



2026 Improvement Program

City of Fairmont 2026 Improvement Program

2026 Improvement Program Objectives

- Improve street surface conditions
- Extend the life of the streets and utilities
- Improve the neighborhood aesthetics
- Reduce maintenance time for city street crews and utility crews.

City of Fairmont
2026
Improvement
Program

Project No. 5726001
Reconstruction

LOCATION: Park Street; from Blue Earth to 4th Street

INITIATION: City Council

OWNERS ABUTTING: 19

RIGHT OF WAY: 66'

EASEMENTS: 1-2 Const. Easements

CURRENT PCI: 22.75/100 Average

PROPOSED STREET SECTION:

Width Curb to Curb: 48'

Section: Asphalt (9 Ton Design)

Sidewalks: Both Sides

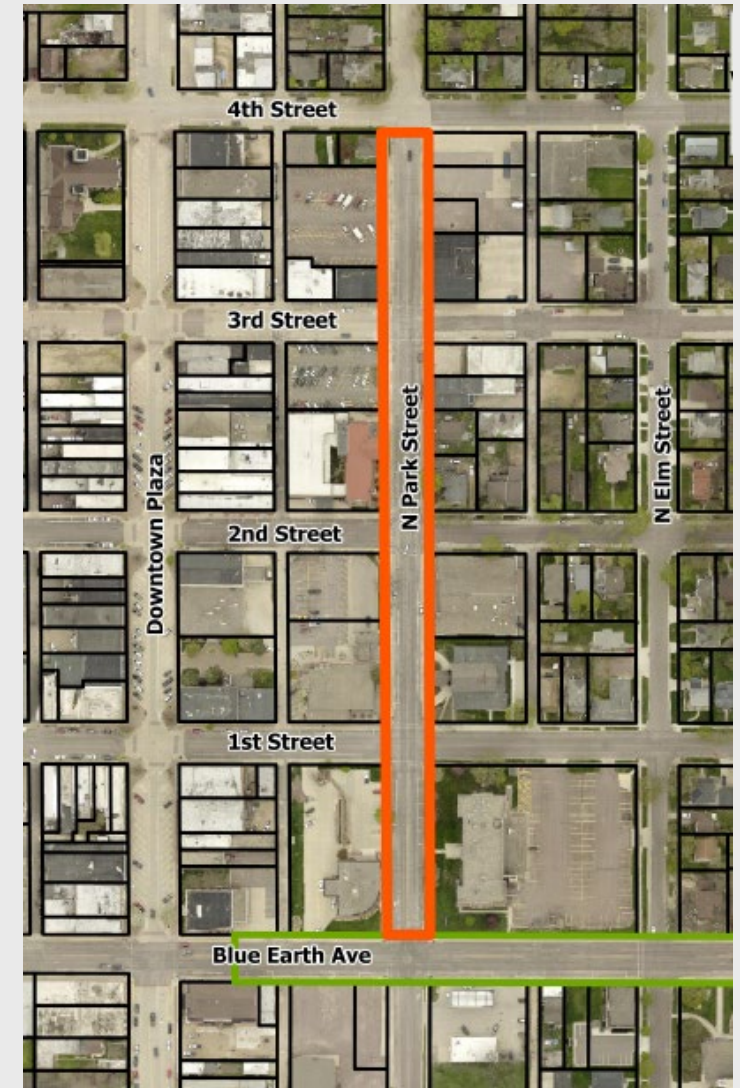
Tree Removal: 2 Possible

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

Park Street - Reconstruction

Description	Year Built	Existing Structure	Proposed Construction
Water Main	1916 1948	4",6" & 10" CI	6-10" PVC
Sewer Main	1948	8" VCP	8" PVC
Street	1949 1961	1.5"/6.5"-7" BIT/Concrete (2001 Overlay)	9 Ton Design
Storm Sewer	1925 1949	8",18" CSP	12-24" RCP/HDPE



City of Fairmont
2026
Improvement
Program

Project No. 5726002
Reconstruction

LOCATION: Orient Street; from Blue Earth Avenue to 1st Street & 3rd Street to 4th Street

INITIATION: City Council

OWNERS ABUTTING: 16

RIGHT OF WAY: 66'

EASEMENTS: None

CURRENT PCI: 9/100 (1st St. -2nd St.) - 8/100 (3rd St.-4th St.)

PROPOSED STREET SECTION:

Width Curb to Curb: 32'

Section: Asphalt (7 Ton Design)

Sidewalks: Both Sides

Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

Orient Street - Reconstruction

Description	Year Built	Existing Structure	Proposed Construction
Water Main	Unknown	4" CI	8" PVC
Sewer Main	Unknown	8" VCP 8" VSP	8"/10" PVC
Street	1933	1.5" BIT	7 Ton Design
Storm Sewer	None		



City of Fairmont
2026
Improvement
Program

Project No. 8726001
Mill & Overlay

LOCATION: Blue Earth Avenue; from Downtown Plaza to TH 15 (State St.)

INITIATION: City Council

OWNERS ABUTTING: 74

RIGHT OF WAY: 73'-77'

EASEMENTS: Temporary
Construction

CURRENT PCI: 41.33/100

PROPOSED STREET SECTION:

Width Curb to Curb: 56'-56.5'

Section: 3" Mill & Overlay

Sidewalks: Both Sides

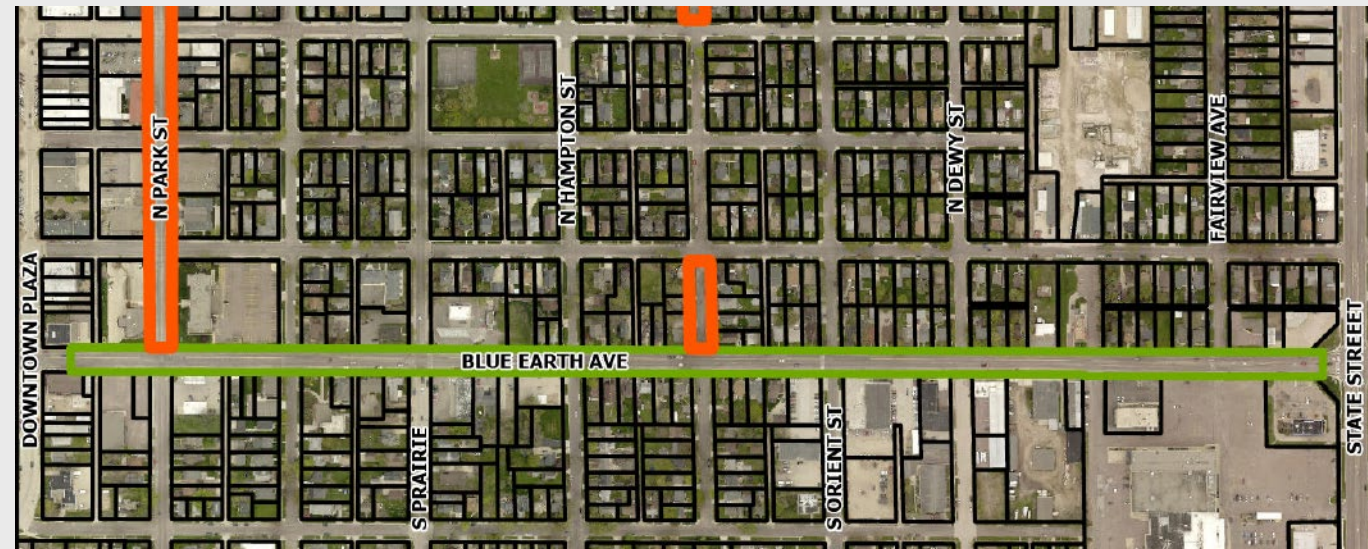
Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

Blue Earth Avenue – Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	1989 1991	8" CI, 6"-8" PVC	N/A
Sewer Main	1989 1991	8"-10" VCP	N/A
Street	1989 1991	11" BIT	3" Mill & Overlay
Storm Sewer	1982 1991	15"- 42" RCP	



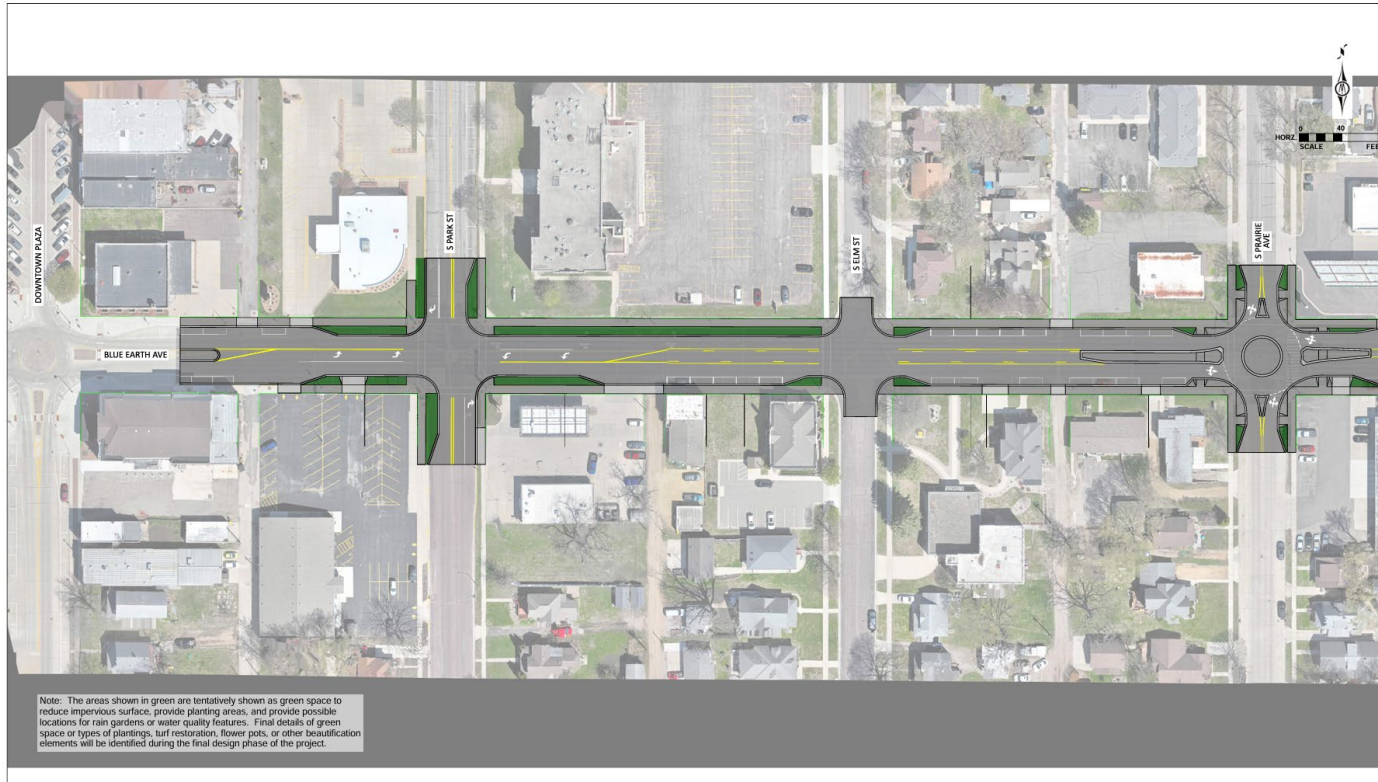
CITY OF FAIRMONT

2026 IMPROVEMENT REPORT

Blue Earth Avenue – Mill & Overlay

Blue Earth Avenue Corridor Improvements - Preferred Alternate
FAIRMONT, MN

Streetscape Study
August, 2025



Note: The areas shown in green are tentatively shown as green space to reduce impervious surface, provide planting areas, and provide possible locations for rain gardens or water quality features. Final details of green space or types of plantings, turf restoration, flower pots, or other beautification elements will be identified during the final design phase of the project.

Preferred Alternate Corridor Concept Design

- Three-Lane Configuration
- Traffic and Pedestrian Safety Improvements
- Roundabout at Prairie Avenue
- Two-Way Stop at Park Street
- Boulevard Greenspace Improvements (landscaping and stormwater quality improvements)

Approved at 8/25/2025 City Council Meeting

City of Fairmont
2026
Improvement
Program

Project No. 8726002
Mill & Overlay

LOCATION: Budd Street; from Home Street to Burton Lane

INITIATION: City Council

OWNERS ABUTTING: 8

RIGHT OF WAY: 66' ft

EASEMENTS: None

CURRENT PCI: 41.33/100 Average

PROPOSED STREET SECTION:

Width Curb to Curb: 32'

Section: 1.5" Mill & Overlay

Sidewalks: None

Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

Project No. 8726002

Budd Street – Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	1973	6" CI	N/A
Sewer Main	None		
Street	1977	5.75" BIT (2002 Overlay)	1.5" Mill & Overlay
Storm Sewer	None		



City of Fairmont
2026
Improvement
Program

Project No. 8726003

Mill & Overlay

LOCATION: Burton Lane; from School Street to Perimeter Drive

INITIATION: City Council

OWNERS ABUTTING: 14

RIGHT OF WAY: 66'

EASEMENTS: None

CURRENT PCI: 52.67/100 Average

PROPOSED STREET SECTION:

Width Curb to Curb: 32'

Section: 1.5" Mill & Overlay

Sidewalks: None

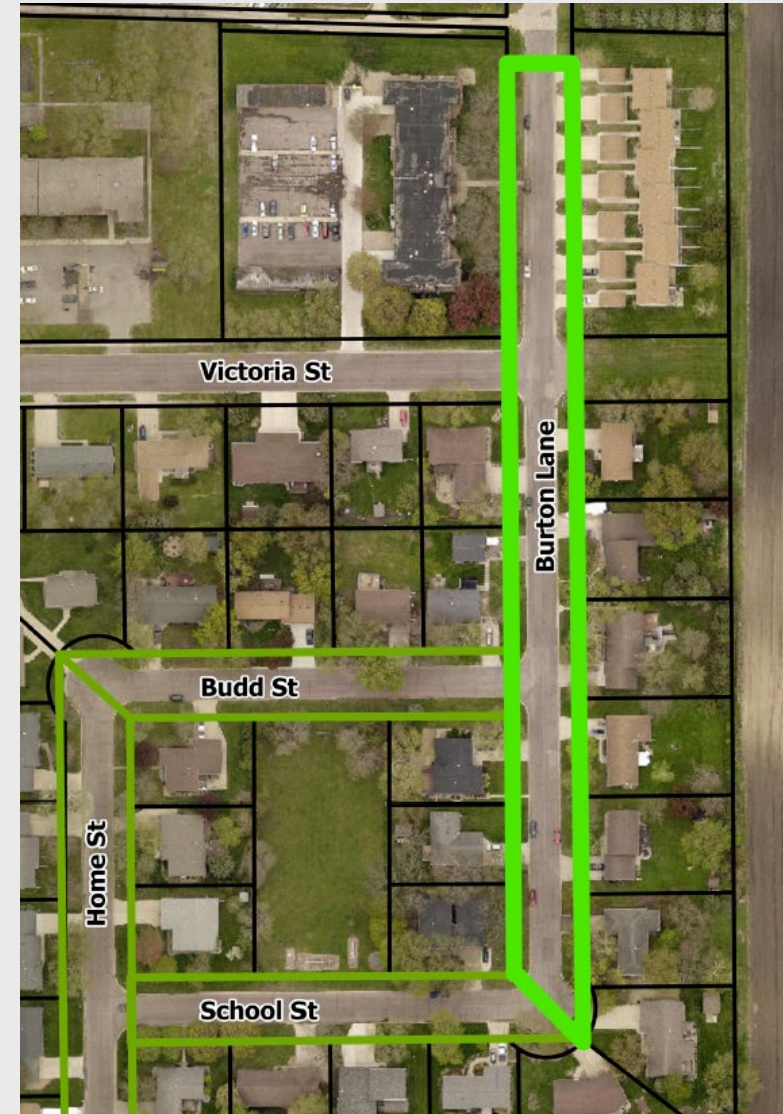
Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

Burton Lane – Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	1973	6" DIP	
Sewer Main	1989 1996	8" VCP	
Street	1977 1996	5"-6.5" BIT (2002) Overlay	1.5" Mill & Overlay
Storm Sewer	1954	24" CSP	



City of Fairmont
2026
Improvement
Program

Project No. 8727004
Mill & Overlay

LOCATION: Cedar Creek Court; from W Amber Lake Drive to Dead End

INITIATION: City Council

OWNERS ABUTTING: 15

RIGHT OF WAY: 50'

EASEMENTS: None

CURRENT PCI: 25/100 Average

PROPOSED STREET SECTION:

Width Curb to Curb: 32'

Section: 1.5" Mill & Overlay

Sidewalks: None

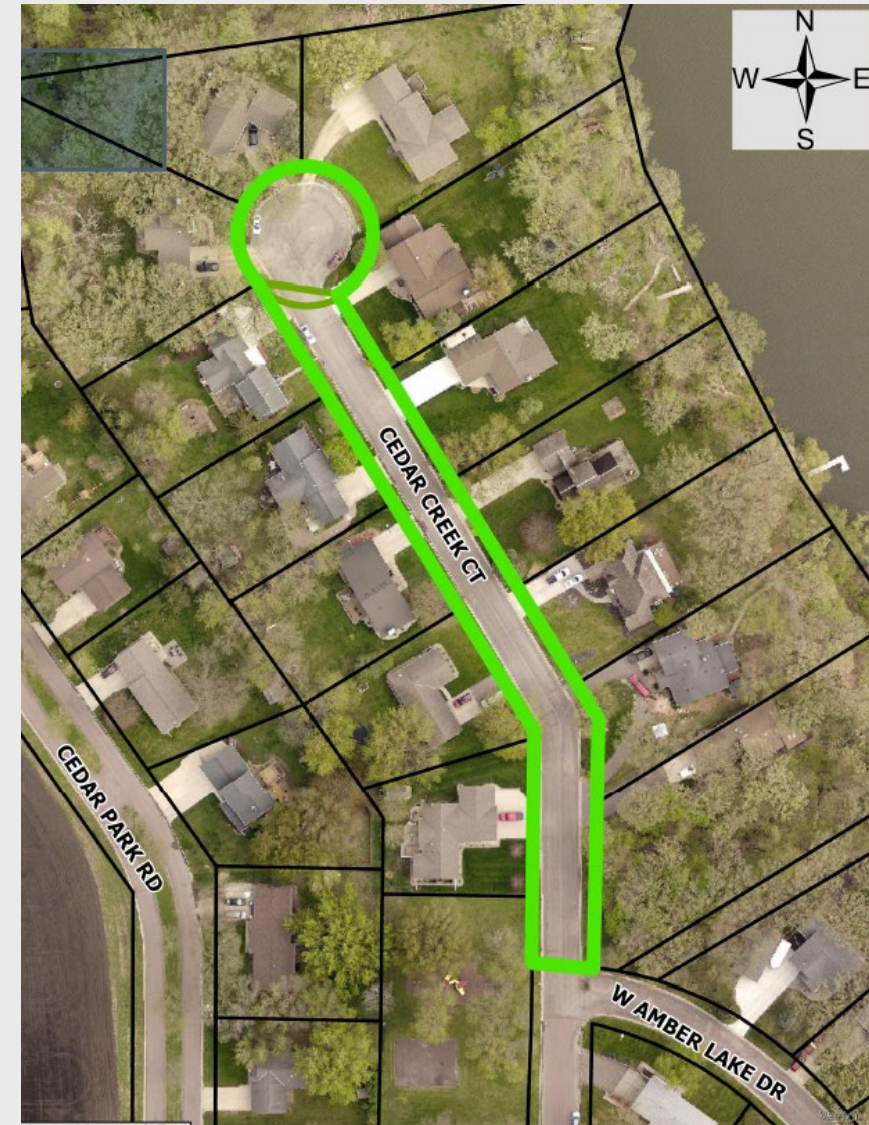
Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

Cedar Creek Court - Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	1973	6" DIP	
Sewer Main	1973	8" VCP	
Street	1975	6" BIT (2002 Overlay)	1.5" Mill & Overlay
Storm Sewer	Unknown	12" CSP	



City of Fairmont
2026
Improvement
Program

Project No. 8726005

Full Depth Reclamation
(FDR) & 4" Bituminous

LOCATION: Delu Street; from Albion Avenue to Dead End

INITIATION: City Council

OWNERS ABUTTING: 8

RIGHT OF WAY: 50'

EASEMENTS: None

CURRENT PCI: 2/100

PROPOSED STREET SECTION:

Width Curb to Curb: 32'

Section: Full Depth Reclamation (FDR) & 4" Bituminous

Sidewalks: None

Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

**CITY OF FAIRMONT
2026 IMPROVEMENT REPORT**

Delu Street – FDR & 4” BIT

Description	Year Built	Existing Structure	Proposed Construction
Water Main	1966 1977	6” DIP	
Sewer Main	1977	8” VCP	
Street	1969 1978	2”/5.75” BIT (2001 Overlay)	FDR & 4” BIT
Storm Sewer	None		



City of Fairmont
2026
Improvement
Program

Project No. 8726006

Mill & Overlay

LOCATION: Government Street; from Albion Avenue to Dead End

INITIATION: City Council

OWNERS ABUTTING: 6

RIGHT OF WAY: 40'

EASEMENTS: None

CURRENT PCI: 20/100

PROPOSED STREET SECTION:

Width Curb to Curb: 29'/32'

Section: 1.5" Mill & Overlay

Sidewalks: None

Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

**CITY OF FAIRMONT
2026 IMPROVEMENT REPORT**

Government Street – Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	1966	12" DIP	
Sewer Main	1979	8" VCP	
Street	1983	5.75" BIT (2001 Overlay)	1.5" Mill & Overlay
Storm Sewer	Unknown	12" CSP	



City of Fairmont
2026
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Program

Project No. 8726007
Mill & Overlay

LOCATION: Home Street; from Adams Avenue to Budd Street

INITIATION: City Council

OWNERS ABUTTING: 16

RIGHT OF WAY: 66'

EASEMENTS: None

CURRENT PCI: 24.67/100 Average

PROPOSED STREET SECTION:

Width Curb to Curb: 32'

Section: 1.5" Mill & Overlay

Sidewalks: None

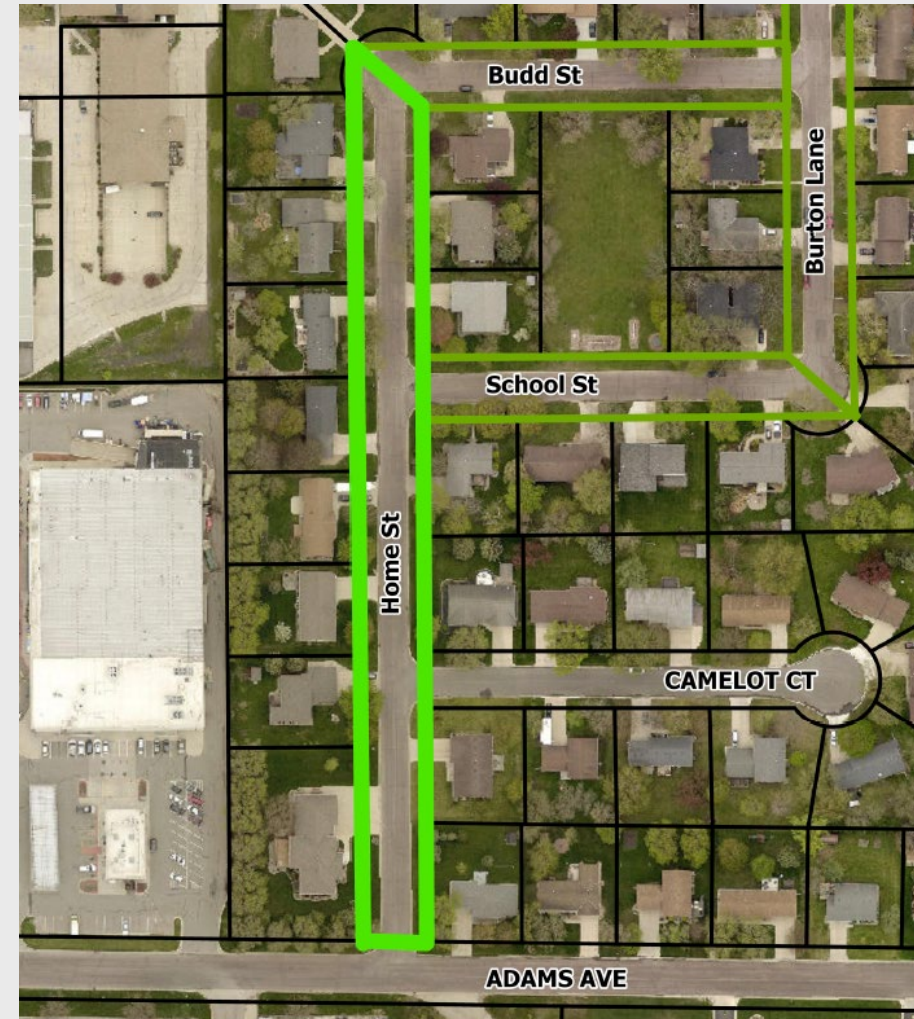
Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

Home Street - Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	1973 1981	6" DIP	
Sewer Main	1973 1981	8" VCP 8" PVC	
Street	1977 1982	6"-6.5"BIT (2002 Overlay)	9 Ton Design
Storm Sewer	1954	24"-30" CSP	



City of Fairmont
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Project No. 8726008
Mill & Overlay

LOCATION: School Street; from Home Street to Burton Lane

INITIATION: City Council

OWNERS ABUTTING: 8

RIGHT OF WAY: 66'

EASEMENTS: None

CURRENT PCI: 27/100

PROPOSED STREET SECTION:

Width Curb to Curb: 32'

Section: 1.5" Mill & Overlay

Sidewalks: North Side (ADA Improvements)

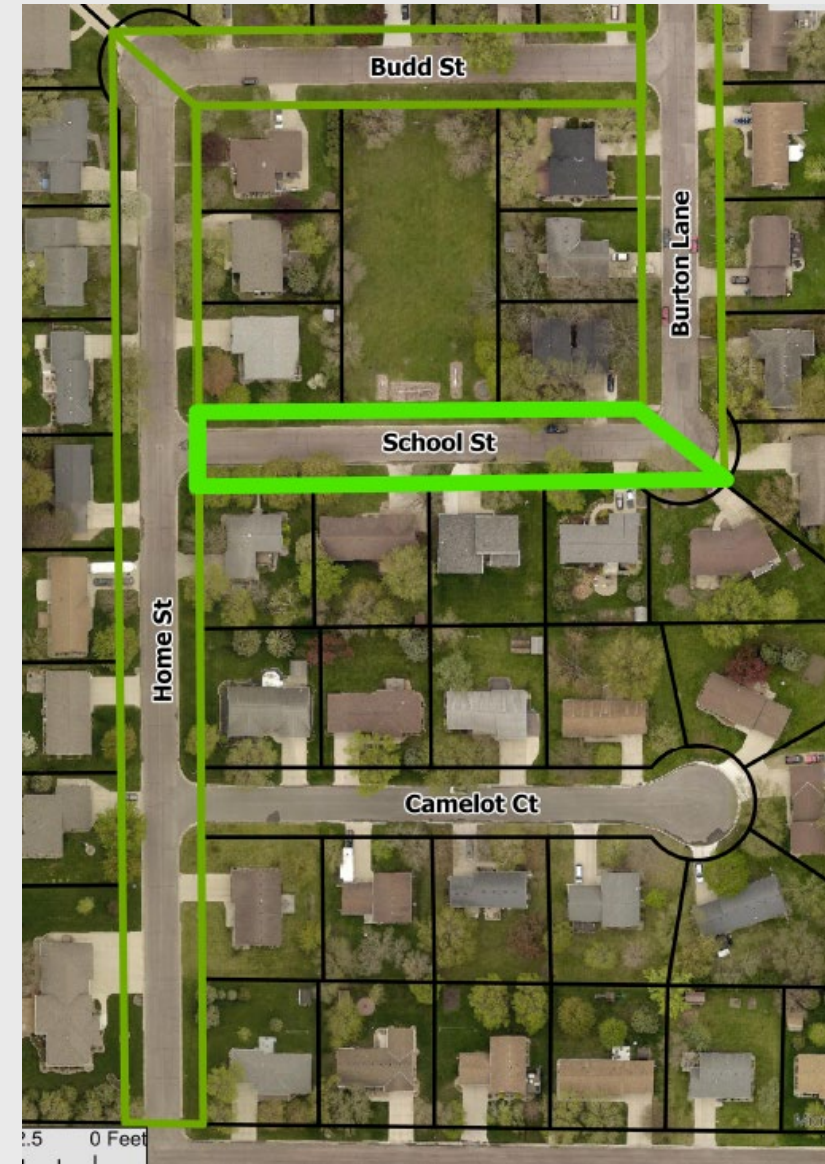
Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

School Street – Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	Unknown	6" DIP	
Sewer Main	1973	8" VCP	
Street	1977	5.75" BIT (2002 Overlay)	1.5" Mill & Overlay
Storm Sewer	None		



City of Fairmont
2026
Improvement
Program

Project No. 8726009
Mill & Overlay

LOCATION: TH 15 Service East; from Adams Avenue to Victoria Street

INITIATION: City Council

OWNERS ABUTTING: 3

RIGHT OF WAY: MnDOT TH 15 ROW

EASEMENTS: None

CURRENT PCI: 7/100 Average

PROPOSED STREET SECTION:

Width Curb to Curb: 28'

Section: 2" Mill & Overlay

Sidewalks: None

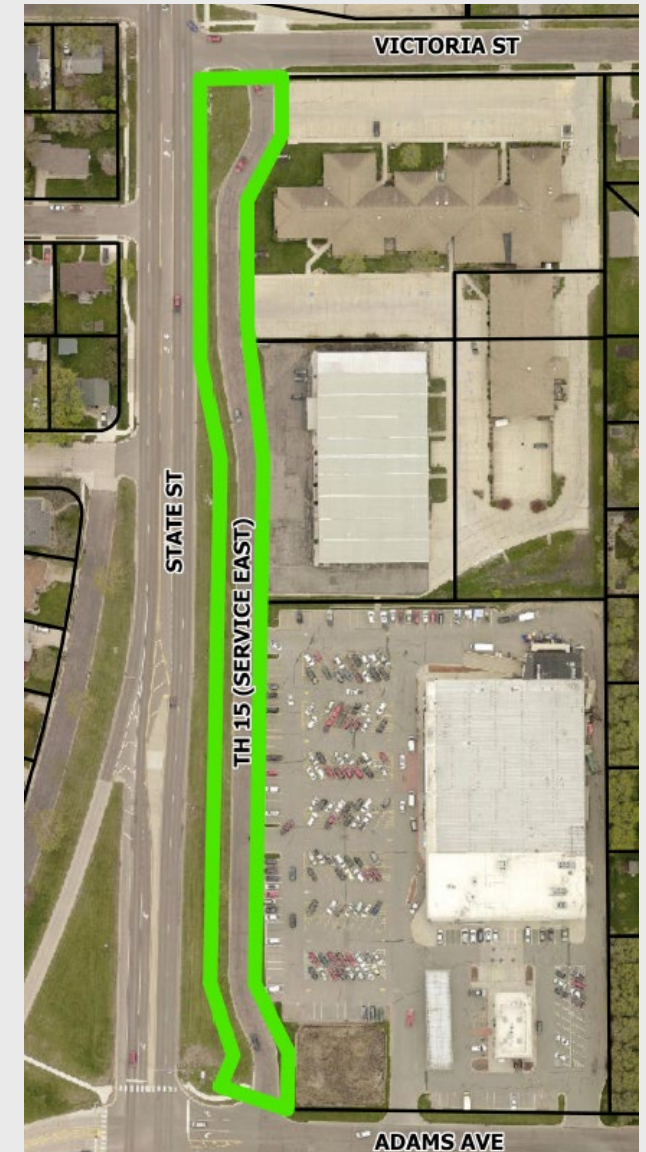
Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

TH 15 Service E – Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	1969	8" DIP	
Sewer Main	1969	8" VCP	
Street	1980	8" BIT (2007 Overlay)	2" Mill & Overlay
Storm Sewer	1980	12"/15" RCP	



City of Fairmont
2026
Improvement
Program

Project No. 8726010
Mill & Overlay

LOCATION: TH 15 Service West; from Torgerson Dr. to Dead End

INITIATION: City Council

OWNERS ABUTTING: 7

RIGHT OF WAY: MnDOT ROW

EASEMENTS: None

CURRENT PCI: 26/100

PROPOSED STREET SECTION:

Width Curb to Curb: 40'

Section: 2" Mill & Overlay

Sidewalks: None

Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

Project No. 8726010

TH 15 Service W – Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	1978	12" PVC	
Sewer Main	1978	8" PVC	
Street	1995	11" BIT	2" Mill & Overlay
Storm Sewer	1995	21" RCP	



City of Fairmont
2026
Improvement
Program

Project No. 8726011
Mill & Overlay

LOCATION: 12th Street; from N Park Street to N Prairie Avenue

INITIATION: City Council

OWNERS ABUTTING: 7

RIGHT OF WAY: 66'

EASEMENTS: None

CURRENT PCI: 20/100 Average

PROPOSED STREET SECTION:

Width Curb to Curb: 32'

Section: 2" Mill & Overlay

Sidewalks: ADA Improvements

Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

12th Street – Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	N/A	None	
Sewer Main	N/A	None	
Street	2003	1.5"/6.5"-7" BIT/Concrete (2001 Overlay)	2" Mill & Overlay
Storm Sewer	1941	12" (Elm St. Int. Only)	



City of Fairmont
2026
Improvement
Program

Project No. 8726012
Mill & Overlay

LOCATION: Aquatic Park Lot

INITIATION: City Council

OWNERS ABUTTING: 0

RIGHT OF WAY: N/A

EASEMENTS: None

CURRENT PCI: 19/100 Average

PROPOSED STREET SECTION:

Width Curb to Curb: N/A

Section: 1.5" Mill & Overlay

Sidewalks: ADA Improvements

Tree Removal: None

FEASIBILITY: This project is feasible as outlined in the 2026 report.

CITY OF FAIRMONT
2026 IMPROVEMENT REPORT

Aquatic Park Lot – Mill & Overlay

Description	Year Built	Existing Structure	Proposed Construction
Water Main	N/A		
Sewer Main	N/A		
Street	1998	4" BIT	1.5" Mill & Overlay
Storm Sewer	N/A		



City of Fairmont 2026 Improvement Program

Assessments

Assessments for 2026 Improvement Program

- 30% of construction costs based on average 36' wide constructed street paid by the benefiting property abutting the street.
- Only street costs are assessed.
- Utility mains – water, sewer, and storm sewer are fully funded by the city and/or utility.

- \$122.64 per front footage – Reconstruction Projects
- \$15.02 per front footage – Overlay Projects
- Actual Cost - Water Services and Sewer Services
- 4-6" Sewer Service Estimated at \$2,392.06
- 1" Water Service Estimated at \$2,187.58

- Total Estimate Assessments \$638,267.02
- State Transportation Improvement Funds \$1,936,738.00
- Bonding Improvement Funds \$5,527,004.98

- TOTAL FUNDS:** **\$8,102,010.00**

City of Fairmont 2026 Improvement Program

Assessments

Estimated Assessments

- Preliminary Assessment – Estimates
- Actual Assessment at end of project
- Mailed notice – Assessment Hearing
- Hearing Date (Spring 2027)
- Appeals
 - Property owner must give notice of intent before hearing
 - Notices must be filed before close of the hearing

City of Fairmont 2026 Improvement Program

Deferrals

Senior Citizens, Disability or Active Military

- Must provide evidence of undue hardship
- Deferment reviewed each year
- Payment due upon death, sale, loss of homestead status, no hardship or failure to renew annually

Undeveloped Property

- Property owner may request until property is developed
- Interest does continue to accrue with both deferrals

City of Fairmont
2026
Improvement
Program

QUESTIONS?

