

December 10, 2015

PUBLIC HEARING NOTICE

Re: Dupont Ave/126th St/Cliff Rd Street Improvement - Project No. 16-105

The City of Burnsville is proposing to improve the streets described below in 2016. As identified below, your property abuts one or more of the streets included as a part of this program. The City Council is planning to discuss the proposed project at a **Public Hearing on Tuesday, December 22, 2015, at 6:30 p.m. at the Burnsville City Hall, 100 Civic Center Parkway.** The legal notice of this Public Hearing is included with this letter. The Public Hearing is a meeting where the City Council receives public testimony regarding the improvement. You are invited to address the City Council if you have concerns with any portion of the project.

Street Improvement Area:

City Project No. 16-105 – Dupont Avenue/126th Street/Cliff Road Street Improvement Project

- 126th Street from 500' east of CSAH 5 to Dupont Avenue
- Dupont Avenue from 126th Street to Cliff Road West
- Cliff Road West from Dupont Avenue to Interstate 35W South Exit Ramp

A graphic of the improvement area is shown on the bottom of the next page. The proposed project elements for 126th Street and Dupont Avenue include pavement resurfacing, new continuous street lighting, spot repair of curb and gutter and utility structure improvements. The primary work on Cliff Road West is the extension of the eastbound right turn lane all the way back to Dupont Avenue. The existing pavement on Cliff Road was upgraded in 2012 in advance of the TH 13/CR 5 interchange project and does not need resurfacing at this time. The right turn lane extension will help traffic flow in this highly congested area.

The City's public improvement special assessment policy provides that properties which benefit from the street improvement work shall share in the costs through special assessment. The City recognizes that the general public also benefits from these types of improvements, so the policy further requires that the general fund pays for approximately 60% of the cost of the street improvement. The remaining 40% of the street cost is proposed to be assessed against the abutting, benefiting private property. The table below shows the estimate rate for street improvements. The final assessment rate will be based upon the actual costs of street work on 126th Street and Dupont Avenue. Given that the turn lane extension on Cliff Road is a regional traffic flow improvement, special assessments for that work are not proposed. No assessments shall be levied for associated underground utility work such as water and sewer replacement or repairs or the new street lighting. There will be ongoing street lighting operation and maintenance utility fees on your City utility bill after they are operating. The assessable street special assessment frontage is equal to the width of your property measured 30' back from the abutting or adjacent property line to the street.

Adjacent Property Land Use	Assessment Rate
Estimated 126 th Street and Dupont Avenue Special Assessment Rate	\$37.75/lineal abutting footage

To help you understand your estimated assessment cost, if your lot has 400' of frontage adjacent to 126th Street or Dupont Avenue, your estimated assessment is 400' x \$37.75/ft = \$15,100.

If the City Council, after receiving public input at the Public Hearing, determines that this project should proceed, it is planned that construction work would take place during the summer of 2016. You will be notified of the final assessment amount and the date of the assessment hearing. This assessment hearing would be conducted to review, and allow your testimony, prior to any levy of the proposed assessment amounts. If adopted by the City Council, the assessment can be financed by the City and paid over 15 years with your property tax statement from Dakota County.

The interest rate for this project is 4%. No interest will be charged if the assessment is paid in full within thirty days of the assessment hearing. If the amount levied isn't paid within 30 days of the hearing, City financing of the assessment amount will begin and repayment would start with the 2017 tax statements from Dakota County.

If you have any project based questions, please contact me. Please contact Molly Stone (952)-895-4495 with any questions directly relating to assessments.

Sincerely,

Ryan Peterson, P.E.
City Engineer
(952)-895-4459

ryan.peterson@ci.burnsville.mn.us

Cc: Molly Stone, Sarah Rippke, Steve Albrecht
enc. (Official Public Hearing Notice)

Project Area Graphic

