

December 27, 2013

Re: Neighborhood Meeting – Proposed Street Rehabilitation Improvements – City Project No. 14-102B, Plymouth Avenue South

The City is proposing to rehabilitate the streets abutting your property 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 rehabilitation 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 reconstructed. The City also assesses for new roadway elements such as curb and gutter that didn't exist prior to the roadway being reconstructed. The assessment rate is based upon the land usage of the property as shown in the table below.

Assessment Rates	
Portland Carriage Homes/Unit	\$295.80/each
Timber Ridge Townhomes Complex	\$4,984.23
Burnsville Crossings Center	\$15,152.00

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 rehabilitation is pavement resurfacing by removing a layer of the existing pavement and constructing a new bituminous surface. Concrete curb and gutter and sidewalk that are either damaged or do not drain properly will be replaced. Existing pedestrian curb ramps will be replaced with those that meet the Americans with Disabilities Act. The street will remain open and access to your property will generally be maintained for the duration of the project. If you have any questions, concerns, or are unable to attend this neighborhood meeting, please contact me at 952-895-4459 or at ryan.peterson@ci.burnsville.mn.us.

Sincerely,
City of Burnsville

Ryan Peterson, P.E.
City Engineer
Enc. – Plymouth Avenue Map (back side of this letter)
cc: City Council
Heather Johnston, City Manager
Steve Albrecht, Public Works Director
Bonnie Buck, Engineering Assistant

Plymouth Avenue (14-102B) Rehabilitation Area

2014 Proposed Rehabilitation

