

Creamery Avenue Improvements & Creamery Avenue Bridge Project Newsletter

October 10 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

City of Browerville

PO Box 247

Browerville, MN 56438

Phone: (320) 594-2201

Fax: (877) 597-2715

ctybrow@browervillemn.com

Bolton & Menk, Inc.

2040 Highway 12 East

Willmar, MN 56201

Phone: 320-231-3956

Fax: 320-231-9710

www.bolton-menk.com

Kent Louwagie, P.E.

Browerville City Engineer

Cell: 320-905-5446

Email: kent.louwagie@bolton-menk.com

Jeremy Boots, P.E.

Project Manager

Cell: 320-895-0137

Email: jeremy.boots@bolton-menk.com

Wayne Duhoux

Construction Representative (RPR)

(onsite full-time)

Cell: 320-204-9430

Email: wayne.duhoux@bolton-menk.com

R. L. Larson Excavating, Inc.

2255 12th St. SE

St. Cloud, MN 56304

Overview

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 Schedule

11th Street West will be closed until the middle of November.

RL Larson is in the process of installing revised storm sewer, curb and gutter and an upgraded street section on 11th Street West.

- Rough grading and gravel installation on 11th Street West will continue until the middle of next week.
- Curb on 11th Street West is scheduled to be installed around October 15. Once the new concrete curb and driveway pavement is constructed, there will be a seven-day "cure" period. During this time, you will not be able to drive over the new curb or onto the new concrete.
- Pavement is scheduled to be installed around October 21.
- Final grading and turf establishment on 11th Street West will proceed the pavement installation.
- 11th Street West is scheduled to be reopened to the public by the end of November.

The final paving of all streets and punch list items will be addressed in 2026.

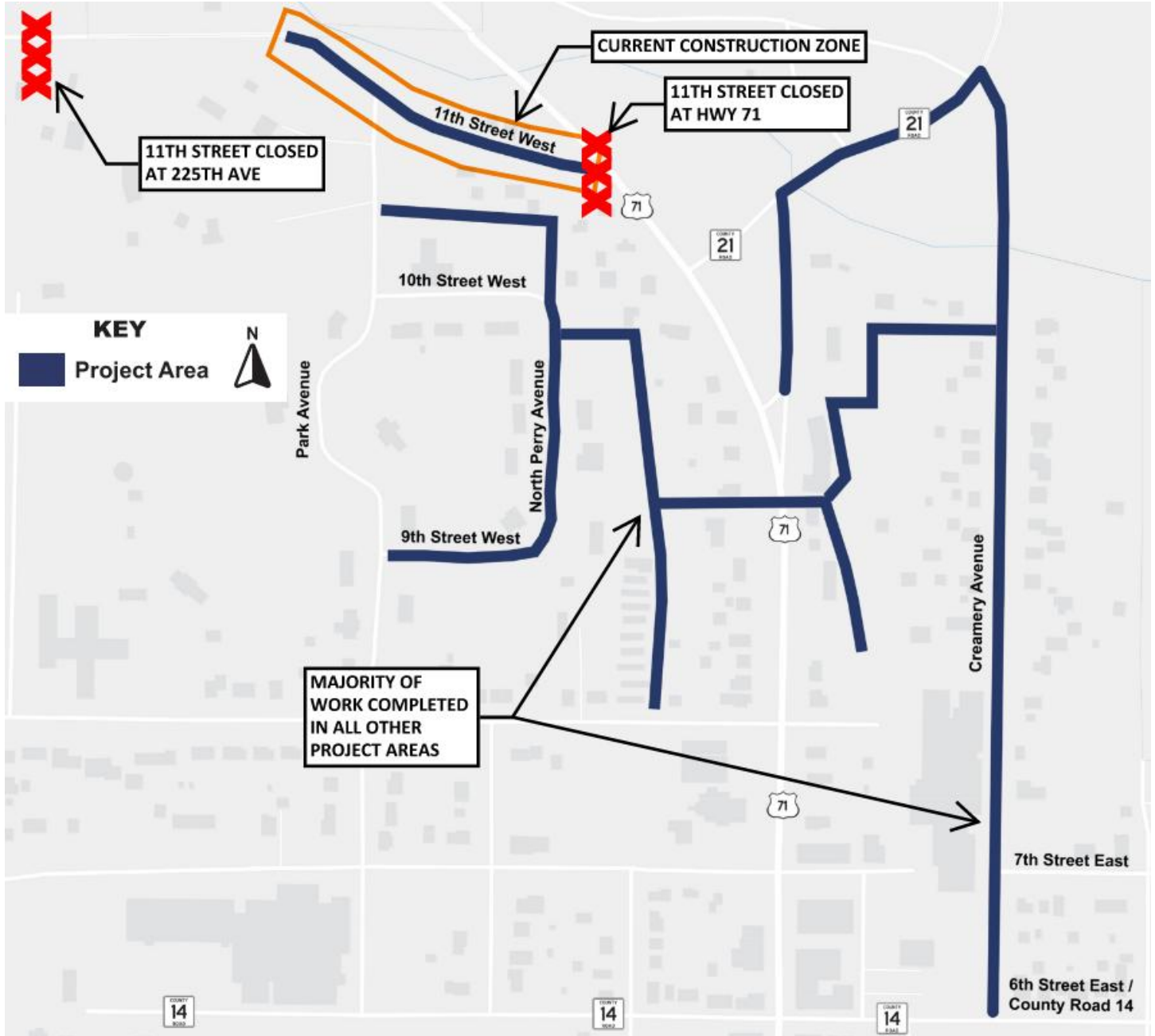
Updates

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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Project Restoration

We have been receiving some complaints about seed establishment, and we ask for your help and patience as this turf is established. The contractor has been watering during this dry period we've been experiencing but we could use a little help ensuring that the newly established seed doesn't dry out between the contractor's watering efforts. The contractor will also be applying some fertilizer this fall to help feed the new seed which makes it that much more important that it receives adequate watering. We will be assessing the condition of the turf establishment next spring and areas that have not established will be addressed. Thank you for your patience and participation.



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.



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.

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.

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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.

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.

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.