

2021 SPECIAL ASSESSMENT RATES ADOPTED BY CITY COUNCIL

The Street Assessment Policy has been reviewed by the City Council periodically over the past few decades. Each time, the City Council has reaffirmed that the fairest policy is for the abutting property owners to pay a portion of the street replacement cost.

The special assessment rates adopted by the City Council on November 9, 2020, provide for a standard 2021 street assessment rate of \$4,707 and storm drainage assessment rate of \$1,412 per single-family residential property. Multi-family and commercial properties pay a different rate. The interest rate charged is 3.0 percent.

Sanitary sewer and water main repairs and/or replacements are funded by their respective utility funds, in accordance with established policy for such improvements.

An official Notice of Public Hearing on the proposed special assessments affecting your property was sent by mail to all property owners on November 20, 2020. If you are a new homeowner the notice regarding this information can be found on the City's Website. The City Council certified these special assessments at their December 14, 2020, meeting. The following table shows the **estimated** annual and monthly payments for single unit assessments receiving the **standard R1, single-family residential assessment**:

Street Assessment

| Year No. | Annual Payment | Amount House Payment Increases Per Month | Principle | Interest |
|----------|----------------|--|------------|----------|
| 1 | \$647.21 | \$53.93 | \$470.70 | \$176.51 |
| 2 | \$597.79 | \$49.82 | 470.70 | 127.09 |
| 3 | \$583.67 | \$48.64 | 470.70 | 112.97 |
| 4 | \$569.55 | \$47.46 | 470.70 | 98.85 |
| 5 | \$555.43 | \$46.29 | 470.70 | 84.73 |
| 6 | \$541.31 | \$45.11 | 470.70 | 70.61 |
| 7 | \$527.18 | \$43.93 | 470.70 | 56.48 |
| 8 | \$513.06 | \$42.76 | 470.70 | 42.36 |
| 9 | \$498.94 | \$41.58 | 470.70 | 28.24 |
| 10 | \$484.82 | \$40.40 | 470.70 | 14.12 |
| | \$5,518.96 | \$459.92 | \$4,707.00 | \$811.96 |

Storm Assessment

| Year No. | Annual Payment | Amount House Payment Increases Per Month | Principle | Interest |
|----------|----------------|--|------------|----------|
| 1 | \$194.15 | \$16.18 | \$141.20 | \$52.95 |
| 2 | \$179.32 | \$14.94 | 141.20 | 38.12 |
| 3 | \$175.09 | \$14.59 | 141.20 | 33.89 |
| 4 | \$170.85 | \$14.24 | 141.20 | 29.65 |
| 5 | \$166.62 | \$13.89 | 141.20 | 25.42 |
| 6 | \$162.38 | \$13.53 | 141.20 | 21.18 |
| 7 | \$158.14 | \$13.18 | 141.20 | 16.94 |
| 8 | \$153.91 | \$12.83 | 141.20 | 12.71 |
| 9 | \$149.67 | \$12.47 | 141.20 | 8.47 |
| 10 | \$145.44 | \$12.12 | 141.20 | 4.24 |
| | \$1,655.57 | \$137.97 | \$1,412.00 | \$243.57 |

NOTE: If your property taxes are escrowed, your monthly payment may be different, depending on how your mortgage holder calculates your escrow. You may pay an assessment in full, without interest, thru September 30, 2021. From October 1 through the end of the business day on November 21, 2021, you may pay an assessment, with interest calculated at 3.0 percent from October 1, 2021, to the date of payment. Please call the Community Development Department at 763-569-3330 for a payoff balance.

Attention New Homeowners - Assessment information included with this Newsletter was mailed in November 2020.

Private Utility Companies Replacing Or Relocating Facilities

Private utilities such as CenterPoint Energy, CenturyLink, Xcel Energy and Cable TV will be replacing and/or relocating many of their facilities. CenterPoint Energy is currently replacing most of its gas main and services within the project area. Xcel Energy is relocating many of its utility poles within the project area.

We try to notify residents as much as possible when services may be disrupted, however, sometimes we unknowingly overlook a specific need. We intend to keep you as updated as possible through newsletters and the City's Website. We rely on feedback from you and encourage you to keep us informed of any construction activities of which you may have questions.



Grandview South Area

IMPROVEMENTS

APRIL 2021

Contract Awarded to Ryan Contracting Company

On February 26, 2021 sealed bids were opened for the Grandview South Area Street and Utility Improvement Project.

The City received four bids from qualified contractors. The lowest bid was submitted by Ryan Contracting Company and the contract was awarded to them at the March 8, 2021, City Council meeting.

Ryan Contracting Company, has over 25 years of experience in street and utility construction and has performed and delivered successful projects to the City in recent years.



Special Needs

If you need access to or from your home, for example to go to a doctor's appointment, to have Meals on Wheels delivered, or you have medical or disability needs, please call the Engineering Division at 763-569-3340 to let us know and we will be happy to work with you.

If you are planning to move during the construction period or have some other large event planned, it is important that you let us know immediately so we can work with you to ensure you have access when you need it.

Order of Work

Construction on the project is anticipated to begin early April 2021. The scheduled completion date for the project is mid October 2021.

The general sequence of construction for each stage will be as follows:

- Replacement of Natural Gas Mains (by CenterPoint Energy)
- Relocation of Various Utility Poles
- Removal of Boulevard Trees (as needed)
- Removal of Existing Pavement
- Sanitary Sewer Construction
- Water Main Construction
- Storm Sewer Construction
- Roadway (street) Construction-Including:
 - * Grading of roadway base
 - * Installation of concrete curb and gutter
 - * Installation of gravel/aggregate base
 - * 1st lift bituminous paving
- Initial Boulevard Grading
- Final Patching of Driveways
- Placement of Topsoil and Final Boulevard Grading
- Plant Trees and install Sod
- Final Wear Bituminous Paving

We look forward to working with both you and the Contractor to complete the improvements as smoothly as possible. We realize that construction activity can cause inconveniences for many people and we appreciate your resiliency and patience while the project is completed.

CITY PERSONNEL

ENGINEERING OFFICE

763-569-3340
Business hours
(8:00 a.m. to 4:30 p.m.)

EMAIL

publicworks@ci.brooklyn-center.mn.us

FAX

763-569-3440

Jay Hill | Principal Engineer

Nathan Braman | Project Inspector

Trevor Williams | Project Inspector

Mike Albers | City Engineer

Bolten & Menk will be assisting with construction staking and surveying.

UTILITY OUTAGES

Please contact the following for utility outages:

CenterPoint Energy

612-372-5050 (GAS LEAK)

Xcel Energy

1-800-895-1999 (ELECTRIC OUTAGE)

CenturyLink

1-877-348-9007

Comcast

1-800-934-6489

City of Brooklyn Center

WATER | SANITARY SEWER |
STORM SEWER | STREET
LIGHTING OR TRAFFIC SIGNAL
SYSTEMS

Weekdays

7:00 a.m. to 3:30 p.m.

763-585-7100

Weekdays after 3:30 p.m.

and on weekends, call 911 and the dispatcher will contact the appropriate on-call service staff.

What You Can Expect While Construction Progresses

The Contractor, **Ryan Contracting Company**, is authorized to work from 7 am to 7 pm, Monday—Friday. Extended hours beyond 7 pm and work on Saturdays may occur when necessitated and approved by the City.

When construction begins, the Contractor will generally complete the work in stages and move from one side of the project area to the other. For example, while one street may be experiencing heavy utility work, another street may be nearing completion with new paving. Although construction has begun, you may not see significant construction activity on your street until much later in the project.

After removal of boulevard trees as needed, the Contractor will be “milling” (removing) the existing street surface on project area streets. The old pavement is removed, later recycled and utilized as an aggregate base for the new bituminous pavement. Sod on the boulevard area will also be removed.

After the pavement has been removed, utility construction (sanitary sewer, water and storm sewer) is then completed. This utility work can often be described as the most disruptive part of the project since large, deep excavations are frequent, and you may experience inconveniences in getting to and from your property during daytime working hours.

When all underground utility work is completed, the roadway base is re-established followed by the placement of concrete curb and gutter and driveway aprons. After the concrete curb and gutter are completed, the remainder of the street including new bituminous surfacing will be completed. Sodding and turf restoration will then follow. Reforestation

Construction During Covid-19

Public infrastructure construction projects are deemed an essential service and will continue to move forward. The City and the Contractor will be revising their approach to completing the work when possible to help limit exposure and risk. These steps will include:

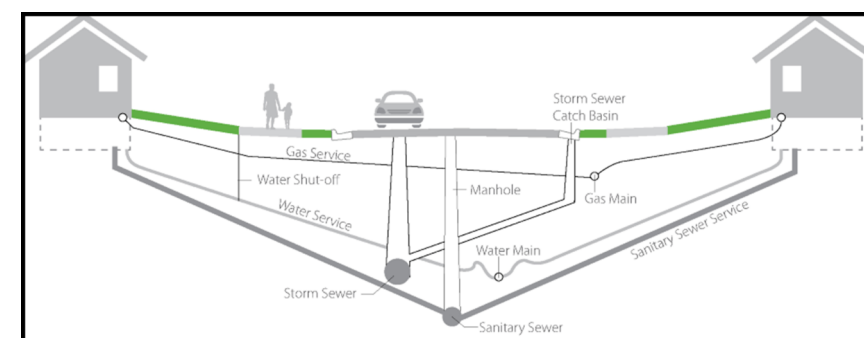
- Limiting direct contact by increased use of flyers and information being provided on the City’s website. Website updates will begin in May 2021.
- In-person engagement with the residents only on a limited basis
- Maintain social separation with residents
- Wearing of PPE (masks) when interacting with residents

Due to the nature of the work, all contact can not be prevented; however, these steps are being taken for the safety of both the residents and the workers. If you have any questions or concerns regarding the construction process during the heightened state of Covid-19 or if you need special accommodations, please contact the one of the City’s project personnel at 763-569-3340.

For more information regarding COVID-19, please visit the Centers for Disease Control and Prevention at www.CDC.gov.

Construction Tips

- **Keep children away from construction.** Construction activity and machinery can be fascinating. Your assistance in directing your children away from construction areas is appreciated.
- Please stay clear of machinery and construction trenches. Construction vehicles can move quickly and suddenly. Always be prepared for unexpected hazards.
- Avoid using a cellular phone when walking near a construction zone. Staying alert to your surroundings reduces accidents.
- Please continue to place your garbage and recycling curbside. City staff and the Contractor will coordinate with the haulers to ensure these services continue throughout the project.
- Your mailbox will be removed (if present) and a temporary mailbox bank will be set up outside of the immediate construction area. Please stay tuned for specific coordination.
- If you are interested in driveway, water or sewer replacement from the property line to your home, we suggest you obtain at least two quotes from contractors. These replacements are strictly between you and the contractor. The City cannot recommend specific contractors.



Project Staging Map

This map shows the staging and schedule of the specific streets within the project area. **Please understand that these are target dates and schedules and adverse weather conditions can impact the project completion schedule.**

Ryan Contracting Company will be storing equipment and materials within the boulevard areas throughout the project area. All areas disturbed will be restored by the Contractor. If the storage of these items in a particular area becomes an issue for you, please contact the City.

What is Under Your Street?

The cross section above represents a typical street and the utility lines that lie below the surface. Each home receives service for sanitary sewer, water, natural gas and storm sewer. Utilities along with streets are known as the “infrastructure” of the City.

