



Woodbine Area

IMPROVEMENTS

SEPTEMBER 2022

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

Erik Knutson | Project Inspector

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

Stages 1 and 2

The contractor has completed all of the utility work, concrete curbs and gutters and driveways, the first lift of bituminous pavement, and turf restoration on the project. The next work will be tree restoration, miscellaneous repair work and the final lift of bituminous pavement. The final lift of bituminous paving is expected to be completed around the end of September or early October.

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 - Friday. Extended hours beyond 7 p.m. and work on Saturdays may occur when necessitated and approved by the City.



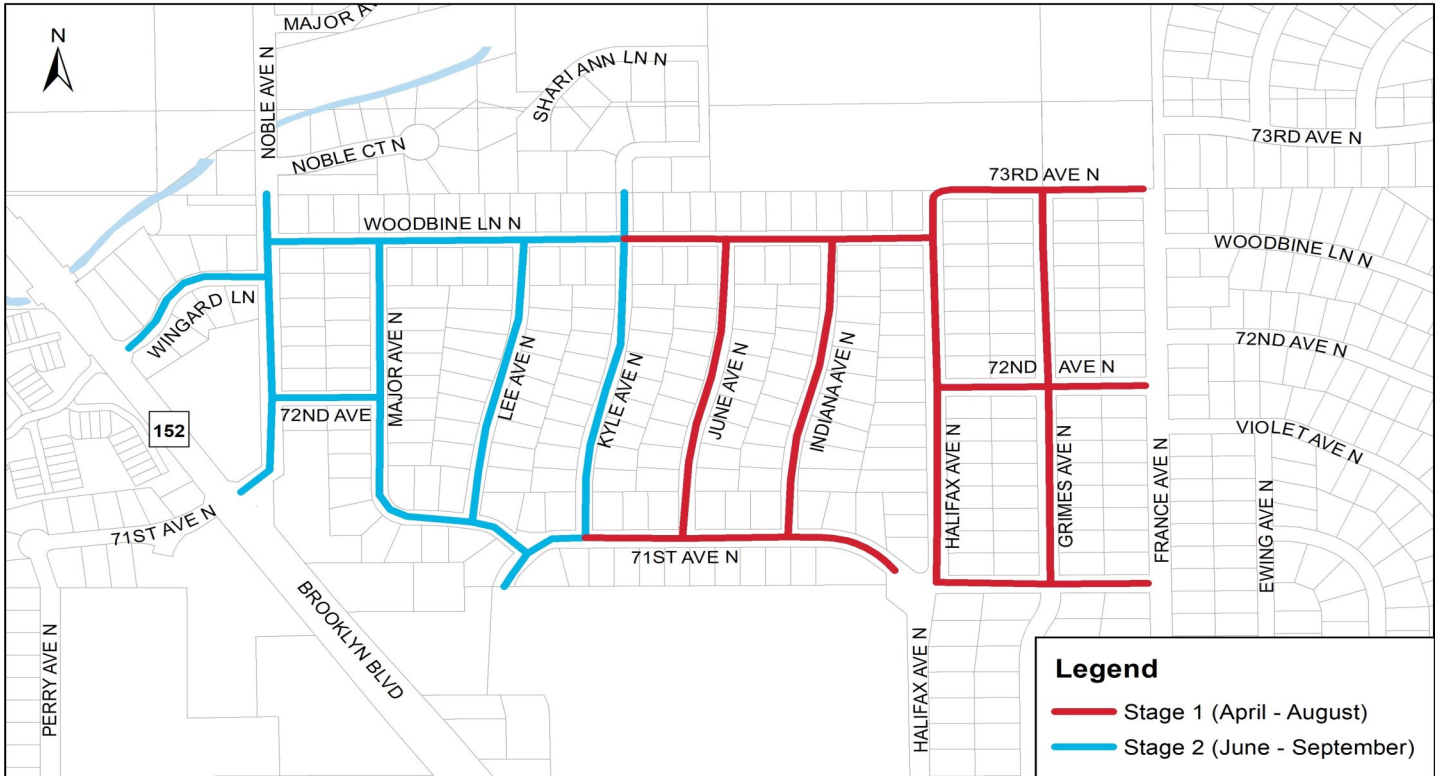
Special Assessments

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.

Assessment fees can be paid in full, without interest, through September 30, 2022. From October 1 through the end of the business day on November 18, 2022, you may pay the total assessment with 3.5 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 18, 2022, the assessments will show up on your property taxes beginning some time in 2023. If your property taxes are escrowed, your monthly payment may be different, depending on how your mortgage holder calculates your escrow.

Woodbine Area Improvements



NEW SOD CARE

For those properties in Stage 1 that received new sod, the Contractor has completed their 30 day sod warranty. It is now the responsibility of the homeowners to water and maintain the sod.

For those properties in Stage 2 that have received new sod, the Contractor is responsible to water for the first 30 days following installation (until October 2, 2022). 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 2022; however, the existing lawn would still need to follow the water restrictions.

GreenStep City Program

Brooklyn Center is one of many Minnesota cities that are a Minnesota GreenStep City. The GreenStep City program is a voluntary program that provides a simple pathway to help cities achieve their sustainability goals through implementation of best practices focused on cost savings, energy use reduction, and innovation. You can learn more about the program and track the City's progress at <http://greenstep.pca.state.mn.us/index.cfm> or call Public Works at 763-569-3340.



New Sod Care

Your new sod has been or will soon be installed along the street and driveway areas. Special care must be taken to ensure it survives. You, the property owner, are responsible for maintaining the sod. How good your sod looks and how well it survives depends on you. The sod is only warranted during the initial 30-day Contractor maintenance period. If the sod is stressed or dies due to lack of maintenance, IT WILL NOT BE REPLACED as part of this project. If you have any questions about your sod or believe you need help please call 763-569-3340.

WATER, WATER, WATER. It is now your responsibility to care for your sod. It is important to know that until the sod establishes deep roots (this might take as long as one to two years), it is important to keep the sod watered.

New sod requires about 2-inches of water per week, preferably in three or four applications. It takes the average sprinkler 2-3 hours to deliver 2-inches of water. Light watering (such as hand watering with a hose or setting out a sprinkler for less than two hours) are NOT adequate, because lighter watering's encourage shallow roots rather than deep roots. This goes for the rest of your lawn as well. It is much better to water once a week for 3-4 hours than three times a week for one hour. Shallow roots are not able to withstand periods of little or no rain, and the sod will die.



If your lawn faces south, it is especially important to water deeply, as south facing turf gets dried out from the sun more quickly than north facing turf, which is usually shaded by houses and trees. Rainfall counts toward that 2-inches per week, you only need to provide additional water to supplement the rainfall to the total required 2-inches of water.

Many people ask about the expense of this extra watering. Providing 2-inch of water once a week to a 75-foot by 15-foot area of sod requires about 1,400 gallons per week. At the current water rate of \$3.17 per 1,000 gallons (first tier rate), this would cost \$4.44 per week. If your lot is less than 75-feet wide or we receive rainfall, your expense would be less than that.

When mowing the new sod areas, please set your mower deck to a minimum of 3-inches and cut the sod with this setting until deep roots are established.



New Tree Care

Mulch

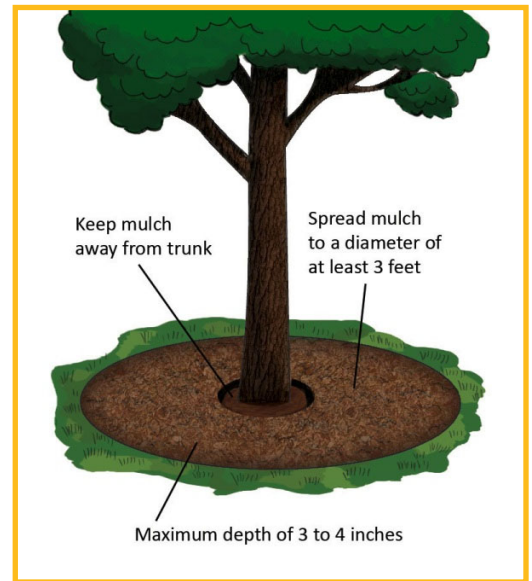
Mulch is any organic material (wood chips) used to hold moisture at the base of the tree. Mulch is important because:

- It insulates the soil helping to provide a buffer from heat and cold temperatures.
- It retains water helping to keep the roots moist.
- It keeps weeds out to help prevent root competition. Pull weeds as they appear.
- It helps prevent lawn mower or weed-whacker damage.

Watering

Watering is a key part of tree care but it's difficult to recommend an exact amount due to the varieties of trees planted. Below are a few tips that will help with watering a new tree:

- **Watering Trees During First Two Years:** During the first couple grow seasons, your newly planted tree is expending a lot of energy trying to get its roots established in the soil. Watering is especially important during the first few summers of your new tree's life, as trees might have a difficult time dealing with heat and drought.
- **How Much Water and When:** Watering frequency depends on weather conditions. Not enough water is harmful for the tree but too much water is bad as well. As a rule of thumb, the soil around the tree should be moist. Water approximately twice per week with the hose on a very low flow for 20-30 minutes. Water should never remain pooled at the base of the tree.
 - Avoid frequent light watering. This promotes the development of a shallow root system, which makes the tree susceptible to winter injury and summer heat stress.
 - You can check soil moisture by using a garden trowel and inserting it into the ground to a depth of 2", and then move the blade of the trowel back and forth to create a small narrow trench and use your finger to touch the soil. If it's moist to the touch, then additional watering is not needed.



Fertilize

Fertilize the second autumn after planting. Use a product with slow release nitrogen.

Do Not...

- Do not stake the tree too rigidly. The trunk must be able to move in the wind.
 - Staking is only recommended under special circumstances (i.e. leaning tree).
 - Tying material should be wide and soft such as a rubber hose. Never use wire, rope or string.
 - Remove tying material as soon as possible (after one year).
- Do not top or improperly prune your tree. This may result in a greater or uneven load on the trunk, leads to weak branches and causes wounding that can result in rot and/or stress.
 - Pruning should be limited to dead, broken or damaged limbs.
- Do not apply high nitrogen fertilizer to newly planted trees, as this will encourage excessive top growth before roots have had time to securely anchor the tree in the ground.
- Do not use weed-whackers or lawn mowers near the base of the trunk. These can cause severe damage and stress leading to decay and slowed growth and establishment.
- Do not pile mulch, soil or any organic matter against the trunk.
- Do not till around the base of the tree.
- Do not plant vegetables or flowers that require constant maintenance under your tree.