City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

September 17, 2026

Re: Project Update Letter #3 - 173rd Avenue & 175th Avenue Mill and Overlay

On Thursday, September 10 the city held a pre-construction meeting with North Valley, Inc., the contractor performing the improvements. The purpose of this letter is to share the information discussed at the pre-construction meeting with property owners directly impacted by this project. This information is also available on the project webpage http://www.cityoframseymn.gov/1109. The webpage will remain your best source of receiving updated information throughout construction.

Construction Schedule – North Valley currently plans to start work on September 24. Some aspects of this project will continue into the spring of 2027. Please be aware contractor schedules are subject to change for many factors including; weather, construction interruptions, and possibly other project commitments.

Week of	Process (duration in working days)
Sep 21	173rd Avenue Road Closure – Puma Street to Iguana Street (Sep. 24 thru mid-Oct.)
	Utility locates and erosion control (1 – 2 days)
	Reclamation of existing pavement – Puma Street to Iguana Street (1 – 2 days)
Sep 28	Culvert replacement – Puma Street to Iguana Street (3 – 5 days)
	Grading and tolerance of gravel – Puma Street to Iguana Street (5 – 10 days)
Oct 12	Pave 1st lift of new pavement – Puma Street to Iguana Street (1 – 2 days)
	Mill and Pave remaining 173rd Avenue and 175th Avenue (4 – 6 days)
Oct 19	Pavement Markings (2 – 3 days)
Spring 2027	Final lift of new pavement – Puma Street to Iguana Street
	Final Restoration – Puma Street to Iguana Street
	Remove erosion control – Puma Street to Iguana Street

* These process timelines are estimates and some may overlap or expand. A detour route map is enclosed with this letter and will be available on the project webpage.

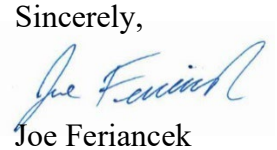
Irrigation / Invisible Fences – The majority of work on this project will be limited to street surfaces, though some work will occur within City right-of-way behind the edge of pavement/curbing. Impacts to irrigation systems are not anticipated, though if they do occur, repairs will be included within the scope of the project. If you have a below ground irrigation system fronting 173rd Avenue or 175th Avenue, please mark your sprinkler heads with flags or stakes to assist the Contractor in preventing or minimizing damage to your system during construction. Free flags are available at the Engineering Department, located on the 2nd floor in the Ramsey Municipal Center. City staff will locate construction limits upon request.

Access to Property – 173rd Avenue between Puma Street and Iguana Street will be closed to traffic. Staff will coordinate with property owners in that area to maintain access. On the remaining project there may be times when access will not be immediately available due to construction, such as when work is proceeding past a driveway, and during bituminous street patching. Milling and overlaying are moving operations, access limitations are typically no more than 15 to 20 minutes long. Access for emergency services will be maintained throughout the project.

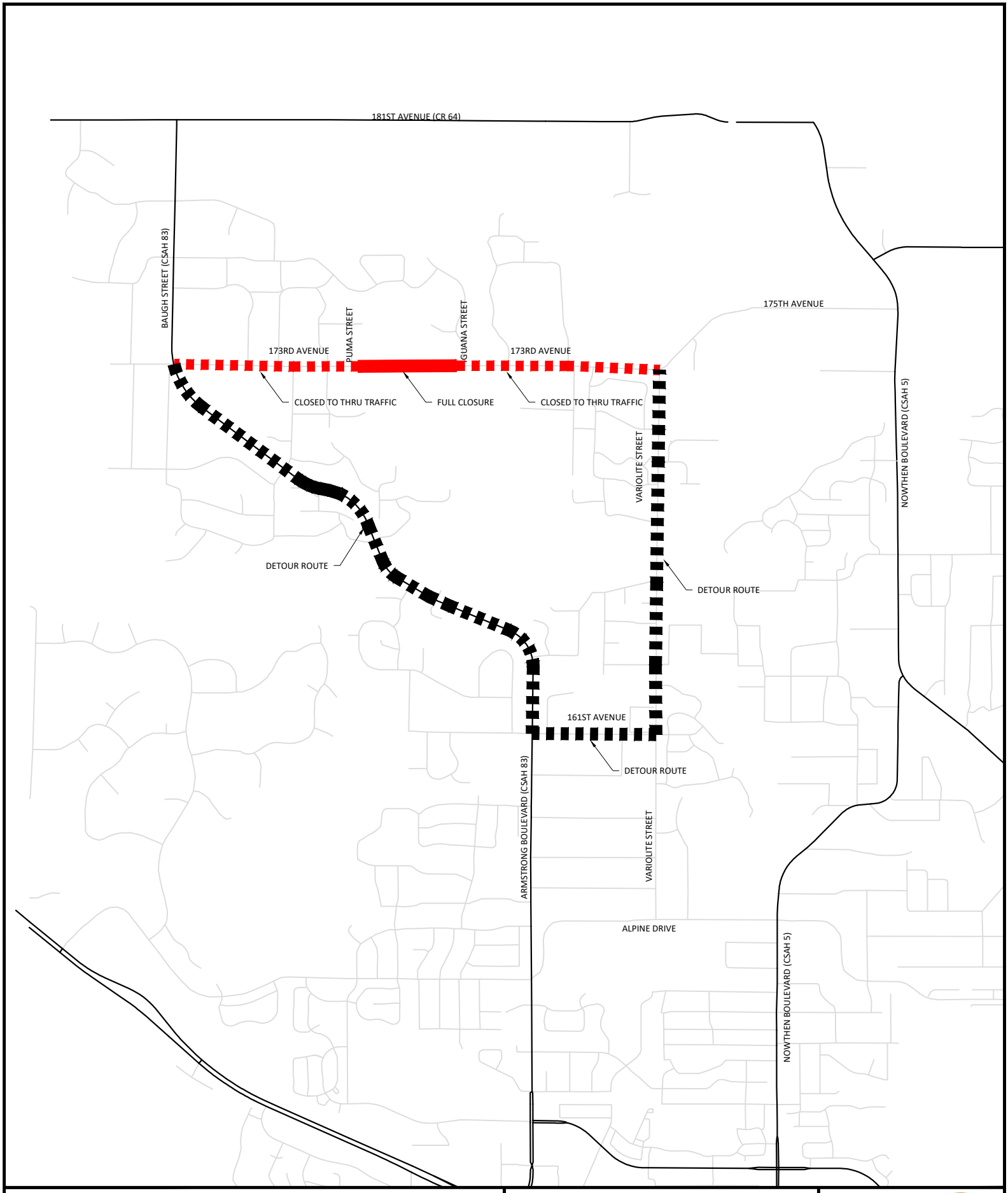
Contacts – For questions related to construction of the project, including special access needs or concerns, please contact Aaron Madsen, the City's construction inspector at (763) 286-2579 or amadsen@cityoframseymn.gov

Please contact me at jferiancek@cityoframseymn.gov or at 763-433-9893 with any questions related to this letter or the project in general.

Sincerely,



Joe Feriancek
Assistant City Engineer



173RD AVENUE DETOUR ROUTE

0 1/4 1/2 3/4

SCALE (FEET)

N

City of RAMSEY