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www.burnsvillemn.gov/roadwork

Questions?

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Special Assessments
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City of Burnsville Engineering Division

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Things to Know During Street Improvements

Driveways

If you are considering changing or replacing your driveway, please postpone that work until after construction is complete. We may need to remove a portion of your driveway near the street during construction.

Mail Delivery

Service will be generally maintained, but temporary mailboxes may be installed. The City's contractor will notify affected residents of any changes to mailboxes or mail service.

Landscaping

Areas of your lawn that are damaged by construction will be restored with new topsoil and grass seed. Landscaped areas disrupted by construction will not be replaced by the City or its contractor and will be the responsibility of the property owner to repair.

Irrigation & Invisible Fence

Your irrigation and/or invisible fence may be damaged during construction. If this happens, you will be notified by the City's inspector regarding next steps.

Private Utilities

To ensure the safety of our contractors and prevent damage to utilities, private and public utility owners will clearly mark their utility locations with colored paint and flags before construction starts.

Street Lighting

If needed, existing street lights will be evaluated and replaced. If your neighborhood does not have street lights, you may contact the City to petition for new street lighting at 100% cost to residents.

Trash & Recycling

Service will generally be maintained throughout construction on your normal scheduled day.

To submit a form with inquiries related to street projects in your area including feedback, concerns or questions, please visit www.burnsvillemn.gov/roadwork and click on "Notify Us."



Below are some common items that we'd like to know about.

Disabilities & Medical Needs

If you have access needs for disabilities or medical reasons, let us know and we will work with the contractor to maintain access to the fullest extent possible.

Sewer & Water Service

Please make us aware of any water service or sewer issues in the past so we can be mindful of those issues during design.

Special Events

Let us know of any special events (i.e. graduations, weddings, etc.) planned so we can work with the contractor to accommodate your needs to the fullest extent possible.

Street Drainage

If you have had any street drainage issues such as localized flooding in the past, let us know so those issues can be considered during design.



About Street Improvement

The City of Burnsville repairs or replaces aging sections of City streets and utilities each year. Streets are identified annually as part of the City's Five Year Capital Improvement Plan.

Street improvements are prioritized based on a variety of factors including:

- Street Age
- Street Condition
- Utilities Condition
- Type of Street

Types of Street Improvements

Burnsville's street improvements fall under one or more of the following categories:

- Reconstruction
- Reclamation
- Rehabilitation

A side-by-side comparison of the work done in each category is shown below. Reconstruction and reclamation are generally chosen for streets in poor condition. Rehabilitation is generally chosen for streets in moderate condition.

	Reconstruction	Reclamation	Rehabilitation
Pavement Replacement	Full-depth	Full-depth	Top 2 inches
Curb Replacement	Full	Partial	Partial
Sanitary Sewer Repairs	✓	✓	✓
Storm Sewer Repairs/ Upgrades	✓	✓	✓
Water Main Replacement	✓		

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Funding Street Improvements

Street improvements are funded using property tax dollars, special assessments, utility fee funds and other available sources (grants, fees, other government funds, etc.).

- **Property Tax Dollars**
A portion of residential and commercial property taxes collected by the City are allocated for street improvement projects
- **Special Assessments**
See the "Special Assessments" section to the right for more information.
- **Utility Fee Funds**
All properties pay utility fees (on their monthly water bill) to help cover the costs of maintaining/replacing storm sewer, sanitary sewer, water, and street lighting systems. Work done on utilities during street projects is paid for by these fees.

Special Assessments

When a street is improved, property owners who directly benefit from the improvement will be charged a special assessment.

Property owners will be asked to pay up to 40% of the cost (which includes pavement, curb, aggregate base and boulevard restoration) through special assessments. This cost is divided among all benefitting property owners.

Special Assessment Payment

In March/April, the City will mail property owners a public hearing notice for the Assessment Hearing, which also serves as the final bill for their portion of the special assessment.

Property owners have the following options after the assessment is approved by City Council:

1. Pay the entire assessment before Nov. 15 of the year of construction with no interest.
2. If not paid by Nov. 15, it will be placed on the owner's property tax bill, and will accrue interest. Payments will be due annually along with property tax payments over a period of years, based on the total assessment as follows:

\$1 to \$199.99	1 year
\$200 - \$999.99	5 years
\$1,000 to \$1,999.99	10 years
\$2,000 and over	15 years
3. Property owners may apply for a hardship deferral (with interest) if they meet income requirements and at least one of the following:
 - 65 years of age or older
 - Ordered into active military service
 - Retired by permanent and total disability



Street Improvement Timeline

Street improvements typically follow the schedule outlined below:

January – November (year prior)
Projects planned for the upcoming year are ordered and studied.

Fall (year prior)
Property owners are invited to an open house for the street improvement program.

City staff will be in your neighborhood perform inspections, surveys, locate water shutoffs and assess infrastructure conditions.

February
Burnsville City Council holds an improvement public hearing and authorizes bidding on projects.

March-April
Property owners receive their Public Hearing Notice which also serves as the final special assessment bill.

April-May
Burnsville City Council holds assessment hearing and awards contracts to perform street improvements.

April-October
Construction season (notices will be sent to property owners when each project area is scheduled to start)

Spring (year following)
Warranty work and final completion

Project Updates

Property owners can visit our website to view information for current and proposed projects, sign up for email notifications and review project updates at:

www.burnsvillemn.gov/roadwork