



Real People. Real Solutions.

2900 43rd Street NW
Suite 100
Rochester, MN 55901

Ph: (507) 208-4332
Bolton-Menk.com

2025 STREET AND UTILITY IMPROVEMENTS PROJECT UPDATE #21

Week of October 6:

- 3rd Avenue – The Contractor hauled gravel and graded the road ahead of the paving crew.
- Cherry Street – The Contractor hauled gravel and graded the road ahead of the paving crew.
- Alley 1 (between Cherry Street and Walnut Street) and Alley 3 (between Cherry Street and Walnut Street) – The Contractor lined the sewer mains and started to dig in new lateral sewer service connections.
- CSAH 1 & Elm Street – The Contractor fixed a sewer pipe on Elm Street and performed requested extra work along the County Road for other sewer pipe repairs.
- General – The Contractor worked on clean-up items.

Week of October 13:

- 3rd Avenue – The Contractor plans to pave the bottom mat (2.5”) of blacktop. The paving schedule was moved to Monday next week.
- Cherry Street – The Contractor plans to pave the bottom mat (2.5”) of blacktop. The paving schedule was moved to next week and is planned to start after 3rd Avenue is complete.
- Alley 1 (between Cherry Street and Walnut Street) and Alley 3 (between Cherry Street and Walnut Street) – The Contractor will finish digging in new lateral sewer service connections early next week.
- General – The Contractor plans to haul in topsoil and grade the boulevards with the intention of seeding at the back end of the week.

Project Notes:

- Paving – The contractor is NOT going to pave the full blacktop thickness on the roadways. The balance of the blacktop (1.5”) will be paved next year. This is intentional to allow for some settlement in the ground over the winter. Settlements will be fixed next year before the rest of the blacktop is paved. A protective “lip” of blacktop will be placed in front of new concrete driveways to help protect against snow plow damage.
- **Paving – Please move your vehicles out of your garage and park on a side street while your street is being paved. You can drive on the newly paved road at the end of the day.**

Note – The reported schedule will always be flexible due to weather and other reasons. This update is meant to provide information as we know it at the time of the update preparation. Real time schedule updates can be obtained by calling Russ Morsching.

SEE ADDITIONAL INFORMATION ON THE NEXT PAGE

Guidance for New Concrete over the First Winter:

Using deicers on your concrete driveway in the winter can cause surface damage - primarily scaling and spalling - by forcing the thawing and refreezing of moisture. Products containing ammonium nitrates and ammonium sulphates are especially harmful because they will actually attack the concrete chemically. Magnesium chloride is hard on concrete and Rock salt (sodium chloride) or calcium chloride will do less damage, but they can harm vegetation and corrode metal.

Avoid the use of any deicers during the first winter after new concrete driveway construction. The new concrete is more susceptible to the harmful effects of salt.

As an alternative to a deicer during the first winter, we recommend using sand or a product called cherry grit (sold at Fleet Farm).

Guidance for New Seed:

The Contractor will spray the seed with fertilizer onto the ground. The spray will include a protective top coating with a tactifier so it sticks to the ground. The Contractor will water the newly seeded areas for 30-days. Please do not attempt to mow the newly seeded areas this fall while the root system is establishing. **Do not fertilize the newly seeded areas this fall.** When it's time to mow, the mower deck should be at the highest setting until the root system is fully established. The City is asking that each property owner supplement watering as needed. Note that seed does not need the same amount of water that sod requires.

Below are some bullets highlighting key information about maintaining your new seed areas:

- After the contractor 30-day watering period is complete, the newly seeded areas will be turned over to the property owners for long-term maintenance,
- It is important to provide supplemental watering of your newly seeded areas into next year, and
- It is very important to fertilize your new seed for the next two to three years (at a minimum).

Contact

Please reach out to Russ Morsching, the Resident Project Representative, at 507-323-5192 or russell.morsching@bolton-menk.com with any questions.