



CENTRAL AVENUES PHASE 2 CONSTRUCTION NEWSLETTER



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Assessments



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SPECIAL ASSESSMENTS

The final interest rate for the Special Assessments has been determined to be **5.773%**. Payments can be made without interest until July 31, 2025. Payments can be made with interest between August 1 and November 1, 2025, before going on property taxes to be paid over 15 years with interest. Questions regarding special assessments can be directed to David Baker, Deputy City Clerk, at 952-548-6366, or Nick Amatuuccio (see contacts).

TREE REMOVALS

Tree removals in Phases 1E and potentially Phase 2A may occur later this summer.

Tree removals on 12th Ave and 13th Ave won't occur until Spring 2026. Replacement trees will be planted in the fall or next spring.

Residents were asked to request what species they would like for replacement trees as soon as possible. If no selection has been made for replacement, the project team will select trees with species diversification in mind.

PROJECT SCHEDULE

The following is an overview of the work to be completed yet in current phases as well as tentative future forecasted schedule on upcoming phases. A phasing map is provided at the end of this newsletter. Schedules are tentative and subject to change.

Week of June 9

- Roadway grading will wrap up on Phase 1A
- Concrete curb and gutter along with concrete driveway aprons will be poured on Phase 1A
- Utility work will continue progressing on Phase 1B
- Pavement removals will occur on Phase 1C
- Temporary water installation will occur on Phase 1C

Week of June 16

- The first layer of asphalt will be paved on Phase 1A
- Utility work will wrap up on Phase 1B
- Roadway grading will begin on Phase 1B
- Utility work will begin on Phase 1C

Late June to Late July

- Sidewalks and steps poured on Phase 1A
- Roadway grading wraps up on Phase 1B
- Concrete curb and gutter along with concrete driveway aprons poured on Phase 1B
- Utility work wraps up on Phase 1C
- Roadway grading occurs on Phase 1C
- Phase 1D construction will begin (Mid-July)

Late July to Late August

- Restoration items such as topsoil, retaining walls, irrigation system repairs, and sod placement will occur on Phase 1A
- First layer of asphalt paved on Phases 1B & 1C
- Phase 1E construction will begin (Mid-August)



ACCESS & PARKING

The construction process results in a great product at its completion but can test one's patience along its course. While the negatives of construction are in many ways unavoidable, the city aims to reduce the burden through working with the city's contractor to minimize disruption, routine mailings and other communication, and on-site assistance for residents.

When the street and utilities are under construction, the contractor will need as much street space as possible. Parking will not be allowed on the project area streets during the working hours. Driveway access will be provided where possible, but temporary access restrictions should be anticipated during the workday. The project team understands the need for access to each property, and streets will be temporarily restored at the end of each workday for driveway access overnight.

During street & utility reconstruction, access conditions are usually most challenging after rainfall. Heavy traffic over muddy streets make conditions worse. Residents will be encouraged to drive on paved roadways whenever that alternative exists.

Typical working hours for the project will be 7 a.m. to 7 p.m., Monday through Friday, and 8 a.m. to 6 p.m. on Saturdays if necessary. No work is allowed on Sundays or holidays. Finally, to combat the challenges of construction, the city has developed a multi-faceted approach to communication.



PROJECT CONTACTS

John Brennan, of Bolton & Menk Inc., is the Construction Project Representative, will be on-site daily, and is one of the primary contacts for residents during construction. He can be reached at (651) 368-1783, or john.brennan@bolton-menk.com

Josh Hrabe, of Bolton & Menk, Inc., is the Construction Manager for the project and will be another primary point of contact for residents during construction. He can be reached at (612)-965-2473 or joshhr@bolton-menk.com

Nick Amatuccio, of Bolton & Menk, Inc., is the Project Manager overseeing the construction process and will serve as another contact for residents. He can be reached at (612)-965-3926 or nickam@bolton-menk.com

Eric Klingbeil is the City Engineer for the City of Hopkins and will be the main contact at the City for this project. He can be reached at (952) 548-6357 or eklingbeil@hopkinsmn.com

Website: The website will be updated weekly once construction starts with the latest project info throughout construction, and residents can sign-up for weekly email and/or text updates through the website. The site URL is www.HopkinsAvenuesProject.com.

Text & Email Updates: Through the project website, you can sign up for text and email updates that you will receive throughout the duration of the project. This is a very efficient and effective way to know what's going on during the project.



PROJECT PHASING MAP

