

2022 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 8, 2021, provide for a standard 2022 street assessment rate of \$3,692. Multi-family and commercial properties pay a different rate. The interest rate charged is 3.5 percent.

An official Notice of Public Hearing on the proposed special assessments affecting your property was sent by mail to all property owners on November 18, 2021. 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 13, 2021, 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	\$530.73	\$44.23	\$369.20	\$161.53
2	\$485.50	\$40.46	369.20	116.30
3	\$472.58	\$39.38	369.20	103.38
4	\$459.65	\$38.30	369.20	90.45
5	\$446.73	\$37.23	369.20	77.53
6	\$433.81	\$36.15	369.20	64.61
7	\$420.89	\$35.07	369.20	51.69
8	\$407.97	\$34.00	369.20	38.77
9	\$395.04	\$32.92	369.20	25.84
10	\$382.12	\$31.84	369.20	12.92
	\$4,435.02	\$369.58	\$3,692.00	\$743.02

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, 2022. From October 1 through the end of the business day on November 18, 2022, you may pay an assessment, with interest calculated at 3.5 percent from October 1, 2022, 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 2021.

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 some of their facilities. CenterPoint Energy will be replacing most of its gas main and services 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.



Woodbine Area IMPROVEMENTS

APRIL 2022

Contract Awarded to GMH Asphalt Corporation

On March 4, 2022 sealed bids were opened for the Woodbine Area Street and Utility Improvement Project.

The City received four bids from qualified contractors. The lowest bid was submitted by GMH Asphalt Corporation and the contract was awarded to them at the March 14, 2022, City, Council meeting.

GMH Asphalt Corporation, has over 30 years of experience in street and utility construction and has performed and delivered successful projects all over the Twin Cities 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 in the middle of April 2022. The scheduled completion date for the project is mid October 2022.

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)
- Miscellaneous Utility Construction
- Installation of Curb and Gutter
- Removal of Existing Pavement
- Roadway (street) Construction-Including:
 - * Grading of roadway 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

Trevor Williams | Project Manager

Jay Hill | Principal Engineer

Nathan Braman | Project Inspector

Erik Knutson | Project Inspector

Mike Albers | City Engineer

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, **GMH Asphalt Corporation** 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 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.

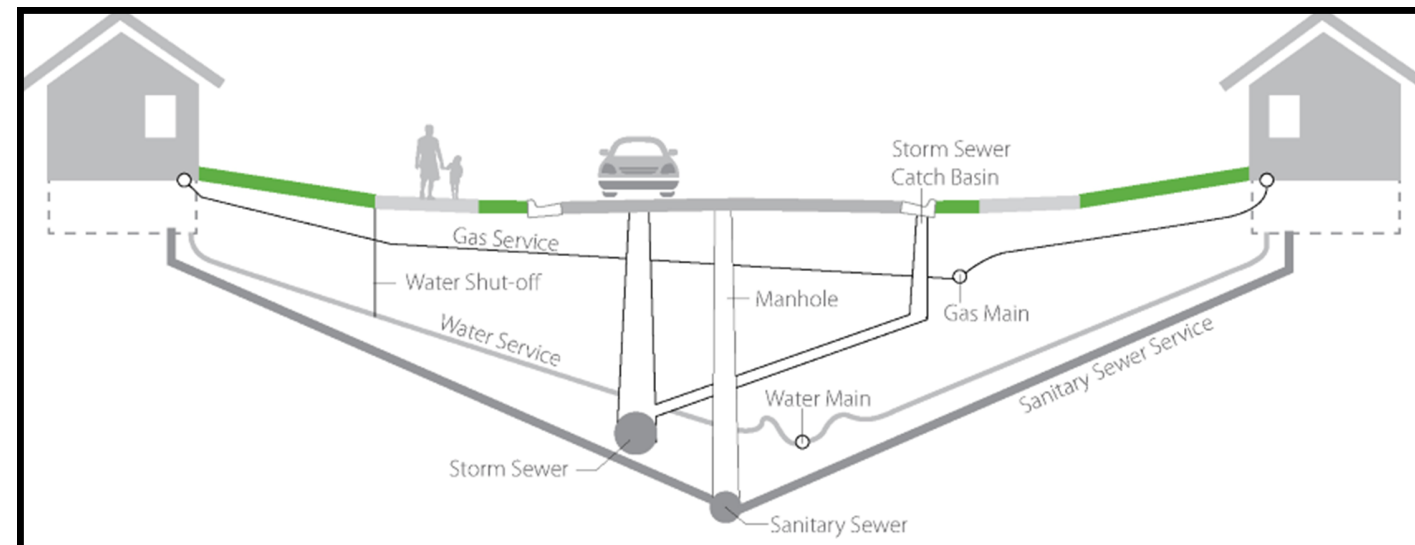
After removal of boulevard trees as needed, utility construction (sanitary sewer, water and storm sewer) is then completed as necessary. This utility work can often be described as the most disruptive part of the project since large, deep excavations are frequent, and you may experience inconveniences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

When the underground utility work is completed, the replacement of concrete curb and gutter and driveway aprons will be completed. After the miscellaneous concrete curb and gutter replacements, 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.

When the pavement removal is completed, the remainder of the street including new bituminous surfacing will be completed. Sodding and turf restoration will then follow. Reforestation (tree replacements) will occur in fall 2022.

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.



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.

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.**

GMH Asphalt Corporation 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

