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TO: Property Owners and Residents of the
2016 – Phase 15 Twin Oaks Park Street Reconstruction Area

FROM: Mark Ray, Crystal City Engineer
Aaron Ditzler, Project Manager

DATE: October 9, 2015

RE: 2016 – Phase 15 Twin Oaks Park Street Reconstruction Project
City Project No.: 2015 – 15
SEH No.: CRYST 134241

After public comment and Council deliberation at the Public Improvement Hearing for the Twin Oaks Park Street Reconstruction project on Tuesday, Oct. 6, 2015, the City Council passed a resolution ordering the public improvement and directed staff to prepare the plans and specifications needed to bid the project in early 2016. With the public improvement ordered, the proposed special assessments (to fund a portion of the project) to your property become a “**pending assessment.**” This term is only significant if you sell your home prior to the time the assessments are adopted (and no longer considered pending). The earliest the assessments would be adopted is April 2016. At that time, assessments may be paid in full or assessed to your property taxes for 15 years beginning in 2017, with an interest rate of approximately 4.5%. Between now and April, a home seller may have to escrow one and one half to two times the pending assessment amount at the time of closing. Once the assessment is levied, the escrow company would return any unused balance to the seller. Information regarding the amount of the pending assessment for your particular property can be obtained by calling Gail Petschl at the City of Crystal at 763.531.1118.

As discussed at the open house and public improvement hearing, the project includes the following:

1) The reconstruction of the following Municipal State Aid (MSA) streets to MSA standards:

- Wilshire Boulevard between County Road 81 and Regent Avenue, and
- Regent Avenue between Wilshire Boulevard and Bass Lake Road.

These MSA streets have the following features proposed as part of the project:

- A 32-foot wide street section.
- Type B618 concrete curb and gutter along both sides of the street.
- Parking along only one side of the street.
- A 5-foot sidewalk along one side of the street (optional).

However, final configurations of the street width, parking, and sidewalk will **not** be made until after further input from property owners living along MSA streets. The City Council will then make the final determination of street width, parking, and sidewalk configurations before mid-December 2015.

2) All remaining local streets will have the following features proposed as part of the project:

- Street width of 28 feet with new, reclaimed aggregate base and new asphalt road.
- The extension and replacement of storm sewer trunk pipes where practical and feasible.
- The installation of City standard B618 concrete curb and gutter on all streets without curb and gutter or in locations where curb deterioration, new road geometry, or existing curb slopes that are too flat exist.
- The repair of existing City standard B618 concrete curb and gutter where feasible.
- The removal of existing non-City standard “D” curb and gutter and replacement with City standard B618 concrete curb and gutter.



Type B618 Curb and Gutter



Type "D" Curb and Gutter

All properties will have the following where practical and feasible.

- The installation of a drain tile system along the edge of the street if needed, to serve as an outlet for private sump pump systems.
- The construction of rain gardens in the boulevards of homeowners if requested.
- An offer from the City to Crystal property owners in the Phase 15 area, at additional cost and using the street contractor's forces, for both private sanitary sewer service repair and private driveway replacement in coordination with the street reconstruction work.

During the week of Oct. 12, a survey crew will begin work in the area so that final design can begin. The surveyors work occasionally requires them to walk onto boulevards and front and back yards to obtain ground elevations and establish location of property corners, trees, fences, driveways, and the like. This information is important because it is used to customize the design to fit the existing conditions. Additionally, driveways have been photographed in the project area. Depending upon the weather, the survey work may take up to four weeks to complete.

Crews from CenterPoint Energy will begin reconstructing gas mains and services in the northeast quadrant of the project area in October 2015. They will finish this work in November. The benefit of doing this gas main and service 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 mailing construction notifications followed by informational door hangers in advance of their work, which also includes televising private sanitary services as part of their new safety program. CenterPoint Energy will reconstruct gas mains and services in the remainder of the project area beginning in April 2016.

A copy of the questionnaire is enclosed with this letter to all properties that *did not* return their questionnaire sent with the kickoff newsletter on June 25, 2015 or did not submit a questionnaire at the Oct. 1, 2015 open house. Your input is important. The results from the questionnaire are used to determine the design of various improvements and to establish a list of residents to be contacted with details on rain garden installation, sanitary sewer service repair and driveway replacement. If you received a questionnaire with this memo, please return it ASAP in the enclosed postage paid envelope. This is the best opportunity to get your comments or concerns communicated to the City and design team.

Important Reminders:

- 1) Fill out and return the questionnaire.
- 2) Watch for an invitation in December to attend another open house in mid-January 2016. The open house will provide detailed information on how the design may impact your property and the immediate neighborhood. It will also allow you to give us additional information on your specific concerns and desires so they can be considered prior to project construction.

If you have any questions or comments, please contact Aaron Ditzler at SEH by telephone or e-mail at 952.912.2624 (aditzler@sehinc.com) or Mick Cyert at the Crystal Engineering Department at 763.531.1161 (mick.cyert@crystalmn.gov).