

Creamery Avenue Improvements & Creamery Avenue Bridge Project Newsletter

April 18, 2025

Construction:

- Sanitary sewer improvements
- Water distribution improvements
- Storm sewer improvements
- Street and curb construction
- Driveway and turf restoration
- Private utility relocation

Construction schedule:

Start: September 16, 2024

Finish: September 1, 2026

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Overview

As you know, the City of Browerville is undertaking a construction project to improve the city streets and utilities. The project includes replacing the sanitary sewer mains and services, replacing water services and a portion of the water mains, replacing the storm sewer system, and reconstructing the streets. The contractor is R. L. Larson from St. Cloud, Minnesota. The project is located on the following streets:

- Creamery Avenue North from 6th Street East to County Road 21
- County Road 21 from US Highway 71 to Creamery Avenue
- Main Street North from County Road 21 to dead-end 400-feet south
- Sanitary sewer in turf areas and across Highway 71 between Park Avenue and Creamery Avenue
- Perry Avenue North from 9th Street West to 10th Street West
- 9th Street West from Park Avenue to Perry Avenue
- 11th Street West from TH 71 to about 350' west of Park Avenue

Project Timeline

R. L. Larson Excavating from St. Cloud, Minnesota has begun working on Creamery Avenue N storm sewer construction and installing a temporary water service system for Perry Avenue N.

Perry Avenue N water will be shut off Tuesday April 22 around 8am for the transition to temporary water services.

Creamery Avenue N will be closed from Harris Creek to CSAH 21 until further notice. Perry Avenue N and Main Street will be closed to through traffic and experience some temporary closures during construction.

The following work has been scheduled to begin on April 22, 2024.

- Pavement, curb and sidewalk removal on Perry Avenue N and Main St.
- Sanitary Sewer installation from US Hwy 71 to Park Avenue.
- Watermain installation on Perry Avenue N will begin.
- Storm Sewer and watermain on Main Street.
- Storm sewer on CSAH 21.

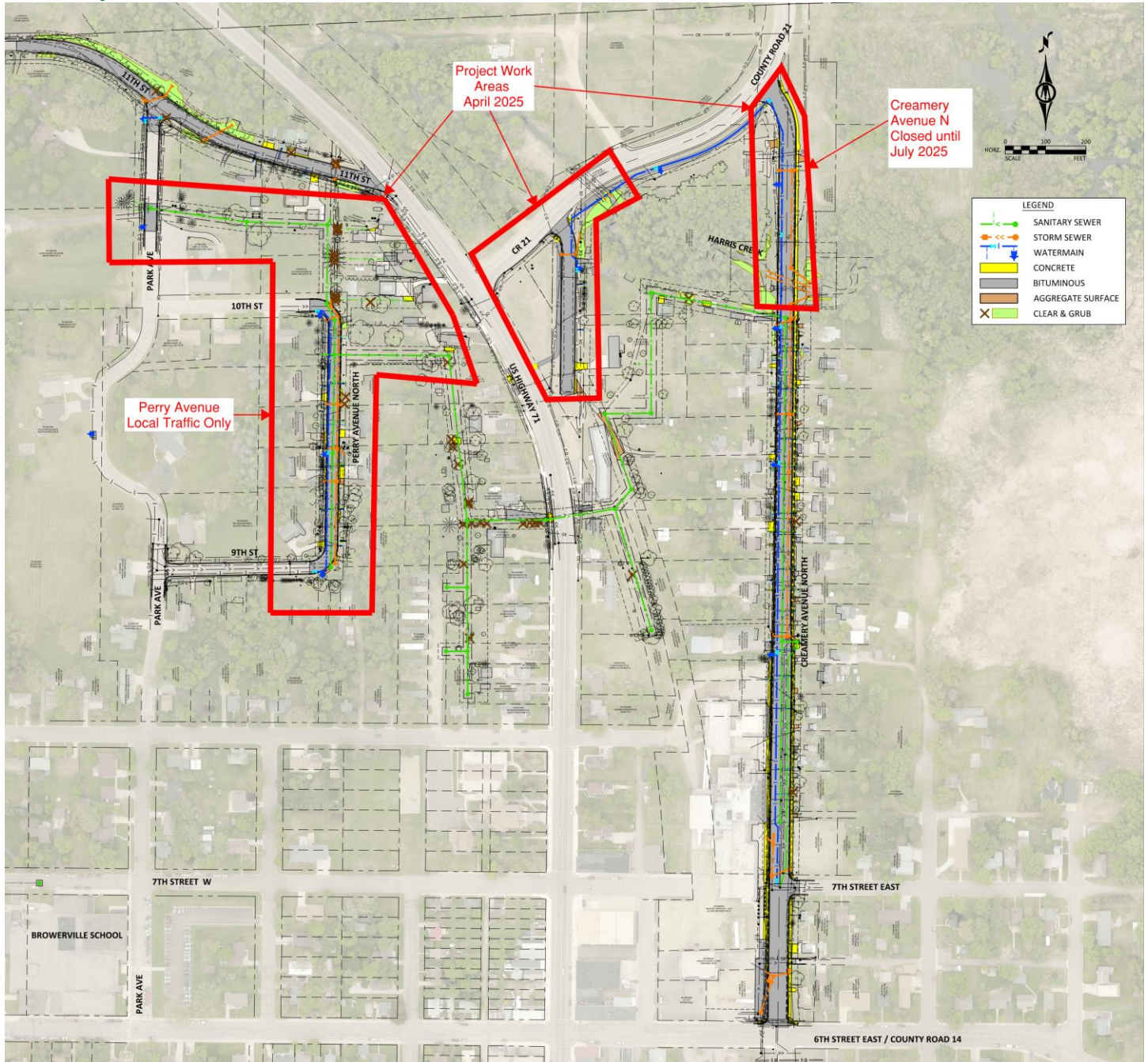
Updates

Everyone is encouraged to subscribe to project updates via email or text by visiting www.browervillecreameryavenue.com or scanning the QR code to the right. This website also has maps, schedules, informational videos, and links to these newsletters.



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Contacts

Informational newsletters, such as this one, will be mailed or hand delivered to you periodically throughout the project. If you have questions or concerns at any time, feel free to contact any of the people listed on the left side of this page. We would like to thank you in advance for your understanding and cooperation with this improvement project.



Alert

Private Work – Asphalt Paving

If you are interested in having additional asphalt paving work completed on your property, outside of the project limits, please coordinate this work and arrange payment directly with the contractor.

- For asphalt paving, contact Jeff at Ideal Construction, 218-820-8899.
- The concrete contractor is Knife Lake Concrete from Mora. They are not anticipating they will have time to complete additional work on this project this fall.

Private Utilities

Some power poles, gas mains and communication lines will be relocated during the project. Much of this work is already completed. This work is necessary to accommodate the proposed improvements. Minnesota Power will be relocating many of their poles. This will cause Centurylink and Charter to relocate their utilities as well, since many of their lines are connected to Minnesota Power's poles.

Disruptions to Sewer and Water Service

Water and sewer service will mostly be provided at all times. However, planned shut-downs and disruptions will occur. For any anticipated longer shutoff periods, residents will be provided with a notice delivered to the front door. Your residence will be connected to a temporary water supply system until the new piping is installed and tested. This may result in a decrease in water pressure.

Mail Delivery and Trash Pickup

For those with mailboxes, temporary mailboxes will be placed near the project area. Residents will be notified when the mail will be routed to the temporary mailboxes and where they will be located. The contractor will work with mail carriers to ensure that mail service will not be interrupted. The contractor will also assist residents with garbage service on the day of pickup. Please label your garbage bins with address and contact information. Continue to place your trash bins out on your normally scheduled pick up day and the contractor will take it from there.

Private Improvements in Right-of-Way

If you have improvements such as landscaping, retaining walls, shrubs, bushes, flowers, sheds, irrigation systems, etc. in the right-of-way, it is not the contractor's responsibility to work around them. The property owner is responsible for securing these private improvements and moving them if necessary to allow the project to be constructed. Neither the contractor nor City is responsible for damages incurred to private improvements in the right-of-way. Any underground improvements, such as irrigation lines and heads, dog fences, etc., should be located and marked so they are readily visible. Please contact the on-site construction representative to notify them of any improvements you may have within the public right of way.



Access

While certain construction operations are underway, you will not be able to access your driveway with your vehicle. You will be notified in advance when this will occur. When you are notified, please remove your vehicle from your driveway and park it on a nearby street outside of the construction zone. Access to your property will be restored as soon as possible.

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In the interest of safety, streets in the reconstruction areas will be closed to non-local traffic during construction. Residents who have access to their home from side streets should use alternate routes.



Construction

Overview

The general order of work on a street will typically be as follows:

1. Temporary water service will be connected to your house, typically to the outside faucet. The contractor may need to get into your basement in order to set up the temporary water.
2. The bituminous street surface will be removed
3. Sanitary sewer main will be installed
4. Water main will be installed
5. New sewer and water services will be installed
6. Storm sewer will be installed
7. The road will be excavated and reconstructed to a gravel surface
8. Concrete curb and gutter and driveways will be constructed
9. The base layer of the bituminous pavement will be constructed (the top layer will be placed the following year)
10. Topsoil and seeding

Work Area

It is very common on these types of projects that area residents (especially children) become quite curious about the work the Contractor is performing. We ask that you please be respectful of and stay well clear of construction zones. Many hazards and dangers exist from heavy machinery, trenches, loose material, confined spaces, hot asphalt, etc. and often times are not recognizable by the general public. The Contractor has responsibility to ensure safety on the project and within the construction area. Any direction from the Contractor regarding safety must be heeded; likewise if you observe an unsafe condition please report it to the RPR immediately.

Punch List

After the project is substantially complete, the contractor will be provided with a “punch list” of minor defects or uncompleted tasks. That work may take several weeks to complete and may even occur in the following spring prior to the final lift of asphalt is placed. This punch list work will require both your cooperation and patience. Please contact the RPR for any issues you feel have not been satisfactorily addressed.

Turf Restoration

Turf will be restored following underground construction and surface grading. The seed will be maintained by the contractor until the turf growth is acceptable. “Maintain” as defined in the contract includes weed control and watering.

After that period, it becomes the property owner’s responsibility to maintain the new turf as part of their lawn – providing water, mowing and other necessary care. Mowing too soon or too short can damage or even kill new turf. Set the mower at its highest level; never cut the new turf shorter than 3”. You will be notified when the Contractor’s has fulfilled their responsibilities and turf maintenance becomes your responsibility.

Driveways

Avoid the use of new asphalt driveways for up to a week to ensure a satisfactory non-scurf surface. If you must use it, do so on the coolest part of the day and with minimum turning movements. Parking on a new asphalt driveway will tend to develop depressions and/or marks in the pavement, especially if the temperature is above 60 degrees.

New concrete driveways are sprayed with a white curing compound. This keeps the moisture content high in the concrete to provide for better curing and strength. Do not seal a new concrete driveway for at least 3 months.