



2025 Maplewood Street Improvements

South Leg Area

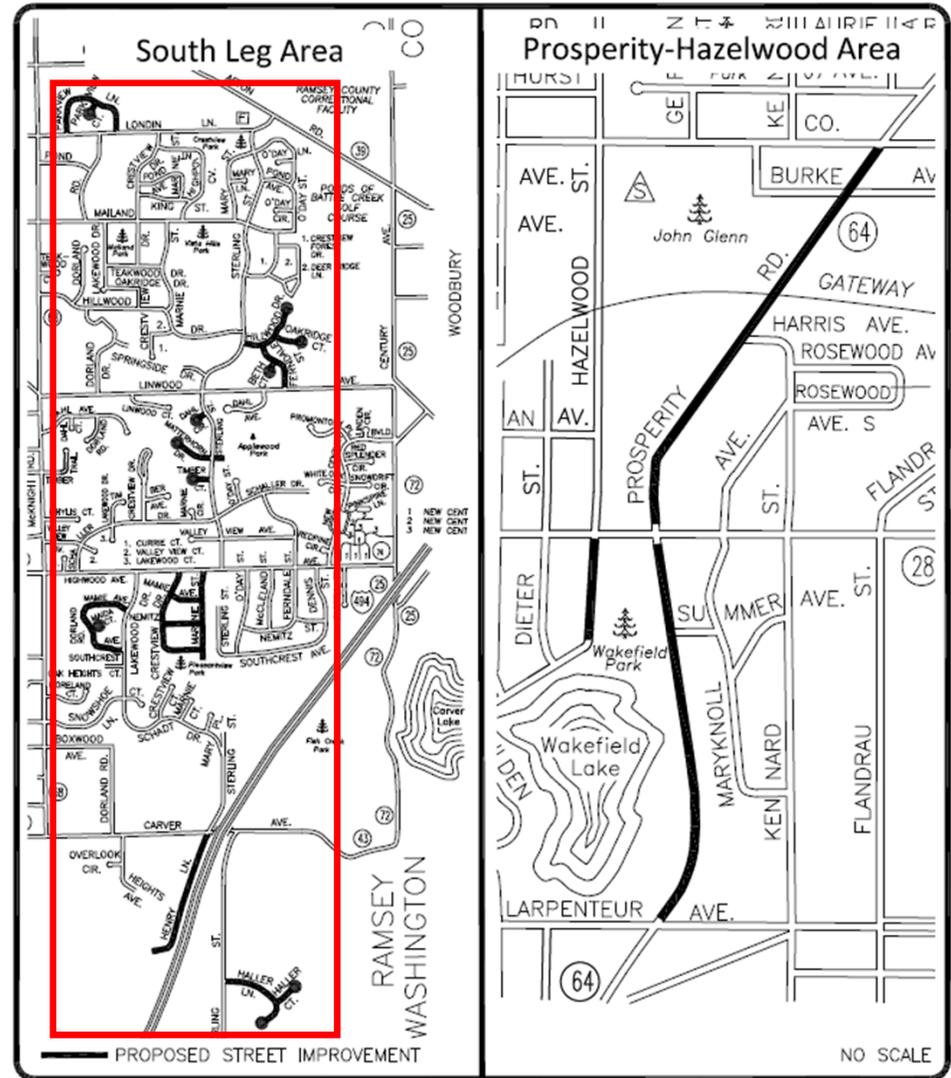
Neighborhood Meeting #1

City Project 24-12

Jon Jarosch, P.E. – Assistant City Engineer

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

December 18, 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?

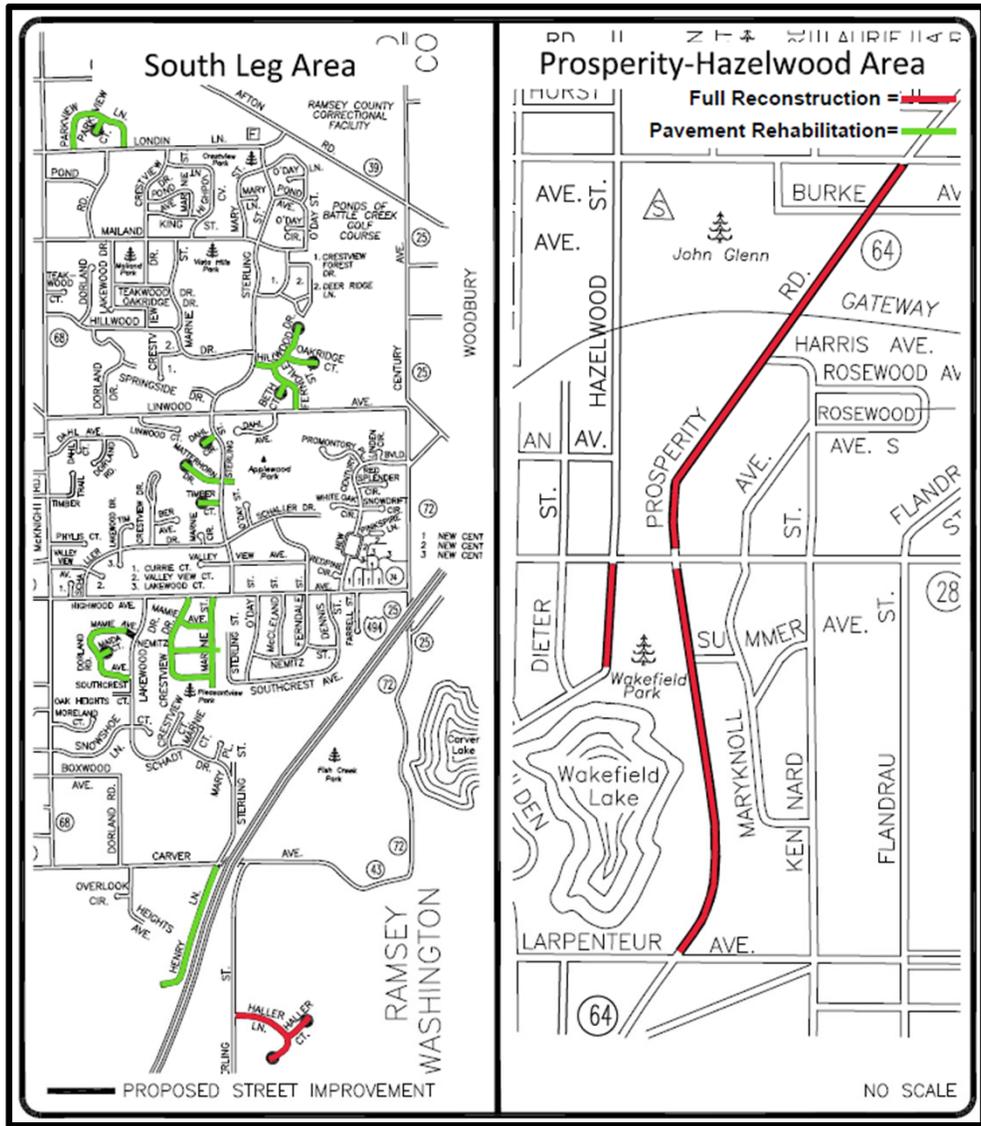
- Poor pavement condition
 - *3.1 Miles in Length*
 - *Average PCI Rating – 44/100*
- Pavement has deteriorated to the point where patching and regular maintenance in some areas is no longer cost-effective or possible.
- Storm sewer, sanitary sewer and water main are in need of repairs to improve service life.
- Areas of existing curb and gutter have deteriorated and are in need of spot replacement.
- Haller neighborhood lacks concrete curb and gutter to support the asphalt road edge.



Hillwood/Ferndale Intersection (2024)



Maplewood



Project Scope – Pavement Rehabilitation Streets

- Reclamation (essentially roto-tilling) of pavement & aggregate base to create new road base.
- Removal of excess reclaim material (gravel) to allow room for new asphalt pavement.
- Installation of new asphalt pavement.
- Spot replacement of existing structurally damaged concrete curb.
- Repairs as needed to existing storm sewer structures and iron inlet castings.
- Replacement of outdated sanitary sewer iron castings.
- Installation of sacrificial anodes on existing water main (reduces corrosion & prolongs service life).
- Removal of diseased ash trees within city right of way.
- Restoration of driveways and boulevards.



Reclamation Machine (2022)

Project Scope – Full Reconstruction (Haller)

Unique rural area of Maplewood

- Zoned residential estate, large lots, 30K-40K
- No public sanitary sewer system or public water system present.

Scope

- Removal of existing pavement.
- Removal and replacement of poor subgrade soils under the roadway as needed.
- Installation of new asphalt pavement.
- Installation of all new concrete curb and gutter (ribbon).
- Repairs and expansion of storm sewer system as needed.
- Potential for storm water quality features (rain gardens).
- Grading/restoration of driveways and boulevards to tie into the new curb & gutter.



Concrete curb and gutter installation (2019)



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
Pavement Rehabilitation	Single Family Unit	\$3,450/Unit

- 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 1st of 2025.
- Payments after November 1st 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 shall be **terminated**.
- If improvements are made during the deferment period, the assessment will come due in full with interest.

All objections *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 – 651-249-2402
Jon Jarosch – jon.jarosch@maplewoodmn.gov – 651-249-2405



Property Owner Input

General Questions/Comments

THANK YOU!

Tyler Strong

Civil Engineer I

Direct: (651)-249-2402

Tyler.Strong@maplewoodmn.gov

