



PUBLIC OPEN HOUSE
2024 PMP Street & Utility Improvements
April 25th, 2024
5:00 p.m. to 7:00 p.m.
Arden Hills City Hall



April 12, 2024

Subject: 2024 PMP Street & Utility Improvements
Public Open House

Dear Property Owner/Resident:

On April 8, 2024, the Arden Hills City Council held a public assessment hearing, adopted the amended assessment roll, and awarded the construction contract to the low bidder, S.M. Hentges & Sons, to complete the 2024 PMP Street & Utility Improvements this summer. Construction is tentatively planned to start as early as Monday April 29, 2024 and will include improvements on Royal Lane, Norma Avenue, Briarknoll Circle, Briarknoll Drive, James Avenue, McClung Drive, Colleen Avenue, Colleen Circle, Royal Hills Drive, and Keithson Drive. Additional information can be found on the back of this notice.

The City will hold an open house to provide information on the final proposed improvements, the contractor's proposed schedule, and what to expect during the construction process. The meeting has been scheduled for Thursday, April 25, 2024 in the Council Chambers at Arden Hills City Hall, 1245 W Highway 96, Arden Hills, MN 55112. The open house will run from 5:00 p.m. to 7:00 p.m. with informational boards for residents and property owners to view illustrations and information on the project. Members of the project team will be present to discuss the project and answer questions. Attendees may attend for any period of time within the scheduled meeting.

More information on the proposed project can be found on the project website:
<https://www.cityofardenhills.org/1201/2024-PMP-Street-and-Utility-Improvements>

The City of Arden Hills would like to thank you in advance for your patience and cooperation with this process. Please contact Lucas Miller at 651-792-7846 or email lmiller@cityofardenhills.org with any questions or comments. Brad Fisher with Bolton & Menk, the City's engineering consultant, can also be contacted with questions or comments at bradley.fisher@bolton-menk.com.

Sincerely,
City of Arden Hills

David Swearingen, P.E.
Public Works Director/City Engineer

Project Improvements

The proposed improvements include street rehabilitation via either reclamation or mill and overlay. Assessment information based on the low bid prices received from the contractor for each improvement type was previously sent to each property owner identified to receive an assessment for the project. Reclamation involves the process of grinding up the existing asphalt pavement surface and mixing it with the underlying gravel to generate a new aggregate base. The material is reshaped and recompactd before paving 4-inches of new asphalt pavement. Reclamation improvements are proposed for:

- Royal Lane from Norma Avenue to Floral Drive West
- Briarknoll Circle
- Briarknoll Drive from Snelling Avenue North to Norma Avenue (west)
- McClung Drive from Snelling Avenue North to Colleen Avenue
- Colleen Circle
- Arden Vista Court

Milling involves the process of grinding off just the top 2-inches of the existing pavement surface, making any base corrections as needed, and re-paving 2-inches of new asphalt pavement. Both project areas will include spot replacement of deficient (sunken/heaved, severely cracked, etc.) concrete curb and gutter. Mill and overlay improvements are proposed for:

- Norma Avenue from Dawn Circle to Briarknoll Drive
- Briarknoll Drive from Norma Avenue (west) to Norma Avenue (east)
- Norma Avenue from Briarknoll Drive to Colleen Avenue
- James Avenue from Indian Oaks Trail to Colleen Avenue
- Colleen Avenue from McClung Drive to Hamline Avenue North
- Royal Hills Drive from Snelling Avenue North to Arden View Drive
- Keithson Drive from County State Aid Highway (CSAH) 96 West to 800 feet south of CSAH 96 West

In addition to the street improvements, the project will also include select utility repairs/improvements to the sanitary sewer, watermain (including the replacement of the watermain on James Avenue), and storm sewer (including stormwater quality improvements at outfall locations with some work in backyard areas where easements exist) systems. A new parking area will be installed adjacent to Floral Park, two stormwater ponds within the project area will be dredged to remove accumulated sediment, and many of the trails throughout the neighborhood will be rehabilitated including ADA pedestrian ramp improvements.

Tentative Project Schedule

<i>City Council Approves Final Plans & Authorizes Bidding</i>	<i>February 12, 2024</i>
<i>Bid Opening</i>	<i>March 6, 2024</i>
<i>City Council Accepts Bids and Orders Assessment Hearing</i>	<i>March 11, 2024</i>
<i>City Council Conducts Assessment Hearing & Awards Contract</i>	<i>April 8, 2024</i>
<i>Pre-Construction Neighborhood Open House</i>	<i>April 25, 2024</i>
<i>Construction Begins</i>	<i>Late April, 2024</i>
<i>Construction Substantially Complete</i>	<i>October, 2024</i>
<i>City Certifies Assessments to County</i>	<i>November, 2024</i>
<i>Final Punch List Work</i>	<i>Fall, 2024 – Spring, 2025*</i>

**If unable to complete in Fall, 2024*