

CONSTRUCTION NEWSLETTER

PROJECT UPDATE

September 7, 2018



2018 Street & Utility Improvement Project



The 2018 Construction Season Is Fully Underway!

The street improvements in **Area 1** are complete. Curb and gutter installation on West Floral Drive, Norma Circle, Gale Circle, and James Circle (**Area 2**) is in progress. Utility improvement work in **Area 3**, Indian Oaks Court and Indian Oaks Trail, is underway.

It will be the project team's goal to minimize the impact to residents and businesses during construction activities. However, no matter how hard we try, construction activities will generate dust, noise, and temporary inconveniences.

Project Schedule

Concrete curb and gutter work in **Area 2** is near complete and concrete driveway work will begin soon. After the concrete work is complete, the contractor will finish preparing the road base for paving. Watermain and storm sewer work on Indian Oaks Court is near complete. The road grading crew will begin work on Indian Oaks Court the week of **September 10**. Watermain and storm sewer work will continue on Indian Oaks Trail. **If you live in Area 3, please mark the location of your irrigation system or invisible pet fence within the City right-of-way.** Also, the contractor requested that irrigation systems be turned off while they work in the area. Based on the contractor's latest schedule, construction will be complete by the end of October. The schedule will be updated as necessary in subsequent newsletters or on the City's website.

Questions?

If you have any questions or concerns, Tyler Skluzacek will be the onsite project representative. Tyler will be the quickest way to receive answers to your questions; his contact information is provided at the left.

As a reminder, if you are anticipating a special delivery, open house, ride share service, such as a Metro Mobility pick up or drop off, or any other activity during the summer construction schedule, please notify the onsite project representative of the time and date in which this will occur. The contractor and project staff will do their best to provide access as necessary.

Driveway Access

Access will be available to your property at most times for the duration of the project. The contractor is required to provide you access at the beginning and end of every day, if possible. If work takes place in front of your driveway and you are without access temporarily, you will be notified in advance. If you have special access needs please contact Tyler Skluzacek at the number provided.

Project Updates

For updates on the construction schedule and progress of the project, please visit the City of Arden Hills website at <http://www.cityofardenhills.org/>.

Project Contacts

Tyler Skluzacek (612) 437-6878
First Contact/Construction Observer
Kelsey Gelhar (612) 709-4897
Project Engineer
Sue Polka (651) 792-7846
City Engineer/Public Works Director
John Lenarz (952) 220-0684
Northwest Asphalt, Inc.

Project Location

Area 1

- Parkshore Drive
- Brueberry Lane
- Wedgewood Circle

Area 2

- W Floral Drive
- Norma Circle
- Gale Circle
- James Circle

Area 3

- Indian Oaks Trail
- Indian Oaks Court



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Where to Park

We ask that you do not park vehicles on streets under construction during working hours (7am-9pm Monday-Friday), as construction can be delayed if the contractor cannot access portions of the project. At the end of each working day, normal street parking and traffic will be accommodated on all roadways. There may be times where work over the weekends will occur. Please do not park on the streets during these times as well.

Garbage Service

During construction, garbage haulers may not have access to the front of your property. When construction is taking place on your roadway, please have your trash receptacles curb side as early as possible. If necessary, the City's contractor will move your trash receptacle to a location accessible to the garbage hauler, and return it to your driveway following pick-up.

Mail Service

Due to construction activities, temporary mailboxes are set up to allow for mail delivery. Currently, temporary mailboxes in **Area 2** are located at the corner of W Floral Drive and Royal Lane and in **Area 3** at the corner of James Avenue and Colleen Avenue. The City will work to keep residents informed where temporary mail service will be required/located and the timing of any changes.

Trees, Shrubs, Landscaping and Lawn Irrigation Systems

The City's contractor will restore disturbed areas to their original condition to the greatest extent possible. However, if you have landscaping items such as shrubs, rock gardens, yard lights, etc. that you would like to save and reinstall yourself following construction, please plan to remove them ahead of time. If you have not already, please contact the City with information about the location of your irrigation system or invisible pet fence within the City right-of-way. We appreciate your consideration in taking the time to notify us.

Temporary Water Service

Temporary water service will be required during watermain installations and the contractor will need to hook up to the exterior spigot of the house. Temporary water service in **Area 3** has been installed. If you experience any issues with the temporary water service, please contact the emergency hotline at **952-367-7023**.

Assessments

Property owners may pay their special assessments at City Hall now through November 15, 2018. Property owners should contact City Hall for a payoff figure as payments received now through November 15 will have interest calculated from May 15 through the date the payment is received. You may pay your assessment in full or make partial payments. Checks should be made payable to the City of Arden Hills. Credit cards can only be accepted in-person at City Hall and there is a transaction limit of \$1,000. Special assessment balances that are unpaid after November 15, 2018, will be transferred to Ramsey County and will be payable on your property taxes over the next 10 years. Should you have any questions regarding your special assessment, please contact the City Clerk at **651-792-7811**.



We Will Do Our Best To Keep You Advised But Please Help Us By:

- Staying alert! Watch for signs, equipment, and workers.
- Observing all posted warning signs.
- Slowing down and watch for uneven surfaces.
- Reminding children to stay away from the construction site, equipment, and stockpiles of materials.
- Being Patient. Access through the site may change throughout the day as construction progresses.

We appreciate your patience as we move forward with the project.