

Street Rehabilitation Project No. ST2026-02

Open House Neighborhood Information Presentation

PREPARED BY:

ENGINEERING DIVISION

PUBLIC WORKS DEPARTMENT

OCTOBER 8, 2025



Welcome to the Street Rehabilitation Project Open House!

- Restrooms / Drinking Fountain
- Agenda
 - Sign In Sheet and Comment Cards
 - Presentation – About the Project, Schedule, and Construction
 - Q & A (general)
 - Online Survey – FAQ
- Presentation will be posted at
 - <https://www.fridleymn.gov/Utilities-Services/Public-Works-Projects/Street-Rehabilitation-Project-No.-2026-02>

(Go to City of Fridley Website, search "Projects", and choose **Street Rehabilitation Project No. ST2026-02**)

Project Personnel

City Engineering Staff

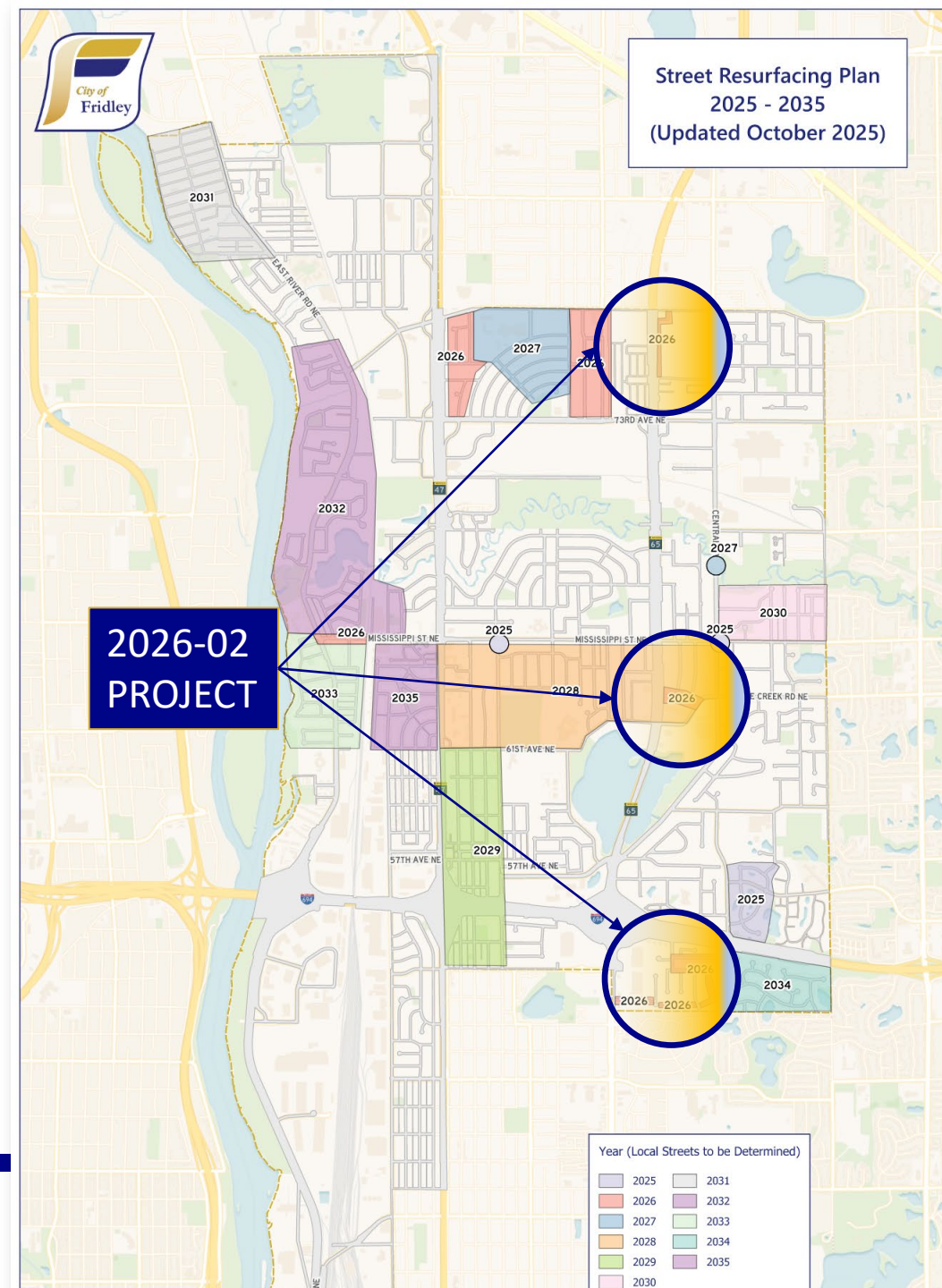
Jim Kosluchar	Public Works Director/City Engineer	(763) 572-3554	jim.kosluchar@fridleymn.gov
Brandon Brodhag	Assistant City Engineer	(763) 238-8086	brandon.brodhag@fridleymn.gov
Carl Lind	Graduate Engineer	(612) 295-3990	carl.lind@fridleymn.gov
Malek Elbatta	Graduate Engineer	(763) 350-0253	malek.elbatta@fridleymn.gov
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
 - On Projects Page at <https://www.fridleymn.gov/Utilities-Services/Public-Works-Projects>
 - Look for Project **Street Rehabilitation Project No. ST2026-02**
 - <https://www.fridleymn.gov/Utilities-Services/Public-Works-Projects/Street-Rehabilitation-Project-No.-2026-02>
- Contact our team at Web-StreetProjects@fridleymn.gov or call **763-572-3554**

Pavement Management Plan

- Council adopted plan for maintaining City streets & alley system
- Fridley has approximately 81 miles of local streets & alleys
- \$2.9 Million in pavement rehabilitation over 5 years



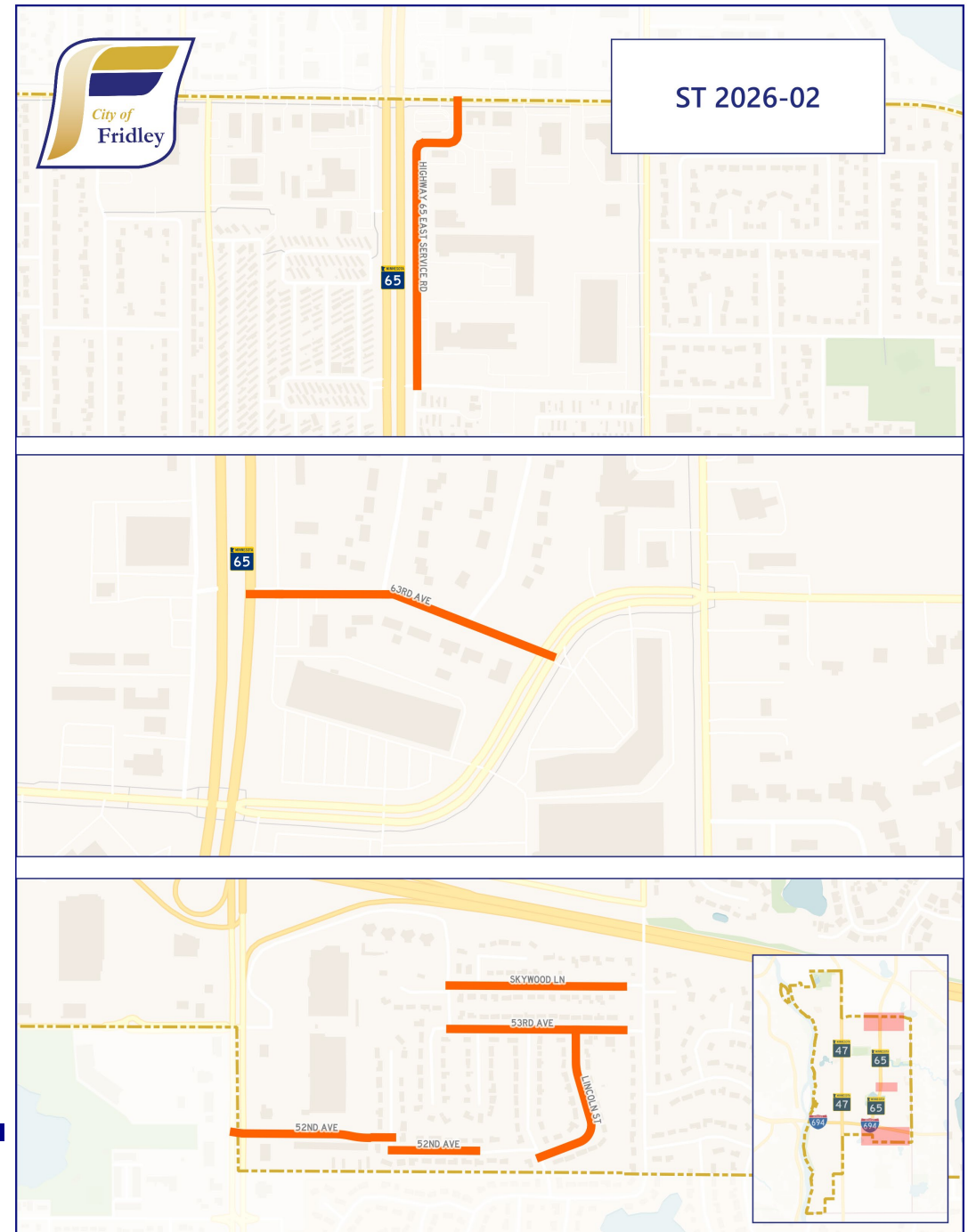
Street Program Analysis

Considerations when selecting a project:

- **Street Condition / Ranking**
- **Time Since Last Major Maintenance**
- **High Maintenance Levels**
- Need for Utility Replacements
- Adjacent Project Activity
- **Available Funding**

Project Map

- Viron Rd/T.H. 65 East Service Drive
 - Fireside Drive to Osborne Road
- 63rd Avenue
 - Trunk Highway 65 to East Moore Lake Drive
- Skywood Lane
 - Fillmore Street to 150' West of Matterhorn Drive
- 53rd Avenue
 - Fillmore Street to 150' West of Matterhorn Drive
- Lincoln Street
 - Buchanan Street to 53rd Avenue
- 52nd Avenue
 - Trunk Highway 65 to 550' East of Taylor Street



Project Area Overview

Viron Rd/TH 65 E Service Rd



Viron Rd / TH 65 E Service Rd looking south



Viron Rd/ TH 65 E Service Rd looking north



63rd Avenue looking east



63rd Avenue looking west

63rd Avenue

Project Area Overview

Skywood Lane



Skywood Lane looking east



Skywood Lane looking west



53rd Avenue looking east



53rd Avenue looking west

53rd Avenue

Project Area Overview

Lincoln Street



Lincoln Street looking south



Lincoln Street looking north



52nd Avenue looking east



52nd Avenue looking west

52nd Avenue

Proposed Project Improvements

- Pavement Rehabilitation Improvement Types:
 - Full Depth Reclamation
 - Mill & Overlay
- Project scope currently doesn't include replacement of any curb & gutter
- No anticipated City owned utility improvements (water, sewer and storm)
- Private Utilities
 - Staff are coordinating with private utility companies (CenterPoint Energy, Xcel, etc.)



Construction

What to Expect

Construction Information

- Access to Property
 - Access to driveways maintained during construction, except during major construction activities.
- On-Street Parking
 - Please do not park on the street during construction.
- Project Updates & Notifications
 - Subscribers will receive notification prior to significant work and these milestones:
 - Construction starting
 - Schedule changes
 - Road closures
 - Paving

Construction



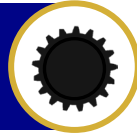
- Mark existing private utilities (gas, electric, telecommunications) for design consideration and construction coordination



Private Utility Locates

Construction

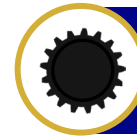
Full Depth Reclamation



- Grinds and recycles top 10"-12" of pavement and roadway base to create new aggregate base



- Grind and remove top 2" of existing pavement for replacement



Mill & Overlay

Construction

Concrete Curb & Gutter Repair

- Spot replacement of severely damaged or heaved curb & gutter
- 7-day cure time on new concrete curb & gutter
 - Residents will receive notification with additional details one week prior to concrete work
 - **Spot curb & gutter replacement can result in temporary driveway access restrictions during cure time**



Finishing spot curb & gutter replacement

Construction

Roadway Paving



- New bituminous asphalt pavement installed in two layers
 - Base course (first lift)
 - Wear course (final lift)
- Compacted via series of rollers
- While the new pavement is passable after compaction, a 1-2 hour “cure time” is preferred to allow the pavement to set up
 - **Please avoid sharp turns or braking on new pavement**



Base course paving



Wear course paving

Construction

Boulevard Restoration



- Disturbed boulevard to be restored with hydroseed

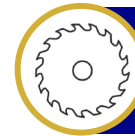


Hydroseed boulevard restoration



Pavement saw & seal

- Cut new pavement sections at prescribed joints to reduce cracking



Pavement Saw & Seal

Construction

Project Completion



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 following 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
 - 82 Properties
- Non-Low Density Residential
 - 16 Properties

Table 1. Historic LDR Assessment

Project	Assessment (per unit)
2021-02	\$1,850
2021-01	\$3,200
2022-01	\$3,400
2023-01	\$3,250
2024-01	\$3,500
2025-01	\$4,200

Table 2. Historic NLDR Assessment

Project	Street Width	Assessment (per LF)
2018-01	30-40 feet	\$36.33
2019-01	33 feet	\$38.34
2020-01	33 feet	\$45.12
2023-01	40 feet	\$39.25
2024-01	35 feet	\$42.81

Payment Options

1. Full/Partial Payment

- Lump sum payment within 30 days of the Final Assessment Hearing (October/November 2026)

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.

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

3. Individual Deferral

- Senior citizens 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*

Tentative Schedule

Owners will receive mailed notice of hearings

Item	Date
Open House	October 8, 2025
Opportunity for Resident Feedback	September/October 2025
Feasibility Study / Set Improvement Hearing Date	October 27, 2025
Preliminary Assessment Hearing	November 24, 2025
Award Project to Contractor	December 2025
Begin Construction	May 2026
Project Completion	September 2026
Final Assessment Hearing	October 2026

Project Questionnaire

Residential Properties



- Complimentary sanitary sewer service inspection
- Private irrigation/pet fences
- Upcoming privately contracted work
- Drainage/Utility Issues
- Home Business, Special Access Needs

<https://form.jotform.com/FridleyMN/street-rehabilitation-survey-st2026>

Street Rehabilitation Survey

Property Owner Details

Name *

First Name Last Name

Property Address *

Street Address

Street Address Line 2

Phone Number

Please enter a valid phone number.

Email (to receive project updates)

example@example.com

Thank You!

- Please contact the Engineering Division if you have questions or concerns
 - Assistant City Engineer – Brandon Brodhag (763-238-8086)
- Email us at Web-StreetProjects@fridleymn.gov
- Sign up for Project Updates & Notifications
 - Bookmark us! We have a Street Rehabilitation Project page at
 - <https://www.fridleymn.gov/Utilities-Services/Public-Works-Projects/Street-Rehabilitation-Project-No.-2026-02>
 - 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!