CITY of CRYSTAL

4141 Douglas Drive North • Crystal, MN 55422-1696
Telephone: (763) 531-1000 • Fax: (763) 531-1188
Website: www.ci.crystal.mn.us

NOTICE OF TWO IMPORTANT MEETINGS

September 20, 2012

TO: Property Owners and Residents of both the:

- 2013 – Phase 13 Becker Park Street Reconstruction Area (Phase 13), and
- 2013 – County Road 81 Local Street Reconstruction Area (CR81LSR)

FROM: City of Crystal and Short Elliott Hendrickson Inc.

FALL 2012 GAS MAIN RECONSTRUCTION

Crews from CenterPoint Energy will begin reconstructing gas mains in October 2012 along Hanson Court in the Phase 13 project area. They will 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 2013. Such a "jump start" is critical to completing a street reconstruction project the size of Phase 13 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: Thursday, October 4, 2012; 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 the Becker Park neighborhood and along County Road 81 during the summer and fall of 2013. 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.

The City of Crystal's 2010 Comprehensive Plan guides 54th and Nevada Avenues to be designated as part of the City's Municipal State Aid (MSA) street network at such time as the streets are

reconstructed. This MSA designation may or may not happen as part of the Phase 13 Project. We will discuss the street reconstruction options available to residents who live along potential MSA streets 54th and Nevada Avenues. The 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 54th and Nevada Avenues.

We will discuss the impact proposed improvements will have on the local non-MSA streets in the Phase 13 and CR81LSR areas. Such impacts are street widths and boulevard tree, retaining wall, and landscaping removals.

Representatives from CenterPoint Energy will also attend this meeting. They will offer details about gas main replacement and gas service line work that will occur throughout the Phase 13 project area 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. CenterPoint will be able to answer your questions and address your concerns about their upcoming work.

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 (Phase 13) and August (CR81LSR).

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 16, 2012; 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 Phase 13 and CR81LSR projects and the preparation of the final Phase 13 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
2013 – Phase 13 Becker Park Street Reconstruction and
2013 – 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, 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 reconstruction of streets in both the Becker Park neighborhood and some but not all local streets in the Skyway neighborhood and bounded in the Becker Park neighborhood 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 Canadian Pacific Railroad between Nevada Avenue and the Burlington Northern Santa Fe Railroad west of County Road 81; and on the east by the Burlington Northern Santa Fe Railroad between the Canadian Pacific Railroad and Douglas Drive; and bounded in the Skyway neighborhood 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 improvements are $7,063,906. The street 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 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