

2024 Street & Utility Improvements Construction Newsletter

April 28, 2025

Construction:

- Bituminous Streets
- Sanitary Sewer
- Watermain
- Water & Sewer Services
- Storm Sewer
- Sidewalks

Construction schedule:

Tentative Start: June 1, 2024

Finish: November 30, 2024

Final Lift: June 30, 2025

City of Wells

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Holtmeier Construction, Inc.

3301 Third Avenue
Mankato, MN 56001



Project Status

Now that Spring has arrived, Holtmeier Construction will be back onsite performing punchlist items along 6th Avenue NW and 5th Avenue NW / SW. Punchlist work will have minimal impact to residents. Please be mindful and watch out for construction equipment and crew members. Once punchlist items have been completed the final layer of bituminous will be placed. We will provide an email update once we know when paving will occur.

Sod was placed dormant last fall. See the second page of this newsletter regarding information related to your sod.

We appreciate your patience and look forward to completing this project. If you have any concerns or questions regarding your property, please contact Dustin Meyer or Ben Rosol at the phone number and email address listed on the left side.



Tree Reimbursement Program

The City has implemented a new tree reimbursement program for residents that have had trees removed as part of a local street reconstruction project. Residents affected by the street reconstruction project may be eligible to be reimbursed 100% of the cost of a new tree and/or installation, up to \$400.00 per tree, with a limit of the same number of trees removed per property. A summary of the program and application can be found on the project website or received from City Hall. To receive reimbursement funds, applicants must follow the steps outlined in the application.

The application form must be filled out by the property owner, including a sketch of the proposed location(s) of new trees, and then returned to the City for processing by **June 15, 2025**. Dustin Meyer or Ben Rosol will then review the application and determine if the proposed tree location will work with current site conditions. When figuring out the placement of a new tree, it is important to consider all underground utilities, boulevard widths, and existing tree locations. Sometimes properties will have utilities spaced out making it challenging to find a location for a new tree.

Unfortunately, site conditions may not allow trees to be installed in some situations. Once Dustin or Ben have reviewed the application, the City will either send the property owner the approved application or request more information. Once the property owner has received an approved application, they can proceed with the tree installation and submit their receipts to the City for reimbursement.

2024 Street & Utility Improvements

Sod Care Instructions



Sod Care

Dormant sod was placed last Fall and will begin to grow and take root this Spring. **Please minimize walking and avoid driving on your new sod and follow the care instructions below.**

Since the sod was placed in a dormant state last Fall, the Contractor is responsible for maintaining the sod for the first 30 days of growing season this Spring. During this time, they will monitor the sod and water as needed. If you notice the sod is drying out during the 30-day maintenance period, please let Dustin Meyer or Ben Rosol know. Our contact information is located on the left side of the first page of this newsletter. There are some areas of sod that have been identified for either rework or replacement. This work is expected to begin the week of April 28, weather pending.

You will be responsible for watering and maintenance of your sod after the 30-day maintenance period expires on May 27. After May 27, sod conditions will be reviewed, and any deficiencies will be addressed before final acceptance. If you notice problems with the placement and/or condition of your new sod, please contact Dustin Meyer or Ben Rosol immediately. After the sod has been accepted, sod care becomes the property owner's responsibility. Sod maintenance will be needed for the next couple of years to ensure a healthy lawn. If the sod dies after acceptance, it is a result of improper maintenance and will not be replaced by the contractor or city.

Note: It can take multiple years before the sod root system is fully established and tolerant of summer conditions.

MOWING - Dormant sod was placed last Fall and should not be mowed until after the acceptance period until the blades are roughly 3-inches tall and the temperature is consistently higher (mid 50s) in the Spring. To ensure successful turf establishment, it is very important not to mow the sod too short for the first couple of years. While mowing, set the mower deck at least 3-inches high or at the highest setting. Do not cut more than a third of the plant off at a time. The leaf blades are all that remains for the plant to live until the root system has had time to fully establish itself in your yard. It is important to use caution when mowing the sod for the first couple of years. Remember it is better to have long green grass than short brown grass and dirt.

WATERING - You will be responsible for watering and maintenance of your sod after the 30-day maintenance period expires on May 27. New sod roots take **multiple** years to reach full length. During this time frame, it is recommended to water your lawn two or three times a week for a total of 1-inch. This can be reduced of course when it rains. To check if you are watering enough, place a shallow, flat-bottomed container under the sprinkler. Then measure the water depth in the container. Multiply the amount of water in inches by the number of times you water each week to total 1-inch per week.

FERTILIZING / WEED CONTROL - It is recommended to apply a balanced turf fertilizer next Spring. In doing so, you should use a rotary spreader. Do not over fertilize as it could damage the sod.

Herbicides should not be applied until late spring / early summer while temperatures are cooler. Avoid applying herbicides during hot and dry conditions. As with all lawns, herbicides are recommended to control unwanted weeds. Consult with your local specialist regarding the recommended lawn maintenance schedule for fertilizer placement, herbicide treatment, aeration, and dethatching.

Following these steps will restore your lawn to its prior condition as quickly as possible. This will take a little time and patience, and we thank you for both.



STREET PROJECT TREE REPLACEMENT REIMBURSEMENT PROGRAM

Wells residents impacted by a Street Reconstruction Project may be reimbursed 100% of the cost of the tree and/or installation, up to \$400.00 per tree, with a limit of the same number of trees removed per property per street project if conditions are met.

To receive reimbursement funds, applicants must follow the steps below.

1. Complete and submit a Street Project Tree Replacement Reimbursement Application. Applications may be obtained by and submitted to the City Administrator at City Hall.
 - a. No trees can be planted and reimbursed without prior approval.
 - b. This application must be submitted and approved by June 15th of the year following construction.
2. The tree replacement must be a type from the Approved Tree List (see below).
3. To request reimbursement after planting, submit a copy of your approved permit, along with the sales receipt from the tree purchase within 60 days of the purchase/installation.

APPROVED TREE LIST

Trees Eligible for Reimbursement:

- Alder
- American Hornbeam
- Elm (Must be resistant of Dutch Elm Disease)
- Hawthorn
- Hickory
- Maple
- Little – Leaf Linden
- Northern Catalpa
- Oak

Trees Approved for Boulevards:

- Kentucky Coffeetree
- Honeylocust
- Little – Leaf Linden
- Maple
- Oak (Swamp White, Bur, Pin)
- Common Hackberry



**STREET PROJECT TREE
REPLACEMENT
REIMBURSEMENT PROGRAM**

Do not plant a tree until a permit has been approved. Permits are not required for plantings or removal on private property outside of the Right of Way unless reimbursement through this program will be requested.

APPLICANT INFORMATION

Address where tree will be located:	
Property Owner:	
Property Owner Address:	
Phone:	Email:

TREE INFORMATION

Tree species to be planted:
Location of tree:

On the next page please provide a site plan including the following details:

- Dimensions of the property.
- Mark location of driveways, fire hydrants, streetlights, traffic signs, and/or other items in right-of-way.
- Dimensions measured from center of the object to the property line or driveway. No street tree shall be planted within 30 feet of the point where property lines intersect at the corner of street intersections
- Mark desired tree location. All trees should have a spacing of at least 30 feet from other trees or a greater distance.
- Measurements from center of tree to driveway, sidewalk, curb, and any other items located in the right-of-way. No tree shall be planted within 10 linear feet of alleys, driveways, hydrants, water curb boxes, transformers, poles, telephone junction boxes or manholes. No tree shall be planted within 6 linear feet of sidewalks and curb.



SITE PLAN

SIGNATURE

THE UNDERSIGNED UNDERSTANDS AND HEREBY AGREES TO COMPLY WITH ALL PROGRAM POLICIES AND CITY AND STATE LAWS, RULES, AND REGULATIONS.

Name [please print] _____ Date _____

Signature _____

STOP [For City Use Only]

Application Approved

Yes	
No	
Date	

Amount to be Reimbursed \$ _____

City Administrator _____ Date _____