

Notice of Open House for Upcoming Water Main Replacement & Development Construction

Dear Resident,

We invite you to attend an upcoming **Open House** to learn more about the water main replacement project in your neighborhood.

Date: Wednesday, August 20, 2025

Time: 7:00 PM – 8:00 PM

Location: Kindred City Hall, 31 5th Ave N, Kindred, ND 58051

This informal open house is an opportunity for residents to ask questions, view project details, and speak directly with project engineers and contractors. Enclosed with this notice are exhibits of the construction plans and project area to help provide an overview of the work being completed.

About the Project

Beginning as early as September 2025, construction will begin to **replace the water main along West Elm Street and construct infrastructure for Meadow Trails**, a new mixed-use development planned just south of your area. This project will also include the following work that will directly impact your property:

- Installation of **new water service connections** from the water main to *most* individual properties in the West Elm St corridor
- Replacement of **curbstops** at *most* properties in the West Elm St corridor
- **Road closures and traffic disruptions** may occur during construction

Additional Information

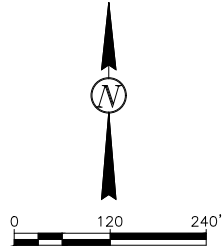
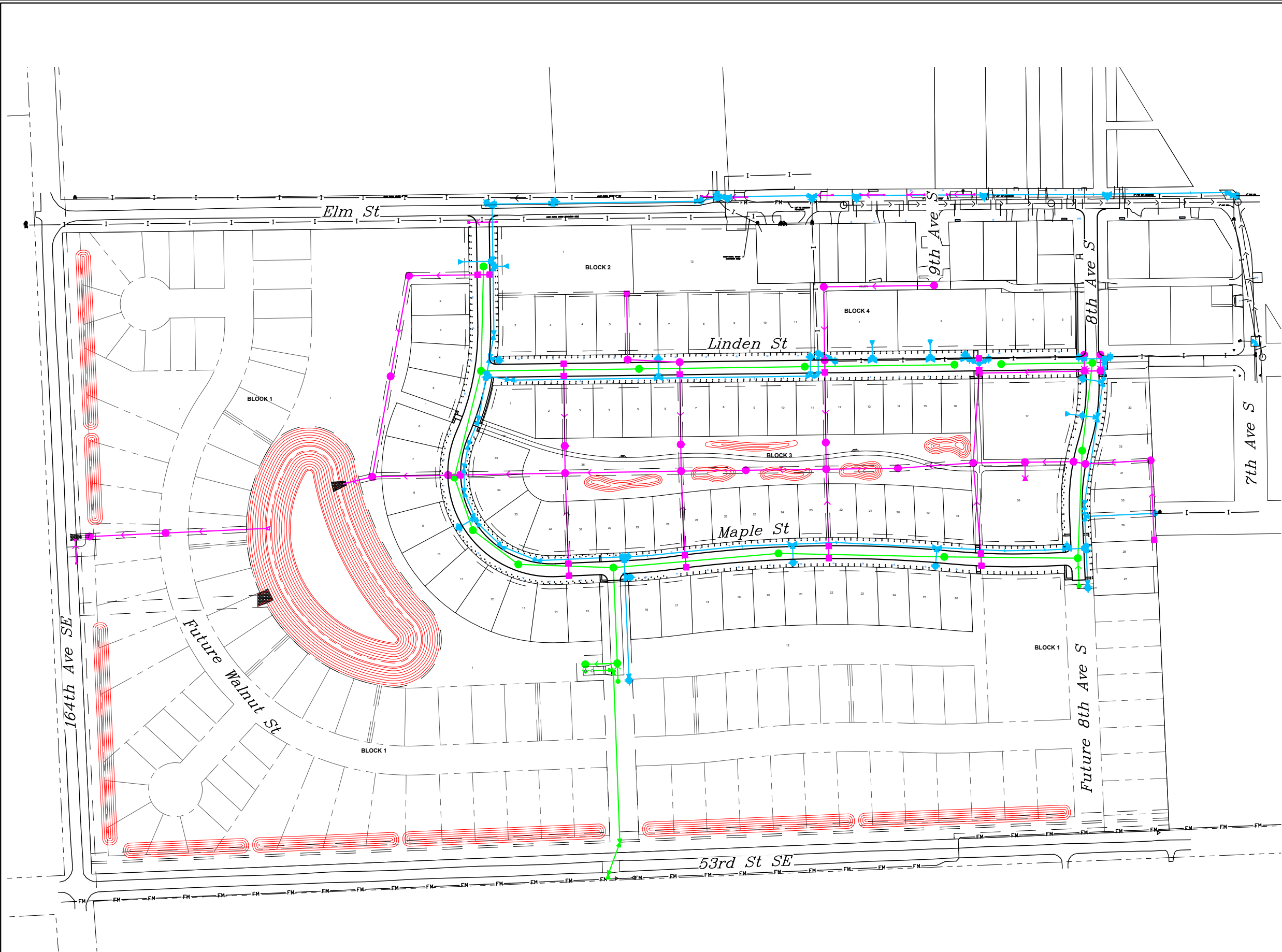
Please be advised that a **future special assessment** will be evaluated for properties that benefit from these improvements. Preliminary estimates are included for consideration. Once the project is complete, actual project costs will be used to finalize values before proceeding with the special assessment process. The new special assessments are not anticipated to be reflected on the tax records until 2026-2027, at the earliest.

More details will also be available about **Meadow Trails**. While the water main replacement project is a project independent of Meadow Trails Development, the project will have overlapping elements – including, but not limited to, scheduling and contractor and engineer services.

We encourage all residents to attend, especially those directly impacted by the West Elm Street improvements. We appreciate your patience and cooperation as we work to improve our water infrastructure. If you have questions before the event, please contact Kindred City Hall at 701-428-3115.

Thank you!

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- LEGEND:
- FM — EX. SANITARY FORCEMAIN
 - S — EX. SANITARY SEWER
 - W — EX. WATERMAIN
 - NEW MANHOLE
 - NEW SANITARY SEWER
 - NEW SANITARY FORCEMAIN
 - NEW STORM SEWER
 - NEW WATERMAIN

A4: ELM STREET WATER MAIN
REPLACEMENT REVISIONS

ADDENDUM & CONSTRUCTION
REVISIONS

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Overall Utility Layout

New Paving & Utility Construction

Improvement District No. 2025-2

DESIGN BY: TWS

CHECKED BY: AKE

DRAWN BY: TWS

ORIG DATE: April 2025



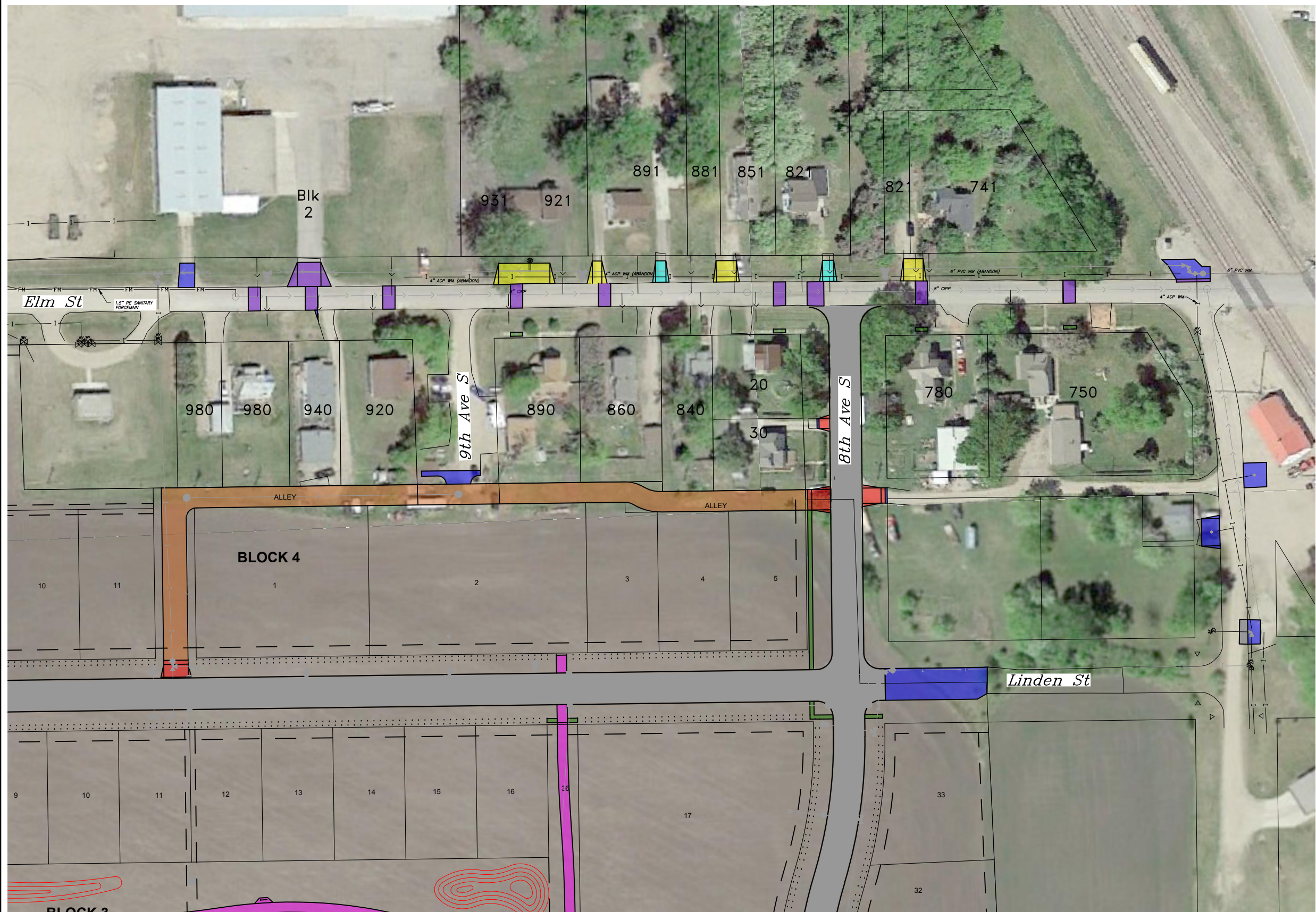
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- EX. SANITARY SEWER
- I EX. WATERMAIN
- NEW MANHOLE
- NEW SANITARY SEWER
- NEW SANITARY FORCEMAIN
- NEW STORM SEWER
- NEW WATERMAIN
- PROPOSED 6" ASPHALT PAVEMENT
- PROPOSED 5" ASPHALT PAVEMENT
- PROPOSED 4" ASPHALT PAVEMENT
- PROPOSED 4" RC SIDEWALK
- PROPOSED 5" MULTI-USE PATH
- PROPOSED 7" RC PAVEMENT
- PROPOSED 8" RC PAVEMENT
- PROPOSED 6" GRAVEL SECTION
- PROPOSED 12" GRAVEL SECTION

A4: ELM STREET WATER MAIN REPLACEMENT REVISIONS

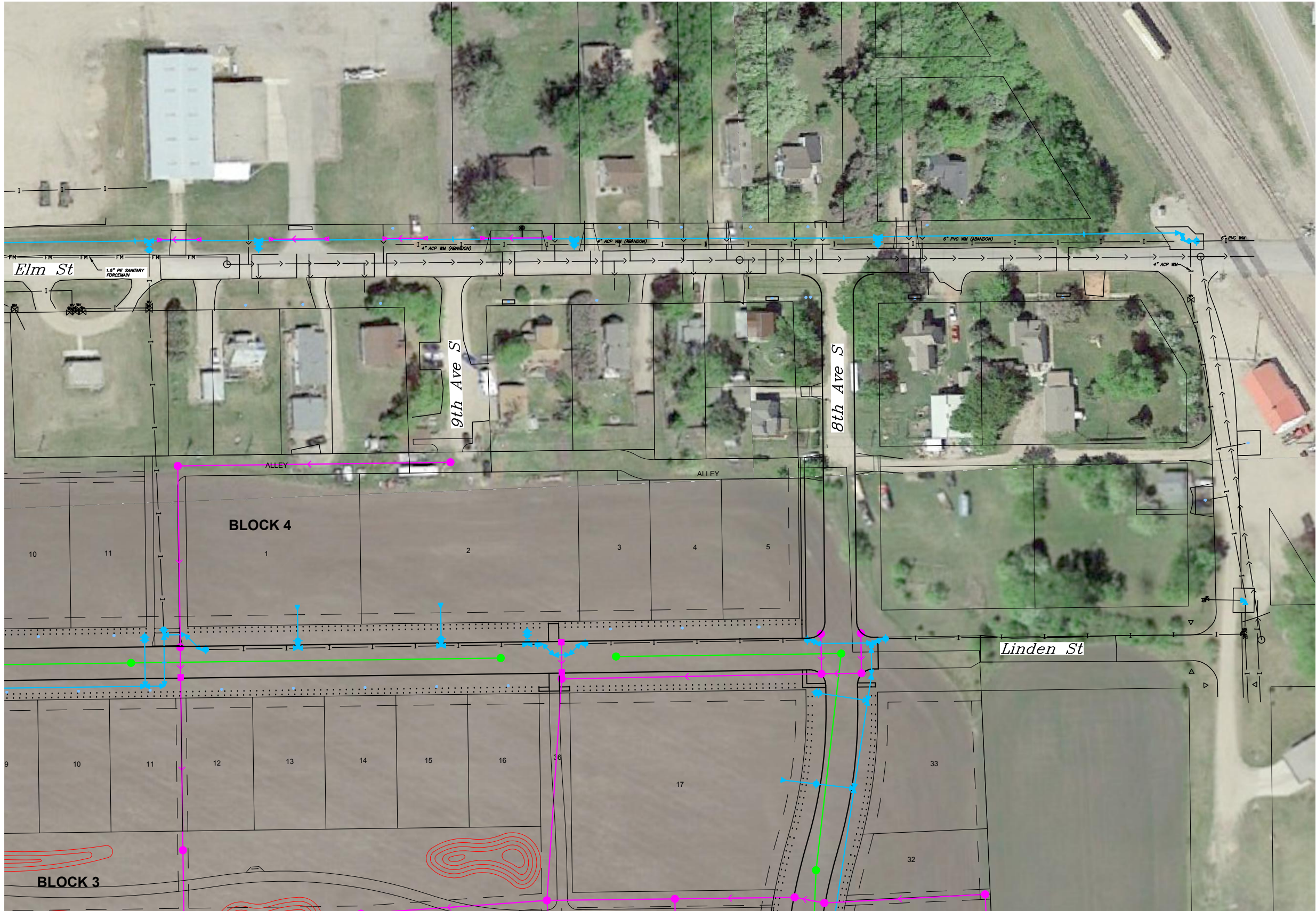
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Overall Paving Layout		
New Paving & Utility Construction		
Improvement District No. 2025-2		
DESIGN BY: TWS	CHECKED BY: AKE	
DRAWN BY: TWS	ORIG DATE: April 2025	
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- LEGEND:
- FM EX. SANITARY FORCEMAIN
 - SS EX. SANITARY SEWER
 - WM EX. WATERMAIN
 - NEW MANHOLE
 - NEW SANITARY SEWER
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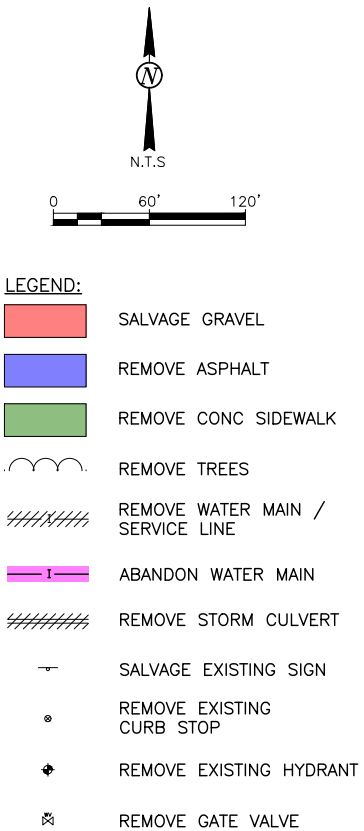
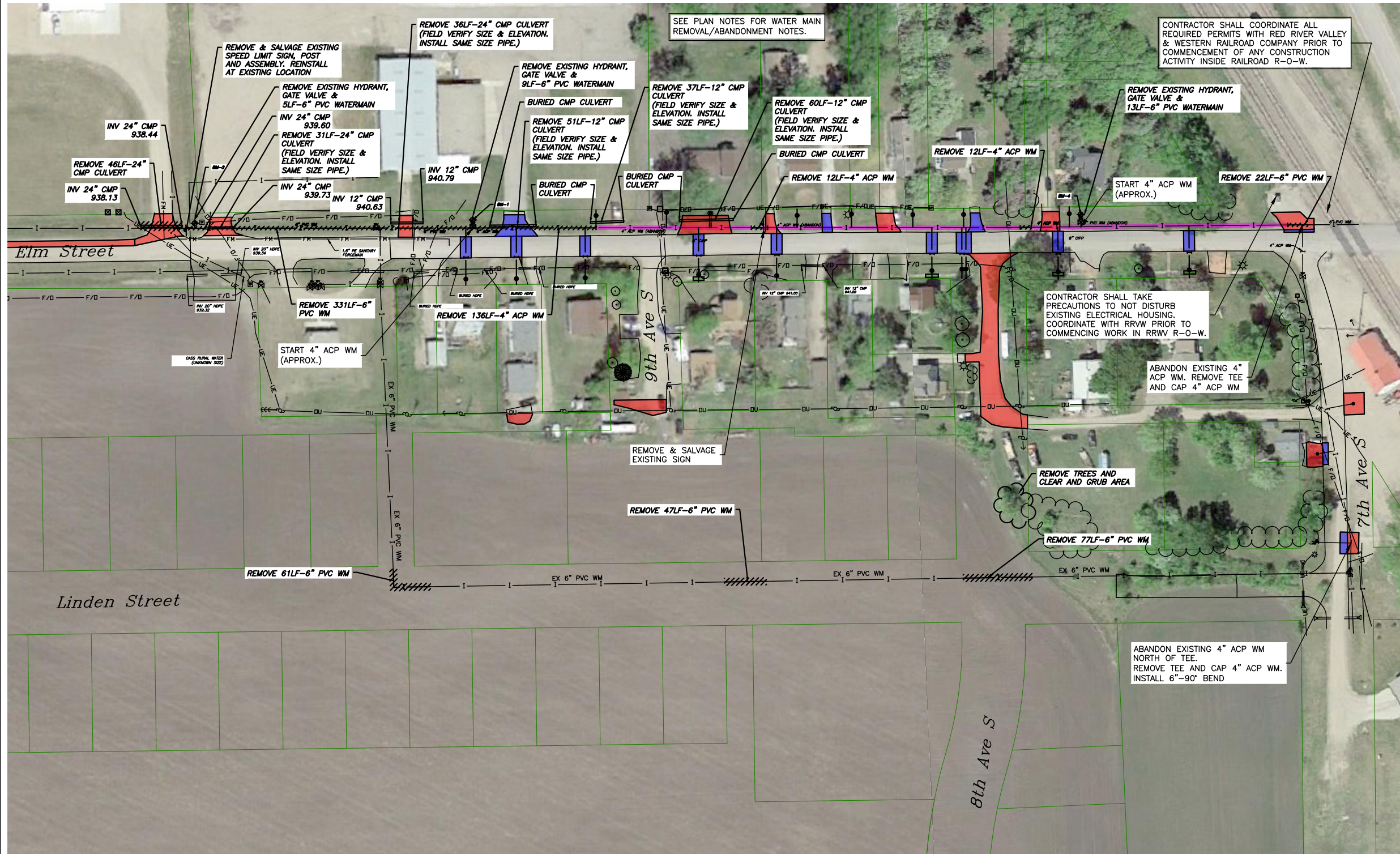
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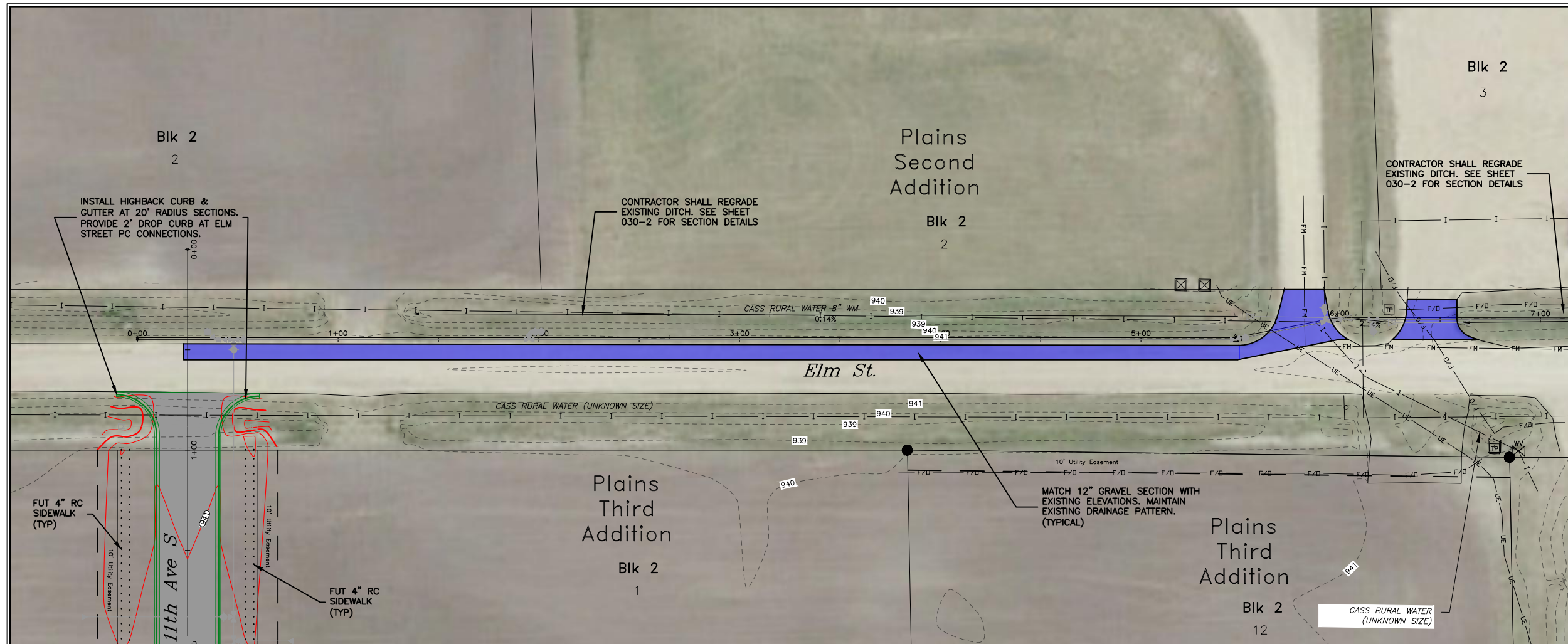
ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM		
A4: ELM STREET WATER MAIN REPLACEMENT REVISIONS		
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Removals		
Demolition Plan		
Improvement District No. 2025-2		
DESIGN BY: TWS	CHECKED BY: AKE	
DRAWN BY: TWS	ORIG DATE: April 2025	
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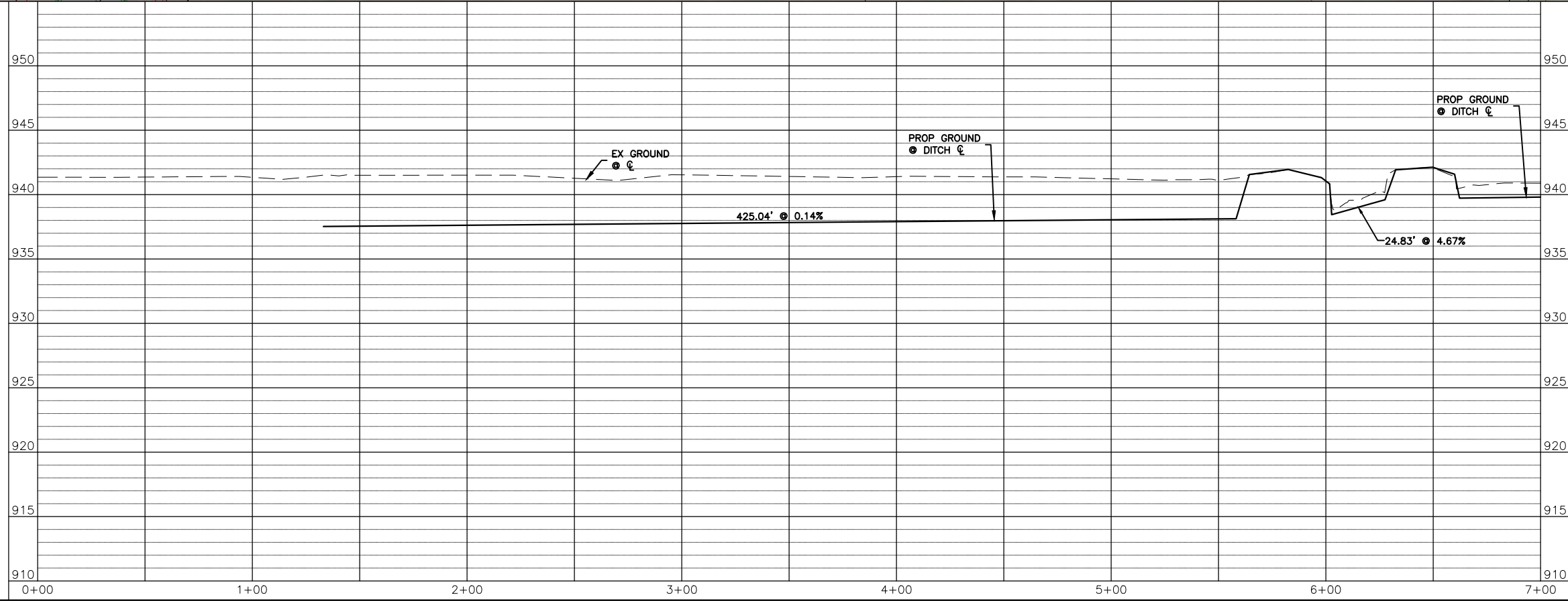


NOTES:

1. ALL GRADES ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED.
2. ALL CURB IS INFLOW MOUNTABLE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL MATCH EXISTING GRADES (UNLESS OTHERWISE NOTED) AND MAINTAIN EXISTING DRAINAGE PATTERN. (FIELD VERIFY).

PROPOSED 5" ASPHALT PAVEMENT

PROPOSED 12" GRAVEL SECTION



ALL ELEVATIONS ARE BASED ON
NAVD 88 DATUM

A4: ELM STREET WATER MAIN
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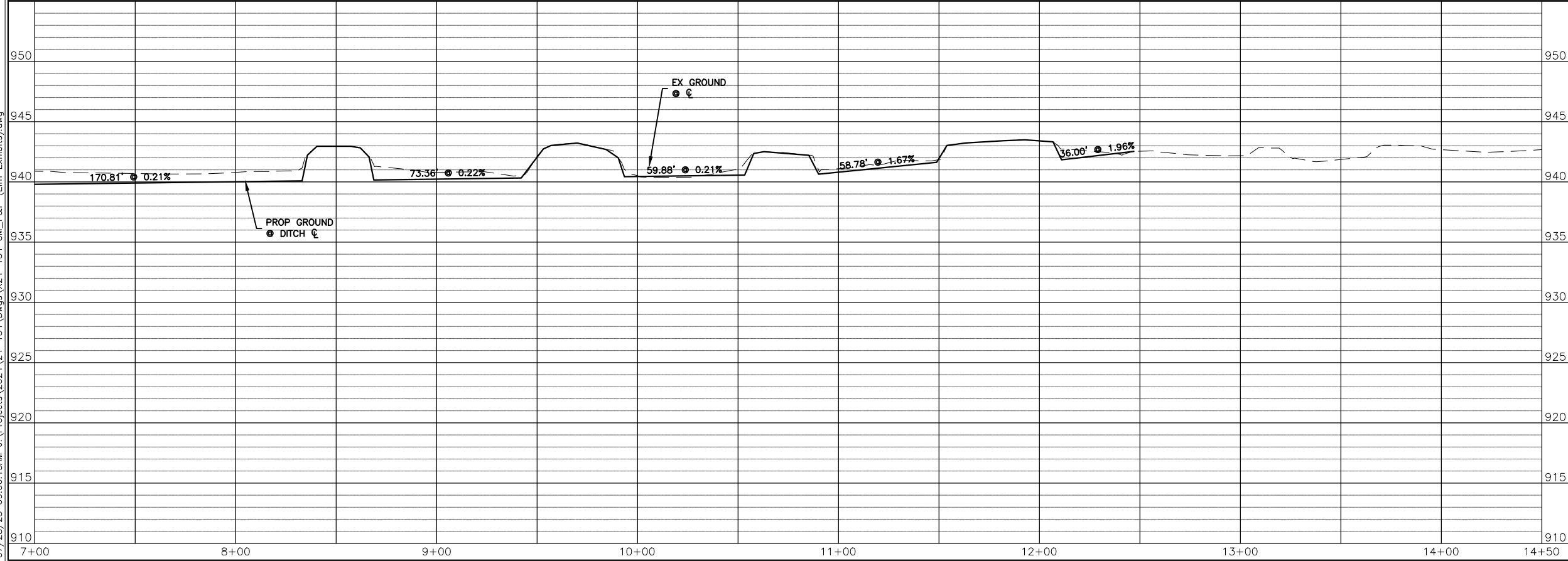
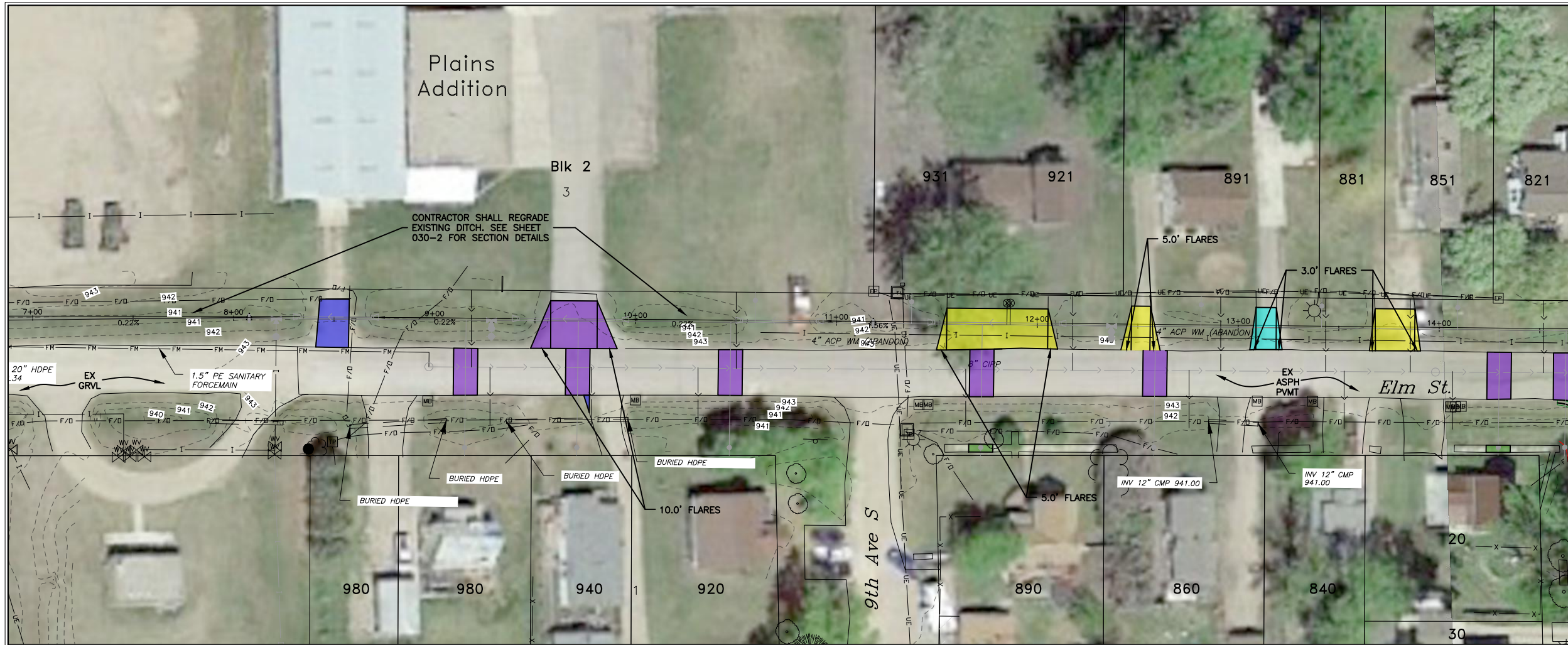
Paving Improvements

Improvement District No. 2025-2

DESIGN BY: TWS	CHECKED BY: AKE
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PROPOSED 6" ASPHALT PAVEMENT

PROPOSED 4" ASPHALT PAVEMENT

PROPOSED 12" GRAVEL SECTION

PROPOSED 6" GRAVEL SECTION

PROPOSED 4" RC SIDEWALK

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Elm Street

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Improvement District No. 2025-2

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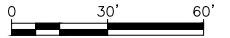
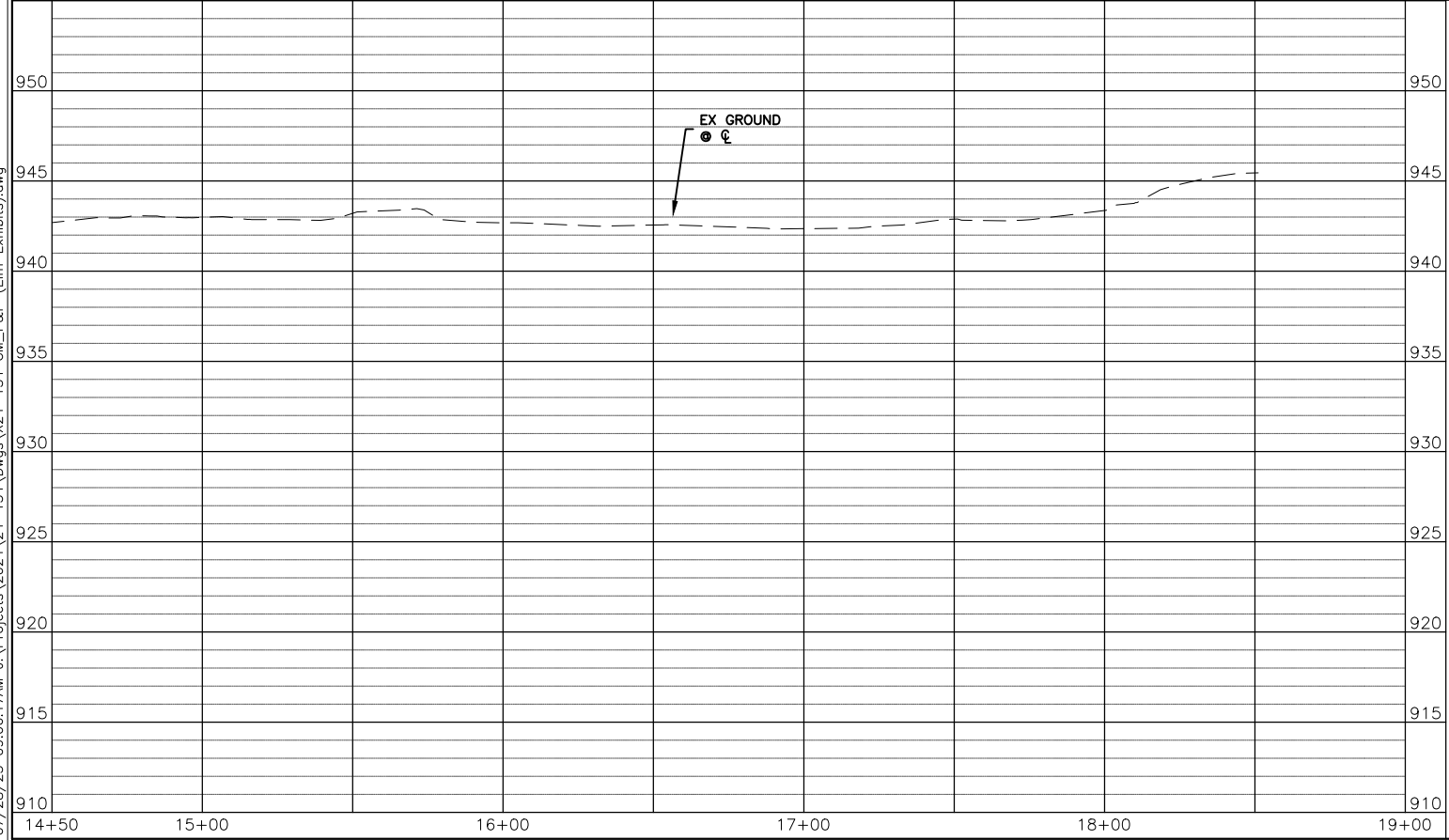
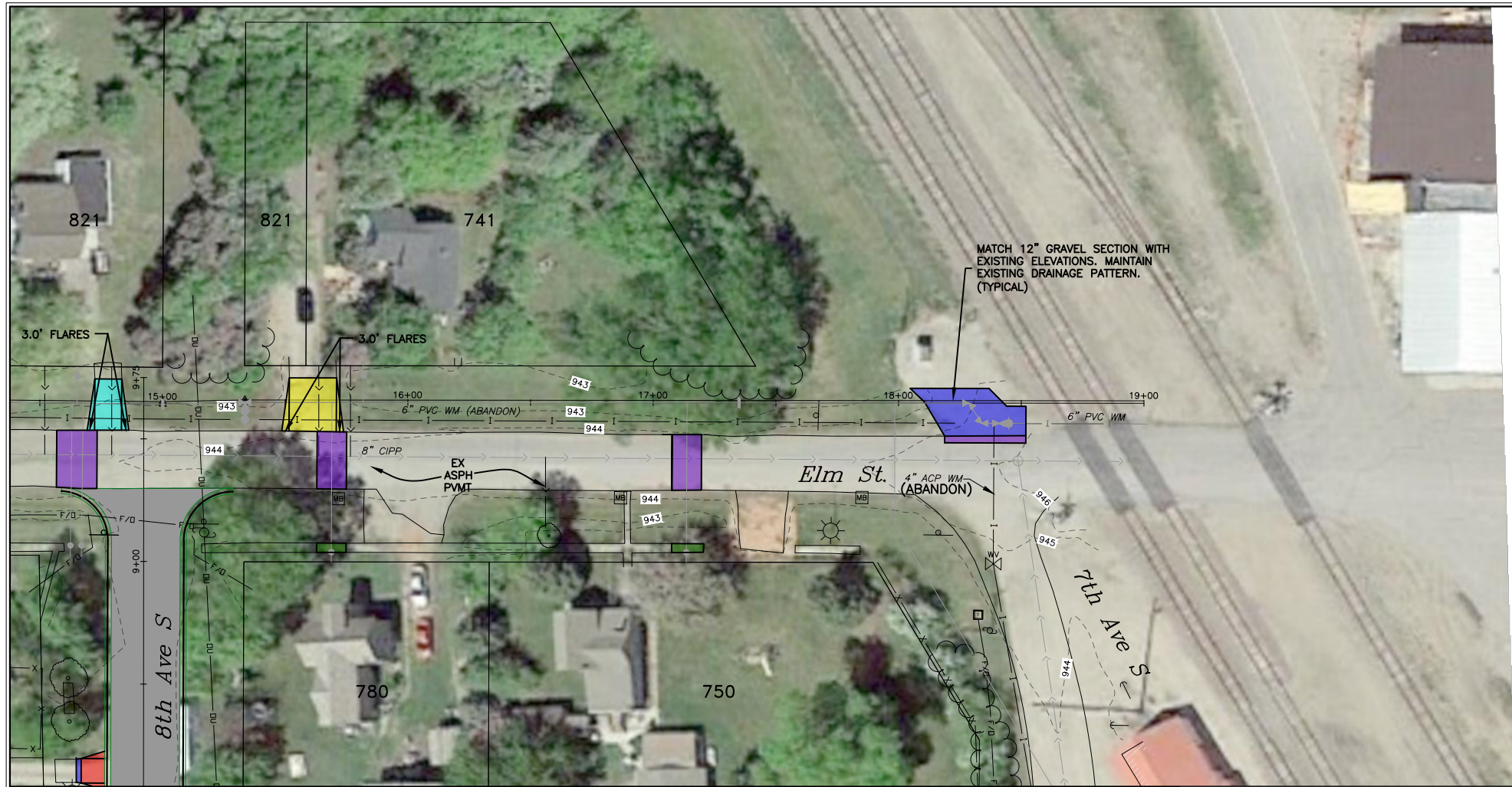
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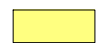
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**Elm Street Water Main Replacement
Kindred, ND**

Project #: 24381

6/2/2025

Engineer's Statement of Estimated Cost - **Preliminary** Special Assessments and User Rate Increases
Moore Project No. 24381

Project Costs and Funding Sources	Project Components		
	Elm Street Water Services	Elm Street Water Main Replacement	Total Project Cost
Total Project Cost Subtotals	\$283,252	\$346,198	\$629,450.00
DWR Cost-Share assumed 50%	\$141,625.80	\$173,099.20	\$314,725.00
DWSRF Loan for Local Share Water User Rates		\$173,099.20	\$173,099.20
Assessment Period		30	
Interest Rate		2%	
Yearly payment		\$7,728.87	
20% reserves		\$1,545.77	
Total yearly payment		\$9,274.64	
Total monthly payment		\$772.89	
Number of users		409	
Cost per user per month		\$1.89	\$1.89
Special Assessments	\$141,625.80		\$141,625.80
Assessment Period	30		
Interest Rate	3.5%		
Total assessed lots	17		
Total average special assessment per lot	\$8,330.93		
Total average cost per lot per year	\$452.96		
Total average cost per lot per month	\$37.75		