



# 2025 Maplewood Street Improvements

Prosperity-Hazelwood Area

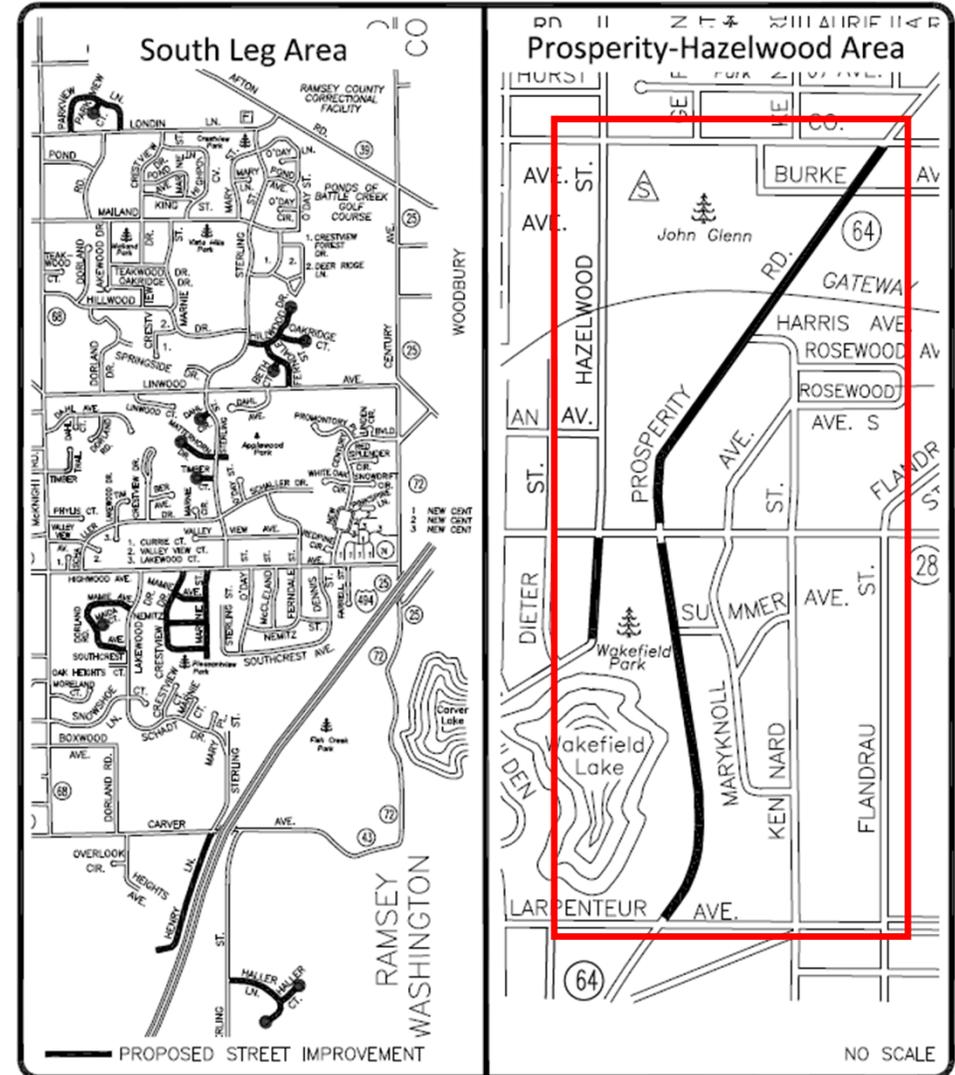
Neighborhood Meeting #1

City Project 24-12

Jon Jarosch, P.E. – Assistant City Engineer

Tyler Strong, E.I.T. – Civil Engineer I

December 19, 2024





## What is the purpose of tonight's meeting?

- Provide property owners with information about the proposed project prior to Public Hearing.
- Obtain input from local residents on project.
- Strictly an informational meeting.
- No decisions are being made tonight.

## Why These Streets?

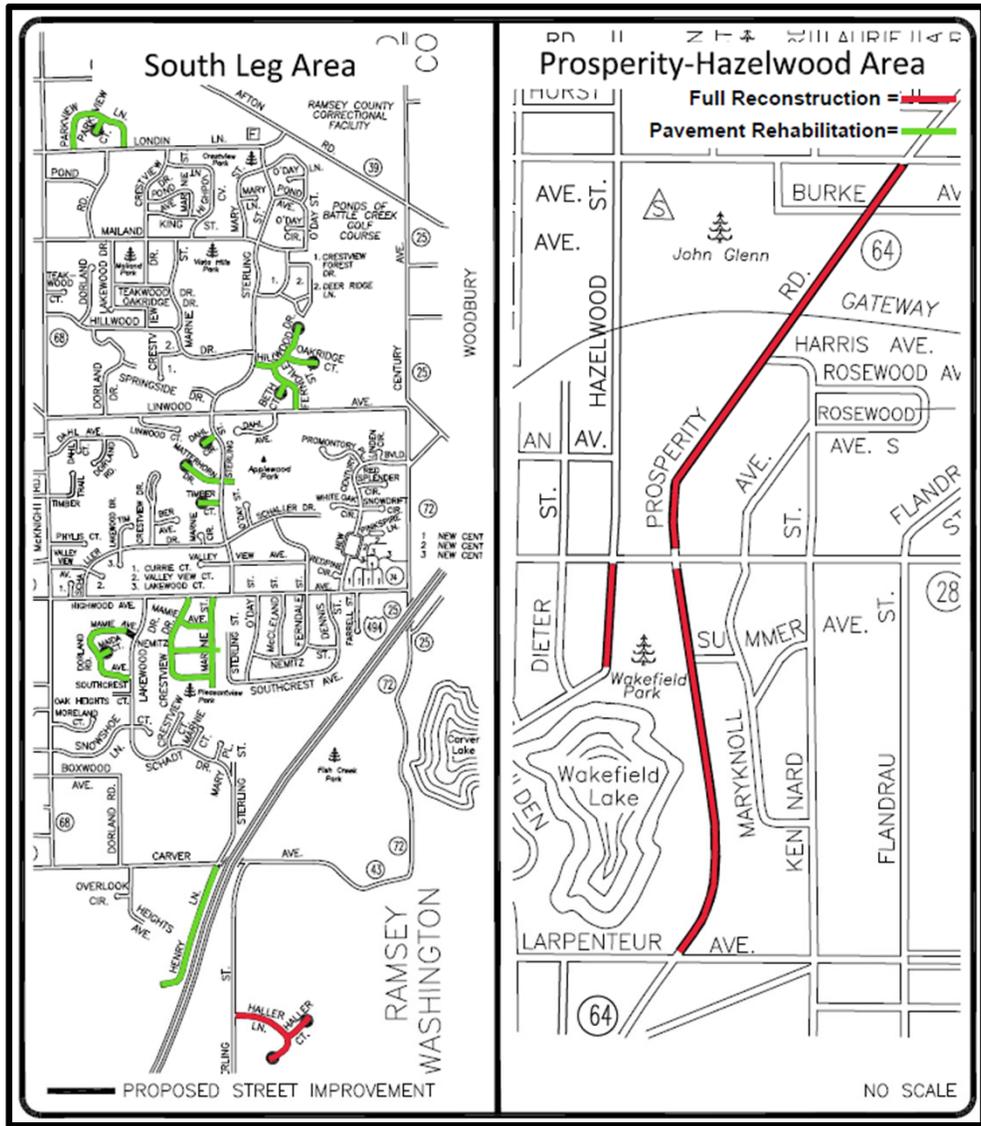
- Poor pavement condition
  - *1.3 Miles in Length*
  - *Average PCI Rating – 38/100*
- Pavement has deteriorated to the point where patching and regular maintenance in some areas is no longer cost-effective or possible.
- Storm sewer, sanitary sewer and water main systems are in need of an update.
- Streets lack concrete curb and gutter.



Prosperity Road (2024)



Maplewood



## Project Scope – Prosperity-Hazelwood

### Street Improvements

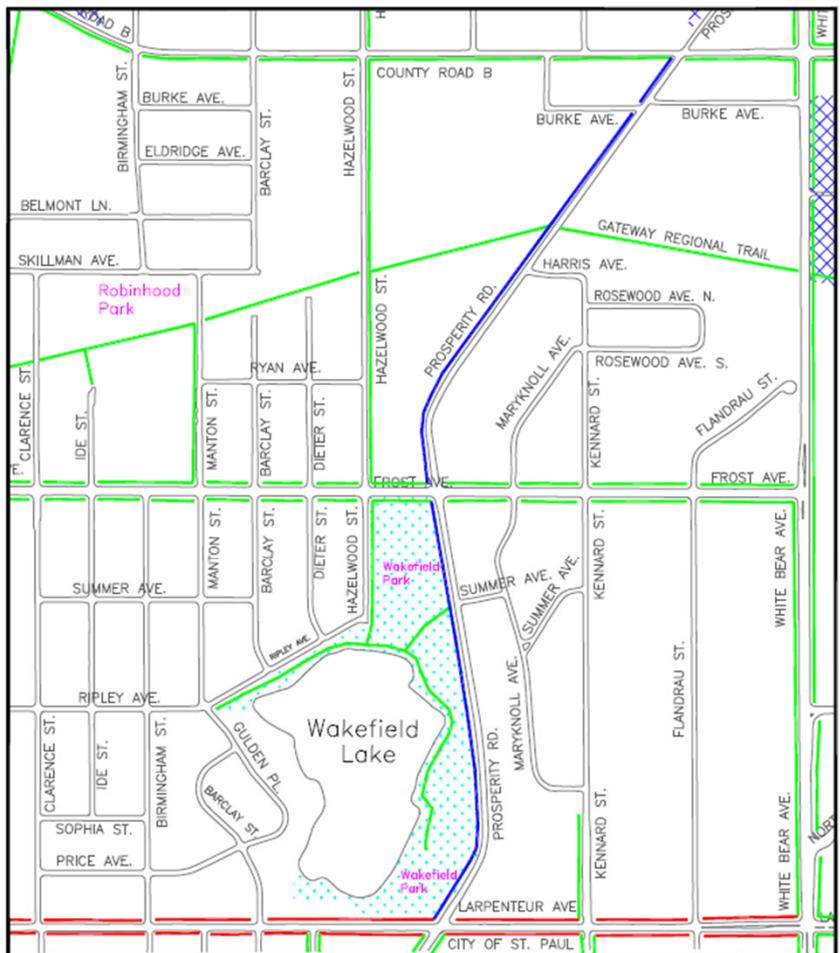
- Utilize Maplewood's Living Streets Policy for design guidance on these streets.
- Removal of existing road pavement.
- Removal and replacement of poor subgrade soils under the roadway.
- Installation of new asphalt pavement.
- Installation of new concrete curb and gutter.
- Removal of diseased ash trees within city right of way or trees in the way of construction.
- Grading and restoration of driveways & boulevards to tie into the new concrete curb & gutter elevation.
- Installation of a new 8' asphalt trail with 3' grass boulevard on the west side of Prosperity Road from County Road B to Larpenteur.



Concrete curb and gutter installation (2019)



# Maplewood



## PEDESTRIAN NETWORK MAP

- EXISTING SIDEWALK/TRAIL
- PROPOSED TRAIL W/2025 STREET PROJECT
- FUTURE SIDEWALK/TRAIL
- DESTINATION LOCATIONS

## Project Scope – Prosperity-Hazelwood (continued)

### Utility Improvements

- Improvements to storm sewer system.
- Water quality feature installations such as; residential rain water gardens, infiltration basins, pre-treatment structures, etc...
- Replacement of sanitary sewer manhole castings and repairs to main/services under the road as needed.
- Replacement of ~700-ft of failing cast-iron water main on Hazelwood Street.
- Installation of new hydrants on Prosperity Road.
- Installation of sacrificial anodes (improves lifespan of water system) on all water main pipe.



Underground Utility Installation (2021)



# Project Costs & Funding

## Project Funding Sources

- G.O. Improvement Bonds
- Street Revitalization Fund
- Environmental Utility Fund
- Sanitary Sewer Fund
- W.A.C. Fund
- St. Paul Regional Water Services
- Special Benefit Assessments

## What is a Special Assessment?

- Funding source utilized to finance a portion of public improvements
- Maximum rates are set by the City Council on a yearly basis.
- Independent appraisal firm hired to determine benefit received by properties.
- Per Minnesota State Statute 429 the assessment amount cannot be more than the direct benefit to the property.

## What are the Assessment Rates?

Preliminary Guidance Rates		
Type of Improvement	Type of Property	Rate
Full Reconstruction	Single Family Unit	\$6,600/Unit
Full Reconstruction	Commercial/Multi-Family	\$132/Front-Foot

- Rates above are preliminary and subject to special benefits appraisal (will not go up, but could come down if appraisal opinion warrants reduction)

## Special Assessments – Methods of Payment

### Full or Partial Payment (Option 1)

- Assessments can be paid to the City *interest free* from the date of the assessment hearing until November 1<sup>st</sup> of 2025.
- Payments after November 1<sup>st</sup> of 2025 must be made to Ramsey County, but will *include all interest* from the date of the assessment hearing to the date of payment.

### No Upfront Payment (Option 2)

- The assessment amount will be certified to Ramsey County in November 2025.
- Assessment will be paid over a 15-year period for residential properties and an 8-year period for commercial properties with Ramsey County Property Taxes (5.65% for 2024 street project assessments).



## Special Assessments – Deferral Option

A deferral is available for homestead properties. The owner must qualify for a financial hardship and one of the following criteria:

1. A person 65 years of age or older.
2. A person who is retired by virtue of a permanent and total disability.
3. A member of the national guard or other military reserve called into active duty.

If granted a deferral your assessment would be deferred for 15-years (8-years for commercial).

# Special Assessments – Deferral Option

## Undeveloped Property Deferral

- If you own an undeveloped property (or your property could be subdivided) the City may grant you an undeveloped property deferral for the undeveloped lot.
- If granted this deferral your assessment will be deferred for 15-years (8-years commercial).
- If no improvements are made within the deferment period, the assessment will be **terminated**.
- If improvements are made during the deferment period, the assessment will come due in full with interest.

All objections to assessments (deferral requests) *must* be submitted prior to the closing of the assessment hearing!





## Special Assessments – Deferral Option

The assessment will come due with interest at the end of the deferral period, or when you no longer qualify for the deferral.

Reasons you may no longer qualify:

- Death of the owner
- Sale of property
- Transfer of property
- Subdivision of property
- Loss of homestead status

## Public Improvement Process

- Feasibility Study
  - Identifies project scope, preliminary costs, financing, and schedule.
  - Takes into consideration property owner feedback.
  - Current stage of this project.
- Public Hearing
  - Meeting at which residents have the opportunity to address the City Council and voice opinions on proposed project.
  - City Council votes on project.
- Design and Acceptance of Plans
- Bid Opening/Award of Contract
- Assessment Hearing
  - Residents voice opinions on proposed assessments, objections must be submitted by end of the assessment hearing.

## Tentative Project Schedule

- Council receives feasibility study
  - January 2025
- Public Hearing
  - February 2025
- Plan Preparation
  - February – March 2025
- Bid Opening/Award of Contract
  - April 2025
- Begin Construction
  - June 2025
- Assessment Hearing
  - September 2025
- Complete Construction
  - November 2025



## Property Owner Input

- City Website  
Input ID – An online interactive map online where residents can place pin on a project street with a comment/idea for staff to respond.
- Phone or Email  
As always, feel free to call or email project staff with any comments or questions. We are here for you!

Tyler Strong – [tyler.strong@maplewoodmn.gov](mailto:tyler.strong@maplewoodmn.gov) – 651-249-2402

Jon Jarosch – [jon.jarosch@maplewoodmn.gov](mailto:jon.jarosch@maplewoodmn.gov) – 651-249-2405



# Property Owner Input

*General Questions/Comments*

*THANK YOU!*

Jon Jarosch

Assistant City Engineer

Direct: (651)-249-2405

[Jon.Jarosch@maplewoodmn.gov](mailto:Jon.Jarosch@maplewoodmn.gov)

