

Frequently Asked Questions:

Q - How much is this project going to cost me?

The assessment rate for street reconstruction is projected to be \$3,500 per lot.

Q – How is the assessment paid?

The assessment can be prepaid up to 30 days after the assessment hearing that is typically held in the fall, without any interest charges. If prepayment is not chosen, the assessment will be added to your property taxes, usually over a 10-15 year period at an interest rate that is 2% higher than the City's bond rate for the project. The City Council will establish the final repayment terms at the time the assessments are adopted.

Q - Will I always have access to my driveway?

For the majority of the construction project a resident will have access to his/her driveway. However, if a concrete driveway or concrete curb and gutter are being replaced in front of your driveway, the City recommends a 72-hour curing time with no disturbance to the concrete during this time. There also may be short periods during the day where a resident may not have access to get to his/her driveway but generally the driveways are available by the end of the day. Property owners will be provided notification when possible during the project when access to driveways will be restricted.

Q - My driveway is being replaced, will it be put back the same as it was before?

The portion of your driveway disturbed by the project will be replaced to as close a condition as it was originally before construction began if it meets City Code. If your driveway does not meet City Code, your driveway will be replaced to the best of the City's ability to meet your requests and to stay within the City Code. Current City Code states the maximum width of a residential driveway shall be no more than 10 feet wider than the garage and in no event shall be wider than 36 feet. The project inspector will work with each resident to determine the final driveway sizes and locations.

Q – Will delivery or removal service be disrupted (mail service, UPS/FedEx and garbage service)?

The City will coordinate with the Post Office, delivery services, and garbage service during periods of limited access as necessary.

Q - Where will I be able to pick up my mail?

At the start of construction, the contractor will install temporary mailboxes and residents will be notified of the location. The location of temporary mailboxes is coordinated with the Post Office. During construction, all mailboxes will be salvaged by the contractor and given to the homeowner. Upon the completion of the project, the contractor will reinstall the original mailbox at a location approved by the Post Office. Generally, the Post Office regulations will require placement on one side of the street at the property line, serving two to four residents.

Q - How will the school bus pick up my children?

The City will coordinate with the bus company to determine if an alternate pick-up location is required during construction. If a new location is required, the affected residents will be notified.

Q – Will the contractor work in front of my house on weekends?

The maximum available project work hours based on the City’s noise ordinances are listed below:

Monday – Friday	7:00 a.m. – 10:00 p.m.
Weekends or holidays	9:00 a.m. – 9:00 p.m.

Any variations from this would need prior City Council approval. Once a contractor has been selected, a more exact work schedule will be made available.

Q – Whom may I contact if I have a question or a concern during the project?

The City of Circle Pines will send out a letter to all residents with contact names and phone numbers associated with the project prior to the beginning of construction. You can also call the City of Circle Pines at 763-784-5898. During the project the City will provide updates to the residents via letters and the City’s website.

Q – With the poor economy isn’t this a bad time for the project?

We understand that these are difficult economic times. Our assessment policy does provide deferrals of assessments for those with financial hardships. The decision by the City Council balances the current economy with the ongoing deterioration of the streets and the fact that bids on projects are coming in significantly lower than they have in the past few years. Generally, assessment payments are spread over a 10-year period and it would be unusual for the economy to be bad during that entire time period.

Q – Will the areas of my lawn that are disturbed be replaced?

Sections of maintained lawn that need to be removed for construction will be restored with new sod at the end of the project. The contractor is responsible for watering of the new sod for 30 calendar days following installation, after which it is the homeowner’s responsibility. All residents will receive mailings notifying them of the end dates of the contractor’s sod maintenance period, as well as tips on how best to care for new sod.

Q – How are landscaping features and lawn irrigation systems dealt with during construction?

The contractor is responsible for protecting, or replacing to their original condition if damaged, most items such as small retaining walls, landscape features, or irrigation systems found in homeowner’s yards. For underground items such as invisible pet fences and irrigation lines, all homeowners are asked to make an effort to mark them so that the contractor can work around them and protect them as much as possible from damage.

Q – Will my water be shut off during the project?

The project includes the proposed replacement of the water main and there will be limited periods of time when water service will need to be shut off. Residents will be notified a minimum of 24 hours in advance of all planned water shut-downs as a part of normal utility construction. While the water main and water services are being replaced in the street, temporary water services will be available to each house for the duration of the construction for the water main.