

# 2026 Pavement Management Project

Neighborhood Meeting

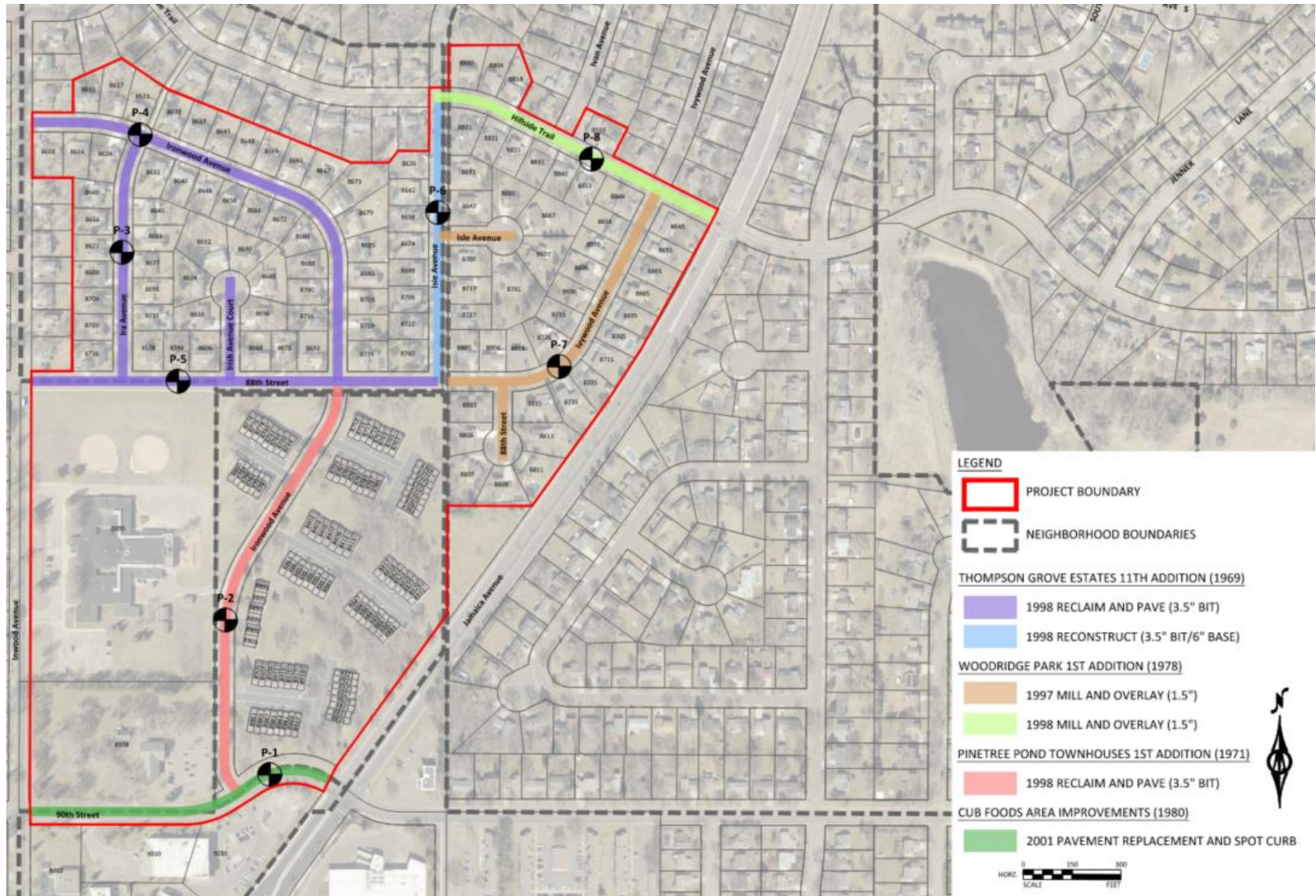
May 18<sup>th</sup>, 2026



# What is the purpose of tonight's meeting?

- Overview of Project
- Project Phasing and Scheduling
- Overview of Proposed Work
- Review Construction Impacts to Residents
- Review Details of Construction Process with Photos
- Resident Communication
- Assessment Refresher
- Questions?

# 2026 Pavement Management Area



# Proposed Improvements

- Full pavement replacement – 3.5-inches
- Full curb replacement
- Minor utility repairs
  - Pipe and manhole structure lining
  - Pipe and manhole structure repair or replacement, as needed
  - Hydrant reconditioning and raising, as needed
  - Hydrant access pads installed where needed
  - Replace damaged light poles and replace HPS fixtures for LED

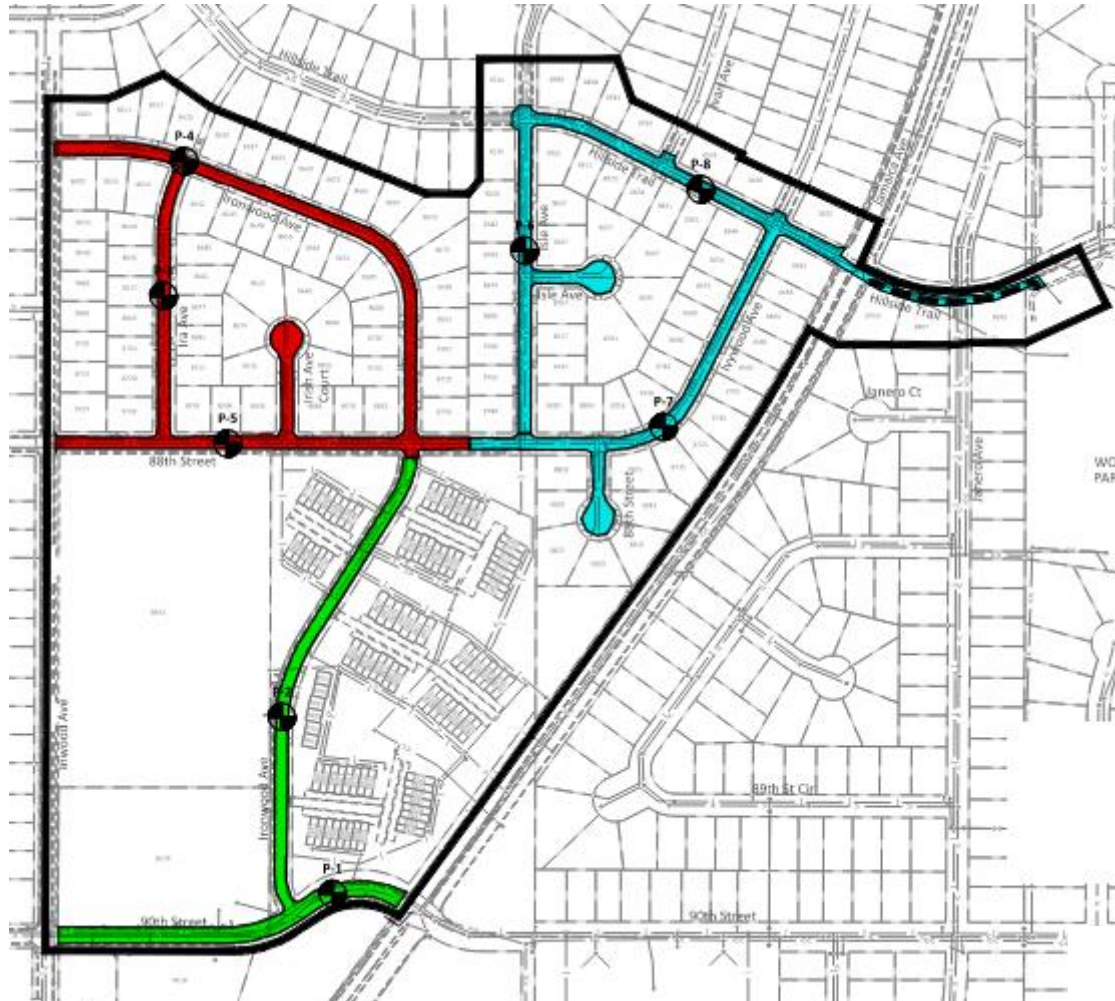


# Schedule

- Neighborhood Meeting – December 01, 2025
- Public Hearing – January 7, 2026
- Council Approves Plans and Specifications – March 18, 2026
- Project Bid Date – April 7, 2026
- Second Neighborhood Meeting – May 18, 2026
- Construction Starts – Week of May 25, 2026
- Construction Completed – September 2026
- Assessment Hearing – October 2026



# Construction Schedule



PHASE 1  
PHASE 2  
PHASE 3

# Construction Schedule

Total anticipated schedule for street work in each phase 4-6 weeks

- Removals and utility improvements: 1-2 Weeks
- Concrete curb placement and concrete driveway patching: 1 Week
- Street grading and pave 1<sup>st</sup> of 2 layers of pavement: 1 Week
- Topsoil/seeding, asphalt driveway patching, and utility adjustments: 1-2 Weeks
- 2<sup>nd</sup> and final layer of pavement-end of phase: 2-3 Days

# Construction Schedule

- Phase 1 Construction will occur starting the week of May 25 and will include:
  - Preparatory Work (i.e. Staking, removal marking, saw cutting, etc.)
  - Utility Repairs (Structure, pipe, street light, etc.)
  - Concrete Replacement
  - Driveway Patching
  - Restoration
  - Pavement Replacement
  - Miscellaneous and Punch List
- Schedule is weather dependent
- Working hours:
  - 7:00am-7:00pm Monday-Friday
  - 9:00am-7:00pm Saturdays

# Impacts to Residents

- **Mail Service:** Temporary mailboxes will be installed for boxes impacted by construction. Door hanger notices will be provided for impacted mailboxes.
- **Garbage Service:** no changes
- **Street Access:** streets are generally open to traffic throughout construction with delays during specific tasks
  - Occasional closure may be needed for utility work, if so, nearby residents will be notified. Any closures would be during working hours.
- **Driveway Access** will be impacted when concrete across driveway is getting replaced for approximately 1 week
  - For access concerns reach out to the project hotline number or email address.
- **Items within Boulevard:** Homeowners are responsible to remove or repair any damage to existing irrigation, pet fencing, landscaping, or other private features within public city Right of Way impacted by construction. General disturbance is 3-5' behind existing curb and it may be larger if there is work on a structure nearby.

# Preparation Work



# Utility Repairs



# Pavement Removal



# Curb Removal



# Curb Replacement



# Driveway Patch



# Street Grading



# Street Grading



# Street Paving



# Street Paving



# Street Paving



# Restoration/Seeding



# Restoration/Seeding



# Before



# After



# Resident Communication

- Neighborhood Meetings
- Flyer prior to construction
- Door Hanger Notices
- Hotline Phone Number and Email Address

# Resident Communication



## 2026 Pavement Management Project Phase 1 Construction Notice – Streets and Curb Replacement Area

May 11, 2026

Construction Starts	Duration	Description of Work
May 25	5-6 weeks	Utility, Curb, Pavement

### Anticipated Construction Timeline (subject to change)

- May 25 – June 15:** Lighting improvements.
- June 5-12:** Temporary mailbox setup, spot utility replacement, saw cutting for concrete removals. **Homeowners are responsible to remove any irrigation, invisible dog fence, or landscaping that you would like to save prior to removals.**
- June 15-19:** Remove street pavement, concrete curb, and driveway ends.
- June 22-25:** Concrete curb, driveways, and mailbox pads. Please note that new concrete cannot be driven over until the contractor removes ribbon across driveway (about 5 days after placement). The contractor will not warranty concrete that has been driven on prior to the contractor removing ribbon. Hydrant pads will also be constructed as part of this project. This involves disturbing the area between the back of curb and the street side of the hydrant, with a width of approximately 8 feet.
- June 29-July 3:** Prepare gravel for paving, pave first of two layers of pavement. asphalt driveway patching on paved driveways, raise existing structures within the street to the final pavement height, install topsoil and seed. Pavement can be driven on about 30 minutes after placement.
- Later Date – TBD:** The top layer of pavement will be placed. Pavement can be driven on about 30 minutes after placement. A future notice will be provided prior to placement with additional details.

### Protecting your sprinkler systems, invisible fence, and landscaping

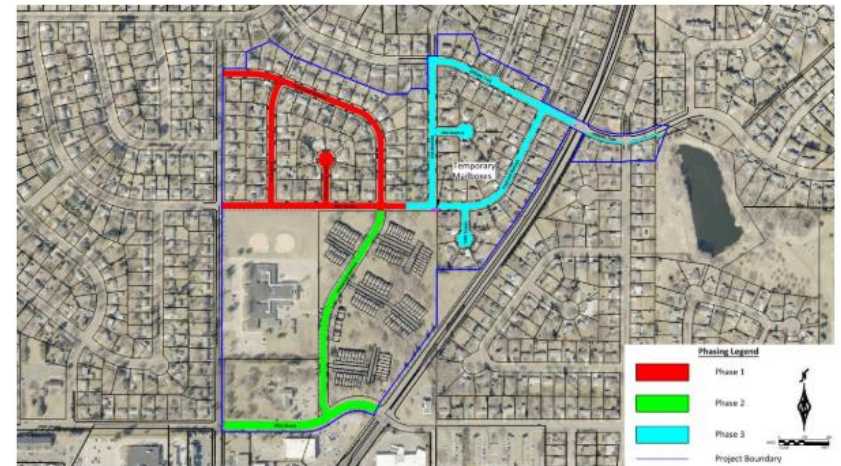
If you wish to protect your private features from damage during construction, please temporarily remove them from the City right of way area that will be impacted by construction (about 3-5ft behind the curb). Sprinkler heads can be disconnected, and the hose can be dug up and pulled back. Spot curb areas will have white areas painted on curb marked for removal. Please protect features within this area. Please protect features behind the entire length of curb in full-curb removal areas.

**Any damage to private features in the right of way will not be repaired, replaced, or altered by the city or the contractor.**

### Street and driveway parking during construction<sup>023</sup>

Parking will be allowed on streets throughout construction between 7:00PM and 7:00AM.

Construction operation	Where to park
Concrete Placement	<ul style="list-style-type: none"> <li>When concrete work is performed, a 5-day minimum curing time is required from the time of placement. This will restrict access; however, residents will be allowed to park directly in front of their homes from 7:00 PM to 7:00 AM. During the day when contractors are working please park outside of the phase one area. The contractor will place ribbon across your driveway until it is ok to drive over the new concrete.</li> <li>If you require special accommodations, please contact the project hotline</li> </ul>
Pavement/Concrete Removal and Grading/Paving Operations	<ul style="list-style-type: none"> <li>Park in your driveway. There may be short durations of 30-60 min when removals or paving occurring in front of your home causes temporary loss of access so plan accordingly.</li> </ul>



### Garbage and mail service

Temporary mailboxes will be provided for impacted mailboxes in Phase 1 at the location noted above. Garbage service will remain the same with garbage pickup occurring on same day as it currently does throughout construction.

### Stay Informed

If you have any questions or concerns, please contact the project hotline or project email.



# Resident Communication



## Email

CGPavementManagement@bolton-menk.com



## Hotline

(952) 836-7114



## Websites

<https://www.cottagegrovemn.gov/844/2026-Pavement-Management-Project>

<https://clients.bolton-menk.com/cg2026pmp/>

# Gateway Fiber Project

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Everything you need to stream big.\*

Speed	Price	Best For
300 Mbps	\$65/mo	Ideal for light use, 1-2 person household
600 Mbps	\$75/mo	Ideal for 4K streaming, WFH & light gaming
1 GIG (1,000 Mbps)	\$90/mo	Ideal for simultaneous streaming, gaming, and WFH
2 GIG (2,000 Mbps)	\$125/mo	Ideal for heavy gaming, large file transfers, and conference calls

[VIEW PLAN DETAILS](#)  
SYMMETRICAL SPEEDS UP AND DOWN

[Check Availability](#)

- [www.gatewayfiber.com](http://www.gatewayfiber.com)

# Assessments

- 221 Assessable Homes
  - Single Family Homes
    - Assessment per unit per benefit appraisal - \$7,100.00
    - Approximate Average Annual Payment over 15 years - \$687.73
  - Townhome
    - Assessment per unit per benefit appraisal - \$2,700.00
    - Approximate Average Annual Payment over 15 years - \$261.53
- 1 Commercial property
  - Aldi assessment per benefit appraisal - \$37,700.00
- 2 Religious/Institutional properties
  - Armstrong Elementary assessment per benefit appraisal - \$29,000.00
  - Grove Church assessment per benefit appraisal - \$23,500.00

# Assessment Terms

- May be paid within 30 days of adoption to avoid any interest charges.
- Assessment payable over 15 years
- Interest Rate is 1.5% above the bond rate.
- Partial payment is allowed (minimum \$500).
- Pending assessment is listed for the property once the project is ordered.
- Deferral is available (disability, military, 65 years of age or older) - Proof is needed for deferrals. Interest still accrues during deferral period.



# Questions?

**Thank You!**

Project Information and Updates:

<https://www.cottagegrovemn.gov/844/2026-Pavement-Management-Project>