

**AFFIDAVIT OF MAILING
PROJECT HEARING NOTICE
51TH 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 (25- envelopes, 25 R1 properties).

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

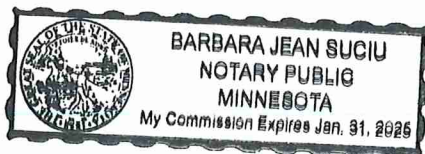


Administrative Assistant

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.

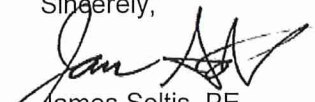
- 1. A public hearing to consider ordering the improvements will be held on Monday, October 24, 2022, at 7:00 p.m. or as soon thereafter as part of the regular City Council meeting in the Council Chambers of Brooklyn Center City Hall at 6301 Shingle Creek Parkway.** At the improvement public hearing 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, street lighting replacement, sanitary sewer casting replacement, water main repairs (hydrants and gate valves), and storm sewer repairs 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.

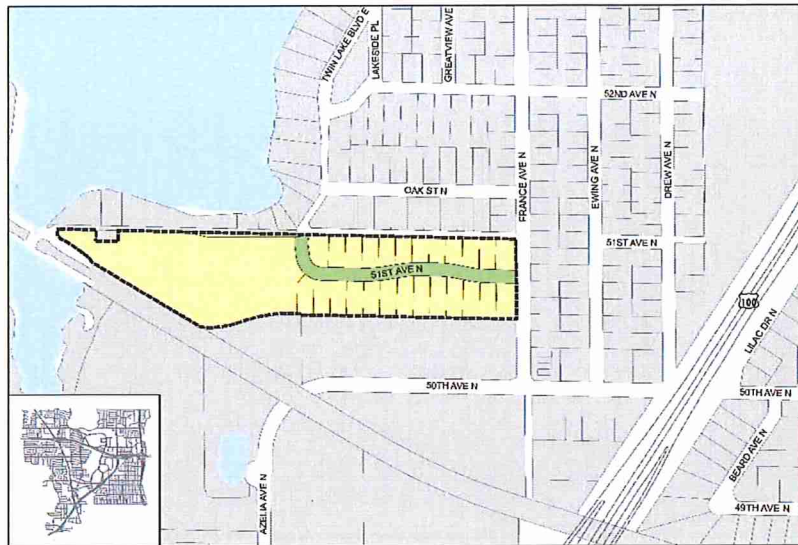
Please contact the Engineering Division at 763-569-3340 or publicworks@ci.brooklyn-center.mn.us with any questions or comments.

Sincerely,


James Soltis, PE
Assistant City Engineer

51st 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 51st Avenue project area extends from 185 feet south of Oak Street on Twin Lake Boulevard to France Avenue. A feasibility report was prepared that includes an evaluation of existing street, utility, pedestrian facilities infrastructure, collection of public input from residents, preparation of a preliminary design and completion of a preliminary project cost estimate. The following is a summary of the report.



Project Area
 51st Avenue Street and Utility Improvements
 Figure 1

Streets: The existing street pavement has been in service for approximately 32 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 assist in conveying storm water runoff to storm sewer catch basins. The existing trail within the southern boulevard of 51st 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.

Street Lighting: There are currently two (2) free-standing street lights within the project area. These lights consist of older style wood utility poles that have been in service for many years, most likely dating back to the original construction of the neighborhood. The recommended street light improvements include replacement of the two (2) existing free-standing street lights with fiberglass poles, cut-off type LED light fixtures.

Storm Drainage: A full storm sewer system was installed in the neighborhood in 1990. There are no indicators or comments noting any significant ponding or localized flooding issues within the neighborhood. No additional stormwater quality facilities are being planned for the project.

Sanitary Sewer: The sewer collection system was installed in 1990. Inspection of the sewers within the area have rated the system as good. It is proposed to replace sanitary manhole castings and lids.

Water Main: The water main within the project area consists of 8-inch diameter ductile iron pipe (DIP) installed in 1990. There is no history of water main breaks within the project area. The water main is in good condition and has not approached the end of its life cycle. Recommended water main improvements include replacement the valve

and hydrant (the moving parts) of the water main system as these parts tend to wear and fail prior to the remainder of the water main system.

Assessments/Funding: The total estimated cost for the proposed project is \$380,000 and funded as listed below:

	<u>Estimated Project Amount</u>	<u>Percent Total</u>
Special Assessments	\$ 97,850.00	25.75%
Sanitary Sewer Utility Fund	\$ 10,000.00	2.63%
Water Utility Fund	\$ 10,000.00	2.63%
Storm Drainage Utility Fund	\$ 70,000.00	18.42%
Street Light Utility Fund	\$ 20,000.00	5.26%
Street Reconstruction Fund	\$ 172,150.00	45.30%
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 51ST AVENUE IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2023-03**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
1011821240006	3800	51st Ave N		\$ 3,914.00	R1 - Corner
1011821240018	3801	51st Ave N		\$ 3,914.00	R1 - Corner
1011821240007	3806	51st Ave N		\$ 3,914.00	R1
1011821240019	3807	51st Ave N		\$ 3,914.00	R1
1011821240008	3812	51st Ave N		\$ 3,914.00	R1
1011821240020	3813	51st Ave N		\$ 3,914.00	R1
1011821240009	3818	51st Ave N		\$ 3,914.00	R1
1011821240021	3819	51st Ave N		\$ 3,914.00	R1
1011821240010	3824	51st Ave N		\$ 3,914.00	R1
1011821240022	3825	51st Ave N		\$ 3,914.00	R1
1011821240011	3830	51st Ave N		\$ 3,914.00	R1
1011821240023	3831	51st Ave N		\$ 3,914.00	R1
1011821240012	3900	51st Ave N		\$ 3,914.00	R1
1011821240024	3901	51st Ave N		\$ 3,914.00	R1
1011821240013	3906	51st Ave N		\$ 3,914.00	R1
1011821240025	3907	51st Ave N		\$ 3,914.00	R1
1011821240014	3912	51st Ave N		\$ 3,914.00	R1
1011821240026	3913	51st Ave N		\$ 3,914.00	R1
1011821240015	3918	51st Ave N		\$ 3,914.00	R1
1011821240027	3919	51st Ave N		\$ 3,914.00	R1
1011821240016	3924	51st Ave N		\$ 3,914.00	R1
1011821240028	3925	51st Ave N		\$ 3,914.00	R1
1011821240017	3930	51st Ave N		\$ 3,914.00	R1
1011821240029	3931	51st Ave N		\$ 3,914.00	R1
1011821240030	3937	51st Ave N		\$ 3,914.00	R1
Total Assessments				\$ 97,850.00	

22 10-118-21 24 0006
SIRAMPHONE SAVATDY
3800 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0016
WILLIAM D HABBEN
3924 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0026
LAUREN WHEELER
3913 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0007
CYNTHIA L JAMES
3806 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0017
JACLYN NICHOLS
DAVID NICHOLS
3930 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0027
VAN V HOANG
3919 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0008
CHERYL A ZEHOSKI
3812 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0018
KHAMPHONE OUDOMPHONE
3801 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0028
JEFFREY J CERVANTES
3925 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0009
PHONG V TRAN
3818 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0019
NAO KIM
1301 N 2ND AVE FL 31
SEATTLE WA 98101

22 10-118-21 24 0029
VICTORIA AJUNWA & SIMON ALI
3931 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0010
HARRY GANGADEEN
NARESH GANGADEEN
3824 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0020
EPHRAIM OLANI
ELIZABETH NAMARRA
3813 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0030
LUKE ALTENDORF
3937 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0011
LEMERE L & ELAINE E CHASE
3830 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0021
ROGER W BENSON
LINDSAY E BENSON
3819 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0012
DAVID HELBRAUN
RICHARD BOONE CALLAWAY
3900 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0022
FATHI KHALIF
3825 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0013
THOMAS BILLINGS
3906 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0023
NICHOLAS STEVENS ALLISON
STEVENS
3831 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0014
SHEHAB HOSSAIN
3912 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0024
GARY H DELZER
CAROL A DELZER
3901 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0015
STEVEN E AAS & REBECCA N AAS
3918 51ST AVE N
BROOKLYN CENTER MN 55429

22 10-118-21 24 0025
LESLEY KURKE
3907 51ST AVE N
BROOKLYN CENTER MN 55429