

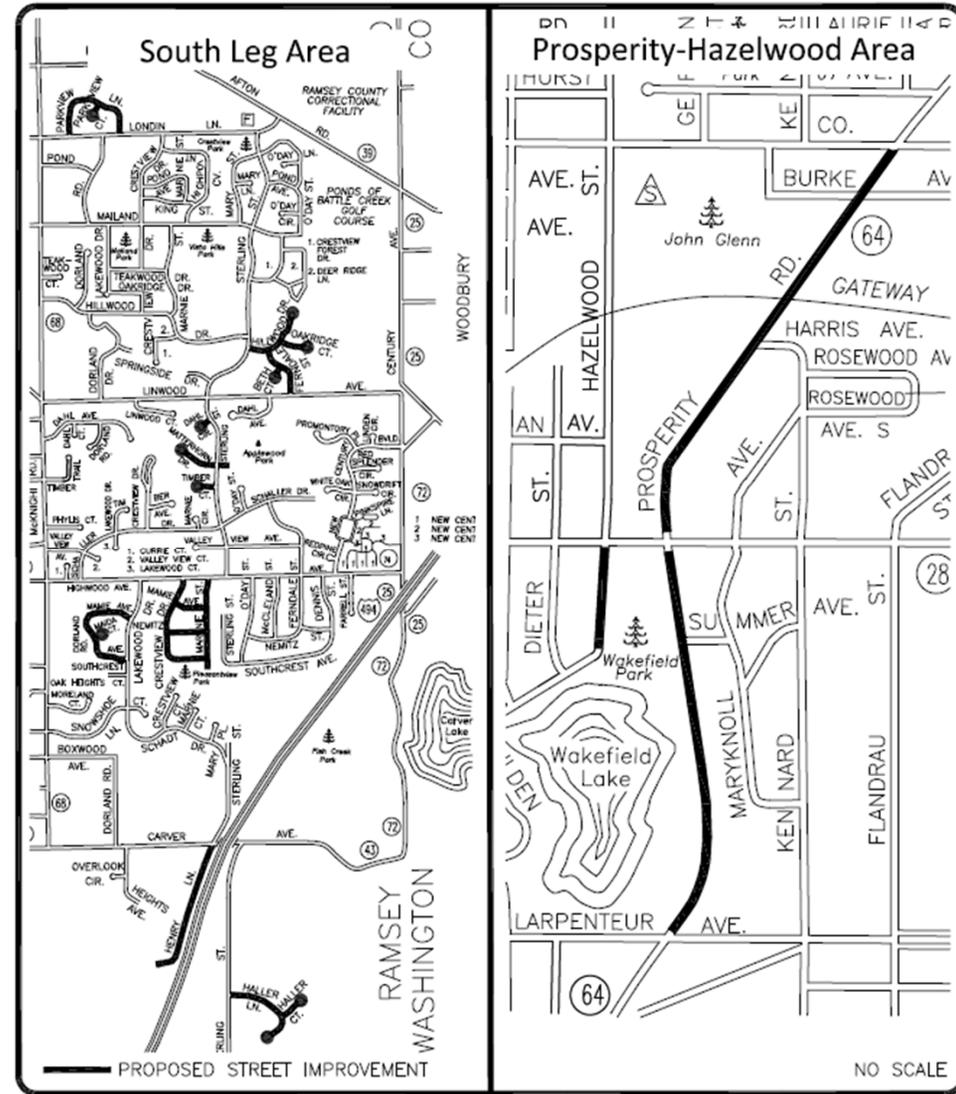


2025 Maplewood Street Improvements

City Project 24-12

Neighborhood Meeting #2

February 19, 2025





What is the purpose of tonight's meeting?

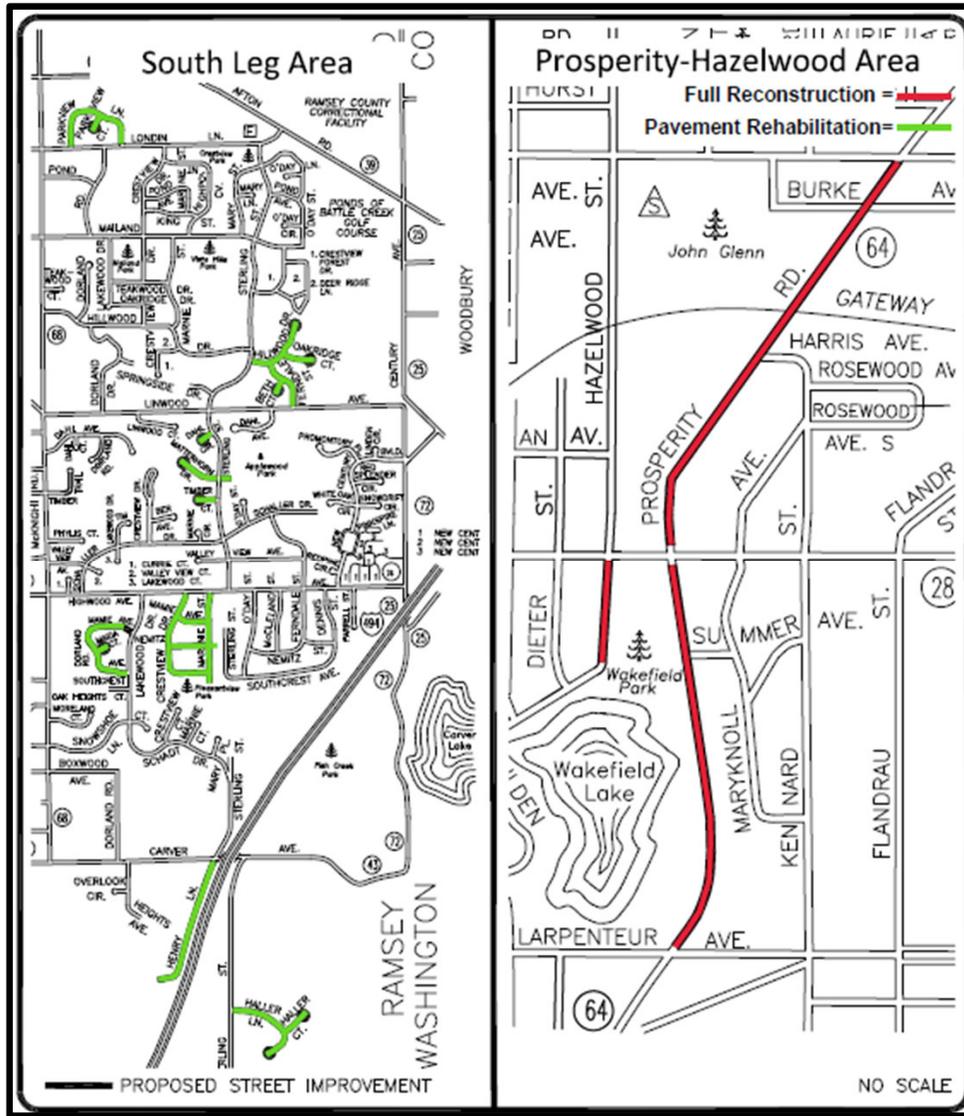
- Provide property owners with information about the proposed project prior to Public Hearing.
- Obtain input from local residents on project.
- Strictly an informational meeting.
- No decisions are being made tonight.

Why These Streets?

- Poor pavement condition
 - 4.4 Miles in Length
 - Average PCI Rating – 42/100
- Concrete curb and gutter
 - Prosperity-Hazelwood area lacks curb and gutter
 - Spot replacement of existing curb in South Leg area
- Degraded Utilities
- Lack of pedestrian and bicycling facilities on Prosperity Road



Prosperity Road near Frost Avenue



Project Scope – Pavement Rehabilitation Streets

- Pavement reclamation
- New asphalt pavement
- Spot replacement of concrete curb
- Repairs to storm sewer system
- Replace sanitary sewer castings
- Upgrades to water main
- Restore driveways and boulevards



Reclamation on Cope Avenue (2022)

Project Scope – Full Reconstruction Streets

- Living Streets Policy guides design
- Remove and replace pavement, aggregate base and poor subgrade soils
- New asphalt pavement
- New concrete curb and gutter
- 8' trail on west side of Prosperity Road
- Upgrade storm and sanitary sewer system
- Replace water main on Hazelwood Street
- Restore driveways and boulevards



Water main replacement Cope Avenue (2022)

Resident Communication

Concrete curb and gutter in Haller neighborhood

- Area residents expressed that concrete curb and gutter was not needed or wanted in the Haller neighborhood.
- Residential Estate zoning unique to this neighborhood
- No curbing proposed in Haller area

Parking on Prosperity Road

- Some area residents expressed the need to maintain on-street parking
- City sent out survey to gather further input
- On-street parking bays will be provided where possible

Street Lighting Needs

- Some area residents noted the need for additional street lighting
- All project streets will be reviewed to ensure lighting meets City Policy



Estimated Project Cost - \$9,588,300

Project Funding

- G.O. Improvement Bonds - \$2,419,941
- Street Revitalization Fund - \$2,451,639
- Environmental Utility Fund - \$1,863,000
- Sanitary Sewer Fund - \$583,400
- W.A.C. Fund - \$133,300
- St. Paul Regional Water Services - \$771,000
- Special Benefit Assessments - \$1,366,020

What is a Special Assessment?

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



City of Maplewood Assessment Rates

- Full Reconstruction Assessment Rate - \$6,600/ Unit
 - Applies to residential properties along Prosperity Road and Hazelwood Street
- Pavement Rehabilitation Assessment Rate - \$3,450/Unit
 - Applies to residential properties in the South Leg area of the project
- Rates above are preliminary and subject to special benefits appraisal (will not go up, but could come down if appraisal comes in lower)



Special Assessment

- Assessment Hearing – September 2025
- Prior to the Assessment Hearing
 - Residents will be mailed an official assessment notice
 - Assessment amount
 - Payment options
 - Deferral options
 - Right to object
- Neighborhood meeting in the summer of 2025 to discuss assessments

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 (3 to 5% interest rates over the last few years).



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

Tentative Project Schedule

- Council Receives Feasibility Study – January 27, 2025
- Neighborhood Meeting #2 – February 2025
- Public Hearing – February 24, 2025
- Award of Contract – April 2025
- Neighborhood Meeting #3 – May 2025
- Construction Timeline – June to November 2025
- Assessment Hearing – September 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!

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