



Woodbine Area

IMPROVEMENTS

JULY 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

Nathan Braman | Project Inspector

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

Stage 1 - East Portion of Project

The contractor has completed all of the utility replacements, curb and sidewalk spot replacements, the new sidewalks on 71st Ave and 73rd Ave and the first layer of bituminous paving. In early August, they have also completed grading the boulevards and placing topsoil in preparation for sod. They will begin installation of sodding on stage 1. Following the sodding work, the contractor will be continuing miscellaneous work and planting trees as the weather cools. It is anticipated that the final layer of bituminous pavement on the entire project will be installed in early September.

Stage 2 - West Portion of Project

The contractor has completed all of the utility replacements and 90% of the concrete work. They will continue concrete curb and sidewalk spot replacements into early August. Following the completion of concrete work, the contractor will be prepping the boulevard areas for the installation of topsoil and sod. Near the end of August, they will begin removing the bituminous roadway surface to create a new aggregate base for the roadway. Once the new aggregate base has been graded, they will be paving the first layer of bituminous pavement.

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.

New Sod Care

For those properties in Stage 1 that have or will be receiving new sod in the next couple of 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 2022; 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.

Woodbine Area Improvements

Tree Replacements

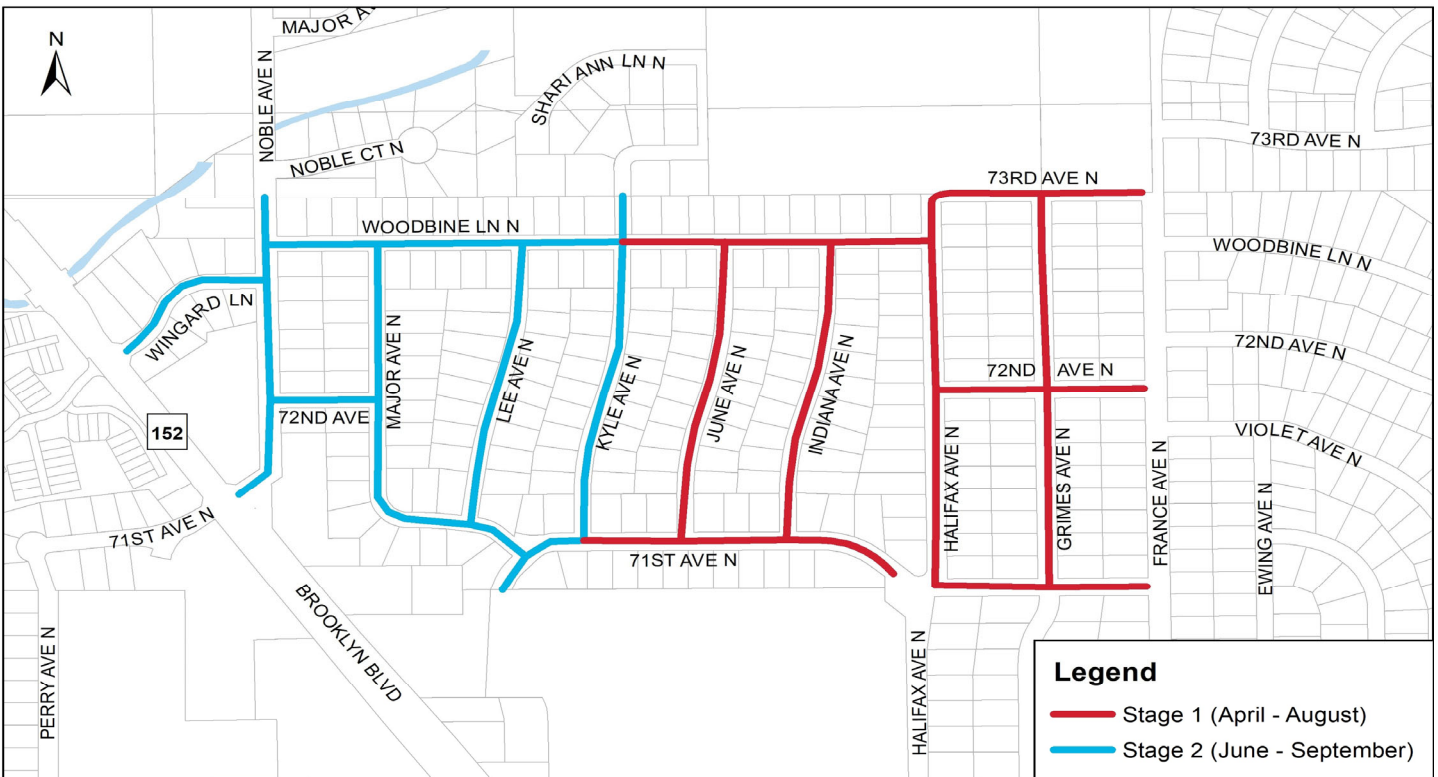
Some property owners had boulevard trees that were removed due to conflicts with curb and gutter or utility replacements. Those property owners have been offered a tree selection from a variety of species as replacements for the removed tree(s). If you were eligible for a replacement tree, you were mailed tree selection form. If you have not return your tree selection form please submit it to the engineering department ASAP at publicworks@ci.brooklyn-center.mn.us.

Special Circumstances

If you have any needs regarding access to or from your home, for example, a doctor's appointment, Meals On Wheels deliveries, if you are moving, or you have a large event planned, please call 763-569-3340 to let us know so we can work with you to coordinate or ensure access when you need it.

Important Water Info!!

On days where the contractor needs to perform temporary water shut downs, temporary water connections, or permanent water connections, please call 911 if you do not have water overnight. The 911 dispatcher will contact the appropriate on-call Public Works personnel to assist in making sure you have water. Residents should never be without water overnight.



2022 SPECIAL ASSESSMENT RATES ADOPTED BY CITY COUNCIL

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 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.

NOTE: 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, no bill will be sent. 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.