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## NOTICE OF TWO IMPORTANT MEETINGS

September 18, 2015

**TO:** Property Owners and Residents of the 2016 – Phase 15 Twin Oaks Park Street Reconstruction Area – Project No. 2015-15

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

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### MEETING NO. 1

**Reference:** **What:** Open House  
**When:** Thursday, October 1, 2015; 6:00 p.m. to 8:00 p.m.  
**Where:** Crystal City Hall  
4141 Douglas Drive, Crystal, MN 55422

Major street reconstruction is programmed to occur in your neighborhood during the summer and fall of 2016. 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.

We will discuss the street reconstruction options available to residents who live along local Municipal State Aid (MSA) streets Wilshire Boulevard between County Road 81 and Regent Avenue, and Regent Avenue between Wilshire Boulevard and Bass Lake Road.

The MSA 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 Wilshire Boulevard between County Road 81 and Regent Avenue, and Regent Avenue between Wilshire Boulevard and Bass Lake Road. At the meeting we would like to hear your input on the proposed optional MSA sidewalks.

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

Information will be provided about CenterPoint Energy gas main replacement and gas service line work that will occur throughout the project area potentially 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. To answer your questions and address your concerns about their upcoming work, CenterPoint Energy contact information will be provided to you prior to the work beginning.

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 June.

The meeting format is informal, so come at your convenience. **There will be a formal presentation and discussion period from 6:30 p.m. to 7:00 p.m. for those interested.**

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## MEETING NO. 2

**Reference:** **What:** Public Improvement Hearing  
**When:** Tuesday, October 6, 2015; 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 project and the preparation of the final 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.

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## FALL 2015 GAS MAIN RECONSTRUCTION

Crews from CenterPoint Energy may begin reconstructing gas mains in October 2015 in the northeast quadrant of the project area. This area is bordered approximately by Wilshire Boulevard on the south, Twin Lakes on the east, Bass Lake Road on the north, and Unity Avenue on the west. They would 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 2016. Such a “jump start” is critical to completing a street reconstruction project the size of Phase 15 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.

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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](mailto:aditzler@sehinc.com)) or City Project Manager Mick Cyert at City Hall (763.531.1161 or [mick.cyert@crystalmn.gov](mailto:mick.cyert@crystalmn.gov)).

**CITY OF CRYSTAL - NOTICE OF HEARING  
2015 – Phase 15 Twin Oaks Park Street Reconstruction**

**Project No. 2015-15**

**To be Held on Tuesday, October 6, 2015**

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 6, 2015, to consider the reconstruction of streets in the Twin Oaks Park neighborhood bounded on the north by Bass Lake Road (56<sup>th</sup> Avenue) ; on the west by County Road 81 ; on the south by the Canadian Pacific Railroad south of Angeline Avenue ; and on the east by Twin Lakes, 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 and storm sewer construction. All areas described above are proposed to be assessed for such improvements. The total street assessment for the reconstruction is estimated to be \$4,148,753. A reasonable estimate of the impact of the assessment will be available at the hearing. The estimated cost of the improvements are \$6,493,662. The street assessment for single family and/or duplex lots within the improvement area is estimated to be \$6,265 per lot; except the lots at 5817 56<sup>th</sup> Avenue N., 5573 Welcome Avenue N., 5221 56<sup>th</sup> Avenue N. and 5566 Unity Avenue N. which are estimated to be \$3,132.50 per lot; and 6017 56<sup>th</sup> Avenue N and 5410 Lakeland Ave N (PID 0411821340061), which are estimated to be \$0 per lot. The street assessment for all commercial and non-profit properties within the improvement area is estimated to be \$112.36 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 \$24.06 per front foot. The curb and gutter assessment for properties with existing city standard “B” curb and gutter that are proposed to be reconstructed is estimated to be \$12.03 per front foot. The curb and gutter assessment for properties with existing city standard “B” curb and gutter that are proposed to be incorporated into the street reconstruction is estimated to be \$6.26 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 18, 2015  
By Order of the City Council  
City of Crystal

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Christina Serres – City Clerk