

December 27, 2013

Re: Neighborhood Meeting – Proposed Street Reclamation Improvements – City Project No. 14-104A, Court Place

The City is proposing to reclaim the streets abutting your property including localized upgrading of City utilities in your neighborhood in 2014. Advanced planning for the project is ongoing, but the project has not yet been formally ordered by the City Council. An informal Open House has been scheduled to provide property owners an opportunity to ask questions and offer input on the project. The Open House will be **Thursday, January 9, 2014 from 3:30 to 5:30 p.m. in the Council Chambers at Burnsville City Hall, 100 Civic Center Parkway**. There will be no formal presentation, but City engineering staff will be available to take comments and answer questions. Engineering staff is also available to meet with individual owners during normal office hours. You also will have the opportunity to attend the public hearing tentatively scheduled for Tuesday, March 4, 2014 when the merits of the project will be formally considered by City Council. A public hearing notice will be sent to you prior to this meeting.

Street reclamation involves specially assessing abutting properties for a **portion** of the **street improvements** according to City policy. The City will fund the entire cost for the **utility improvements**. Special assessments are based on the length of footage your property has adjacent to the City street right-of-way. This length is measured thirty feet (30') back from and parallel to your property line(s) that abut(s) a street to be reclaimed. The City also assesses for new roadway elements such as curb and gutter that didn't exist prior to the roadway being reclaimed. The assessment rate is based upon the land usage of the property as shown in the table below.

Assessment Rates	
Single Family Residential Rate	\$16.64/foot
Multi-Family Rate	\$26.54/foot

Here is an example to help property owners estimate and understand their proposed assessment: a **single family residential property** on a 70' wide lot abutting the street to be reclaimed where curb already exists would have an assessment of: (70 feet) X (\$16.64/foot) = \$1,164.80. This does not include costs for any "new" features.

The property owner can choose to pay the assessment in full in 2014 or pay with interest over a period of years. A written notice of your assessment amount will be mailed to you in August, 2014 prior to the assessment public hearing in September, 2014. The City Council will formally consider adoption of these final assessment amounts at that time. City staff is available to answer questions regarding the City's assessment policy and how it pertains to your property. Please contact Bonnie Buck, Engineering Assistant (952-895-4536 or bonnie.buck@ci.burnsville.mn.us) regarding assessment questions.

Street reclamation will include the replacement of the entire pavement section including the bituminous pavement and portions of the gravel base as necessary. The curb and gutter in this area will only be replaced where it has failed or needs to be replaced for a project construction purpose. The City will remove the portion of each private driveway necessary to complete the reclamation project. We then replace those driveway pavements with like materials to those that were removed. The proposed project also includes localized improvements to the watermain, storm and/or sanitary sewer systems over portions of the project area. The streets will generally remain open to traffic with access to properties for the duration of the project. However, short street segments will be closed periodically over a day long period. The City will repair features impacted by construction activities (i.e. landscaping, fencing, sprinklers, etc.), and will restore all privately maintained turf areas with sod. If the Postal Service determines mail cannot be delivered in the project area, it will determine temporary mail delivery locations and will send notice to all affected property owners in advance of any change in mail service.

(over)

The City will protect existing trees to the greatest extent possible on this project. Trees within 15 feet of either side of the edge of the street are likely located in public right-of-way and may require some trimming with the project. The City Forester, Dave Grommesch, can arrange to meet with you to discuss potential impacts to specific trees before the project begins. Please contact Mr. Grommesch (952-895-4508 or dave.grommesch@ci.burnsville.mn.us) to arrange a visit if you are interested and have concerns about these trees.

Our goal is to make this project as comprehensive and cost effective as possible. To help meet this goal, please inform the City's Construction Coordinator, Brian Connolly (brian.connolly@ci.burnsville.mn.us or 952-895-4457, of any problems or provide any other comments you have regarding the following items associated with the proposed street reclamation:

- Any problems that you have experienced with your sanitary sewer service.
- Any problems associated with street drainage in your area that you have experienced or noticed.
- If you have an underground sprinkler system, invisible fencing or landscaping features within 10 feet of the existing street that may be affected by the construction project. Please note that these features may still be impacted during the construction.
- If you are planning to rebuild your driveway during the summer of 2014, please contact Brian to discuss your options. Scheduling of your driveway project should be done in coordination with the City project.
- If you have any disabilities, concerns related to access during construction, or have special events scheduled for next summer, (graduations, weddings, etc.) please let us know and we will make provisions to accommodate your needs to the greatest extent possible.

There is a large sanitary sewer pipe owned by the Metropolitan Council Environmental Services (MCES) that is located in and around Court Place that is scheduled to be replaced in 2014. The City and MCES are coordinating these projects in such a manner that the City won't place the final pavement surface until all MCES work in the street area is completed. If you have questions regarding the MCES project, please contact Ryan Piner, MCES Project Manager at ryan.piner@metc.state.mn.us or 651-602-4514.

If you have any questions about the project or engineering related concerns, and are unable to attend this neighborhood meeting, please contact me at 952-895-4459 or ryan.peterson@ci.burnsville.mn.us.

Sincerely,

City of Burnsville

Ryan Peterson, P.E.
City Engineer
952-895-4459
ryan.peterson@ci.burnsville.mn.us

Enc. – Court Place Reclamation Map

cc: City Council
Heather Johnston, City Manager
Steve Albrecht, Public Works Director
Dave Grommesch, City Forester
Bonnie Buck, Engineering Assistant
Brian Connolly, Construction Coordinator
Ryan Piner, MCES

Court Place Area (14-101C) Reclamation Area

2014 Proposed Reclamation

