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Dear Skyway Park Neighborhood Resident,

On June 7, 2016, the City Council continued the local street reconstruction improvement process by directing city staff to prepare a feasibility report for the Phase 16 Skyway Park neighborhood. If the project is approved by the city council for construction in 2017, **the city will levy a special assessment against your property.**

Please carefully review the following estimated assessment amounts and opportunities to provide your input to the City Council or project team.

I. Assessments to Your Property

A. Assessments

The assessments for this project are comprised of two parts.

1. Street

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

- a.) Single Family and Duplex Assessment Rate \$6,735/lot
- b.) “Commercial and Non-profit” Property Street Assessment Rate \$120.79/FF
- 2. Concrete Curb and Gutter
 - a.) For all properties with no existing concrete curb & gutter \$25.86/FF
 - b.) For all properties with existing “sloped” style curb \$25.86/FF
 - c.) For all properties with existing “barrier” style curb to be reconstructed \$12.93/FF
 - d.) For all properties with existing “barrier” style curb to be reincorporated \$6.73/FF

- B. Schedule: The public improvement hearing will occur in October 2016. This public hearing is the meeting where the council will take comments on the scope of the project. The assessment hearing will take place in April 2017. This public hearing is for the council to take comments on the assessments and receive objections to individual assessments for the project. Once the assessments are levied, they will be sent to Hennepin County and will first appear on the 2018 tax statement.

- C. Rate and Term: Rate is yet to be set by the city council but is estimated to be 4.5% spread over a 15-year term. Prepayments, partial prepayments, deferments, etc, will be explained in greater detail when the official assessment notification and hearing is conducted.

II. Opportunities to provide feedback to the City Council or Project Team

- A. Enclosed Property Owner Questionnaire.
- B. E-mails, phone calls, written correspondence (see enclosed contacts).
- C. Phase 16 Neighborhood Open House No. 1 – Oct. 6, 2016 (tentative).
 - 1. Informational meeting with project staff.
 - 2. No formal decisions will be made at this meeting.
- D. Phase 16 Public Improvement Hearing – Oct. 18, 2016 (tentative)
 - 1. City council to consider directing staff to prepare the plans and specifications needed to bid the project in early 2017.
- E. Phase 16 Neighborhood Open House No. 2 – January 12, 2017 (tentative)
 - 1. Informational meeting with project staff.
 - 2. No formal decisions will be made at this meeting.
- F. Phase 16 Assessment Hearing – April 18, 2017 (tentative)
 - 1. City council to consider adopting the proposed assessments and levying a special assessment against the neighborhood properties.
 - 2. City council to consider awarding the construction contract.
- G. City Council Meetings – Generally the first and third Tuesdays of each month.
 - 1. http://www.crystalmn.gov/city_government/council_meetings_and_agendas.php

We request you please also review the information included in the enclosed newsletter, questionnaire and rain garden flyer.

Sincerely,

Mark Ray

City Engineer/Public Works Director