

**AFFIDAVIT OF MAILING
PROJECT HEARING NOTICE
50TH AVENUE AREA PROJECT**

STATE OF MINNESOTA)

COUNTY OF HENNEPIN)

CITY OF BROOKLYN CENTER)

_____ Cynthia Majors _____, being first duly sworn, deposes and says:

I am a United States Citizen, over 18 years of age, and the Engineering Administrative Assistant of the City of Brooklyn Center, Minnesota.

On October 5, 2022, acting on behalf of the said City, I deposited in the United States mail at Brooklyn Center, Minnesota, copies of the attached Project Letter, Notice of Public Hearing on Proposed Improvements, a Feasibility Report Summary (dated September 19, 2022) and a draft Proposed Pending Assessment Roll (only those assessed received the draft Proposed Pending Assessment Roll). This mailing was enclosed in sealed envelopes addressed to the persons and addresses listed on the attached mailing lists (12 - envelopes).

There is delivery service by United States mail between the place of mailing and the places so addressed.

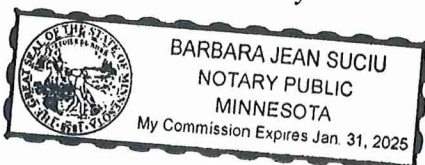


Administrative Assistant

Subscribed and sworn to before me this 5th day of October, 2022.



Notary Public





October 5, 2022

Dear Resident/Property Owner:

The Brooklyn Center City Council is considering a street and utility improvement project in your neighborhood as part of the community's Capital Improvement Program. A public informational meeting for the project was conducted on September 15, 2022, in the Council Chambers at the City of Brooklyn Center City Hall. On September 26, 2022, the City Council received a Feasibility Report regarding the proposed improvements.

Enclosed are the following documents: (1) an official Notice of Public Hearing regarding the proposed improvements; (2) a street and utility improvements feasibility report summary; and (3) a copy of the proposed special assessment roll pertaining to your property.

A public hearing has been scheduled to consider approval of the proposed improvements.

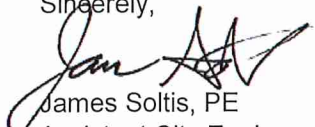
- 1. A public hearing to consider ordering the improvements will be held on Monday, October 24, 2022, at 7:00 p.m. or as soon thereafter as part of the regular City Council meeting in the Council Chambers of Brooklyn Center City Hall at 6301 Shingle Creek Parkway.** At the improvement public hearing the City Council will receive public comments on the proposed improvements. The proposed project would include partial reconstruction of public streets with full depth pavement replacement, miscellaneous repairs of concrete curb and gutter and driveway aprons, miscellaneous repairs of sidewalk, trail reconstruction, and boulevard restoration. In addition, sanitary sewer casting replacement, water main replacement including hydrants and gate valves, storm sewer repairs, and water and sanitary sewer service replacement within the right-of-way are proposed with the project.

If the above project is ordered on October 24, 2022, then a public hearing for special assessments will be held on Monday, December 12, 2022. A separate Notice of Public Hearing on proposed special assessments will be sent to properties that are proposed to be assessed in November 2022. The special assessment public hearing is your opportunity to publicly discuss with the City Council the proposed assessments for the project. Special assessments are calculated in accordance with the City's Special Assessment Policy. The 2022 special assessment rates are anticipated to be established by the City Council in November 2022. The special assessments will not exceed the amounts on the attached special assessment roll. The cost for proposed water main, storm sewer and sanitary sewer improvements will not be assessed to adjacent properties for this project. Please contact the Engineering Division at 763-569-3340 if you have any questions regarding proposed project funding.

You are not required to attend the Improvement Public Hearing on October 24, 2022. If you are unable to attend and wish to make comment, you may send your comments in writing to our office by October 14, 2022, and we will ensure the City Council receives copies. The public hearings are televised and can be viewed on the local cable channel 16, or may be viewed online at www.ci.brooklyn-center.mn.us.

Please contact the Engineering Division at 763-569-3340 or publicworks@ci.brooklyn-center.mn.us with any questions or comments.

Sincerely,

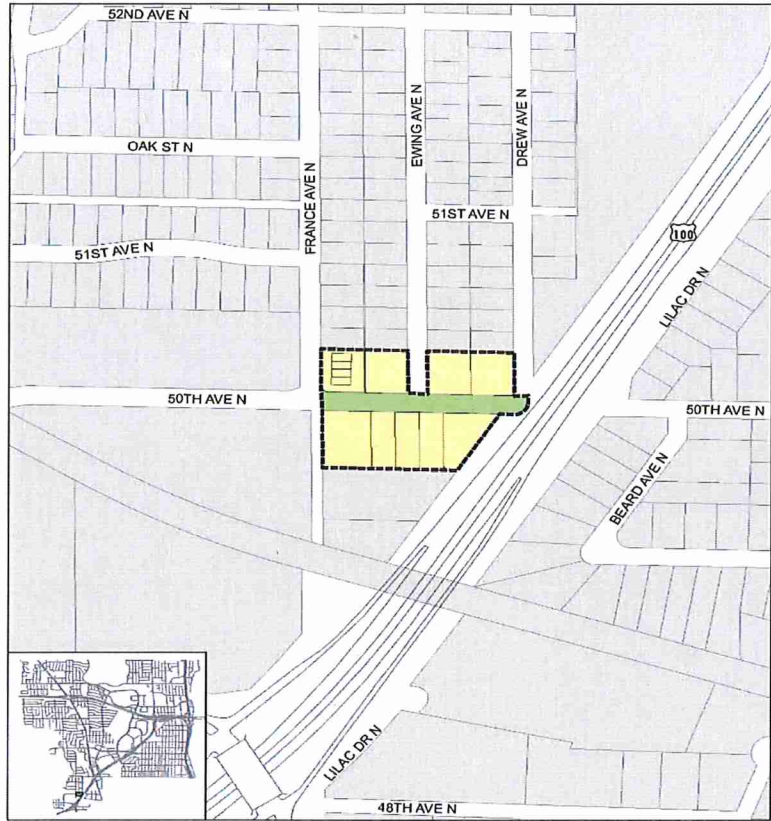

James Soltis, PE
Assistant City Engineer

City of Brooklyn Center | Public Works - Engineering Division

50th AVENUE AREA IMPROVEMENTS
FEASIBILITY REPORT SUMMARY (September 19, 2022)

Background: The proposed project includes roadway, utility and trail improvements within the project limits shown on Figure 1. The 50th Avenue project area extends from France Avenue to Drew Avenue. A feasibility report was prepared that includes an evaluation of existing street, utility, pedestrian facilities infrastructure, preparation of a preliminary design and completion of a preliminary project cost estimate. The following is a summary of the report.

Streets: The existing street pavement has been in service for approximately 35 years. The bituminous asphalt pavement has aged and is showing signs of deterioration such as some lateral cracking and potholes have occurred in some locations. It is no longer cost-effective to routinely maintain these streets with seal coating or thin overlay procedures. Full depth pavement replacement is warranted. Proposed street improvements include full depth pavement replacement within the width of the existing curbs. Spot replacement of concrete curb and gutter and driveway aprons are recommended as part of the improvements to



 Project Area
50th Avenue Street and Utility Improvement Project  Figure 1

assist in conveying storm water runoff to storm sewer catch basins. The existing trail within the northern boulevard of 50th Avenue is showing signs of deterioration and it is recommended to be reconstructed. Other sidewalk work will be limited to spot repairs reconstructing pedestrian ramps to meet current Americans with Disabilities Act (ADA) requirements.

Storm Drainage: A full storm sewer system was installed in the neighborhood in 1998. There are no indicators or comments noting any significant ponding or localized flooding issues within the neighborhood. Proposed storm sewer improvements are limited to spot repairs.

Sanitary Sewer: The sanitary sewer system under 50th Avenue is owned and maintained by the Metropolitan Council Environmental Services (MCES). The sewer line was installed in 1955 and was relined by MCES in recent years. MCES interceptor pipes generally serve as collectors for the smaller City sewer mains, and several individual property services do connect into the interceptor pipe. It is proposed to replace individual service lines and coordinate with MCES to replace or adjust sanitary manhole castings and lids.

Water Main: A majority of the water main within the project area consists of 8-inch and 10-inch diameter cast iron pipe (CIP) installed in 1958 and 1966. There is a history of 1 water main break within the project area and one property has been identified to have past frozen service issues. Recommended water main improvements include complete replacement of the existing cast iron water main with new ductile iron water main. The proposed improvements also include replacement of valves, hydrants and water services extending from the water main in the street to the water curb stop located at the front property line. As part of this replacement, the service with a freeze history would be insulated. Replacement pipe materials include ductile iron pipe, which is more resistant to corrosion than cast iron pipe, and copper service pipe.

Assessments/Funding: The total estimated cost for the proposed project is \$410,000 and funded as listed below:

	<u>Estimated Project Amount</u>	<u>Percent Total</u>
Special Assessments	\$ 52,265.67	12.8%
Sanitary Sewer Utility Fund	\$ 20,000.00	4.9%
Water Utility Fund	\$ 160,000.00	39.0%
Storm Drainage Utility Fund	\$ 40,000.00	9.7%
Street Reconstruction Fund	\$ 137,734.33	33.6%
Total	\$ 410,000.00	100 %

Proposed Project Schedule (Subject to City Council Approval)

Action	Target Date
City Council Receives Feasibility Report and Calls for an Improvement Public Hearing	September 26, 2022
City Council Holds Improvement Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	October 24, 2022
City Council Establishes 2023 Assessment Rates, Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Special Assessments	November 14, 2022
City Council Holds Assessment Public Hearing and Certify Assessment Roll	December 12, 2022
City Council Approves Plans and Specs, and Authorizes Advertisement for Bids	January 2023
City Receives and Opens Project Bids	February/March 2023
City Council Considers Award of Contract	March 2023
Start Project Construction	Spring/Summer 2023
Construction Substantially Complete	October 2023

For additional and detailed project information, please see the City’s Website www.ci.brooklyn-center.mn.us or you may request a copy of the Feasibility Report from the Engineering Division at 763-569-3340.

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 19, 2022

**2023 50TH AVENUE IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2023-02**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
1011821130059	3607	50th Ave N		\$ 9,308.25	Industrial I2 (A) 21,687.45 sf (B) 0 sf
1011821130051	3614	50th Ave N		\$ 4,340.24	Multi Family R4 (A) 10,112.40 sf (B) 0 sf
1011821130083	3615	50th Ave N		\$ 6,440.16	Industrial I2 (A) 15,005.04 sf (B) 0 sf
1011821130061	3701	50th Ave N		\$ 6,440.25	Industrial I2 (A) 15,005.04 sf (B) 0 sf
1011821130062	3707	50th Ave N		\$ 6,440.16	Industrial I2 (A) 15,005.03 sf (B) 0 sf
1011821130080	3715	50th Ave N		\$ 6,445.30	Industrial I2 (A) 15,017.01 sf (B) 0 sf
1011821130073	5000	France Ave N; Unit D		\$ 1,056.47	Multi Family R4 - Split between 4 units (A) 2,461.49 sf (B) 0 sf
1011821130074	5000	France Ave N; Unit C		\$ 1,056.47	Multi Family R4 - Split between 4 units (A) 2,461.49 sf (B) 0 sf
1011821130075	5000	France Ave N; Unit B		\$ 1,056.47	Multi Family R4 - Split between 4 units (A) 2,461.49 sf (B) 0 sf
1011821130076	5000	France Ave N; Unit A		\$ 1,056.47	Multi Family R4 - Split between 4 units (A) 2,461.49 sf (B) 0 sf
1011821130003	5001	Drew Ave N		\$ 4,343.16	Commercial C1 (A) 10,119.21 sf (B) 0 sf
1011821130042	5001	Ewing Ave N		\$ 4,282.27	Multi Family R4 (A) 9,977.32 sf (B) 0 sf
Total Assessments				\$ 52,265.67	

22 10-118-21 13 0003
BELLO MONDO PROPERTIES LLC
4670 FLORA WAY NORTH
HUGO MN 55038

22 10-118-21 13 0078
PADOVAN PROPERTIES I LLC
4623 CHATSWORTH ST N STE C
SHOREVIEW MN 55126

22 10-118-21 13 0042
MARY ANN NEIL
5001 EWING AVE N #2
BROOKLYN CENTER MN 55429

22 10-118-21 13 0079
APARECIDO D PADOVAN
C/O SBA TOWERS
8051 CONGRESS AVE
BOCA RATON FL 33487

22 10-118-21 13 0051
DEVLIN WUBBENA
3614 50TH AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 13 0080
HANSON'S PROPERTIES LLC
3715 50TH AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 13 0059
AMERICAN WILDLIFE ART GALLER
MICHAEL W HAASE PRESIDENT
4531 ROBIN CIR N
MINNEAPOLIS MN 55422

22 10-118-21 13 0083
PADOVAN PROPERTIES I LLC
4623 CHATSWORTH ST N STE C
SHOREVIEW MN 55126

22 10-118-21 13 0061
DOUGLAS L NETHING
12322 RIDGEWOOD DR N W
ELK RIVER MN 55330

22 10-118-21 13 0062
DAVID J FRIEDEL
5120 MINNAQUA DR
GOLDEN VALLEY MN 55422

22 10-118-21 13 0073
CROSS COUNTRY HOLDINGS
P.O. BOX 485
WILLERNIE MN 55090

22 10-118-21 13 0074
CROSS COUNTRY HOLDINGS
P.O. BOX 485 C
WILLERNIE MN 55090

22 10-118-21 13 0075
CROSS COUNTRY HOLDINGS
P.O. BOX 485 C
WILLERNIE MN 55090

22 10-118-21 13 0076
CROSS COUNTRY HOLDINGS
P.O. BOX 485
WILLERNIE MN 55090