

2025 Street Rehabilitation Project No. ST2025-01

Open House Neighborhood Information Presentation

PREPARED BY:

ENGINEERING DIVISION

PUBLIC WORKS DEPARTMENT

JUNE 25, 2024



Welcome to the 2025 Street Rehabilitation Project Open House!

- Restrooms / Drinking Fountain
- Sign-In Sheet, FAQs & Comment Cards
- Project Questionnaires
- Agenda
 - Presentation – Project Overview, Personnel, Schedule, Special Assessments and Construction
 - Question & Answer (General)
- Presentation and meeting materials will be posted following the meeting at
 - [FridleyMN.gov/2025StreetProject](https://www.fridleymn.gov/2025StreetProject)
(Go to City of Fridley Website, search “Projects”, and choose **2025 Street Rehabilitation Project No. ST2025-01**)
- **Have an upcoming summer event? – Host it here!**
 - Moore Lake Community Building full/half day rentals available now
 - [City of Fridley Parks Facilities & Equipment Rentals](#)

Project Personnel

City Engineering Staff

Jim Kosluchar	Public Works Director/City Engineer	(763) 572-3554	jim.kosluchar@fridleymn.gov
Brandon Brodhag	Assistant City Engineer	(763) 238-8086	brandon.brodhag@fridleymn.gov
Carl Lind	Graduate Engineer	(612) 295-3990	carl.lind@fridleymn.gov
Touyia Lee	Graduate Engineer	(763) 350-0253	touyia.lee@fridleymn.gov
Annie Olson	Engineering Administrative Assistant	(763) 572-3554	annie.olson@fridleymn.gov

Communication

- All project communication will be through email or over the phone
 - Staff is available for on-site meetings per request
- Project Website
 - FridleyMN.gov/2025StreetProject
 - You can subscribe to updates on the project page
- Contact our team at Web-StreetProjects@fridleymn.gov or call **763-572-3554**

2025 Street Rehabilitation Project

Project Overview

Project Area	Arthur Street, East Danube Road, North Danube Road, West Danube Road
Map	View project map (PDF)
Estimated Start	Spring/Summer 2025
Estimated Completion	Fall 2025
Status	Preliminary Design

The 2025 Street Rehabilitation Project includes concrete pavement rehabilitation and miscellaneous utility improvements across approximately 0.86 miles of streets located in the North Innsbruck Neighborhood of Fridley.

Current Project Updates

June 11, 2024

Join us for an open house to learn about the 2025 Street Rehabilitation Project. There, City staff will present the proposed project, key project personnel, project schedule, funding, and information on special assessments. Following the presentation, the project team will be available for questions and to receive your feedback.

When: Tuesday, June 25th, 2024 5:30PM-6:30PM
Where: Moore Lake Park Community Building
5890 Central Ave NE, Fridley, MN 55432

Can't make it to the meeting? The presentation and project information will be posted following the open house under the Resources tab below.

Project Area

- Arthur Street – North Danube Road to West Bavarian Pass
- East Danube Road – Matterhorn Drive to North Innsbruck Drive
- North Danube Road – West Danube Road to North Innsbruck Drive
- West Danube Road – South Terminus to North Danube Road

Subscribe to Updates

Sign up for email updates at Web-StreetProjects@FridleyMN.gov to receive the latest project information.

Project Contact

- Carl Lind, call 763-572-3554 or email Engineering@FridleyMN.gov

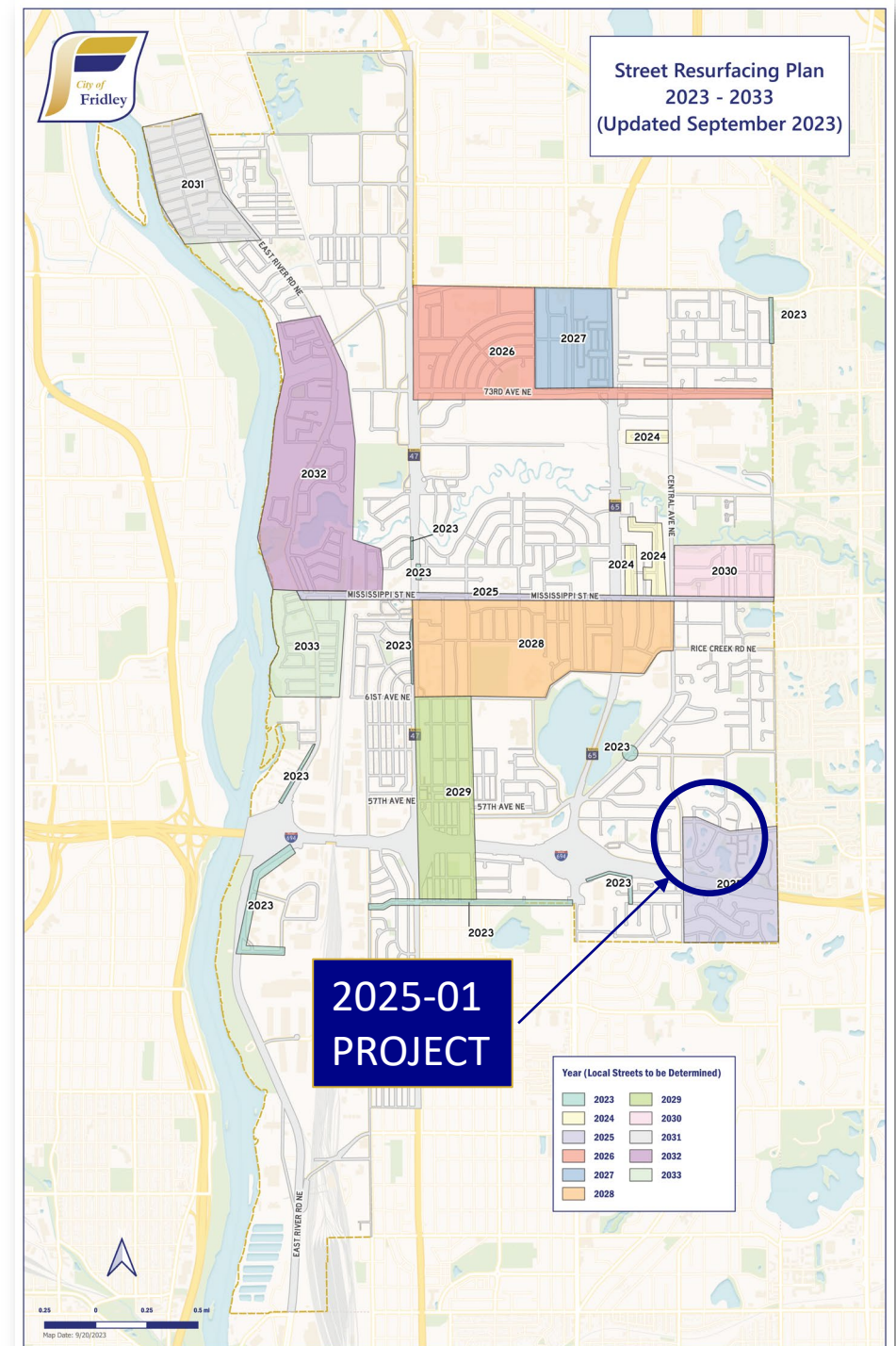
PAST PROJECT UPDATES

ADDITIONAL INFORMATION

RESOURCES

Pavement Management Plan

- Council-adopted plan for maintaining City streets & alley system
- Fridley has approximately 81 miles of local streets & alleys
- \$4.2 Million in projected pavement rehabilitation from 2024-2028



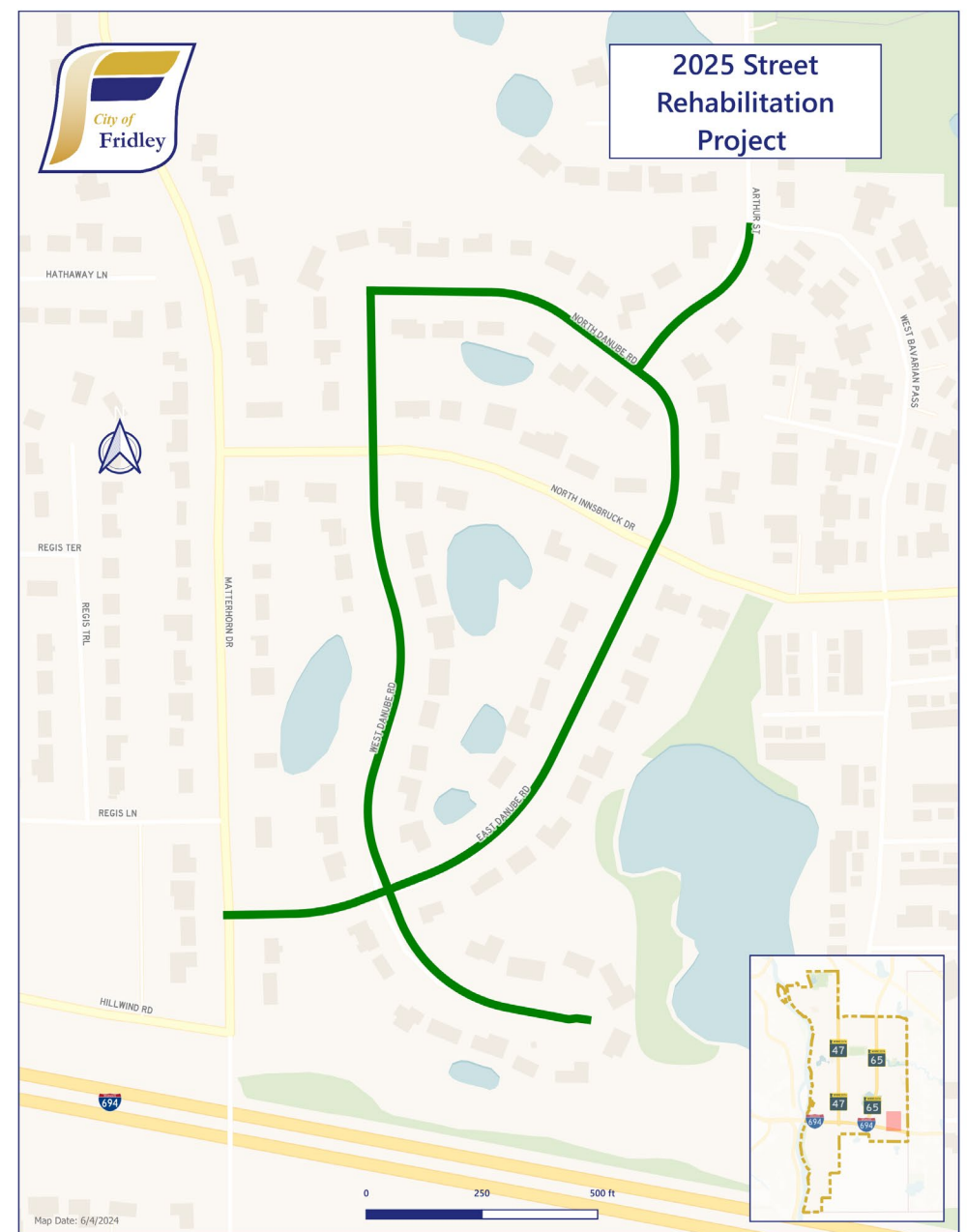
Street Program Analysis

Considerations when selecting a project:

- **Pavement Condition / Condition Ranking**
- **Time Since Last Major Maintenance**
 - Original construction in 1970s, maintenance project in mid-1990s
- **High Maintenance Levels**
- Need for Utility Replacements
- Adjacent Project Activity
- **Available Funding**

Project Map

- **Arthur Street**
 - North Danube Road to West Bavarian Pass
- **East Danube Road**
 - Matterhorn Drive to North Innsbruck Drive
- **North Danube Road**
 - West Danube Road to North Innsbruck Drive
- **West Danube Road**
 - Southern Terminus to North Danube Road



Project Area Overview

North Innsbruck Neighborhood

Project area includes approximately **0.86 miles** of streets

Proposed Improvements

- Concrete pavement rehabilitation (CPR)
- Minor utility improvements
 - Water, sanitary sewer, & storm sewer



West Danube Road



West Danube Road Cul-de-sac



Construction

What to Expect

Construction Information

- Access to Property
 - Every effort made to maintain driveway access during construction, except during major construction activities.
 - In the event driveway access is restricted, appropriate alternative parking arrangements will be provided.
 - Unless otherwise noted, on-street parking shall be restricted from 7:00 am – 7:00 pm, Mon-Fri.
- Mail/Waste & Recycling Services
 - Mail service is not anticipated to be interrupted during the project
 - Contractor will accommodate waste & recycling pickup services
- Construction Updates & Notifications
 - Weekly project updates are sent to project notification subscribers and posted to the City's project webpage

Construction Information & Frequently Asked Questions 2025 Street Rehabilitation Project No. ST2025-01



Construction Information Construction Hours & Scheduling

During construction, the Contractor's working hours shall be from 7:00 am to 7:00 pm, Monday through Friday. The Contractor may also be permitted work outside of these hours, including Saturdays, with prior approval from the City.

Throughout the construction process, the City will distribute weekly construction updates via the project email list and posts to the City's project webpage. These updates will summarize the current week's activities and provide a tentative construction schedule for the following week. For major construction activities with impacts to vehicle travel or utility services, project residents will receive advanced physical notices detailing the upcoming work. Please note that all construction scheduling is tentative, weather-dependent and subject to change.

Residents are encouraged to subscribe to the City's project email list by sending their name and address to web-StreetProjects@fridleymn.gov and requesting to be added to the project email list to receive the latest project updates.

Access during construction

All efforts will be made to maintain full access to homes throughout the construction process. During the concrete street rehabilitation process, however, there may be times when construction can result in temporary driveway access restrictions. Once installed, new concrete pavement requires a curing period, ranging from 2 to 7 days, during which vehicle access is restricted. Residents with impacted driveway access will receive advance notification of driveway restrictions along with additional information on alternative parking arrangements during the curing period.

If you require special access accommodation during construction, please let us know and we will work with the contractor to accommodate you.

Construction Safety

The Contractor and the City will make every effort to ensure that adequate signs, fences, and barriers are installed on the site. Even with these precautions, residents are asked to exercise caution when navigating around traffic control devices (cones, barrels, etc.), construction crews and active work areas.

Additionally, we request that parents keep children away from the construction site. The activity and equipment can attract children. City staff will be observing the Contractor's activity and may not be aware of any children in the area.

Mail / Waste & Recycling Services

In general, mail and waste/recycling services will not be interrupted by construction activity. In the event that these services are disrupted, the Contractor shall provide temporary mailboxes and/or move waste receptacles to a common location for pick-up. Any temporary changes to mail or waste/recycling services will be communicated to impacted project residents.




Construction

Soil Borings (Fall 2024)



- Core existing pavement in project area to evaluate existing pavement, underlying soil, and groundwater conditions.



Know the Color Code	
WHITE:	Proposed Excavation
PINK:	Temporary Survey Markings
RED:	Electric Power Lines, Cables, Conduit and Lighting Cables
YELLOW:	Gas, Oil, Steam, Petroleum or Gaseous Materials
ORANGE:	Communication, Alarm or Signal Lines, Cables or Conduit
BLUE:	Potable Water
PURPLE:	Reclaimed Water, Irrigation and Slurry Lines
GREEN:	Sewer and Drain Lines

811 Know what's below. Call before you dig.

- Mark existing private utilities (gas, electric, telecommunications) for design consideration and construction coordination



Private Utility Locates

Construction

Concrete Street Rehabilitation



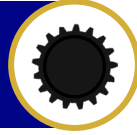
- Spot rehabilitation of concrete pavement
 - Full or partial depth rehabilitation methods
- Once installed, new concrete pavement requires a curing period during which vehicle access is restricted
 - 2-7 days depending on location
 - **Can result in temporary driveway access restrictions**
 - Residents will receive advance notification of access restrictions with additional info on alternative parking arrangements
 - Residents are asked to navigate with caution around traffic control and active work areas



Full-Depth Concrete Pavement Rehabilitation

Construction

Concrete Surface Grinding



- City is currently exploring concrete surface grinding and will incorporate as is feasible and warranted
 - To be reviewed during development of feasibility report
- Grind top surface of concrete pavement to create uniform grooved texture
- Improves ride quality and restores surface texture



Concrete Surface Grinding



Before vs. After Concrete Surface Grinding

Construction

Minor Utility Improvements



- Adjust and replace existing utility surface features (castings, valve boxes, etc.) located in the pavement
- Additional stormwater improvements to be constructed with the upcoming Danube Pond & Farr Lake Pretreatment Project
 - Construction to occur in Late Summer/Fall 2024



Hydroseed boulevard restoration

- Disturbed boulevard to be restored with topsoil, seed, fertilizer and hydraulic stabilizer (hydroseed)



Boulevard Restoration

Assessable Properties

•Low Density Residential (LDR)

- Those lots with four or fewer dwelling units
- Assessment based on a per lot basis for those accessing a street being improved
- LDR units are assigned an equal assessment
- Includes unimproved lots or portions of lots large enough to subdivide

•Non-Low Density Residential (NLDR)

- Commercial, Industrial, Manufacturing, Tax Exempt, Institutional and Medium & High-Density Residential properties
- Frontages will be assessed actual project costs based on the lineal footage of streets being maintained adjacent to front, side, or rear lot sides

↑ Based on City's Assessment Policy ↑

Special Assessment

- Assessments are determined in accordance with the City’s Roadway Major Maintenance Financing Policy
- Assessments are based on benefits calculated using **actual construction costs**

Summary of Assessable Properties

- Low Density Residential
 - 76 Properties
- Non-Low Density Residential
 - 0 Properties

Table 1. Historic LDR Assessment

Project	Assessment (per unit)
2019-01	\$2,675
2020-01	\$2,813
2021-02	\$1,850 ¹
2021-01	\$3,200
2022-01	\$3,400
2023-01	\$3,250
2023-21	\$3,800
2024-01	\$3,500 ²

(1) Partial mill & overlay rehabilitation
 (2) Preliminary estimate



Payment Options

1. Full/Partial Payment

- Lump sum payment within 30 days of the Final Assessment Hearing (October 2025)

2. Annual Installment

- Remaining assessment balance applied to property taxes & paid over 10-year term with an interest rate to be calculated by the Finance Director
- Anticipated interest rate between 4% - 7%
- Can be paid in full (with accrued interest) at any time during 10-year period. Pay by November 15th to avoid following year's interest.

3. Individual Deferral

- Individuals meeting certain criteria may request to have the assessment deferred until the future sale of the property
- To qualify: 65 or older, income level, etc.
- *Interest accrues until the property is sold*

Can combine these options by making partial payment and allowing remainder to be assessed to property taxes

Tentative Schedule

Item	Date
Open House	June 25, 2024
Opportunity for Resident Feedback	July/August 2024
Feasibility Study / Set Improvement Hearing Date*	August 26, 2024
Preliminary Assessment Hearing*	September 23, 2024
Award Project to Contractor	January/February 2025
Begin Construction	May/June 2025
Project Completion	September 2025
Final Assessment Hearing*	October 2025

* Denotes City Council Meeting

Denotes Mailed & Published Notice

Project Questionnaire

Residential Properties



Let us know about any of the following:

- Private irrigation/pet fences
- Upcoming privately contracted work
- Drainage/Utility Issues
- Home Business, Special Access Needs

Participate in a complimentary sanitary sewer service inspection

- Please ensure your sewer service cleanout in your home is accessible and can be opened prior to your appointment

City of Fridley 2025 Street Rehabilitation Project Questionnaire

This questionnaire is for informational purposes only.

This questionnaire can be returned by mail or delivered to Fridley City Hall:
Fridley Engineering Department • 7071 University Avenue NE • Fridley, MN 55432
Or email a photo/scan to: Web-StreetProjects@fridleymn.gov

A. Are you interested in having a complimentary inspection of your sanitary sewer service? The inspection takes 30-60 minutes, and would be scheduled on a weekday between 7:00 AM and 2:00 PM. A camera is inserted into the line in your home and pushed out to the main. Please ensure the sewer service cleanout in your home is accessible and can be opened prior to your appointment.

Yes No

B. Are you considering water/sewer service repair, driveway replacement, or any other privately contracted work during the upcoming construction season?

Yes No Describe: _____

C. Do you have an irrigation system located near the curb?

Yes No

Do you have a pet fence located near the curb?

Yes No

Do you have other items (such as landscaping) in the boulevard that may conflict with street construction?

D. Do you know of an existing drainage or utility problem in the proposed project area?

Do you have any special access needs, have a home business, or have other comments? If so, please include those below, or email our project staff.

E. Please provide your name and contact information.

Name **Address** **Telephone Number** **Email Address**

Thank You!

- Please contact the Engineering Division if you have questions or concerns
 - Assistant City Engineer – Brandon Brodhag (763-238-8086)
 - Project Engineer – Carl Lind (763-572-3551)
 - Project Engineer – Touyia Lee (763-350-0253)
- Email us at Web-StreetProjects@fridleymn.gov
- Sign up for Project Updates & Notifications
 - Bookmark us! We have a 2025 Street Rehabilitation Project page at [FridleyMN.gov/2025StreetProject](https://www.fridleymn.gov/2025StreetProject)
 - Or, search “street projects” on the City website (www.fridleymn.gov).
 - We will email updates, so please feel free to provide your contact information directly to us or subscribe to project updates.
 - Difficulty receiving email updates? Call us at 763-572-3554!



Visit the Project Webpage!