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NOTICE OF TWO IMPORTANT MEETINGS

September 22, 2011

TO: Property Owners and Residents of the 2012 – Phase 12 Forest North Street Reconstruction Area – Project # 2011-12

FROM: City of Crystal and Short Elliott Hendrickson Inc.

FALL 2011 GAS MAIN RECONSTRUCTION

Crews from CenterPoint Energy will begin reconstructing gas mains in October 2011 in the west half of the Forest North project area. This area is bordered approximately by 47th Avenue, Hampshire Avenue, 51st Place, and Nevada Avenue, but does not include the streets adjacent to the Forest Elementary School. 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 2012. Such a "jump start" is critical to completing a street reconstruction project the size of Phase 12 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.

MEETING NO. 1

Reference: **What:** Open House
When: Thursday, October 6, 2011; 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 2012. 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 49th Avenue, 47th Avenue east of Louisiana Avenue, Fairview Avenue, and Louisiana Avenue south of Fairview Avenue. The 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 47th Avenue between Louisiana and Hampshire Avenues, Fairview Avenue and Louisiana Avenue. The existing sidewalk on 49th Avenue and 47th Avenue east of Hampshire Avenue will be reincorporated into the project.

We will discuss the impact proposed improvements will have on the local non-MSA streets. Such impacts are boulevard tree, retaining wall, and landscaping removals; and proposed retaining walls and street widths. No improvements are proposed along the alleys within the project area as part of the Phase 12 project.

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.**

MEETING NO. 2

Reference: **What:** Public Improvement Hearing
When: Tuesday, October 18, 2011; 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.

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) or City Project Manager Mick Cyert at City Hall (763.531.1161 or mick.cyert@ci.crystal.mn.us).

CITY OF CRYSTAL - NOTICE OF HEARING
2012 – Phase 12 Forest North Street Reconstruction

Project # 2011-12

To be Held on Tuesday, October 18, 2011

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 18, 2011, to consider the reconstruction of streets in the Forest North neighborhood bounded on the north by the Canadian Pacific Railroad between Douglas Drive and Nevada Avenue; on the west by the Crystal/New Hope city border at Nevada Avenue; on the south by 47th Avenue, including the tier of lots along the south side of 47th Avenue; and on the east by Douglas Drive, 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 $3,537,823. A reasonable estimate of the impact of the assessment will be available at the hearing. The estimated cost of the improvement is $6,610,293. 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 6829 47th Avenue, 6901 47th Avenue, 7025 47th Avenue, 4849 Douglas Drive, 4957 Douglas Drive, 4650 Hampshire Avenue, 4657 Louisiana Avenue, 4656 Maryland Avenue, 4657 Maryland Avenue, and 4656 Nevada Avenue, which are estimated to be $2,493.50 per lot; and PIN No. 0811821140111, which is 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 $4.91 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 22, 2011
By Order of the City Council
City of Crystal

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Chrissy Serres – City Clerk