



4141 Douglas Drive North • Crystal, MN 55422-1696  
Telephone: (763) 531-1000 • Fax: (763) 531-1188  
Website: [www.ci.crystal.mn.us](http://www.ci.crystal.mn.us)

## NOTICE OF TWO IMPORTANT MEETINGS

September 23, 2010

**TO:** Property Owners and Residents of the 2011 – Phase 11 Broadway Park Street  
Reconstruction Area – Project # 2010-11

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

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### FALL 2010 GAS MAIN RECONSTRUCTION

Crews from CenterPoint Energy will begin reconstructing gas mains north of 58<sup>th</sup> Avenue during the week of September 27, 2010 in the Broadway Park project area. They will finish this work by about Thanksgiving. 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 2011. Such a “jump start” is critical to completing a street reconstruction project the size of Phase 11 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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### MEETING NO. 1

**Reference:** **What:** Open House  
**When:** Thursday, October 7, 2010; 6:30 p.m. to 8:30 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 2011. 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 impact proposed improvements will have on the local non-MSA streets. Such impacts are existing sidewalk, boulevard tree, retaining wall, and landscaping removals; and proposed retaining walls and street widths.

We will also discuss the street reconstruction options available to residents who live along 58<sup>th</sup> Avenue. The City of Crystal's new Comprehensive Plan guides 58<sup>th</sup> Avenue to be added to the City's Municipal State Aid (MSA) street network at some point in the future. This potential MSA designation change, were it to occur, may or may not happen as part of the Phase 11 project. The options pertaining to street width, parking on one side only, and sidewalk placement on one side, currently being considered by the City Council, are based on recommendations put forth in the Report on Feasibility.

Representatives from CenterPoint Energy will also attend this meeting. They will offer details about gas main replacement and gas service line work that will occur throughout the project area 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. CenterPoint will be able answer your questions and address your concerns about their upcoming work.

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 July.

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

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## MEETING NO. 2

**Reference:** **What:** Public Improvement Hearing  
**When:** Tuesday, October 19, 2010; 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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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@ci.crystal.mn.us](mailto:mick.cyert@ci.crystal.mn.us)).

**CITY OF CRYSTAL - NOTICE OF HEARING  
2011 – Phase 11 Broadway Park Street Reconstruction**

**Project # 2010-11**

**To be Held on Tuesday, October 19, 2010**

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 19, 2010, to consider the reconstruction of streets in the Broadway neighborhood bounded on the north by the Crystal/Brooklyn Park city border north of 59<sup>th</sup> Place; on the west by the Crystal/New Hope city border at Winnetka Avenue, and by and including the tier of lots along the west side of Rhode Island Avenue between Bass Lake Road and 58<sup>th</sup> Avenue; on the south by Bass Lake Road (56<sup>th</sup> Avenue); and on the east by West Broadway, 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, storm sewer, and sidewalk construction. All areas described above are proposed to be assessed for such improvements. The total street assessment for the reconstruction is estimated to be \$2,297,423. A reasonable estimate of the impact of the assessment will be available at the hearing. The estimated cost of the improvement is \$3,758,041. The street assessment for single family and/or duplex lots within the improvement area is estimated to be \$4,917 per lot; except the lots at 5600 Nevada Avenue, 5752 and 5753 Oregon Court, 5600 Pennsylvania Avenue, and 5748 Sumter Avenue, which are estimated to be \$2,493.50 per lot; and 5801, 5809, 5817, 5825, 5833, 5901, 5909, 5917, and 5925 Rhode Island Avenue, which are estimated to be \$0 per lot for street. The street assessment for all commercial and non-profit properties within the improvement area is estimated to be \$88.19 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 \$18.88 per front foot. The curb and gutter repair assessment for properties with existing city standard "B" curb and gutter that is proposed to be incorporated into the street reconstruction, is estimated to be \$4.97 per front foot.

Properties on Oregon Court including 5747 and 5746 and to the south, and 6800, 6924, and 6918 Bass Lake Road (56<sup>th</sup> Avenue), and 5707, 5765, 5809, 5817, 5825, 5833, and 5841 West Broadway Avenue are not proposed to be assessed.

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 23, 2010  
By Order of the City Council  
City of Crystal

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Janet Lewis – City Clerk