



Grandview South Area

IMPROVEMENTS

MAY 2021

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.

Project Update

Please see the reverse side for the revised staging map and completion schedule, noting that target dates are dependent on the weather.

Stage 1 - East Portion of Project

The contractor, Ryan Contracting Company, has completed all of the general removals and a majority sanitary sewer, storm sewer and water main work throughout Stage 1. Over the next month the contractor will complete all of the utilities and start rebuilding the roadway by regrading the streets, installation of the gravel base and construction of the concrete curb and gutters and driveway. The contractor will also be paving the first lift of bituminous on 59th Avenue from Dupont Avenue to Humboldt Avenue.

Stage 2 - West Portion of Project

The contractor has started reclaiming the roadways to a gravel material in preparation for utility work. The next work will include the removal of trees and driveways. Following the removals, the contractor will be setting up a temporary water system prior to starting the sanitary sewer, storm sewer and water main construction.

Project Hours

In order to maintain the project schedule, the City has authorized the contractor to work from 7 a.m. to 7 p.m., Monday thru Friday. Extended hours beyond 7 p.m. and work on Saturdays may occur when necessitated and approved by the City.

Driveway Replacements

Driveways that are disturbed by construction will be restored with a concrete apron that extends 5 feet behind the new concrete curb. The remainder of the disturbed area of the driveway will be restored with the type of material that is currently there.



If you are planning to widen your driveway or are working with another contractor to do additional driveway work, it is important that you contact Jay Hill at 763-569-3332 to determine if you need a driveway permit.

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 has replaced most of its gas main and services within the project area. Xcel Energy is relocating some of its utility poles within the project area.

Grandview South Area Improvements

Special Needs & Considerations

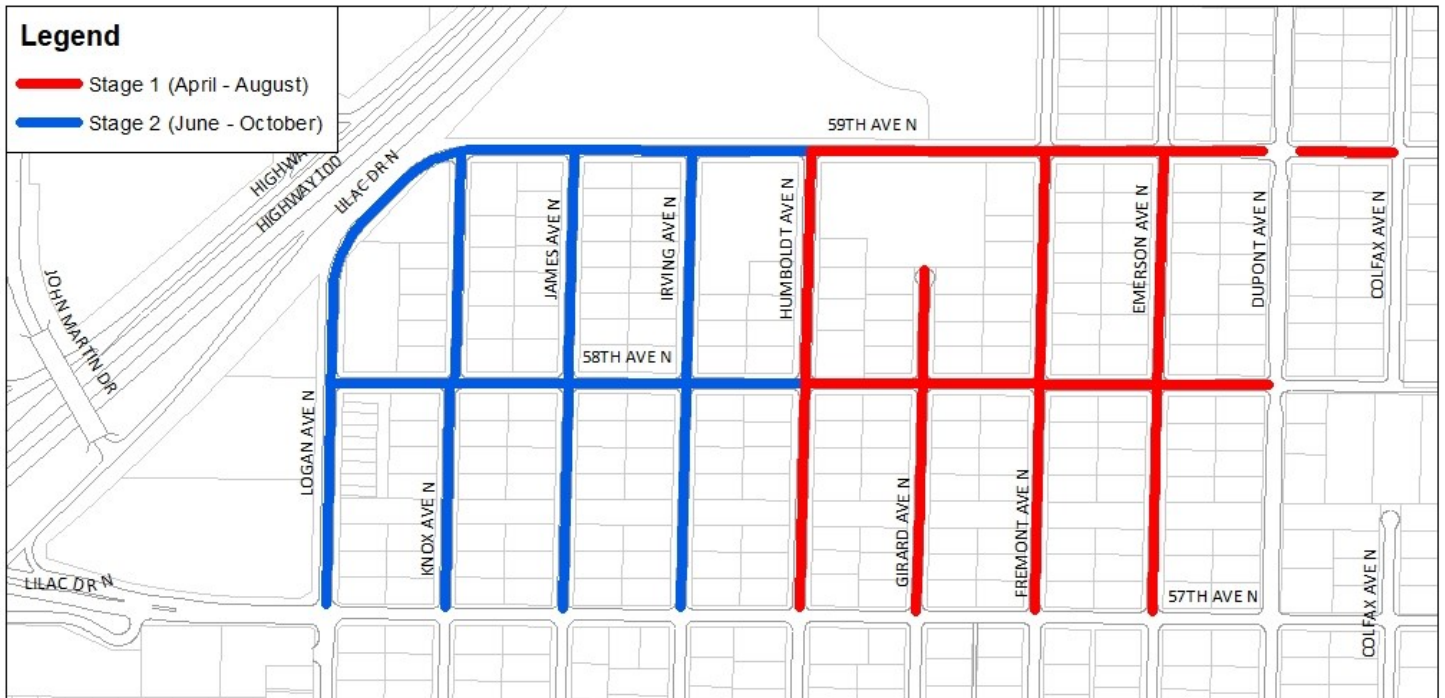
If you have any special needs regarding access to or from your home, for example to go to a doctor's appointment or to have Meals On Wheels delivered, please call the Engineering Division at 763-569-3340 to let us know so we can ensure access in and out of your property when necessary.

Also, if you are moving during the construction period or have some other large event planned, it is important you let us know as soon as possible so we can work with you to coordinate access when you need it.

Safety First

Please contact 911 during evenings and weekends if you have a construction related emergency such as ruptured service, sewer backup, significant flooding, or anything requiring immediate attention. The 911 dispatcher will contact the appropriate on-call Public Works personnel.

In addition, please keep children away from construction equipment! Construction activity and machinery can often attract the attention of curious children.



2021 SPECIAL ASSESSMENT RATES ADOPTED BY CITY COUNCIL

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 to all property owners on November 20, 2020. The City Council certified these special assessments at their December 14, 2020, meeting.

NOTE: Assessment fees can be paid in full, without interest, through September 30, 2021. From October 1 through the end of the business day on November 21, 2021, you may pay the total assessment with 3.0 percent interest calculated from October 1 to the date of payment. Please contact the Community Development Department at 763-569-3330 for a payoff balance. If you choose to not pay the assessments by November 21, 2021, the assessments will show up on your property taxes beginning some time in 2022. If your property taxes are escrowed, your monthly payment may be different, depending on how your mortgage holder calculates your escrow.