

**2013 – Phase 13 Becker Park Street
Reconstruction (Phase 13)
2013 – County Road 81 Local Street
Reconstruction (CR81LSR)**

Information Packet

**Open House
Crystal City Hall**

January 10, 2013

**6:00 p.m. to 8:30 p.m. Open House in the Community Room
7:00 p.m. to 8:15 p.m. Presentation in the Council Chamber**

**2013 - Phase 13 Becker Park
Street Reconstruction
2013 – County Road 81 Local
Street Reconstruction
Neighborhood Open House
January 10, 2013**

Thank you for attending tonight's Open House. We encourage you to meet with the assembled project team members and review with them the proposed design details for the vicinity near your property, street, or neighborhood. Please feel free to ask them questions and offer your ideas for refining the final design.

Because most questions asked by residents about this type of project center on a few items, we feel this information packet might help you obtain answers to your current questions or formulate new ones.

I. Total estimated project costs are \$6,479,939 (Phase 13) and \$583,968 (CR81LSR)

II. Estimated Assessments for Crystal Residents

A. Street

(Includes street, grading, storm sewer, drain tile, utility rehab, rain garden and restoration)

- | | |
|--|-------------|
| 1. Single Family & Duplex Assessment Rate | \$5,286/lot |
| 2. "Commercial and Non-profit" Property Street Assessment Rate | \$94.80/FF |

B. Concrete Curb and Gutter

- | | |
|---|------------|
| 1. For all property with no existing concrete curb & gutter | \$20.30/FF |
| 2. For all properties with existing "D" curb | \$20.30/FF |
| 3. For all properties with existing B618 curb | \$5.28/FF |

C. Schedule: Assessment hearing in April 2013. Sent to Hennepin County and will first appear on your 2014 tax statement.

D. Rate & Term: Rate is yet to be set by City Council but is estimated to be 5.0% spread over a 15-year term. Prepayments, partial prepayments, deferments, etc, will be explained in greater detail when official assessment notification and hearing are conducted.

III. Construction Schedule

Begin in May 2013 and substantially complete by mid November 2013. Substantial completion includes first layer of blacktop paving, driveway and boulevard restoration.

Final completion during Spring 2014 includes installation of last layer of blacktop and final site clean up and restoration.

IV. Driveway Replacement for Crystal Residents

Many property owners responded in one of the past surveys indicating an interest in getting a price from the contractor to replace their driveway. We have your names and will be contacting you throughout the construction season with more details. The construction newsletter will alert you to more information.

The driveway replacement work is completely optional, whether you use the contractor doing the street project or another firm of your choosing. The advantage to using the contractor doing the street reconstruction is that a lower cost to the homeowner is anticipated and the cost can be financed at an estimated 5.0% annual interest rate for 15 years through the special assessment process.

A. *What specifically is being offered?*

The City's contractor will remove your existing driveway and replace it with 2-1/2 inches of blacktop surfacing and 6 inches of gravel base or 6 inches of concrete and 4 inches of sand. The work would be done in accordance with the project specifications and would carry a one-year warranty from the date of final project acceptance (estimated to be June 2014). Information regarding the warranty and care of a new driveway is included at the end of this packet.

B. *How much will this cost me?*

The total cost for a driveway will depend on what work needs to be done. An appointment will be made to determine the amount of work and a written price will be given to you. To give you a feel for the cost, Phase 12 prices from 2012 were \$22.65/SY or \$39.89/SY to remove your existing bituminous or concrete driveway pavement and install a new bituminous or concrete driveway in its place, respectively.

C. *What do I do if I'm interested?*

If you have already requested pricing information as part of past surveys, you will be contacted this summer to set up an "estimate" appointment.

If you have not already done so, please contact Mick Cyert or Dave Fritzke, Crystal City Engineering Department, at 763.531.1161 or 763.531.1163 respectively.

D. *How will I pay for this work?*

The City will pay the contractor doing the street reconstruction for the work at the time it occurs. The City will then assess that cost to your property for the driveway work in a manner similar to the street assessment. You would have the option to prepay the full or partial amount before incurring interest cost. The deadline for payment without interest will be about November 15, 2013.

E. *Am I required to have this work done?*

Absolutely not! This is optional.

F. *Can I get my existing driveway widened or a portion replaced instead of the whole driveway?*

A portion of your existing driveway may be replaced instead of the whole driveway, however, widening your existing driveway is not being offered with this project. Widening your new driveway is acceptable, provided the widening satisfies City code regarding driveway widths. This would be discussed with you at the time the estimate is prepared. However, the City reserves the right not to undertake some work that would result in an unsatisfactory finished condition.

G. *When would the driveway work be done?*

The driveways would be done after the storm sewer, drain tile, curb and gutter, and street grading was done on the street. If you want to replace a driveway, the existing driveway would remain in place as long as possible until the new driveway is constructed. An interim gravel surface would allow access to your garage.

H. *Do I have to use the City's contractor to do the work?*

It is not required to use the City's contractor. However, a separate contractor would have to closely coordinate with the City's contractor and fit their schedule if you intend to do the work this summer. Also, you would not be able to use the special assessment option for paying for the work.

V. **Non-conforming Driveways**

City Code defines allowable driveway and curb cut widths. There are specific requirements based on whether you have a single or multi-car garage. There are also special circumstance criteria that affect the rule. Residents with no garage or a single car garage are allowed a maximum 16' wide curb cut. Residents with multi-car garages are allowed a maximum 22' wide curb cut.

A review of the Phase 13 project area revealed a number of what are called "non-conforming" driveways. This means they do not meet the current code for one reason or another. The non-conforming portion could be in the boulevard, on private property, or both. During street reconstruction activities, the City will reconstruct the curb cut and boulevard portion of these non-conforming driveways to meet the current code. This work is typically done at no cost to the property owner. There may be an opportunity to increase the width of the curb cut or boulevard driveway beyond current conditions and still stay within the code. This type of work would typically involve additional cost to the property owner. Either way, impacted owners will be notified.

VI. **Sanitary Sewer Service Repair From the Sewer Main in the Street to Your Property Line for Crystal Residents – Avoid the Possible Cost of Repairing a New Street!**

Many property owners have indicated an interest in repairing their sanitary sewer service line between the sewer main in the street and the property line. We also have a list of names from past surveys and will be contacting you to discuss details and price. Repairing the sanitary sewer service line between your property line and your home is not being offered.

The repair of a sanitary sewer service is generally optional. If you think you have a sanitary sewer service problem, we strongly encourage you to consider repairing it during street reconstruction activities. Previous projects have shown that the majority of sewer service repairs are needed at the edge of or under the street. This is where the plumbing from the house connects to the service branch pipe and continues to the trunk sanitary sewer pipe under the center of the street.

If you delay the repair until after the street in front of your home is reconstructed, in addition to your cost for the repair, the City **will charge you** for any necessary street repairs. A repair done during street reconstruction activities will allow you to avoid the cost of street repairs.

Whether you use the contractor doing the street project or an independent contractor is your choice. The advantage of using the street contractor is that a lower cost to the homeowner is anticipated and the cost can be financed at an estimated 5.0% simple annual interest rate for 15 years through the special assessment process.

A. *What specifically is being offered?*

The street contractor will excavate the street and / or boulevard only and locate the sanitary sewer service pipe where the property owner indicates there has been a problem based on past cleaning efforts or from city televising inside the mainline. If the exact location is unknown, the contractor will excavate the connection at the edge of the street. The contractor will cut and remove up to 20 feet of faulty pipe from the connection at the edge of the street to the connection at the sanitary sewer main in the center of the street and then shine a light to your property line in the pipe to confirm the work will correct all visible problems. If there are problems beyond 20 feet up to your property line, the contractor will replace the faulty sections of sewer line and the resident is charged accordingly. The work would be done in

accordance with the project specifications and would carry a one-year warranty from the date of final project acceptance (estimated to be June 2014).

B. *How much will it cost me?*

To give you a feel for the cost, in Phase 12 in 2012, the construction low bid cost was \$1,535 to fix up to 20 feet of the faulty pipe. If more work was needed based on visual observations, then the average bid cost was \$1,825.

C. *What do I do if I'm interested?*

If you have already requested pricing information from past surveys, the City of Crystal will contact you to set up an appointment this summer.

If you have not already done so, please contact Mick Cyert or Dave Fritzke, Crystal City Engineering Department, at 763.531.1161 or 763.531.1163 respectively.

D. *How will I pay for this work?*

The City will pay the contractor for the work at the time it occurs. The City will then assess that cost to your property relating to the sanitary sewer work in a manner similar to the street assessment. You would have the option to prepay the full or partial amount before incurring interest cost. The deadline for payment without interest will be about November 15, 2013.

E. *Am I required to have this work done?*

Absolutely not! This is completely optional.

F. *Do I have to use the City's contractor to do the work?*

It is not required to use the City's contractor. However, a separate contractor would have to closely coordinate with the City's contractor and fit their schedule. Also, you would not be able to use the special assessment option for paying for the work.

VII. Phase 13 State Aid Street Designations and Recommendations

Below is a summary of how Municipal State Aid (MSA) streets are proposed to be reconstructed during the Phase 13 project.

A. 54th Avenue

1. A 32-foot wide street section including concrete curb and gutter.
2. 5-foot concrete sidewalk along the north side (reincorporate existing between Jersey and Idaho Avenues).
3. Parking along the north side. No parking along the south side.
4. Striping the driving and parking lanes and the crosswalks where the sidewalks intersect side streets.

B. 55th Avenue (between Douglas Drive and Sherburne Avenue), Douglas Drive (between West Broadway and 55th Avenue) and Sherburne Avenue

1. A 48-foot wide street section including concrete curb and gutter.
2. No new concrete sidewalk.
3. Parking along both sides of the street.

4. Striping the driving and parking lanes and the crosswalks where the sidewalks intersect side streets.
- C. Nevada Avenue
1. A 32-foot wide street section including concrete curb and gutter.
 2. 5-foot concrete sidewalk along the west side.
 3. Parking along the west side. No parking along the east side.
 4. Striping the driving and parking lanes and the crosswalks where the sidewalks intersect side streets.

VIII. Local Streets

Below is a summary of how the local streets will be reconstructed during the Phase 13 and CR81LSR projects. Please recall that local streets are reconstructed to be consistent with city standards.

- A. Reconstruct Phase 13 to current width of 30 feet. Exceptions are:
1. 55th Avenue west of Sherburne Avenue – 48 feet, and
 2. Hanson Court – 48 feet.
- B. Reconstruct CR81LSR/Lakeland Avenue frontage road to width of 26 feet.
- C. Add an 8-foot wide trail along the east side of CR81LSR.
- D. Add B618 concrete curb and gutter to areas with no or D style concrete curb and gutter.
- E. Replace B618 concrete curb and gutter in areas with flat street grades and poor drainage.
- F. Increase the size of the existing storm sewer pipe on:
1. Nevada Avenue, and
 2. Idaho Avenue between 52nd and 53rd Avenue.
- G. Extend storm sewer pipe on:
1. Louisiana Avenue between 54th Avenue to 5442 Louisiana Avenue,
 2. Maryland Avenue between 54th Avenue to 5506 Maryland Avenue,
 3. 52nd Avenue between Louisiana and Hampshire Avenues,
 4. 52nd Avenue between Georgia and Edgewood Avenues,
 5. 53rd Avenue between Idaho and Hampshire Avenues,
 6. 53rd Avenue between Florida and 5237 Douglas Drive,
 7. Edgewood Avenue between 52nd and 53rd Avenues, and
 8. Idaho Avenue between the CP Railroad and 52nd Avenue.

IX. Rainwater Gardens for Crystal Phase 13 Residents

Many property owners responded in one of the past surveys indicating an interest in having a rain garden in the City-owned boulevard in front of their home. We have your names and will be contacting you

during the construction season with more details. The construction newsletter will alert you to more information.

A. ***What is a rain garden?***

A rain garden is a landscaped area that is slightly depressed to soak up **some** of the runoff before it can enter the storm sewer pipe network. This decreases the amount of runoff carried by the network to nearby lakes and streams. When plants in the rain garden mature, the rain garden should be disguised as an aesthetic addition to the neighborhood.

B. ***If I choose to have a rain garden, will my assessment be more than those without rain gardens?***

No. Selecting this work does not add to your individual assessment. The cost of any rain gardens that could be built as part of this project will be passed along to the entire neighborhood because the entire neighborhood will benefit from the rain gardens.

C. ***Who maintains these rain gardens in the City-owned boulevard?***

Rain garden planting will be selected for low maintenance, which is **not** to say that they are maintenance free. Yearly maintenance for weeding, mulching, and plant replacement will be conducted by the City for a period of two years after the initial rain garden installation/planting. Individual homeowners will be responsible for weeding, mulching, and plant replacement after the two year City maintenance period, as necessary. Furthermore, individual homeowners will be responsible for watering immediately following the initial rain garden installation/planting.

D. ***What do I do if I'm interested?***

If you have already notified the City your interest as part of past surveys, you will be contacted this summer with additional details. If you have not already done so, please contact Mick Cyert or Dave Fritzke, Crystal City Engineering Department, at 763.531.1161 or 763.531.1163 respectively.

E. ***What if I just do not want to have a rain garden?***

If you do not want a rain garden, do not like gardening, or do not wish to add to the landscaping of the City-owned boulevard in front of your home, maybe a rain garden is not for you.

Keep in mind: whether you have a rain garden or not, drainage could still be directed to flatter areas located in the City-owned boulevard area next to the street to meet water quality requirements. As with the rain garden, water will pool for short periods of time in these areas until it is able to soak into the ground. Such existing low areas will still function well; however it will not have the same infiltration capabilities as a rain garden can have. During heavy rain events, rainwater in most cases will overflow these areas and spill into the street.

F. ***When would the rain garden work be done?***

Ordering plant materials will occur during the winter following street reconstruction and the planting of the rain garden would occur during the summer of 2014 following street reconstruction.

G. ***How can I find out more information about rain gardens?***

The City's website contains a thorough listing of articles regarding rain gardens in street reconstruction projects. If you want more information, we encourage you to type it into your favorite internet browser and review the rain garden articles it contains.

http://www.crystalmn.gov/city_departments/rain_gardens.html

X. Boulevard Landscaping Features

If you have private landscaping features in the City owned boulevard (up to approximately 15' beyond the edge of the street) that are of value to you, and their location conflicts with proposed street reconstruction activities, please relocate them out of the boulevard before street reconstruction begins this Spring.

These landscaping features include, but are not limited to, mulch, plastic and brick garden edging, decorative stones, statues, and plants or bushes.

If you choose not to relocate your particular landscaping feature before street reconstruction begins in front of your home, the street contractor will remove and dispose of the landscaping feature for you as part of their work. The street contractor will not replace any landscaping feature that they remove and dispose.

If you have any questions about whether or not Phase 13 street reconstruction activities will disturb your particular landscaping feature, please contact the Phase 13 field office. The telephone number and location of this office will be included in the first street reconstruction update newsletter. The City will send this newsletter to your home in April or May before the start of street reconstruction activities.

If you have any questions about whether or not CR81LSR activities will disturb your particular landscaping feature, please contact Mick Cyert or Dave Fritzke.

XI. New Sod Placement

Many locations in the project areas will need to be restored with new sod. If new sod is placed on your property, or in the boulevard in front of your property, you need to care for that new sod. Information regarding the care of new sod is included at the end of this packet. Once the sod has become initially established after installation, it will not be replaced if it subsequently dies after care is turned over to the property owner.

XII. CenterPoint Energy

CenterPoint Energy will take advantage of street reconstruction activities to replace their existing steel gas main pipes under the streets with new plastic pipes. In most cases, they will also update the gas service from the main to the house from steel to plastic pipe.

CenterPoint Energy will coordinate the gas service pipe work with you during street reconstruction.

XIII. Underground Pet Containment and Lawn Irrigation Systems

Some residents have installed these systems not only in their yard, but also in the City owned boulevard (up to approximately 12' beyond the edge of the street). If you have not yet told us that one of these systems exists in the City owned boulevard in front of your home, please tell us now!

Street reconstruction will likely damage the portion of these systems that are located within the City owned boulevard. **Both the work and cost** associated with adjusting the location of these systems out of the way of street reconstruction is **your** responsibility!

If we know where these systems are located, we are able to let you know when to disable your system to make way for street reconstruction activities. We can also let you know when to reinstall your system prior to the completion of boulevard restoration activities in front of your home.

XIV. Explanation of Options for Payment of Special Assessments for Crystal Residents

During this project's Public Improvement Hearing on October 16, 2012, the City Council ordered the projects and the preparation of final plans and specifications. At that time, the proposed assessments became **pending assessments**.

A pending assessment means this is the estimated amount each property owner would be responsible to pay. The final amount could be more than or less than the pending amount. The final assessment amount will be established by the City Council at an Assessment Hearing in April 2013 after bids for the work are received from contractors.

The fact that there is a pending assessment against your property only impacts those who wish to sell. If this is or could be your situation, the buyer's mortgage company may require the seller to set aside an escrow fund in an amount between 150 to 200% of the pending assessment. When the final assessment is established, the mortgage company will pay off the assessment amount in its entirety and return any unused balance to the seller.

It is anticipated the City Council will set an interest rate near 5.0% for a 15-year term for property owners desiring to have the assessment added to their taxes.

You may prepay the entire assessment or a portion of the assessment (minimum \$100) without interest no later than 30 days after the levy date (estimated to be in late April 2013). Or, you may prepay the entire assessment or a portion until November 29, 2013, with interest charged from the levy date.

OR

If you take no action, the assessment will be added to your property tax statement over a 15-year period beginning in 2014 and ending in 2028. The first year will be charged 20 months of interest on the original assessment (principal). After the first year, the amount added to your annual property tax statement will be computed by adding 1/15th of the original assessment (principal), and simple interest computed at 5.0 percent on the declining balance.

If you prepay your assessment at any time in a future year, you must pay off the ENTIRE BALANCE, and your payment must be made prior to November 15 in order to avoid interest charges for the entire following year.

If you are over the age of 65 or retired due to a total and permanent disability, if the affected property is your homestead, and your income is below the to be determined 2013 levels, you may qualify to defer your assessment to some later date. If an assessment is deferred, interest will accrue at the set rate until the assessment is paid. For reference purposes only, the 2012 income levels are shown below.

Household size	2012 Income Level	Household size	2012 Income Level
1	\$45,500	4	\$65,000
2	\$52,000	5	\$70,200
3	\$58,500	6	\$75,400

Additionally, the City may, at its discretion, defer the payment of assessments for any homestead property owned by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in Minnesota Statutes, section 190.05, subdivision 5b or 5c, as amended, as stated in the person's military orders.

Gray – Indicates estimated values.

Information about New Concrete Driveways

The following information will help you maintain your new concrete driveway:

- You cannot drive on your new driveway for a minimum of 5 days after it has been constructed.
- It is recommended to gently spray water on the new concrete every day for two weeks beginning roughly 24-36 hours after the pour. This will help the concrete to cure and give a stronger result.
- You should wait at least three months before sealing your concrete driveway but do so before winter. Here is a list of concrete sealer retailers for you to consider. Each company would be happy to discuss the pros and cons of their product.

Construction Materials, Inc. (952.929.0431) recommends two surface sealers. One is a clear acrylic sealer (CS 309) and the other a concrete-treating oil. Construction Materials is located at 6725 Oxford Street W in St. Louis Park.

Construction Midwest, Inc. (763.536.8336) has three surface sealers it recommends. The first is a product called Diamond Clear, an acrylic sealer; other products are linseed oil and a penetrating sealer. Construction Midwest is located at 3531 Nevada Avenue North in New Hope.

The one-year warranty for a new concrete driveway does not cover:

- Normal cracking caused by shrinkage due to drying.
- Cracks caused by frost heaves.
- Surface marks or cracks caused by using the driveway before it has adequately cured.
- Shallow puddles called bird baths.
- Settlement of new construction caused by poor compaction of subgrade soils done previously by others.

Information about New Blacktop Driveways

The following information will help you maintain your new blacktop driveway:

- You should not drive on your driveway for a minimum of one week after it is constructed.
- It is recommended not to park any vehicle, trailer, motorcycle, bicycle, etc. on it for at least six months following construction especially when the temperature is above 60 degrees Fahrenheit. In addition, do not make any sharp turns on the new surface. Parking or making sharp turns on a blacktop driveway in the first year could permanently damage your driveway.
- Waiting a minimum of **three years** before applying any sealer to your new blacktop driveway is recommended.
- It is recommended not to use any products labeled “coal tar.” Instead use asphalt emulsion sealers. These products are available at most hardware stores. Follow manufacturer’s directions for application of these products.

The one-year warranty for a new bituminous driveway does not cover:

- Cracks caused by frost heave.
- Tire marks, which may occur initially until the driveway cures with age and continued use.
- Penetration marks caused by sharp objects such as bike kickstands.
- Shallow puddles called bird baths.
- Settlement of new construction caused by poor compaction of subgrade soils done previously by others.
- Damage caused by leakage of petroleum or other flammable liquids.
- Edge cracking caused by the owners failure to maintain supporting edge materials such as sod or grass or by parking too close to the edge.



Caring for Your New Sod



You must take care of your new sod!

Now that sod is placed next to your reconstructed street and/or driveway area, care must be taken to help it survive. We need your help to ensure the sod receives adequate water and maintenance. To begin with, please avoid walking on your new sod for the first 3 weeks.

Please begin watering your new sod as soon as it has been placed. Your efforts, when combined with the contractor watering the sod for the **first 30 days only**, will help the sod grow so your lawn looks its best. **After the first 30 days, it will be entirely up to you to water!** Your actions will be especially important if there is little rainfall and hot temperatures.

The rule of thumb for watering mature lawns is a minimum of 1 inch per week. **New sod requires twice as much water or 2 inches per week** done in 3 or 4 applications. More frequent, lighter waterings are not desirable, as they encourage shallow roots instead of deep roots. The roots of new sod require about a year to reach their full length. Lawns need deep roots to help them withstand periods of little or no rain.

During extended hot and dry periods, new sod should be thoroughly soaked every day. Checking to see if you are watering enough is easily done by placing a shallow, flat-bottomed container under the sprinkler. Then just measure the water depth in the container.

Any rainfall received during the week, can be included in your 2-inch a week watering total. You should continue watering the new sod for 2 or 3 growing seasons to ensure good established root growth.

Sod placed along the edges of driveways reconstructed on private property

If you reconstructed your driveway beyond your front property line using the City's contractor, **you** are responsible for watering the sod that may have been placed along the edges of your driveway on your private property. The contractor will **not** water sod on your private property! Please begin watering this sod as soon as it is placed using the instructions given above.

Mowing

Your new sod should not be mowed until either the grass lies over and mats down when wetted or the grass goes to seed. Don't be alarmed if either of these conditions does not occur in the first 30 days. Prior to mowing, set the mower deck at the **highest setting** and cut the new sod with this setting for the remainder of the year. **Your new sod will die if you cut it at the same setting as the one you ordinarily use to cut your mature lawn.**

Fertilizing

The contractor will fertilize the sod in the spring of 2014; therefore, **you will not need to fertilize the sod** until the fall of 2014 or the spring of 2015. **If you fertilize sooner, you risk killing the sod.** When you do fertilize, use a 10-10-10, 12-12-12 or similar mixture and follow manufacturer's instructions on application rates. After one year switch back to a "0" phosphorous fertilizer (the middle number) as required by state law.

If you have any questions or problems with your sod, please contact Mick Cyert (763.531.1161 or mick.cyert@crystalmn.gov) or Aaron Ditzler (952.912.2624 or aditzler@sehinc.com).

The combined efforts of you and the contractor should result in a healthy, vigorous lawn. We appreciate your assistance.

City of Crystal and Short Elliott Hendrickson Inc.