



Street Rehabilitation Project No. ST2026-01

Open House Neighborhood Information Presentation

PREPARED BY:

ENGINEERING DEVISION

PUBLIC WORKS DEPARTMENT

OCTOBER 2, 2025



Welcome

- Restrooms / Drinking Fountain
- Sign-In Sheet, FAQs & Comment Cards
- Presentation and meeting materials will be posted following the meeting at
 - www.tinyurl.com/Fridley2026StreetProject
(Go to City of Fridley Website, search “Projects”, and choose **Street Rehabilitation Project No. ST2026-01**)



The screenshot displays the City of Fridley website. At the top, there is a navigation bar with links for 'Contact Us', 'Facebook', 'LinkedIn', 'X', and a language dropdown set to 'English'. The City of Fridley logo, featuring a stylized 'F' and the tagline 'Friendly, Responsive & Driven', is on the left. A search bar with the placeholder text 'What are you looking for?' and a 'Search' button is on the right. Below the navigation bar, a horizontal menu contains links for 'Utilities & Services', 'Community & Recreation', 'Property & Business', 'Public Safety', and 'Your Government'. The main content area shows a breadcrumb trail: 'Home / Utilities & Services / Public Works Projects / Street Rehabilitation Project ST2026-01'. The title 'Street Rehabilitation Project ST2026-01' is prominently displayed. Below the title, a table provides project details:

Project type	Public Works
Project status/phase	Planning Phase
Project schedule	Construction Summer 2026
Project area	Melody Manor Neighborhood

Below the table, a paragraph states: 'The Street Rehabilitation Project ST2026-01 is scheduled to begin construction in 2026 and will include the rehabilitation of several asphalt street segments, watermain replacement in select areas, and minor utility repairs in the Melody Manor neighborhood.'

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
Malek Elbatta	Graduate Engineer	(763) 350-0253	Malek.Elbatta@fridleymn.gov
Carl Lind	Graduate Engineer	(612) 295-3990	carl.lind@fridleymn.gov
Annie Olson	Engineering Administrative Assistant	(763) 572-3554	annie.olson@fridleymn.gov

Project Recap

- Neighborhood Information Video
- First Open House Held – June 24, 2025
- Field Work Completed

- Today's Agenda

- Presentation – Project Area, Construction, Schedule, and Special Assessments
- Question & Answer (General)

Project Overview

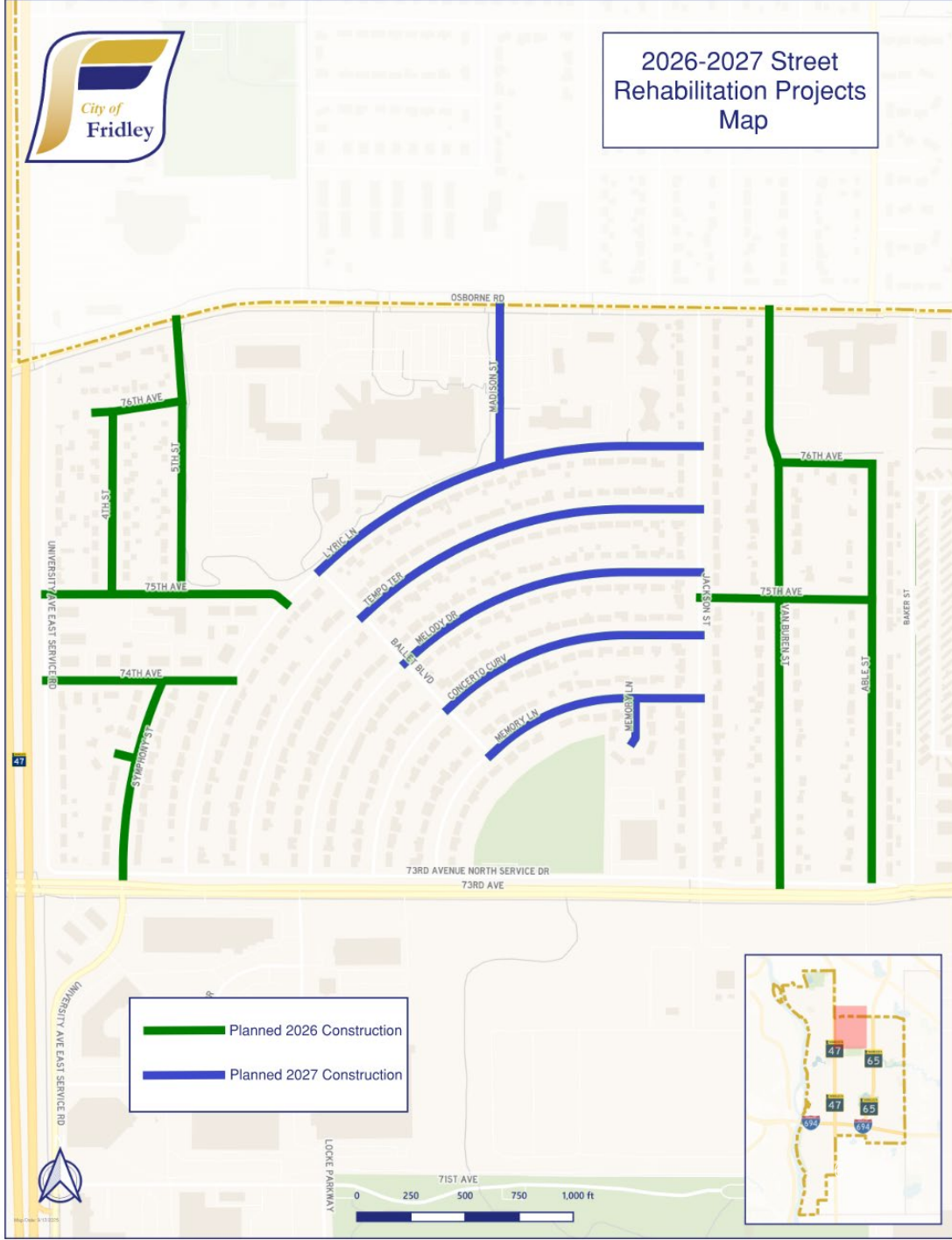
The video below was created to introduce residents to the upcoming 2026 Street Rehabilitation Project. Staff goes over the scope of work being performed, what to expect during construction, and other additional information pertaining to the project.



Project Area

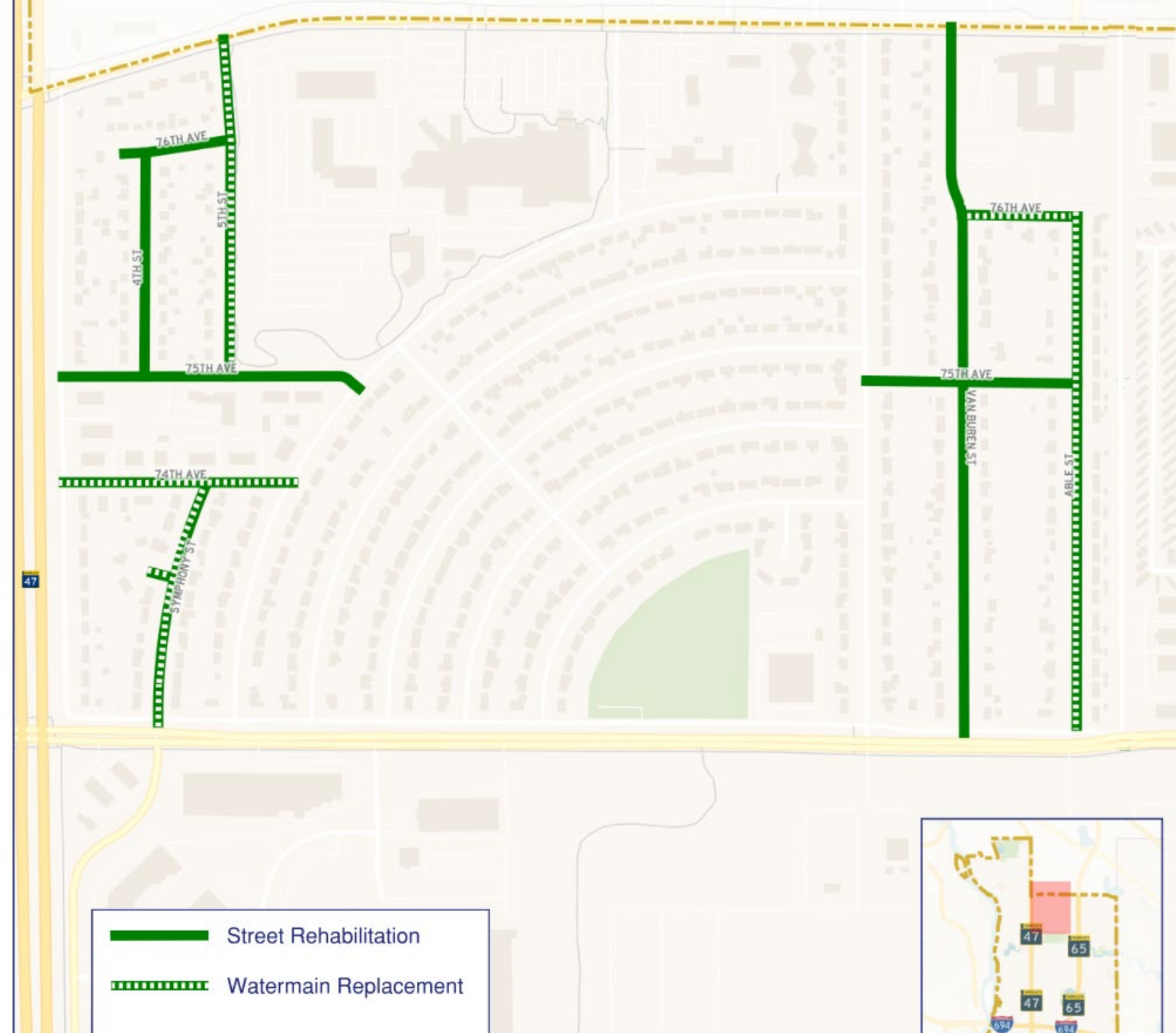
Neighborhood Projects Phasing

2026 Streets	2027 Streets
5 TH STREET	MADISON STREET
76 TH AVENUE	LYRIC LANE
4 TH STREET	TEMPO TERRACE
75 TH AVENUE	MELODY DRIVE
74 TH AVENUE	CONCERTO CURVE
SYMPHONY STREET	MEMORY LANE
VAN BUREN STREET	
ABLE STREET	



Construction

2026 Street Rehabilitation Construction Map



Construction

- Proposed Improvements
 - Pavement replacement
 - Spot curb & gutter replacement
 - Watermain replacement
 - Miscellaneous utility improvements
 - Restoration



Construction

- Construction Impacts
 - Temporary above-ground water service on streets with watermain replacement; short scheduled shutoffs will be noticed in advance
- Parking
- Mail service
- Landscaping
- Irrigation
- Gravel road
- Driveway and street access



Schedule

PRELIMINARY ENGINEERING June 2025 to November 2025		DESIGN & BIDDING November 2025 to Spring 2026		CONSTRUCTION & FINAL ASSESSMENT HEARING May to October 2026	
June 13, 2025	Video Presentation	November 2025 to February 2026	Coordinate with Private Utilities	May to September 2026	Construction
June 24, 2025	First Open house		Prepare Plans and specifications		
June to September 2025	Prepare Feasibility Study		Continue working with Residents		
October 2, 2025	Second Open house		Solicit Bids from Contractors	October 2026	Final Hearing on Improvements
October 13, 2025	Present Feasibility Study to Council and Set Preliminary Hearing on Improvements Date	Spring 2026	Award Contract		
November 2025	Preliminary Hearing on improvements				

Owners will receive mailed notice of hearings

Special Assessments

- Project is funded through:
 - Minnesota State Aid Funding
 - City Utility Funds
 - Special Assessments to benefiting properties
- Special Assessments are based on benefits calculated using **actual construction costs**
- Residents will receive a mailed notice including an estimated assessment amount before the Preliminary Hearing on Improvements (November 2025)
- Preliminary assessment amount for single-family homes expected between \$3,800 and \$4,200.

Project	Assessment (per unit)
2021-01	\$3,200
2022-01	\$3,400
2023-01	\$3,250
2023-21	\$3,800
2024-01	\$3,500
2025-01	\$4,200

Table 1: Historic Residential Special Assessment

Project Updates

- Sign up for Project Updates & Notifications:
 - Email **Web-StreetProjects@fridleymn.gov** and request to be subscribed to email notifications for the 2026 Street Rehabilitation Project
 - **Or** opt-in by completing the resident survey (available on the project webpage) to also share feedback with project staff
 - Residents will receive periodic email updates during design and weekly updates during construction.
- If you have any questions regarding the project, please contact the Engineering Division at:

City of Fridley Engineering Division

(763) 572-3554

Web-StreetProjects@fridleymn.gov



Visit the Project Webpage!



Street Rehabilitation Project

Project Update

Concrete Pavement Rehabilitation:
This week, the Contractor began removal of the remaining concrete pavement replacements located near driveways. Next week, the Contractor will complete pavement preparation and concrete placement in these locations.

Temporary Mail Service:
As a reminder, all properties within the project area are currently placed on temporary mail service. Individual temporary mail boxes have been installed at the intersection of Arthur Street & Royal Oak Court, which will remain in service for the duration of concrete pavement rehabilitation activity.

Garbage/Recycling Service:
During construction, it is the Contractor's responsibility to maintain garbage/recycling services for all project residents. The Contractor will move bins as needed to facilitate pick-up and return them to each property by the following day. In order to assist in this process, project residents are asked to place garbage and recycling bins at the base of their driveway the evening prior to pick-up.

Traffic Control & Street Parking:
In order to provide the Contractor with room to work and prevent any damage to vehicles or personal property, project residents and motorists are asked to adhere to the one-way traffic signage within the project area. Additionally, on-street parking in areas of active

Project Contacts
Fridley Engineering Division
(763) 572-3554
web-StreetProjects@fridleymn.gov

Construction
The Contractor's hours will be from 7:00 a.m. to 7:00 p.m., Monday-Friday. There is potential for occasional work outside of these hours with City approval.

Please keep in mind that this type of construction may generate noise, dust, mud, and be disruptive to the area. Please be patient with the Contractor and contact us if you have any concerns we can help with.

Resident Access
During construction, the City and contractor will work to minimize inconvenience to residents. That said, residents can anticipate occasional impacts to utility services and driveway access during various phases of construction. Generally, impacts to utility services are limited to short durations (hours) while driveway access may be impacted for up to 7 days during concrete work. Properties

