



2017 – Phase 16 Skyway Park Street Reconstruction

A Joint Publication of the City of Crystal and SEH Inc.

June 16, 2016

Project Background and Update

In 2007, Short Elliott Hendrickson Inc. (SEH), a consulting engineering firm, was retained by the city to update its 2003 Street Reconstruction Study. The update showed that the majority of the local streets north of 42nd Ave. had deteriorated to where routine maintenance and repairs are no longer cost-effective. The update recommended that street reconstruction be divided into eight separate phases defined by their local neighborhood park. These eight phases and their estimated year of reconstruction are shown in the location map on page 3 of this newsletter. In particular, please notice the location of Phase 16.

The council, in June 2014 and June 2015, initiated the reconstruction of Phases 14 and 15 respectively. The Phase 14 project area is nearly complete. The Phase 15 project area is currently under reconstruction with completion expected in July 2017. On June 7, 2016, the council continued the local street reconstruction improvement process by directing city staff to prepare a **feasibility report** for the Phase 16 Skyway Park neighborhood.

Local street reconstruction will include the installation of new concrete curb and gutter in most areas, new storm sewer and drain tile systems in some areas, optional sanitary sewer service repair/replacement and blacktopping of streets. Black dirt and sod is then restored on the boulevards.

INSIDE
<i>Phase 16 Study Has Begun</i>
<i>Estimated Assessment Costs</i>
<i>Sanitary Sewer Service Repair/Replacement Being Offered Residents Can Connect Sump Pumps to Storm Sewer</i> 2
.....
<i>Location Map</i> 3
.....
<i>Private Driveway Replacement</i>
<i>Rain Gardens</i>
<i>Local Drainage Problems</i>
<i>Estimated Project Time Line</i>
<i>Who to Call</i> 4

The sanitary sewer service repair is an additional cost to the homeowner. In Phases 1–15, up to 20% of the homeowners repaired/replaced their sanitary sewer services as part of the street rehabilitation program.

We recommend that you drive through either the Phase 13 Becker Park or Phase 14 North Lions Park project areas shown in the location map on page 3, and see the transformation throughout these neighborhoods.

We Need Your Help!

We need your help and input to accomplish the **feasibility report's** preliminary design. In particular, we need your input regarding the possible locations of sanitary sewer service repair/replacement, sump pumps or footing drains, private underground utilities and neighborhood local drainage problems. Your input will also help the city measure the interest of Phase 16 homeowners to implement possible boulevard rain gardens and continue the private driveway replacement and sanitary sewer repair/replacement programs. The following pages detail the information requested. Please fill out the enclosed questionnaire, place it into the postage paid envelope, and return it by **July 15, 2016**, even if you are not interested in any of these programs at this time.

Phase 16 Street Reconstruction Study Has Begun

When the feasibility report is complete, the council will review it and decide whether to order the preparation of bidding documents for local street reconstruction in Skyway Park in 2017. Before making a final decision, the council will consider your input at both a neighborhood meeting and a separate public improvement hearing that will occur during fall of 2016.

The feasibility report will contain detailed recommendations on how the streets, storm sewer and drain tile systems and curb and gutter should be reconstructed and paid for.

Municipal State Aid (MSA) streets must be designed to state standards. Therefore, the following Phase 16 MSA streets are proposed to be widened to 32 feet:

- 58th Ave. between Regent and Orchard Aves, and
- Regent Ave. between Bass Lake Rd. and 58th Ave.

As part of the street reconstruction project, the city had considered adding concrete sidewalk along one side of Regent Ave. between Bass Lake Rd. and MAC Park. Based on discussions with property owners along Regent Ave., the sidewalk will not be included as part of the project.

Because a portion of 62nd Ave. is the border between the cities of Crystal and Brooklyn Park, its reconstruction will be coordinated with the City of Brooklyn Park.

Estimated Assessment Costs

If the city council approves the project for bidding, the actual cost of Phase 16 will not be known until the spring of 2017 when construction bids are received. The assessment rate for a single family/duplex property in the Phase 15 project was \$6,104.19 per lot. The assessment rate for commercial, non-profit, industrial and multiple family, etc. properties was \$112.36 per front foot. The Phase 15 assessment rate for new concrete curb and gutter was \$24.06 per front foot for all property classifications that previously had no curb or for those with non-standard (sloped) curb. The city standard curb design is barrier style curb, which has a 6-inch high vertical face. Where possible, this curb will be salvaged in place, but in many instances it is necessary to remove and replace this curb due to cracks, settlement or to raise or lower a street to solve drainage or alignment problems. The reincorporation assessment for repair or replacement of this curb type could be approximately 50% of the assessment rate per foot paid by those with no existing curb, depending on the final design. Due to the volatility of oil and construction material prices, we will not have estimated Phase 16 assessment rates prior to bid opening.

Residents will have the option to pay the entire assessment amount up front and avoid interest expense or have the cost spread out over 15 years as part of their property tax at an interest rate to be determined next spring.

Sanitary Sewer Service Repair/Replacement Program from the Sewer Main to Your Property Line

Have you had problems in the past with your sanitary sewer line? This program will be your opportunity to make repairs economically.

According to city ordinance, you are responsible for the sewer service pipe from inside your home to the sewer main in the center of the street. When problems arise, you are responsible for repair or replacement of that pipe including any costs for street or boulevard repair that may be required because of the sewer work. You can avoid the street and boulevard repair costs by coordinating your sewer repair/replacement with the

street reconstruction work. You can choose to have the work done by your own contractor or the Phase 16 contractor.

Your sanitary sewer may need repair if:

- You've experienced slow water flow or occasional backups at the basement floor drain such as when the dishwasher or clothes washer discharges water.
- A sewer cleaning service company has found evidence of roots, sand or other foreign debris during pipe cleaning. This condition means that there are broken joints and/or open cracks in the pipe. Cleaning is only a temporary solution. The situation will deteriorate over time and you may end up with a collapsed pipe permanently blocking all water flow.

Assess the situation:

- Review past maintenance activities or consult with a licensed plumber. The previous homeowners may also be of assistance.

If you are interested in repair/replacement from the sewer main to your property line:

- Let us know by completing the private sanitary sewer service repair/replacement section of the enclosed questionnaire. **This does *not* commit you to the additional costs of making the repairs.**
- Knowing now how many property owners are interested in having this work done will result in a more competitive price from the city's bidding process. Everyone who indicates an interest in sanitary sewer repairs from the sewer main to your property line will be contacted prior to construction with price information and other details.
- You have until then to decide if you want to do the work and if you want it done by the Phase 16 contractor.
- You may wish to get a bid from a licensed plumber in the meantime. When we contact you with price information nearer to construction time, you can compare the costs between the Phase 16 contractor and the bid received from your plumber. The plumber you contact needs to be informed that they will need to coordinate sanitary repair with the Phase 16 contractor's schedule.
- Paying the bill – should you decide to have the sewer work done **and** choose to use the Phase 16 contractor, the cost can be added to your assessment. This could spread the cost over 15 years as part of your property tax at an interest rate to be determined during spring of 2017.

Sump Pump Discharge Service Line

Do you use a sump pump or have you considered installing one? Do you currently have a footing drain? The street design will include a drain tile system in many streets to collect not only groundwater and surface runoff (rainfall and snow melt) but also discharges from private sump pumps. This will be part of the storm sewer system and will be

included in the street assessment cost spread out over all the parcels in the project area.

If you have a sump pump or footing drain, an underground service line pipe can possibly be installed from the street to your front property line. At the property line, approximately 15 feet behind the curb, an 18-inch-deep inlet box is installed with the top flush with the ground surface. From that point to your house, you would be responsible for installing an underground pipe and any plumbing modifications needed to connect it to your sump pump.

Using the service line eliminates these problems:

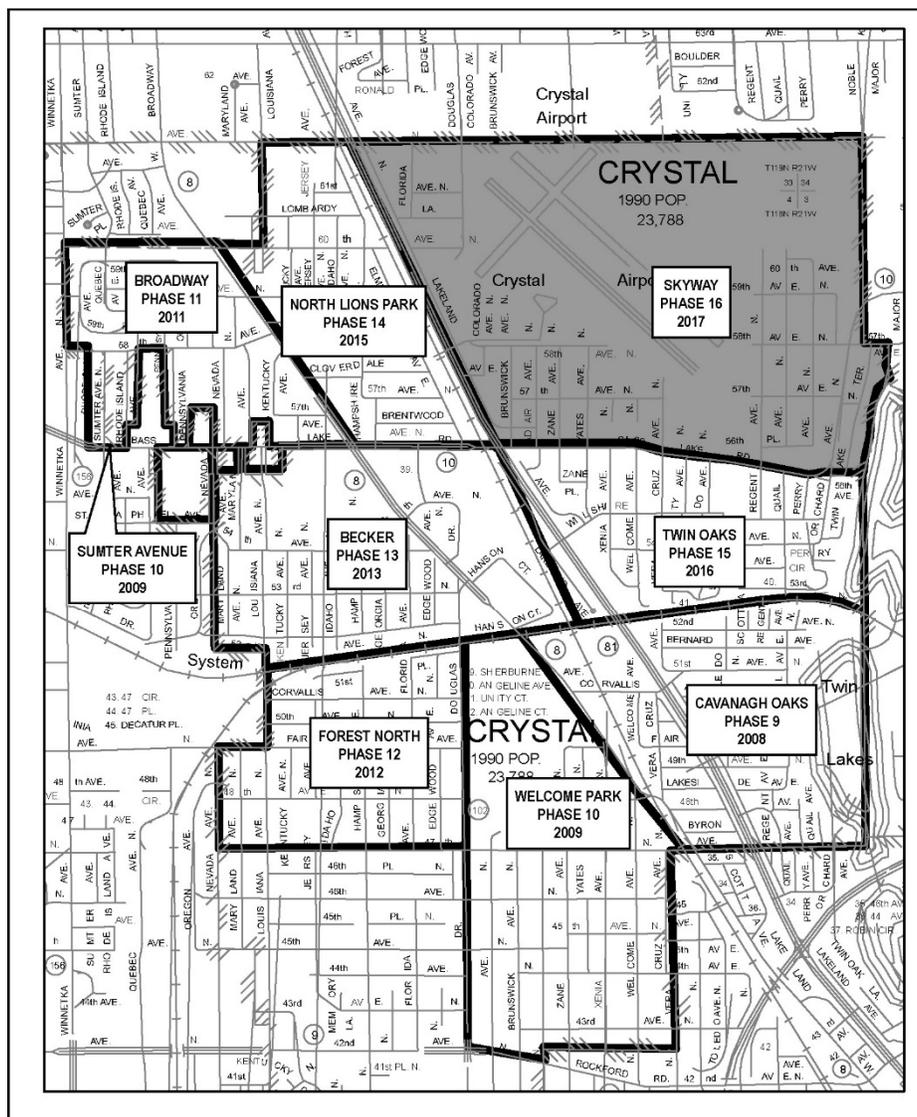
- Water reentering your basement when discharged onto the yard. This water can also cause problems for adjacent yards and basements.
- Discharging into the street causes erosion of the street surface and icing in cold weather. Furthermore, discharging this water into the sanitary sewer system

is prohibited by city ordinance and you are subject to a fine. These discharges increase the fees the city is charged to treat Crystal's sewage and the higher cost is reflected back to you in your sewage bill.

If you currently have a sump pump or footing drain, or are considering adding a sump pump someday, please complete the sump pump discharge service line section of the enclosed questionnaire.

It is important that you indicate this now so it can be planned with the project. There is not a separate added cost for this feature.

A drain tile system may not be available on all streets depending on final street design and topographic features.



Crystal Study Area Neighborhood Phase Map

Private Residential Driveway Replacement Program

This program allows homeowners to replace their concrete or blacktop driveway using the city's street reconstruction contractor. The city's contractor may be able to replace the driveway at a lower cost than a private driveway contractor.

You can choose to have the work done by your own contractor or by the Phase 16 contractor. Let us know by completing the private residential driveway replacement section of the enclosed questionnaire. **This does not commit you to the additional costs of making this repair.**

If you choose to participate in the program, the cost of the work can be added to your assessment. The cost could be spread over 15 years as part of your property tax at an interest rate to be determined during spring of 2017.

Rain Gardens

Rain gardens are being **considered** by the city as a better way of managing storm water runoff. A thorough description of rain gardens and some frequently asked questions are available in the Storm Water Runoff Management and the Use of Rain Gardens flyer included with this newsletter.

Please indicate in the rain garden section of the questionnaire if you are interested in having a rain garden in your boulevard.

Neighborhood Local Drainage Problems

Is your property at a low area that periodically floods in the back yard? Is your property adjoining a drainage way which causes erosion, flooding or related consequences? As part of the storm sewer and drain tile design process, we would like to know if these or similar situations are occurring in your part of the neighborhood. If so, please describe the problem on the "neighborhood local drainage problems and other comments" section of the questionnaire. We will review them in the field for possible corrective action should the project proceed.

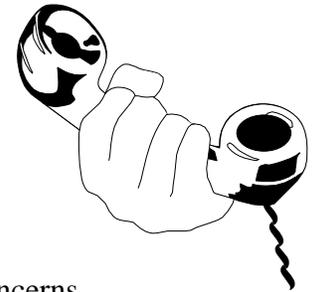
Estimated Project Timeline

The Feasibility Report will be complete in September 2016; therefore, it is important for us to receive your completed questionnaire by **July 15, 2016**. The following is a preliminary schedule for the improvement process for your area.

Item	Date
Property owner questionnaire forms due	July 15, 2016
DRAFT feasibility report complete	Early September 2016
Report to city council	Mid-September 2016
Neighborhood open house to review report	Early October 2016

Item	Date
Public improvement hearing and the city council will consider preparation of bidding documents	Mid-October 2016
Begin preparing bid documents	Mid-October 2016
Neighborhood open house to review final design contained in bid documents	Mid-January 2017
Complete final project design	Late January 2017
Bidding	March 2017
Assessment hearing	April 2017
Construction start-up	Late April / Early May 2017
Install 1 st layer of asphalt	Summer/Fall 2017
Install 2 nd layer of asphalt	June 2018

Who To Call With Questions?



If you have questions about any information in this newsletter, or have other concerns, you can call or send an email to staff listed below at either the City of Crystal or Short Elliott Hendrickson.

City of Crystal
Mick Cyert
Project Manager
763-531-1161
phase16@crystalmn.gov

Mark Ray
City Engineer
763-531-1160
phase16@crystalmn.gov

Short Elliott Hendrickson
Aaron Ditzler
Project Engineer
952-912-2624
aditzler@sehinc.com