

January 2, 2018

**Re: Neighborhood Meeting – Proposed Street Reclamation Project  
City Project No. 18-103E, Highland Upton Area**

Property Owner Name(s)

Property Owner Address

Property Owner City, State, ZIP

The City is proposing a street reclamation project in your neighborhood in 2018. Planning for the project is ongoing, but the project has not yet been formally ordered by the City Council. An informal 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 **Wednesday, January 17, 2018 from 3:30 to 6:00 p.m. in the Council Chambers at Burnsville City Hall, 100 Civic Center Parkway**. There will be no formal presentation. City staff will be available to take comments and answer questions. You will also have the opportunity to attend the public hearing tentatively scheduled for Tuesday, March 6, 2018 when the merits of the project will be formally considered by the City Council. A public hearing notice will be sent to you prior to that 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 that abuts the street to be reclaimed. The City also assesses for new roadway elements such as curb that did not exist prior to the project. The assessment rate is based upon the land usage of the property as shown in the table below.

Rates vary based on land use. Individual letters were sent showing land use specific rates here. To inquire about your individual assessment amount please contact the City per the instructions below.

The property owner can choose to pay the assessment in full in 2018 or pay with interest (4.5%) over a period of years. A written notice of your assessment amount will be mailed to you in August 2018 prior to the assessment public hearing in September 2018. The City Council will formally consider adoption of the final assessment amounts at that time. Please contact Special Assessment Accounting Technician Molly Stone at (952) 895-4495 or [molly.stone@burnsvillemn.gov](mailto:molly.stone@burnsvillemn.gov) if you have questions regarding assessments.

The map included with this notice shows the roads in your neighborhood planned for street reclamation. The street reclamation will include grinding up of the existing asphalt while mixing it with the gravel base, grading, paving, spot curb replacement, sanitary sewer repairs, and storm sewer repairs and upgrades. **Highland Dr from Upton Ave to County Rd 5 and Upton Ave from Burnsville Pkwy to Highland Dr will also include watermain replacement**. Driveway aprons will be replaced as needed due to curb replacement work. Aprons will be replaced with the same type of material removed (i.e., asphalt pavement, concrete pavement, paver stones, etc.). The City's construction contractor **will not** be providing quotes to replace driveways as part of this project.

The streets will generally remain open to traffic. However, they may be in a gravel condition for a significant time. Access to your property will generally be maintained through the project. However, short street segments will be closed periodically during daily working hours. The City will repair features impacted by construction activities

(over)

(i.e. landscape bedding, fencing, etc.), and will restore all disturbed turf areas with seed. The City **will not** repair irrigation systems or invisible dog fences that are damaged by construction. However, residents with irrigation systems or invisible dog fences that are damaged by construction may be eligible for a repair credit. Temporary mailboxes may be installed for mail delivery, if needed, at a location to be determined in coordination with the US Postal Service. The US Postal Service will provide notice to all affected property owners in advance of any change in mail service location if these situations occur.

Trees within 15 feet of the curb are likely located in City street right-of-way. These trees may require trimming or removal with the project depending on existing utility locations and/or tree health. Please contact City Forester Dave Grommesch at (952) 895-4508 or [dave.grommesch@burnsvillemn.gov](mailto:dave.grommesch@burnsvillemn.gov) to if you have questions or concerns regarding trees on or adjacent to your property.

Our goal is to deliver a comprehensive cost effective project. To help meet this goal please inform Assistant City Engineer John Schmeling at (952) 895-4457 or [john.schmeling@burnsvillemn.gov](mailto:john.schmeling@burnsvillemn.gov) of any problems or provide any other comments you have regarding the following items associated with the proposed street reclamation:

- Any problems 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 dog fence, or landscape features within 10 feet of the curb please let us know. Please note that even if you notify us of their existence, they may still be impacted by construction. The City **will not** replace any plants, shrubs, or bushes within the right-of-way that are impacted by construction.
- 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.
- If there is interest in having continuous street lighting placed in association with the project where none exists presently, City staff will help organize a petition or ballot process if requested. Please note if street lighting is installed, all costs will be paid for by the benefitted property owners. Contact us with if you want to consider a ballot or petition for new street lighting.
- If you are considering replacing your own driveway and do not want the existing apron replaced, you may be eligible to receive a credit based on the cost savings realized by the City for not replacing the apron.

Further information regarding the proposed construction project is available at the City's website ([www.burnsville.org/streetrecon](http://www.burnsville.org/streetrecon)). Here, interested property owners may sign up for project updates, review a series of frequently asked questions, and access links regarding a number of construction-related items.

If you have any questions or concerns about the project, please contact me at (952) 895-4457 or [john.schmeling@burnsvillemn.gov](mailto:john.schmeling@burnsvillemn.gov).

Sincerely,



John Schmeling, P.E.  
Assistant City Engineer

Enc. (1)

Cc: City Council, Heather Johnston, Steve Albrecht, Dave Grommesch, Ryan Peterson, Molly Stone

# Highland Upton Area (18-103E) Reclamation Project

