



Grandview South Area

IMPROVEMENTS

JUNE 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

Stage 1 - East Portion of Project

The contractor, Ryan Contracting Company, has completed all of the utility work for Stage 1 and has installed about half of the concrete curbs and gutters and concrete driveways. The next step will be continuing the remaining curb and gutter work and paving the first lift of bituminous on the street. Following the paving the contractor will be installing bituminous driveways, placing topsoil, sodding the boulevards, planting trees and continuing miscellaneous work. Trees are anticipated to be planted in the fall.

Stage 2 - West Portion of Project

The contractor has reclaimed half of the roads and is completing the utilities on those roads. The next work will include reclaiming the remaining roads and will be continuing to work on the utilities for the next month. After the utilities have been completed, the Contractor will begin grading and placing gravel on the roads in preparation for construct concrete curb and gutters.

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.

Underground Sprinkler Systems

If you have an underground sprinkler system, please contact us at 763-569-3340, so we can coordinate any necessary repairs. Repairs will be made after the curb & gutter has been installed.

Special Needs & Safety

If you have any special needs regarding access to or from your home, for example, a doctor's appointment or to have Meals On Wheels delivered, if you'll be moving during the construction period, or have an event planned, 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.

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.

Grandview South Area Improvements

Tree Replacements

As part of the street reconstruction project, some boulevard trees were removed due to conflicts with curb and gutter or utility replacements.

Property owners who had tree(s) removed due to construction will be offered a tree selection from a variety of species as replacements for the removed tree(s). If you are eligible for a replacement tree, you will be notified by mail in the next few weeks. The trees will be planted by a landscaping contractor and will be completed this fall.

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.



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.