



Project Open House

2024 Street & Utility Improvements

www.wellsconstructionprojects.com

Wells, Minnesota

February 29, 2024

Project Communication



How will we be notified during the project?

- Project Website has been created. Sign up to receive email updates!
(www.wellsconstructionprojects.com)



Construction Updates

May 16, 2023

The project team just received notice that the contractor is **planning to pave the last layer of pavement on all streets within the project area tomorrow, May 17th.**

Preparation for this work began today and will finish early tomorrow morning. Tack (a sticky substance) will be applied to the existing pavement prior to paving the last layer. **Please have all vehicles out of your driveway and off the street by 6:30am tomorrow morning** to avoid driving on the tack. If you are able, park your vehicle on a side street tonight is preferred. Once the pavement is placed and compacted, please allow a few hours before driving on it so it can cool down. **We appreciate your help with this and look forward to completing the project!**

May 12, 2023

Sod Maintenance

This is a friendly reminder to review the "caring for your new sod" document on the [project website](#). All sod placed on the project was reviewed after its 30-day warranty period of placement and approved. Please note that all maintenance requirements by the contractor are complete and **the responsibility for proper sod care is now up to the homeowner.**

We have noticed a handful of property owners mowing their sod shorter than desired. Mowing your grass too short can shock the new sod and kill it.

Sod conditions can change quickly with the warm and dry weather during the summer months. **To keep your sod healthy, it is important to mow your grass high and keep watering.**

Project Overview



CONTRACTOR

TBD

CLICK BELOW TO SIGN UP FOR PROJECT UPDATES!

Sign up for project updates

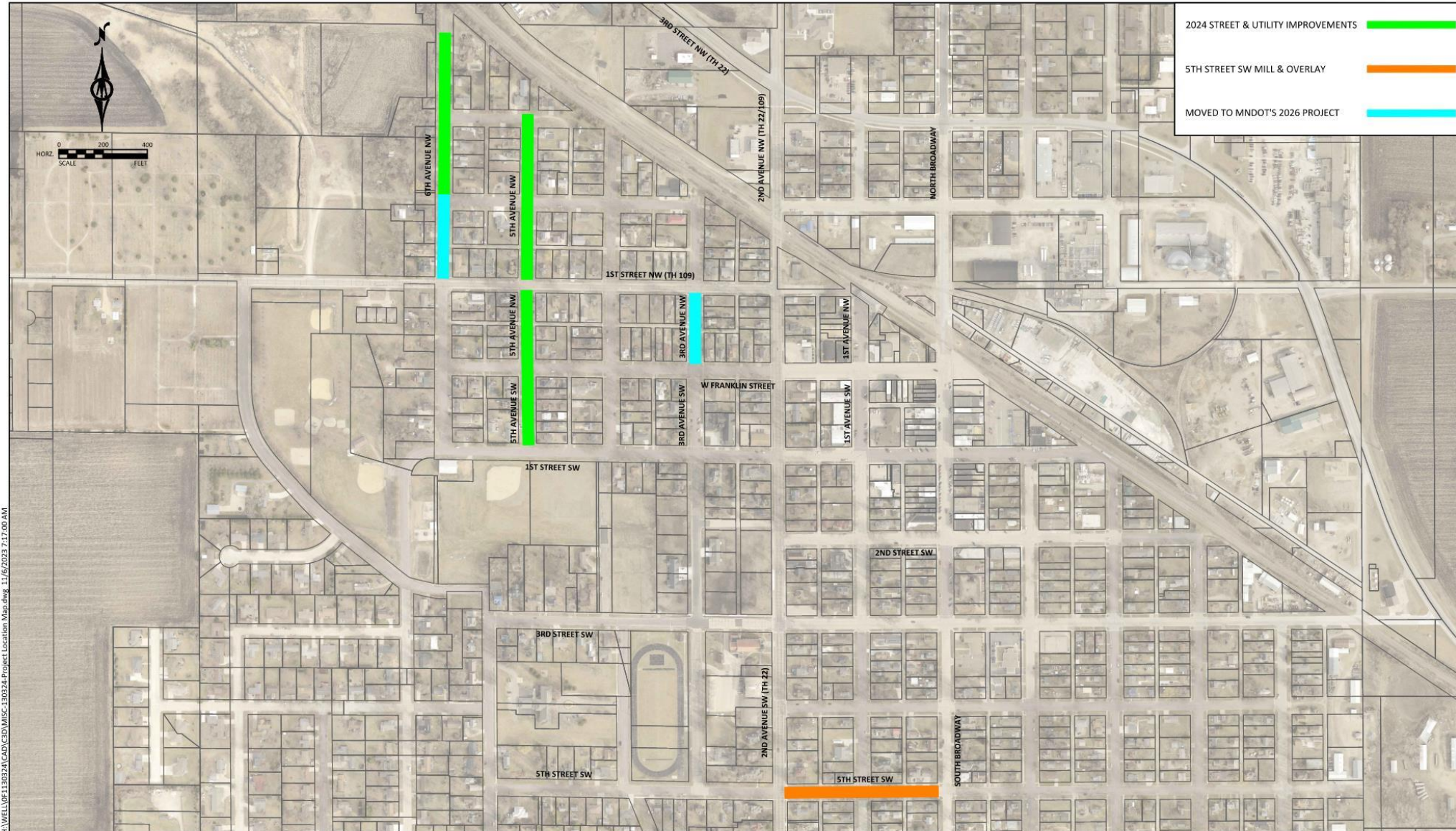
To sign up for project updates, please enter your contact information below.

1. Subscription Type

Email

*Email Address





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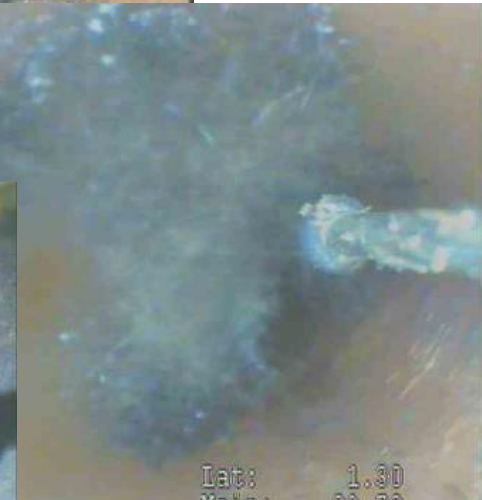
Proposed Improvements - Full Reconstruction 6th Avenue NW, 5th Avenue SW/NW



- Street reconstruction - 40-ft Residential
- Driveway Aprons, Sidewalks
- Storm Sewer Mains, Catch Basins, Manholes
- Sanitary Sewer Mains, Manholes
- Watermain Pipes, Hydrants, Valves and Fittings
- Water and Sewer Services to Property Lines
 - Services have been televised.

Private Sanitary Service Work

- Preliminary televising confirmed almost all existing sewer services are clay pipe and noncompliant from main to house.
 - Expected footing tile connections
 - Tree Roots
 - Poor drainage
- Some services could not be televised due to condition
- Private services may be replaced during the project as conditions allow, and the cost of the work would be added to your assessment. Letters will be sent out to residents with replacement options.
 - New PVC pipe from ROW to house
 - May impact water service pipe as they were typically installed in the same trench
 - Exterior sump pump if footing tiles are confirmed.



Private Water Service Work

- Water services that are found to be lead will be replaced to the water meter in the house. Cost for this work is expected to be covered with grant money.
- Please review your water service, and provide us with a picture of your water service and water meter. Send to benjamin.Rosol@bolton-menk.com

LEAD

A dull, silver-gray color that is easily scratched with a coin. Use a magnet to detect the material – strong magnets will not cling to lead pipes.



GALVANIZED

A dull, silver-gray color. Use a magnet to detect the material – strong magnets will typically cling to galvanized pipes.



PLASTIC

Blue or black rigid pipe.



COPPER

The color of a penny.



Proposed Improvements - Maintenance

5th Street SW



- Spot Curb Repairs
- Pedestrian Ramp Improvements
- Storm Sewer Improvements in Alley
- 7' Wide Edge Mill
- Bituminous Patching
- 2" Bituminous Overlay

What's Under My Street



Probable Schedule



Task	Date
Improvement Hearing; Authorize Plans & Specifications	November 13, 2023
Finalize Plans & Specifications; Authorize Advertisement for Bids	March 2024
Consider/Accept Bids; Award Contract	April 2024
Construction	May - October 2024
Assessment Hearing; Approve Assessments	July 2025
Certify Assessment Roll and File with County	December 2025

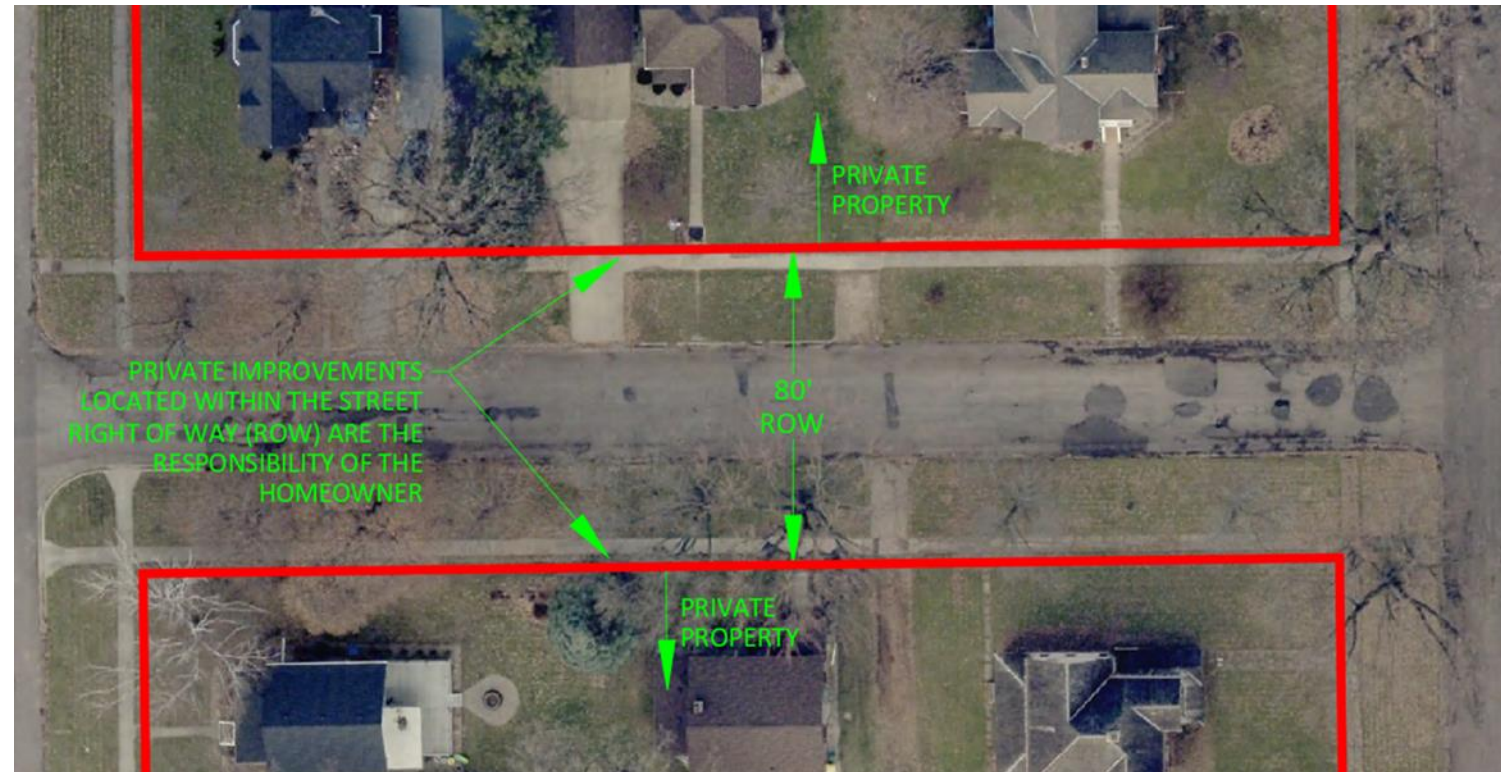
Common Questions

What is a Right-of-Way (ROW)?

- ROW is land established to allow the City to perform necessary street improvements.
- Typical Width of ROW is 80'

What are private improvements?

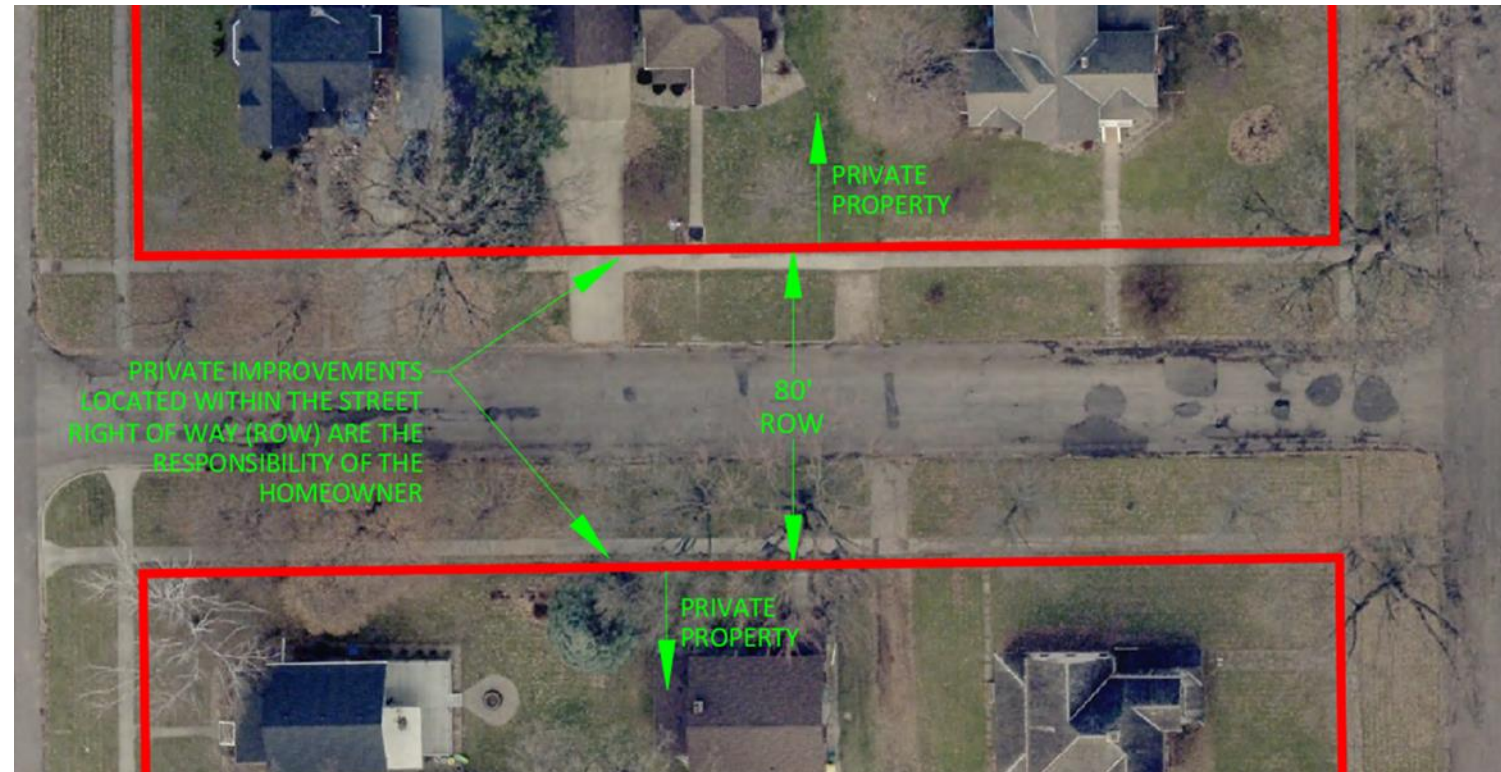
- Landscaping, Retaining Walls, Pavers
- Shrubs, Bushes, Flowers
- Sheds or other structures
- Irrigation Systems, Dog Fences, etc.



Common Questions

What if I have private improvements within the ROW?

- Property owner is responsible for salvaging and replacing such improvements
- Underground irrigation lines and dog fences should be marked by the property owner prior to construction.
- All disturbed private improvements will not be the contractor or City's responsibility to replace.



Common Questions

Why do they need to remove my tree?

- Street Width
- Service Trench
- Emerald Ash Bore



Common Questions

What is temporary water?

- Way to provide water to residents during construction
- Small blue or yellow pipe along the boulevard
- Either connect pipe to house spigot or existing service
- Water may become warm on very hot days from the sun
- There will be periodic water shut-downs



Common Questions



Will I have access to my driveway?

- Driveways will be cutoff for weeks at a time
- Parking on side streets and in the alley will be necessary
- Special accommodations can be reviewed

Why do they need to dig up the street four times?

- Sanitary Sewer
- Watermain
- Storm Sewer
- Services



Common Questions

How will my driveway be restored?

- Replace with concrete to property / ROW line

How does Mail Delivery and Garbage Collection work?

- Garbage and Recycling
 - Mark bins with house number and place where you normally do
- Mail
 - Temporary mailboxes may be used. This will be determined later.



Common Questions



How will my yard be restored?

- Salvaged topsoil from the project will be placed
- All residential yards will receive Sod
- Contractor will maintain for first 30 days
- Proper Care will be needed by the residents
- More information regarding sod care and utility accommodations will be provided later

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Real People. Real Solutions.

Bolton-Menk.com