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DATE: December 30, 2014

TO: Property Owners and Residents of the 2015 - Phase 14 North Lions Park Street Reconstruction Project Area

FROM: City of Crystal and Short Elliott Hendrickson, Inc.

WHAT: Street Reconstruction Open House, Including Rain Gardens

WHEN: Thursday, January 15, 2015; 6:00 p.m. to 8:30 p.m.

WHERE: Crystal City Hall
4141 Douglas Drive North

You are cordially invited to Crystal City Hall to review the nearly complete design details for street reconstruction near your property and neighborhood. The meeting will begin in the lower level Community Room at 6:00 p.m. and continue until 8:30 p.m. Project team members, including city staff, will be available to answer your questions and to consider your ideas in refining the final design. The meeting will be informal so please come at your convenience.

For those interested, there will be a brief presentation, video and discussion period starting at 7:00 pm in the Council Chamber. The presentation will both describe design features that have changed since the last Open House held on October 1, 2014 and answer the most commonly asked questions about a street reconstruction project. **We are also interested in hearing from those of you who have questions about your sump pump service, driveway reconstruction, or sanitary sewer repair/replacement.**

In addition to answering your current questions, we hope the presentation will help you formulate new ones. Upon completion of the presentation, you are invited back to the Community Room for further informal discussion until the Open House ends at 8:30 p.m.

For those of you who are interested in having a rain garden installed in the City-owned boulevard in front of your home, there will be rain garden information in the Community Room and a brief presentation in the Council Chamber to review proposed rain garden design details, property owner responsibilities and answer the most commonly asked questions.

For your reference and as the Notice of Hearing mailing to residents dated September 18, 2014 indicated, the following property owner assessment rates are proposed:

- The street assessment for single family and/or duplex lots within the improvement area is estimated to be \$5,828 per lot.
- The street assessment for all commercial and non-profit properties within the improvement area is estimated to be \$104.52 per front foot.
- The concrete curb and gutter assessment for properties currently without curb and gutter, which is proposed to be constructed with City standard barrier (“B”) style curb, which has a 6-inch high vertical face, is estimated to be \$22.38 per front foot.

- The concrete curb and gutter assessment for properties with existing city standard “B” curb and gutter is estimated to be \$11.19 per front foot. The removal and replacement of existing City standard “B” curb and gutter is necessary due to either curb deterioration, new road geometry or curb grades that are too flat.

The Crystal City Council will consider accepting the plans and specifications and authorizing advertisement for bids for the project most likely at the February 3, 2015 meeting.

We look forward to seeing you at the Open House. If you have any questions please contact the appropriate representative below:

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