



Grandview South Area

IMPROVEMENTS

JULY 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

Bolton & Mink 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 the concrete curbs and gutters, driveways and paving the first lift of bituminous on the street. The Contractor is continuing to place topsoil, sodding the boulevards, and miscellaneous work. Trees are anticipated to be planted in the fall. The final lift of bituminous paving is expected to be completed in September 2020.

Stage 2 - West Portion of Project

The Contractor has completed all of the utility work for stage 2. The Contractor has completed the concrete curbs and gutters and concrete driveways on about half of the streets. The Contractor will be working on completing the remaining concrete curbs and gutters, paving the first lift of bituminous pavement and preparing boulevards for sod.

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.

New Sod Care

For those properties in Stage 1 that have or will be receiving new sod in the next few weeks, the Contractor is responsible to water for the first 30 days following installation.

After the 30 days, it becomes the responsibility of the homeowners to water and maintain the sod properly. We cannot stress enough that the sod needs proper care including additional watering and fertilizing. Morning is the best time to water most lawn areas because more of the water is absorbed into your lawn. After about 10 a.m. heat steals moisture from your lawn by evaporation. **We have enclosed an additional flyer discussing sod care.**

In accordance with the enacted city-wide watering restriction, newly sodded areas of the lawn within the project may be watered without restriction until the end of September 2021; however, the existing lawn would still need to follow the water restrictions.

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 and gutter has been installed.

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.

Special Needs & Safety

If you have any special needs regarding access to or from your home, for example, a doctor's appointment, a Meals On Wheels delivery, if you'll be moving, or you have an event, 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, or significant flooding. The 911 dispatcher will contact the appropriate on-call Public Works personnel.

In addition, please keep children away from construction equipment! We want to ensure everyone's safety.



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.