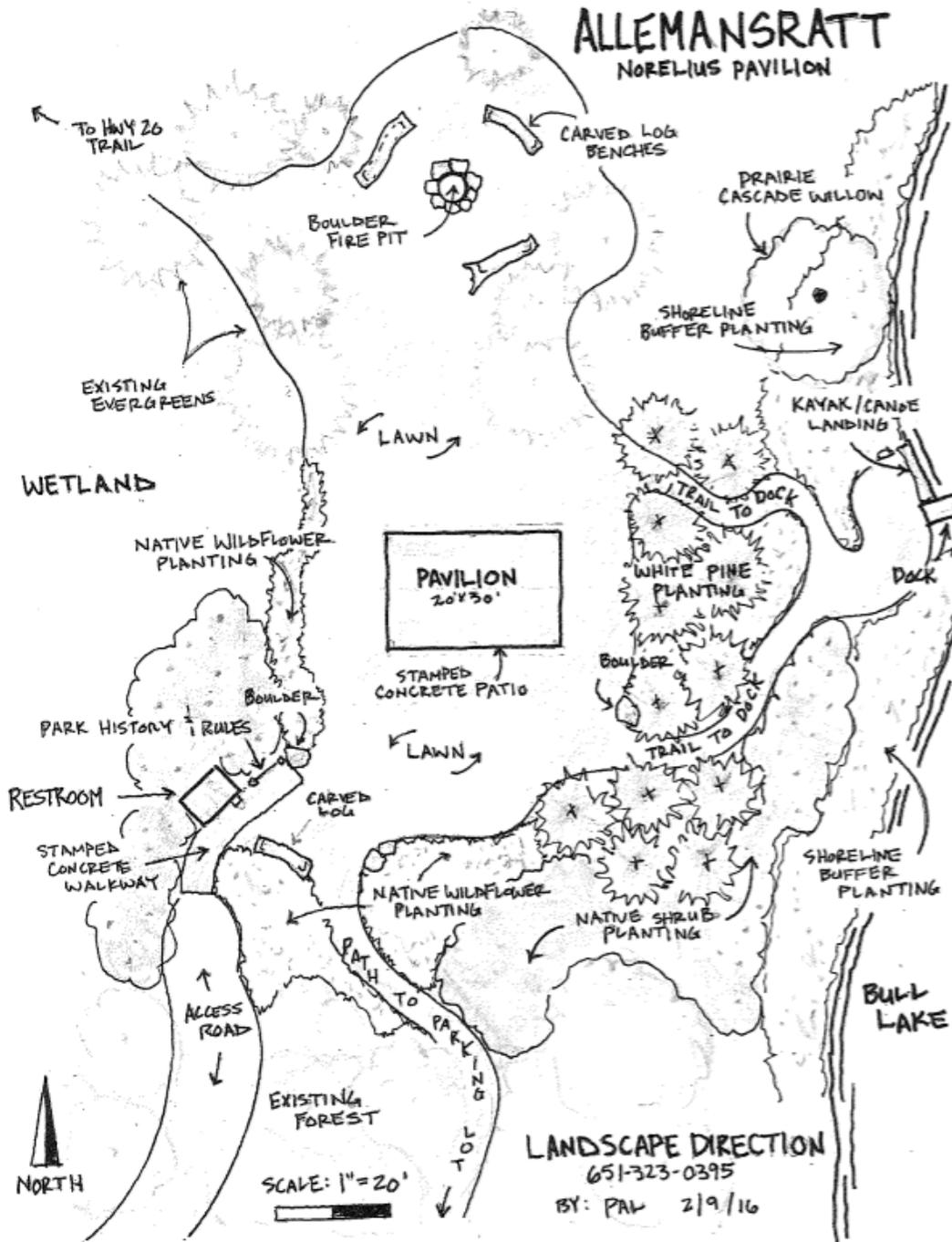
Lakelawn Drive South, Watermain Extension, 2024



This project involves extending the water main from Lakeside Woodlands down Lakelawn Drive to the dead end. Funding is assessments and WAC. Timing is scheduled for just after the sewer assessments come off the properties.

Bull Lake Park Design, 2024

To design Bull Lake Point adding a Pavilion and location for restrooms. \$12,000



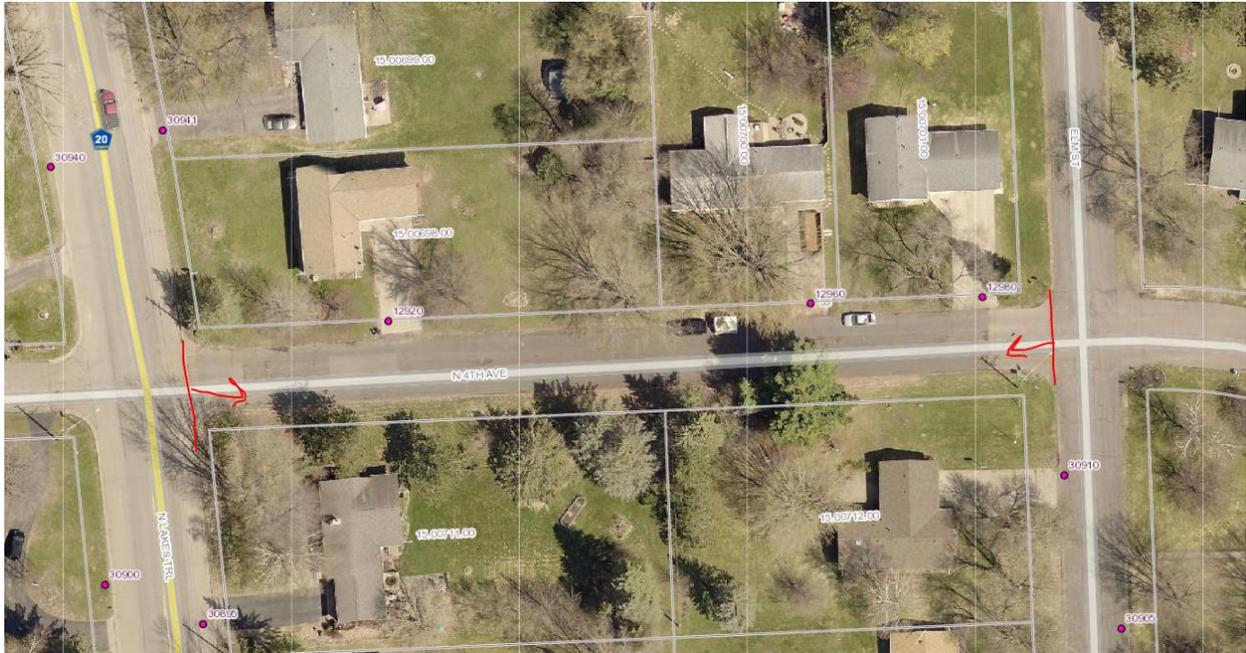
Park Street North Reconstruct, 2025

Reconstruct Park Street, a commercial street from N1st Avenue to 30630 Park Street. Tie into the previous project.



4th Avenue Reconstruct, 2025

Reconstruct 4th Avenue from North Lakes Trail to Elm Street.



ECONOMIC DEVELOPMENT PLAN, 202?

PROJECT NAME: Glader Boulevard, Holt Farm, **\$5,000,000** with streets, trail, water and sewer

PROJECT OBJECTIVE: To develop additional single-family housing lots and a commercial node at the realigned Glader Boulevard and Olinda Trail

PROJECT ACTION PLAN: To target large lots already in the city for housing and move some commercial to high traffic areas outside of the downtown.

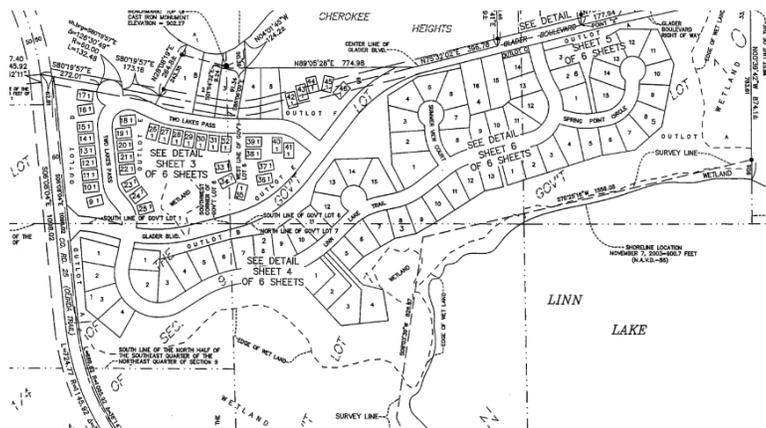


2019 STATUS: A developer purchased the property and proposed a development. The rules do not allow intense development within 1,000' of Linn Lake because the lake is classified as Natural Development.

Without the density, a developer cannot pay for the necessary utilities. The City is petitioning the DNR to lighten up the standards.

The City has the lift station casing for the Sanitary Sewer. Here is what was proposed previously as Seasons on the Lake.

City Staff, in 2021, will investigate develop this property to overcome the densities allowed due to the Shoreland and the high cost of infrastructure.



Properties: [updated 10/5/2016]

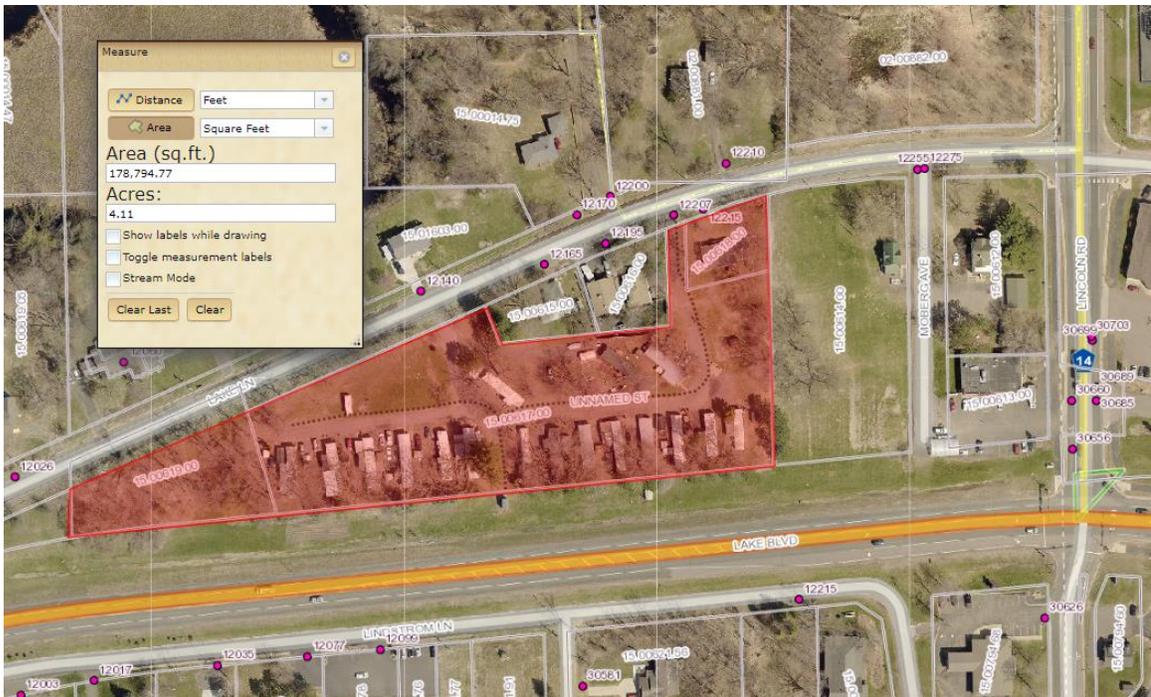
ECONOMIC DEVELOPMENT PLAN, 202?

In Process

PROJECT NAME: Elm Estates Commercial Park/Multi-Family Housing

PROJECT OBJECTIVE: To develop Commercial/Office Park/Hotel/Strip Mall/Multi-Family Housing

PROJECT ACTION PLAN: To acquire when available three houses on Lake Lane. ~~To create a five year exit plan for Meehan Bros.~~ to find a developer to acquire the existing mobile home park. To work with the Norelius family and the Apartment/Boarding House to redevelop this area into an Office Mall/Multi-Family Housing Triangle. One house purchased in 2019.



Site Characteristics: 4 acre site with water and sewer and access off Lake Lane from CR14 to Highway 8. Great visibility from Highway 8 as you enter and exit Lindstrom.

2022 STATUS: The owner of Elms Estates closed the park and is removing the manufactured homes.

The City purchased 12215 Lake Lane August of 2019. Working on purchasing remaining two homes. Lot to the east is vacant and might be purchased.

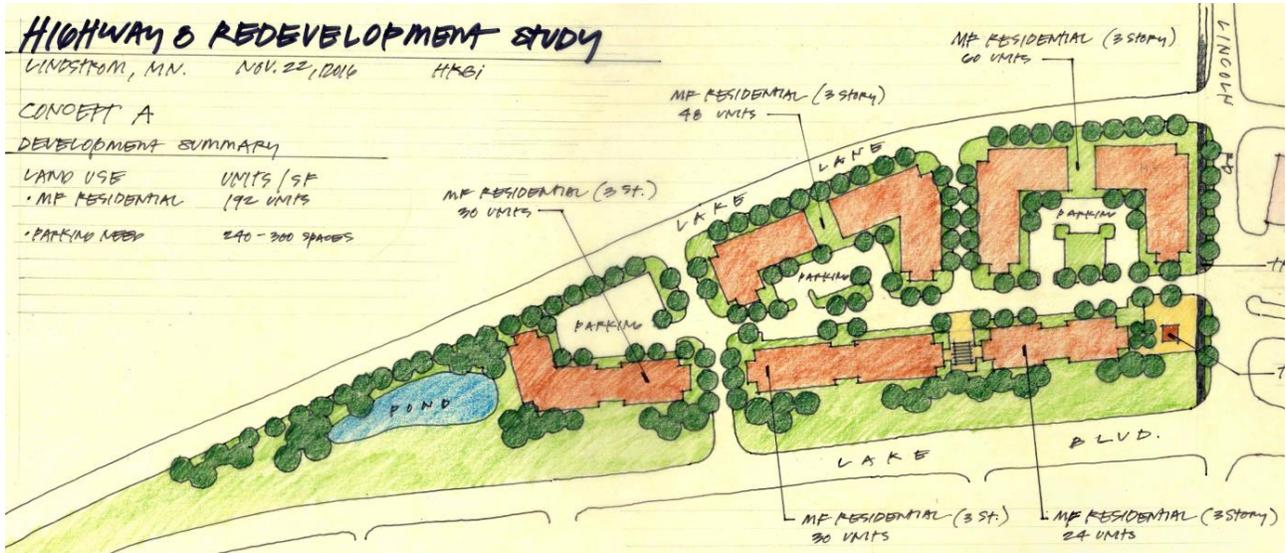
HIGHWAY 6 REDEVELOPMENT STUDY

VINDSTROM, MN. NOV. 22, 2016 HRCi

CONCEPT A

DEVELOPMENT SUMMARY

LAND USE	UNITS / SF
• MF RESIDENTIAL	192 UNITS
• PARKING NEED	240 - 300 SPACES



ECONOMIC DEVELOPMENT PLAN, 202?

Cancelled

PROJECT NAME: Lakeview Motel, \$1,500,000

PROJECT OBJECTIVE: To purchase the property and develop a City Park with a trail to the Beach

PROJECT ACTION PLAN: To acquire when available the Lakeview Motel and Rental house. Follow the 1998 Governor's Design Team recommendation to make this into a downtown park with a trail under the bridge connecting the Peninsula Apartments and the Lindstrom Beach. No parking at the site due to the bad ingress/egress off Highway 8.



2019 STATUS: The City approached the owner. City Council has bonded for the purchase. Staff is negotiating with the owner. 2020. Ordered an appraisal 11/21. Owner wants \$1.4M



Properties: [updated 08/24/2018]

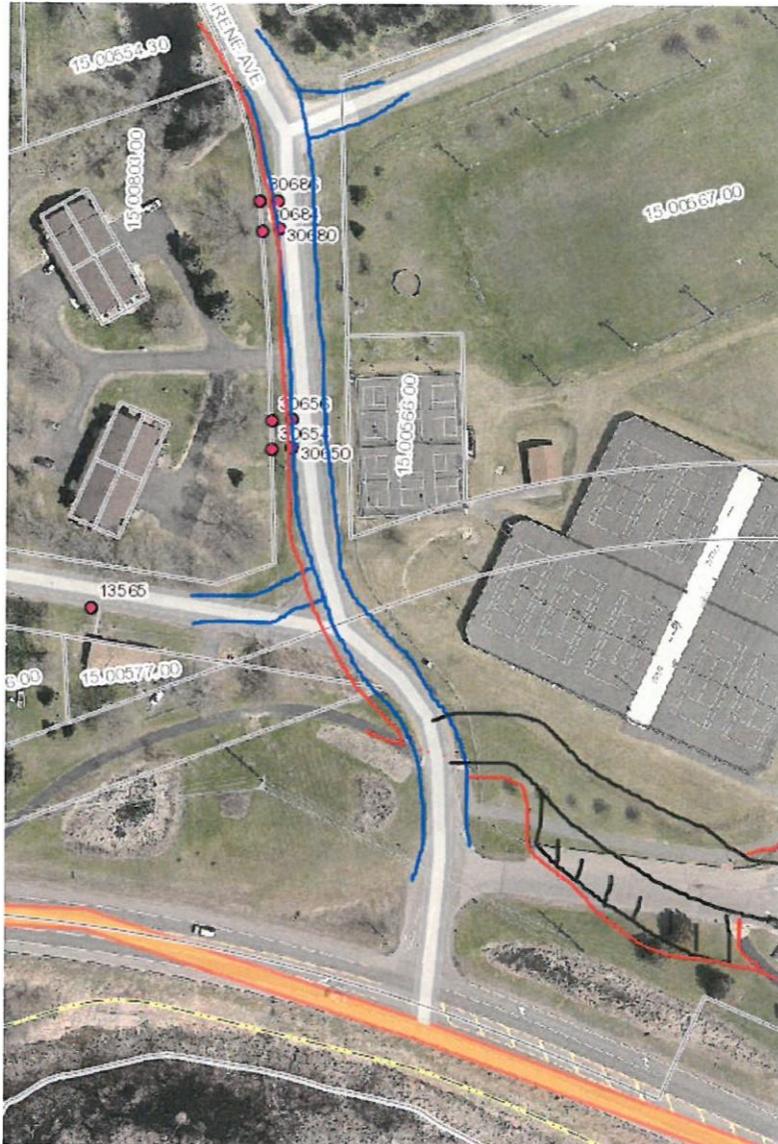
Address	PID	Use	Lot Size	Zoning
12550 Lake Blvd	15.00094.00	Motel	1.37	B-2
12550 Lake Blvd	15.00178.00	Residential	.4	B-2



Irene reconstruction and Andrews Avenue realignment 2025

\$300,000

This project involves reconstructing Irene Avenue from Highway 8 to 3rd Avenue. We would add curb and gutter and a sidewalk along the western side to connect the future sidewalk on 3rd Avenue to the



Swedish Immigrant Trail along Highway 8.

We would also need to do a minor realignment of Nystrom Lane and provide paving from Irene to the Middle school.

Additionally, Andrews enters Irene at a weird angle and we should realign the intersection into a 90 degree intersection.

Along Highway 8 we need to clean up and tie into the intersection for left and right turns. Cars always turn too sharply from Irene onto westbound Highway 8 going off the pavement and causing a huge hole, we might need to curb it to restrict this short turn movement.

I am not sure if we could speak to the School and try to realign their entrance that is too close to the Highway 8 intersection. It would help if we could push it further north to allow more stacking.