

CITY OF CRYSTAL - NOTICE OF HEARING
Phase 13 Becker Park Street Reconstruction and
County Road 81 Local Street Reconstruction - Project # 2012-13
To be Held on Tuesday, October 16, 2012

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Crystal, Minnesota, 55422, will meet in the council chambers of City Hall, 4141 Douglas Drive, at 7:00 p.m. on Tuesday, October 16, 2012, to consider the 2013 reconstruction of streets in both the Becker Park neighborhood and a portion of Lakeland Avenue adjacent to County Road 81. Affected Becker Park streets are bounded on the north by Bass Lake Road (56th Avenue); on the west by the Crystal/New Hope city border at Nevada Avenue, and by 7301 56th Avenue; on the south by the CP Railroad between Nevada Avenue and the BN Railroad west of County Road 81; and on the east by the BN Railroad between the CP Railroad and Douglas Drive; and along Lakeland Avenue on the north by 62nd Avenue; on the west by County Road 81; on the east by the first tier of lots east of Lakeland Avenue; and on the south by 58th Avenue, 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 \$3,964,232. A reasonable estimate of the impact of the assessment will be available at the hearing. The estimated cost of the improvement is \$7,063,906. The street portion of the assessment for single family and/or duplex lots within the improvement area is estimated to be \$5,286 per lot; except the lot at 6158 Lakeland Avenue which is estimated to be \$2,643 per lot. The street assessment for all commercial and non-profit properties within the improvement area is estimated to be \$94.80 per front foot.

The additional concrete curb and gutter assessment for properties currently without curb and gutter, and for properties with existing non-city standard "D" curb and gutter, both of which are proposed to be constructed/replaced with city standard "B" curb, is estimated to be \$20.30 per front foot. The curb and gutter repair assessment for properties with existing city standard "B" curb and gutter that is proposed to be incorporated into the street reconstruction, is estimated to be \$5.28 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 20, 2012
By Order of the City Council
City of Crystal

Christina Serres – City Clerk