



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, high density..... \$2,800.00

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		\$2,800.00
Prepayments		\$0.00
Additional Number of Months Interest First Year	0	\$0.00
Total Assessment		\$2,800.00
Interest Rate		4.00%
Number of Years		20
Annual Certification Amount		\$206.03
Year Certified		2023

#	Year	Payment	Principal	Interest	Balance
					2,800.00
1	2023	206.03	94.03	112.00	2,705.97
2	2024	206.03	97.79	108.24	2,608.18
3	2025	206.03	101.70	104.33	2,506.48
4	2026	206.03	105.77	100.26	2,400.71
5	2027	206.03	110.00	96.03	2,290.71
6	2028	206.03	114.40	91.63	2,176.31
7	2029	206.03	118.98	87.05	2,057.33
8	2030	206.03	123.74	82.29	1,933.59
9	2031	206.03	128.69	77.34	1,804.90
10	2032	206.03	133.83	72.20	1,671.07
11	2033	206.03	139.19	66.84	1,531.88
12	2034	206.03	144.75	61.28	1,387.13
13	2035	206.03	150.54	55.49	1,236.59
14	2036	206.03	156.57	49.46	1,080.02
15	2037	206.03	162.83	43.20	917.19
16	2038	206.03	169.34	36.69	747.85
17	2039	206.03	176.12	29.91	571.73
18	2040	206.03	183.16	22.87	388.57
19	2041	206.03	190.49	15.54	198.08
20	2042	206.03	198.11	7.92	(0.03)
		4,120.60	2,800.03	1,320.57	

THE CITY OF MAPLE GROVE DOES NOT BILL YOU.

SAVE THIS INFORMATION FOR YOUR TAX RECORDS.