



4141 Douglas Drive North • Crystal, MN 55422-1696
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NOTICE OF TWO IMPORTANT MEETINGS

September 18, 2014

TO: Property Owners and Residents of the 2015 – Phase 14 North Lions Park Street Reconstruction Area – Project No. 2014-14
FROM: City of Crystal and Short Elliott Hendrickson Inc.

FALL 2014 GAS MAIN RECONSTRUCTION

Crews from CenterPoint Energy may begin reconstructing gas mains in October 2014 in the south quadrant of the project area. This area is bordered approximately by Bass Lake Road, Elmhurst Avenue, Dudley Avenue and Hampshire Avenue. They would finish this work by about mid-November. The benefit of doing this gas main replacement work now is that it gives the street reconstruction contractor an area in which to immediately begin their work in spring 2015. Such a “jump start” is critical to completing a street reconstruction project the size of Phase 14 in a single construction season. As part of this work, CenterPoint Energy will be setting up property owner meetings to televise private sanitary services as part of their new safety program.

MEETING NO. 1

Reference: **What:** Open House
When: Wednesday, October 1, 2014; 6:30 p.m. to 8:30 p.m.
Where: Crystal City Hall
4141 Douglas Drive, Crystal, MN 55422

Major street reconstruction is programmed to occur in your neighborhood during the summer and fall of 2015. We cordially invite you to meet with the project team members including city officials, and review the proposed improvements and funding as it affects your property, street, and neighborhood. Project team members will be available to answer your questions and obtain your input. The estimated cost to your property will be discussed along with how it can be paid. The project schedule will also be discussed.

We will discuss the street reconstruction options available to residents who live along local Municipal State Aid (MSA) streets 62nd Avenue, Elmhurst Avenue, 60th Avenue between Hampshire and

Elmhurst Avenues and Hampshire Avenue between 60th and 62nd Avenues. Additionally, The City of Crystal's 2010 Comprehensive Plan guides 58th Avenue to be designated as part of the City's MSA street network at such time as the streets are reconstructed. This MSA designation may or may not happen as part of the Phase 14 Project. We will discuss the street reconstruction options available to residents who live along potential MSA street 58th Avenue.

The MSA options pertain to street width, parking or no parking, striping of traffic and parking lanes, and sidewalk placement. Based on recommendations put forth in the Report on Feasibility, the City Council is currently considering the placement of sidewalks on one side of 58th Avenue, Elmhurst Avenue, 60th Avenue between Hampshire and Elmhurst Avenues and Hampshire Avenue between 60th and 62nd Avenues. The existing sidewalks on 62nd Avenue will be reincorporated into the project.

We will discuss the impact proposed improvements will have on the local non-MSA streets in the Phase 14 area. Such impacts are street widths and boulevard tree, retaining wall, and landscaping removals. No improvements are proposed along the alley south of Brentwood Avenue adjacent to the project area as part of the Phase 14 project.

Information will be provided about CenterPoint Energy gas main replacement and gas service line work that will occur throughout the project area potentially beginning this fall, with completion next summer. As part of this work, CenterPoint Energy will be setting up property owner meetings to televise private sanitary services as part of their new safety program. To answer your questions and address your concerns about their upcoming work, CenterPoint Energy contact information will be provided to you prior to the work beginning.

At the meeting we would like to hear from those of you who have questions about your sump pump service, new driveway construction, sanitary sewer repair/replacement, rain garden construction, or from those of you who have not yet responded to the questionnaire mailed this past July.

The meeting format is informal, so come at your convenience. **There will be a formal presentation and discussion period from 7:00 p.m. to 7:30 p.m. for those interested.**

MEETING NO. 2

Reference: **What:** Public Improvement Hearing
When: Tuesday, October 7, 2014; 7:00 p.m.
Where: Crystal City Hall, Council Chambers
4141 Douglas Drive, Crystal, MN

The Crystal City Council will conduct a public improvement hearing to consider authorizing the project and the preparation of the final design. A detailed notice of this meeting is enclosed. The notice includes information on the cost of your estimated assessment. Options for the payment of your assessment will be presented at the hearing.

We look forward to seeing you at the Open House and Public Improvement Hearing. If you have questions before the Open House, please call Project Manager Aaron Ditzler at SEH (952.912.2624 or aditzler@sehinc.com) or City Project Manager Mick Cyert at City Hall (763.531.1161 or mick.cyert@crystalmn.gov).

**CITY OF CRYSTAL - NOTICE OF HEARING
2014 – Phase 14 North Lions Park Street Reconstruction**

Project No. 2014-14

To be Held on Tuesday, October 7, 2014

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Crystal, Minnesota, will meet in the council chambers of City Hall, 4141 Douglas Drive, at 7:00 p.m. on Tuesday, October 7, 2014, to consider the reconstruction of streets in the North Lions Park neighborhood bounded on the north by the Crystal/Brooklyn Park city border at 62nd Avenue; on the west by the Crystal/New Hope city border at Louisiana Avenue, and by West Broadway; on the south by Bass Lake Road (56th Avenue); and on the east by the Burlington Northern Santa Fe Railroad west of County Road 81, pursuant to Minnesota Statutes, Sections 429.011 to 429.111. The work includes gravel base, concrete curb and gutter, boulevard restoration and bituminous surfacing construction; and in some areas drain tile, rain garden, storm sewer, and sidewalk construction. All areas described above are proposed to be assessed for such improvements. The total street assessment for the reconstruction is estimated to be \$2,900,892. A reasonable estimate of the impact of the assessment will be available at the hearing. The estimated cost of the improvements are \$5,837,538. The street assessment for single family and/or duplex lots within the improvement area is estimated to be \$5,828 per lot; except the lot at 5762 West Broadway which is estimated to be \$2,914 per lot; and PID No. 0511821120017, which is estimated to be \$0 per lot. The street assessment for all commercial and non-profit properties within the improvement area is estimated to be \$104.52 per front foot.

The concrete curb and gutter assessment for properties currently without curb and gutter, which is proposed to be constructed with city standard “B” curb, is estimated to be \$22.38 per front foot. The curb and gutter assessment for properties with existing city standard “B” curb and gutter that are proposed to be reconstructed is estimated to be \$11.19 per front foot. The curb and gutter assessment for properties with existing city standard “B” curb and gutter that are proposed to be incorporated into the street reconstruction is estimated to be \$5.82 per front foot.

Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting. A copy of the report on feasibility for this project is available for review at the Crystal City Hall.

Dated September 18, 2014
By Order of the City Council
City of Crystal

Christina Serres – City Clerk