

February 19, 2015

PUBLIC HEARING NOTICE

Re: 2015 Street Reconstruction Program - Project No. 15-101

The City of Burnsville is proposing to reconstruct your neighborhood area streets for its annual Street Reconstruction Program. 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, March 3, 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 Reconstruction Areas:

City Project No. 15-101A – Leisure Estates Area

- Lacota Lane from Burnsville Parkway to easterly cul-de-sac
- James Avenue from Burnsville Parkway to Lacota Lane
- Irving Avenue from Burnsville Parkway to Lacota Lane
- Lyndale Circle from Burnsville Parkway to easterly cul-de-sac
- Humboldt Avenue from Burnsville Parkway to Lacota Lane
- Girard Avenue from Burnsville Parkway to Lacota Lane including easterly and westerly cul-de-sacs
- Girard Court from Girard Avenue to easterly cul-de-sac
- 132nd Place West from Humboldt Avenue to Girard Avenue
- Fremont Avenue from Girard Avenue to Lacota Lane
- Leisure Lane from Fremont Avenue to Aldrich Avenue
- Leisure Court from Leisure Lane to southerly cul-de-sac
- Lacota Circle from Lacota Lane to northerly cul-de-sac

Proposed work will include the removal and reconstruction of the existing roadway including curb and gutter. Watermain will be replaced throughout most of the area due to its age and material type. Storm sewer and sanitary sewer improvements are also planned over significant portions of the project areas.

If you are interested in having continuous street lighting placed in your neighborhood in association with the project, City staff will help you organize a petition or ballot process for your neighborhood. A petition requires the signatures of 60% of the affected property owners in a neighborhood. In order for the City to initiate the ballot process, a request must be submitted by 20% of the affected property owners. If the necessary votes are received, a separate process for a street lighting project will be initiated. Please note that costs for new continuous street lighting are paid for 100% by benefitting property owners via special assessments. Please contact me with questions on street lighting.

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The City's public improvement special assessment policy provides that properties which benefit from the street reconstruction 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 rate for reconstruction based upon the land use of abutting properties. Reductions to the street reconstruction rate will be made if the City receives lower than estimated bid prices that would subsequently result in special assessments paying more than 40% of the street costs. The special assessment rate will not be larger than the rate shown below. Reductions to the rates are made for street widths lesser than standard. Additional assessments are proposed for new roadway improvements that do not exist presently. No assessments shall be levied for associated underground utility work such as water and sewer replacement or repairs. The assessable 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
Single Family and Two Family Residential Rate	\$30.91/lineal abutting footage
Multi-Family Residential Rate	\$40.68/ lineal abutting footage

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/fall of 2015. You will be notified in August 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 a period of years, as shown in the table below, with your property tax statement from Dakota County.

Assessment Amount	Repayment Time
\$1.00 to \$99.99	1 year
\$100 to \$499.99	5 years
\$500 and over	15 years

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. The public hearing for special assessments is scheduled for September of 2015. 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 2016 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
enc. (Official Public Hearing Notice)

CITY OF BURNSVILLE
NOTICE OF PUBLIC HEARING
ON PROPOSED PUBLIC IMPROVEMENTS
FOR

2015 Street Reconstruction Project (15-101)

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Burnsville will meet at their regularly scheduled Council meeting in **Burnsville City Hall Council Chambers, 100 Civic Center Parkway, Burnsville, Minnesota, at 6:30 p.m. on Tuesday, March 3, 2015**, to consider the making of the following public improvements. The estimated cost of the said improvements is \$5,240,000.

<u>IMPROVEMENT NOS.</u>	<u>TYPE OF IMPROVEMENTS</u>	<u>ESTIMATED COST</u>
15-101	2015 Street Reconstruction – Leisure Estates Area	\$5,240,000

A reasonable estimate of the impact of the assessment, and a description of the methodology used to calculate individual assessments for affected parcels, will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvements will be heard at this meeting. The property proposed to be assessed for these improvements and/or improvements previously made benefiting the property is as follows: All parcels and tracts of land in the City of Burnsville, Dakota County, Minnesota abutting or adjacent to the following streets:

City Project No. 15-101A – Leisure Estates Area

- Lacota Lane from Burnsville Parkway to easterly cul-de-sac
- James Avenue from Burnsville Parkway to Lacota Lane
- Irving Avenue from Burnsville Parkway to Lacota Lane
- Lyndale Circle from Burnsville Parkway to easterly cul-de-sac
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In conducting said public hearing for making its decision on the proposed improvement, the City Council proposes to proceed under authority granted by Minn. Stat. §§ 429.011 to 429.111.

BY ORDER OF THE CITY COUNCIL.
Macheal Collins, City Clerk

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