

12800 Arbor Lakes Parkway, Maple Grove, MN 55369-7064 763-494-6000

February 4, 2022

**Subject: Project No. 22-01, Townhouse Villages at Eagle Lake Area Street Rehabilitation**

Dear Resident/Property Owner:

As part of the City of Maple Grove Street Reconstruction Program, your neighborhood streets are proposed to be reconstructed during the 2022 construction season. Contained within this letter and its enclosures is information regarding program history and purpose, the neighborhood and streets within the project, general scope of construction activities, proposed assessments, information regarding the upcoming public hearing and contact information. Please read the contents thoroughly, and contact us with any questions.

**Program History and Purpose:** The City has been reconstructing aging and deteriorating local streets that are nearing the end of their functional life since 1997. The program is in place to preserve the investment already made in the infrastructure and to eliminate the need for ever-increasing maintenance (with little return) as the streets continue to deteriorate. City Council approves the included streets on a five-year cycle. In the spring of 2017, The City of Maple Grove held informational meetings and sent out survey to various neighborhoods affecting over 2,500 residential properties. At their September 5, 2017 Council Meeting the City Council adopted the proposed 2018-22 Street Rehabilitation Program. An informational pamphlet is enclosed, providing additional background on the program, its purpose, and how we go about identifying and selecting neighborhoods.

**Project Scope:** A neighborhood map is enclosed depicting which streets are proposed for reconstruction, as well as the affected properties. In general, the project will replace all curb and gutter within the project, install new driveway aprons at residences, repair sidewalks, make preventative water main and storm sewer repairs, add drainage facilities as needed to better capture storm water, and replace the streets with new asphalt paving. An information sheet titled "Your New Apron and How it Impacts your Driveway" is enclosed that provides greater detail on our approach to installing driveway aprons, and answers frequently asked questions related to that aspect of the project. *Please be aware that these projects have not been fully designed or bid yet, and thus specific scheduling information is not yet available.*

**Project Funding and Proposed Assessments:** Council-approved policy for funding the Street Reconstruction Program is to specially assess 50% of the reconstruction cost to benefited residents, with the remainder of the project funded by various City trunk funds. Additional detail regarding the policy as it pertains to this project can be found on the back page of the enclosed pamphlet. This policy has worked well in the past and has led to a sustainable program, and thus

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**"Serving Today, Shaping Tomorrow"**

is anticipated to be continued on this and future projects. Your property is proposed to be specially assessed. Proposed assessment rates are:

Single family residence ..... \$7,000.00

There are two options available to residents for payment of special assessments:

1. You may pay the full (or partial) amount to the City *prior to* November 30, 2022.
2. You may choose to have the full assessment (or any unpaid amount after November 30, 2022) certified to Hennepin County for collection via property taxes. Certified amounts are payable over a 20-year period at 4.0% interest.

The City does have a policy for the deferment of special assessment payments for senior citizens or permanently disabled residents. If the project is ordered, you have until September of this year to apply for a deferment of payment.

**Public Hearing:** A Public Hearing is scheduled for March 7, 2022 at 7:30 p.m. in the Council Chambers of the Government Center located at 12800 Arbor Lakes Parkway. Enclosed herewith is the Notice of Public Hearing, during which City Council will consider the project and special assessments to the properties benefited by the improvements. The Notice also provides information relative to options for the payment of special assessments. Additional information will be sent to you after the results of the Public Hearing are known.

**Contact Information:** Should you have any questions regarding the project, please contact the following project team members:

*Program or Construction-related:*     **Joseph Bzdok, Project Coordinator**  
763.494.6362            **jbzdok@maplegrovern.gov**

*Assessment-related:*                     **Amy Dierkhising, Special Assessment Technician**  
763.494.6363            **adierkhising@maplegrovern.gov**

Should the City Council order your neighborhood project this year, we will send out additional information that will describe how access would be maintained during construction, driveway restoration, sod restoration and information regarding your sprinkler systems. If ordered, the project is anticipated to begin during the month of May. After bids are received and a contract awarded by City Council, we will have a more detailed timeline for the construction in your area.

Sincerely,

Jupe Hale, P.E.  
Asst. Public Works Director/Asst. City Engineer

Enclosures

# City of Maple Grove

## 2022 STREET RECONSTRUCTION PROJECTS

### Amortized Special Assessment Calculation

Levy		
Assessment Amount		\$7,000.00
Prepayments		\$0.00
Additional Number of Months Interest First Year	0	\$0.00
Total Assessment		\$7,000.00
Interest Rate		4.00%
Number of Years		20
Annual Certification Amount		\$515.07
Year Certified		2023

#	Year	Payment	Principal	Interest	Balance
					7,000.00
1	2023	515.07	235.07	280.00	6,764.93
2	2024	515.07	244.47	270.60	6,520.46
3	2025	515.07	254.25	260.82	6,266.21
4	2026	515.07	264.42	250.65	6,001.79
5	2027	515.07	275.00	240.07	5,726.79
6	2028	515.07	286.00	229.07	5,440.79
7	2029	515.07	297.44	217.63	5,143.35
8	2030	515.07	309.34	205.73	4,834.01
9	2031	515.07	321.71	193.36	4,512.30
10	2032	515.07	334.58	180.49	4,177.72
11	2033	515.07	347.96	167.11	3,829.76
12	2034	515.07	361.88	153.19	3,467.88
13	2035	515.07	376.35	138.72	3,091.53
14	2036	515.07	391.41	123.66	2,700.12
15	2037	515.07	407.07	108.00	2,293.05
16	2038	515.07	423.35	91.72	1,869.70
17	2039	515.07	440.28	74.79	1,429.42
18	2040	515.07	457.89	57.18	971.53
19	2041	515.07	476.21	38.86	495.32
20	2042	515.07	495.26	19.81	0.06
		10,301.40	6,999.94	3,301.46	

**THE CITY OF MAPLE GROVE DOES NOT BILL YOU.**

**SAVE THIS INFORMATION FOR YOUR TAX RECORDS.**

## Your New Apron and How it Impacts your Driveway

As part of the street reconstruction, you will receive a new concrete driveway apron next to the street. This will replace the surmountable curb currently there, likely in poor condition. The new concrete apron will be 2' wide, and will provide a much smoother transition from the street to your driveway. Please see the pictures below to get a general idea of what this will look like:



### How much of my driveway will be removed?

The answer to this depends a lot on your driveway material and the condition it is in.

**Asphalt:** If your driveway is asphalt and brand new (less than 1 year old), then we may be able to remove only 2 feet and pour the new apron right against it. If your driveway is more than a year old, then wheel path "cupping" has already begun, and the binding material within the asphalt has begun to lose its strength. This means pouring concrete up against the cupped or degraded asphalt will not result in a flat apron that matches the existing driveway all the way across. Unless your driveway is less than a year old, 4' or more of your driveway will be removed to allow for concrete forms and smooth concrete finish, and an asphalt patch will replace the area between the new apron and existing driveway. This patch will be darker than your existing asphalt, but will be of the same or better strength and finish. The patch will fade over time to match existing shade, or more likely will no longer be different once a sealcoat is applied.

**Concrete:** If your driveway is concrete and in good shape, then we will likely be able to sawcut it and use the edge as a form for the new apron. We will evaluate each driveway's joint patterns to determine the best sawcut location. We may elect to remove more than the minimum amount so that the joints appear more uniform.

**Gravel:** We will remove and set aside the first three feet or so of gravel, construct the new apron, then backfill behind the apron using the removed gravel (or new gravel if necessary).

**Pavers:** We will remove and set aside the pavers such that we can construct the concrete apron. Once the apron has cured, the removed pavers will be replaced in a similar pattern as the rest of the driveway, and cut and shaped as need to fit around the apron.

**Decorative Concrete:** Please contact Joseph Bzdok at 763.494.6362 to discuss your specific situation. Removal and replacement plan will vary widely depending on extent of decorative concrete and location relative to the new apron.

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**What if I live on a cul-de-sac or curve?**

Installing a new apron between a curved street and a straight driveway means that our removals may need to accommodate a transition between the two. For example, we cannot sawcut asphalt along a curve. And most likely, existing joints in a concrete driveway are straight and don't follow the roadway curvature. It is quite likely that replacement asphalt or concrete will vary in width in order to transition. The City will make our best decision regarding the removal limits, indicate those in the field, and alert you to review those and contact us should you have any concerns.

**What will happen if I have a sidewalk (or am getting a new sidewalk)?**

If there is an existing sidewalk that crosses your driveway, then generally the City will remove all the material between the sidewalk and curb, and connect the new apron to the sidewalk with concrete. In the rare instance that the sidewalk is set more than 6 feet behind the curb, we may opt to not remove the driveway entirely and preserve the existing driveway to the extent possible. If individual sidewalk panels are significantly damaged such that they present trip hazards, we will replace those panels. If we are replacing sidewalk or installing new sidewalk, then our removal limits will be two feet behind the sidewalk to allow for formwork/transition. Removed driveway will be patched with like material (asphalt or concrete).

**Will I be able to access my DW during construction?**

You have unlimited access during the project except for the period when your new concrete apron is curing, about 5-7 days. During this time, you will be directed to park on the street in front of your house.

**Why can't my apron be installed without a patch in my asphalt driveway?**

Because the surface of your existing driveway is likely uneven due to wear and/or age, a flat apron will cause lips to occur between concrete and asphalt. Lips trap water (which then freezes in colder temps), catch snow shovels and plow blades, and grow more pronounced during winter heaving. The City does not recommend pouring an uneven apron that matches the cupped driveway, as the apron will last much longer than the driveway. Any future driveway replacement or maintenance will be forced to match the undulating apron, or else face exposed lips.

**If I am planning on replacing my driveway, how should I coordinate it with the project?**

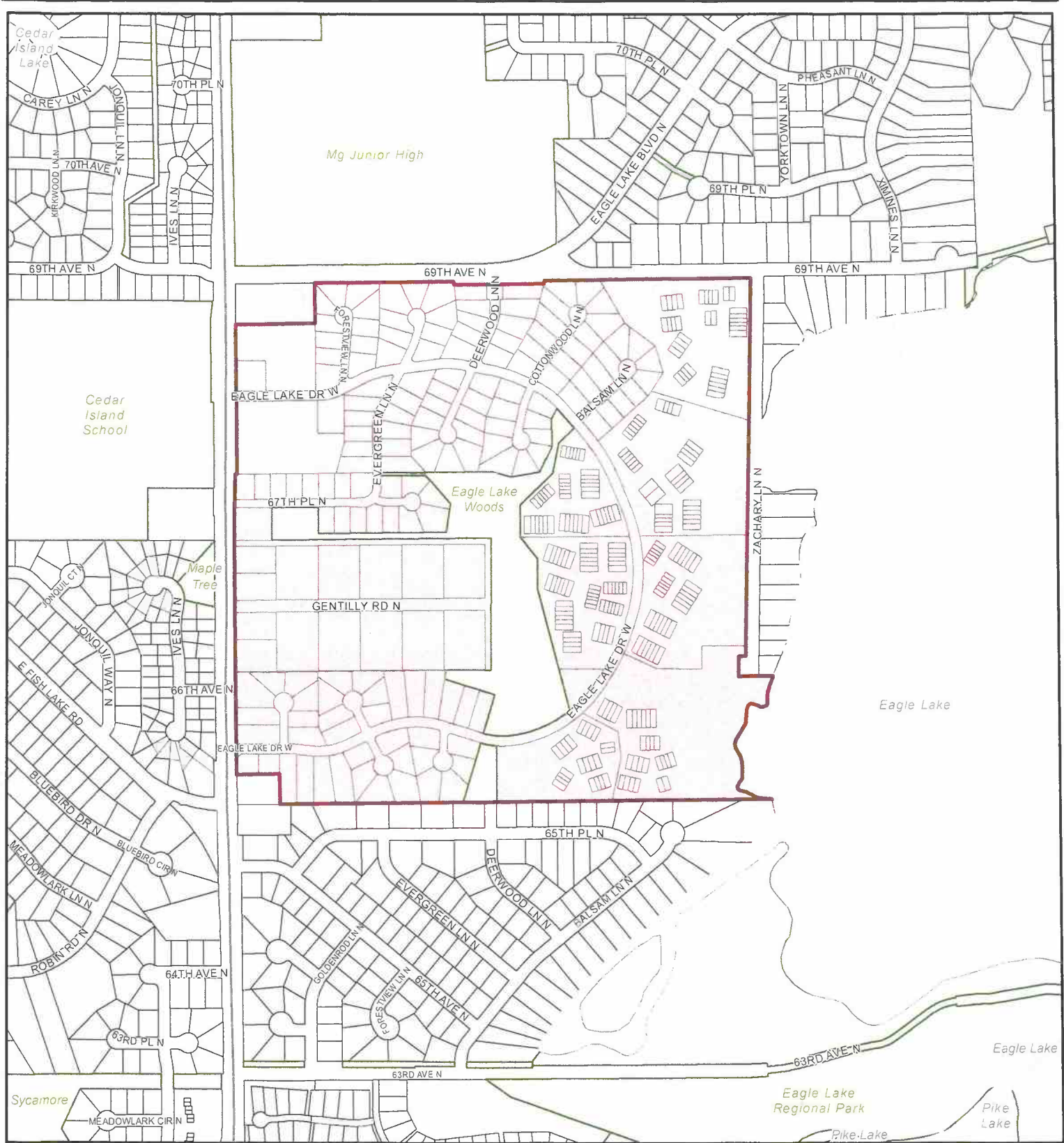
- We strongly encourage replacement after the road is complete. This allows you to pour or pave your new driveway directly against the new apron without patches or extra joints. Ideally, we ask that you wait at least 2-3 weeks after the final roadway asphalt is placed. This will allow time for it to cure so that it is resistant to damage from your contractor's equipment.
- If you choose to replace it prior to the project, please understand your new driveway will be cut to allow for apron installation, and a patch will be placed between the apron and the new driveway. If possible, plan on the last 2 feet being removed and have a joint placed in the concrete to make cutting easier.
- We don't add rebar to the concrete panels in the driveways or the aprons we install.
- If you are planning on replacing or widening your driveway, please contact the city as soon as possible so we can add the changes to our construction plan sheets.

**Who is responsible for future repairs to the apron and patch?**

The city considers the apron to be part of the curb and gutter system and will warranty and maintain any issues with that over the lifespan of the apron. If it is cracked, the City will come and analyze.

**Please call or email with questions:** Joseph Bzdok, 763-494-6362, [jbzdok@maplegrovern.gov](mailto:jbzdok@maplegrovern.gov)





City of  
**Maple Grove**

## Location Map

**2022-01 PROPOSED STREET REHABILITATION  
TOWNHOUSE VILLAGES AT EAGLE LAKE**



Date: 1/11/2022