



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 #22

### Week of October 13:

- 3<sup>rd</sup> Avenue – The Contractor paved the bottom mat (2.5”) of blacktop.
- 3<sup>rd</sup> Avenue – The Contractor hauled in approximately half of the topsoil until it rained.
- Cherry Street – The Contractor paved the bottom mat (2.5”) of blacktop.
- Alley 1 (between Cherry Street and Walnut Street) – The contractor finished the sewer service connections.
- Alley 3 (between Cherry Street and Walnut Street) – The contractor finished the sewer service connections.

### Week of October 20:

- General – The concrete contractor will be back to complete miscellaneous patches.
- General – The paving (blacktop) contractor will be back for the Walnut Street patch and to finish the remaining driveways.
- General – The Contractor plans to finish hauling and spreading topsoil, grading the boulevards, and seeding the boulevards.

### Project Notes:

- Paving – The contractor did NOT 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.

*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.*

### Contact

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

**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).