

2027 Reclamation Project (STRT2027-A88)

The following actions detail the proposed process track for local improvements.

Date ¹	Project Step	Purpose of Step	Council Action	Staff Action
Aug 3, 2026	Order preparation of Feasibility Report	Ordering the Feasibility Report will allow Staff to create a Feasibility Report that will allow the Engineer to analyze the potential project and estimate initial project costs.	Resolution 2026-XXX	
September 23, 2026	Neighborhood Meeting	The intent of this meeting is to inform the neighborhood of the upcoming project and seek input on the improvements, which will be summarized for City Council.		Mail Notice September 4, 2026
October 13, 2026	Council discussion of Draft Feasibility Report			
November 10, 2026	Accept Feasibility Report and Authorize Preparation of Plans and Specifications	Accept Feasibility Report and Authorize Preparation of Plans and Specifications	Resolution 2026-XXX	
November 11, 2026	Publish Street Recon Plan Hearing Ad in Northfield News	A step in the project financing process for bonding		Send Ad to NNews Nov 6, 2026
December 1, 2026	Public Hearing – 5-Year Street Reconstruction Plan and adoption of plan	Authorization of bonds requires a public hearing and adoption of a 5-year street reconstruction plan. Plan must be approved by two-thirds of the governing body members present, publish at least 10-day before hearing but no more than 28-days. Once plan and preliminary authorization of bonds is adopted, the public has a 30-day period where a petition signed by at least 5% of the votes cast in the last election can require that the bonding be subject to a referendum. 2/3 of majority of governing body present at the meeting for approval	Resolution 2026-XXX	Ad in NNews at least 10-day prior but no more than 28 Publish ad Nov 11, 2026
January 27, 2027	2 nd Neighborhood Meeting	The intent of this meeting is to inform the neighborhood of the upcoming project and seek input on the improvements, which will be summarized for City Council.		Mail Notice February 19, 2027
March 2, 2027	Approve Plans and Order Advertisement for Bids	Final approval of plans for bidding	Resolution 2027-XXX	
March 10, 17, 24, 2027	Publish Ad for Bid in Northfield News	A step in the bidding process. The project will also be advertised on the MnDOT e-Advert website.		Send Ad to NNews March 5, 2027
April 1, 2027	Bid Opening – 2:00 P.M.	Final step in the bidding process. Bids are opened by staff and tabulated. From here staff will make a recommendation to the City Council for award.		
April 20, 2027	Accept Bids and Award Contract	This step follows the uniform municipal contracting law, 471.345, the City's purchase policy and allows for the project to move forward with beginning the actual construction process.	Resolution 2027-XXX	
May 2027	Property Owner Meetings	Individual meetings with property owners will be scheduled to go over the details of construction and document existing conditions.		
May 2027	Council authorization to schedule bond Sale	City Council authorized setting the bond sale date for the SROP bonds for 2026	Resolution 2027-XXX	
June 2027	Bond Sale Closes Council award Bond	City Council award the sale of the Bonds	Resolution 2027-XXX	
August 2027	Bonds Sale Closes	Funds from Bond Sale are transferred to City		
May – October 2027	Construction	The City Engineer recommends to City Council when the final payment should be made to the Contractor. The City Council may accept the work by resolution; however, if the city fails to pay the amount due within 30 days of a monthly estimate, or 90 days after the final estimate, the city must pay interest on the past due amount as prescribed by law.		
July 2028	Accept Improvements and Authorize Final Payment		Resolution 2028-XXX	

¹ – Dates in grey text indicate actions that have taken place. Dates in **bold** text indicate the next planned step. Dates in *italics* denote tentatively scheduled future actions.

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