City Of Burnsville
952-895-4400
100 Civic Center Parkway • Burnsville, Minnesota 55337-3817
www.burnsville.org

***Re: Neighborhood Meeting – Proposed Street Rehabilitation Improvements – City Project Nos. 15-102B - Nicollet Avenue***

The City is proposing to rehabilitate the streets abutting your property in 2015. Advanced planning for the project is ongoing, but the project has not yet been formally ordered by the City Council. An informational neighborhood meeting has been scheduled to provide property owners an opportunity to ask questions and offer input on the project. The neighborhood meeting will be **Thursday, January 15, 2015 from 3:30 to 6:30 p.m. in the Council Chambers at Burnsville City Hall, 100 Civic Center Parkway**. There will be no formal presentation, but City engineering staff and the project's consultant will be available to take comments and answer questions. Engineering staff is also available to meet with individual owners during normal office hours. You will also have the opportunity to attend the public hearing tentatively scheduled for Tuesday, March 3, 2015 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 rehabilitated. The City also assesses for new roadway elements such as curb and gutter that didn't exist prior to the roadway being rehabilitated. The assessment rate is based upon the land usage of the property as shown in the table below:

| **Assessment Rates** | |
|---|---|
| Single Family and Two Family Land Uses | $11.53/foot |
| Multi-Family Land Use | $14.45/foot |
| All Other Land Uses | $18.46/foot |
| **Ridgeview Condominium Per Unit** | **$20.38/Unit** |
| **Parkcrest on Nicollet Condominium Per Unit** | **$34.28/Unit** |

Preliminary assessment amounts will be available for review at the neighborhood meeting. Property owners can choose to pay the assessment in full in 2015 or pay with interest over a period of years. A written notice of your final assessment amount will be mailed to you in August, 2015 prior to the assessment public hearing in September, 2015. The City Council will formally consider adoption of the 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 Molly Stone, Special Assessment Accounting Technician (952-895-4495 or molly.stone@burnsvillemn.gov), regarding assessment questions.

Street rehabilitation is pavement resurfacing accomplished by removing a layer of the existing pavement and constructing a new bituminous surface. Concrete curb and gutter and sidewalk that are either damaged, heaved, or do not drain properly will be replaced. Existing pedestrian curb ramps will be replaced with those that meet the American with Disabilities Act. Some additional watermain improvements will also occur as part of this project in the Heart of the City area. In all instances, roadways will remain open during construction, and access to your property will generally be maintained for the duration of the project. If you have questions or concerns, or are unable to attend this neighborhood meeting, please contact me at 952-895-4459, or at ryan.peterson@burnsvillemn.gov.

Sincerely,
**City of Burnsville**

Ryan Peterson, P.E.
City Engineer
952-895-4459
ryan.peterson@burnsvillemn.gov

Enc. – Nicollet Avenue Area Street Rehabilitation Map (Backside of this letter)
cc: City Council, Heather Johnston, Steve Albrecht, Dave Grommesch, Brian Connolly, Sarah Rippke, Molly Stone