



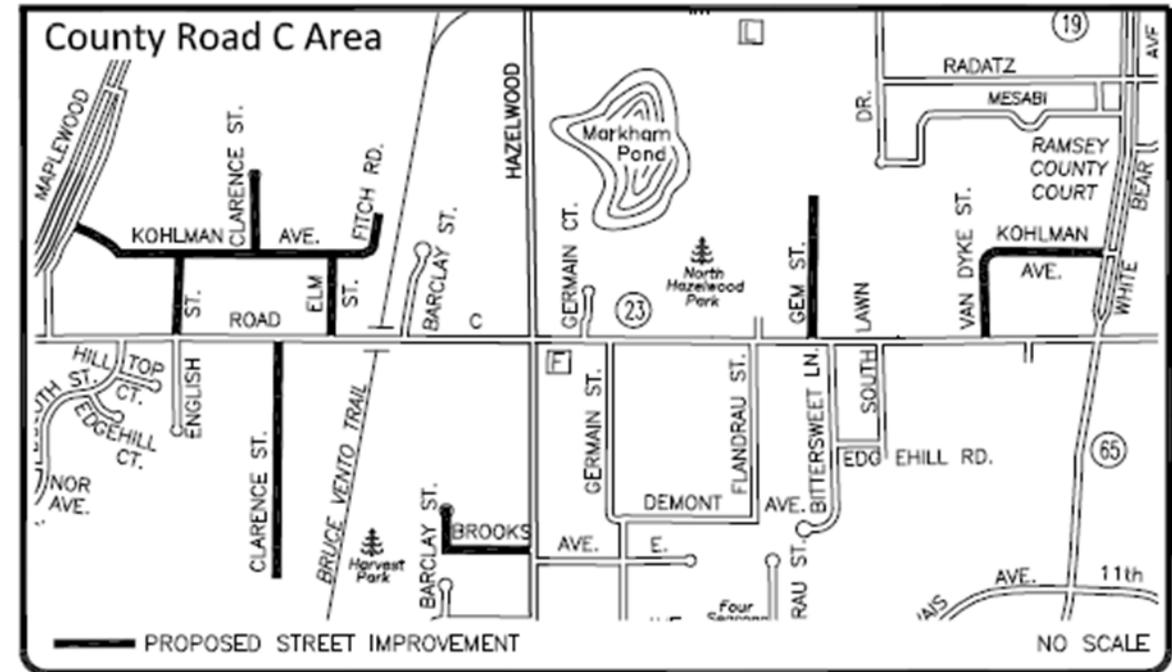
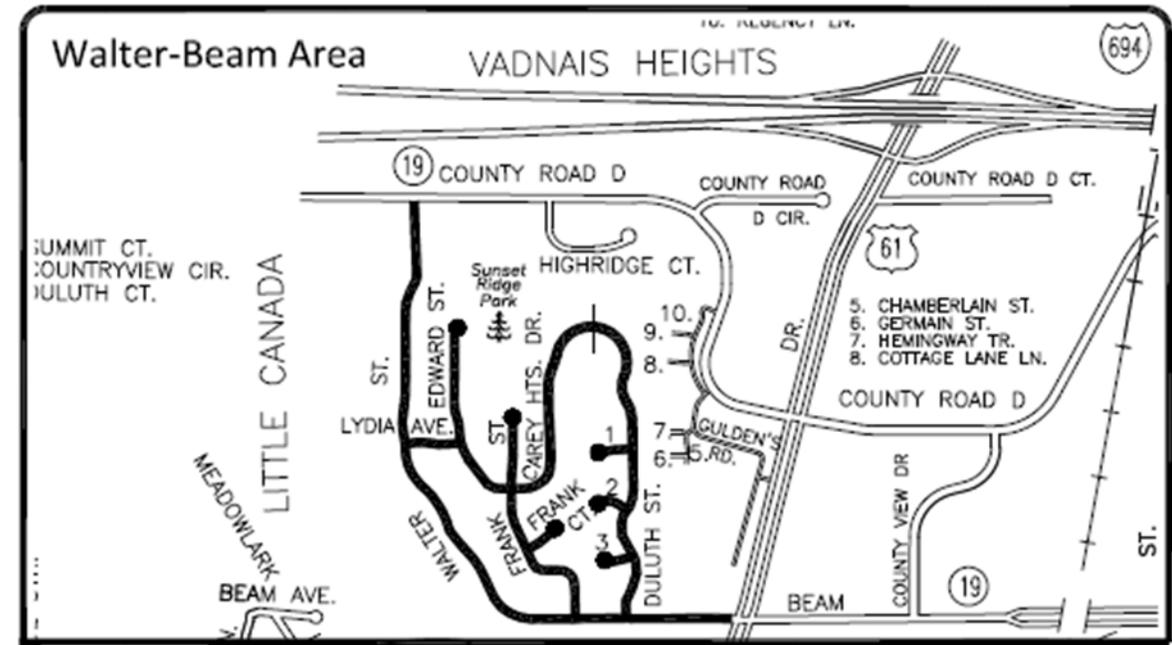
Maplewood

2026 Maplewood Street Improvements

City Project 25-21

Neighborhood Meeting #2

February 18, 2026



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.



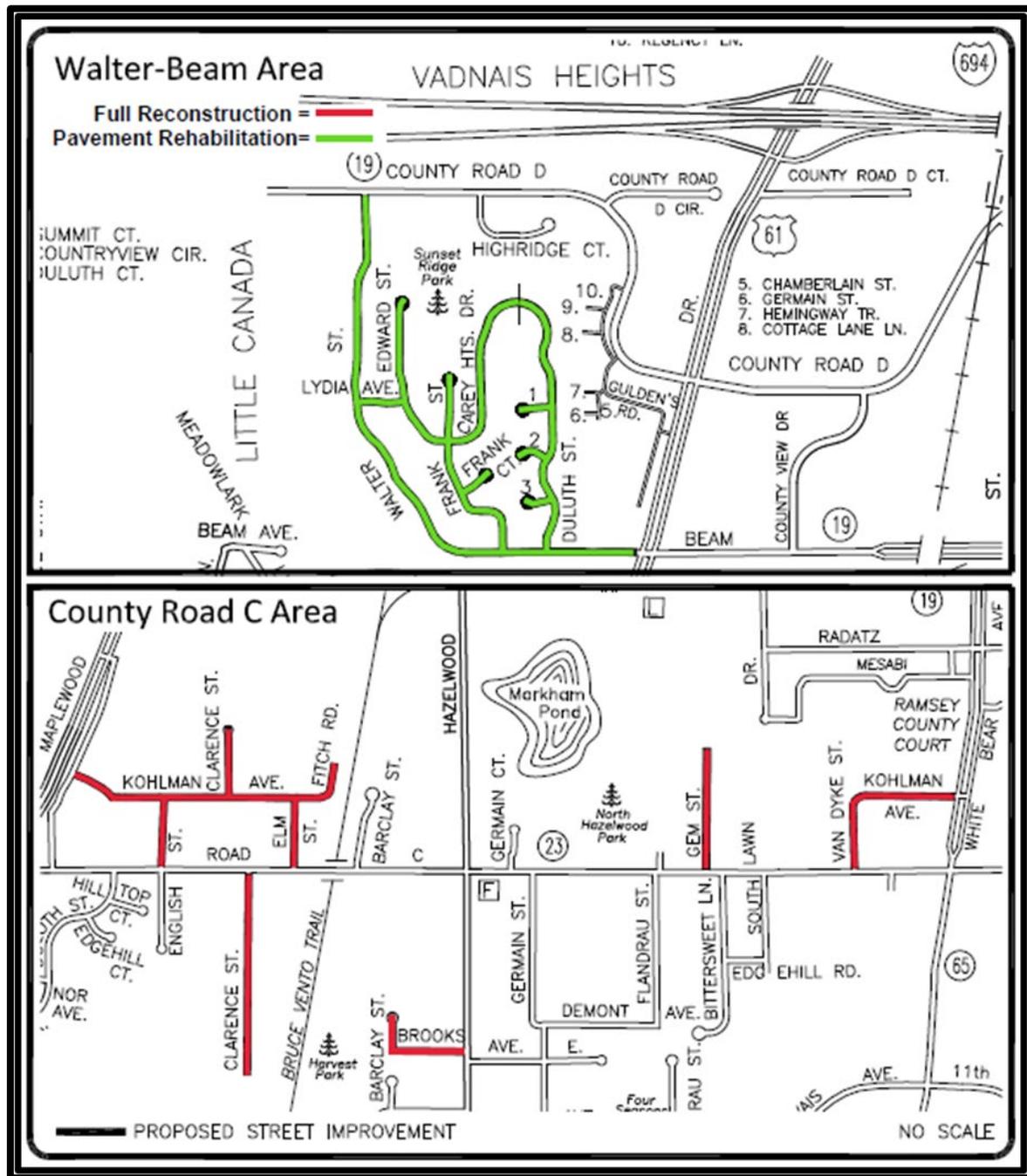


Why These Streets?

- Poor pavement condition
 - 4.4 Miles in Length
 - Average PCI Rating – 37/100
- Concrete curb and gutter
 - County Road C Area, lacks curb and gutter
 - Walter-Beam Area, spot replacement
- Storm sewer system deficiencies
- Sanitary sewer and water system in need of repairs



Walter Street near Lydia Avenue



Project Scope – Pavement Rehabilitation Streets

- Pavement reclamation
- New asphalt pavement
- Spot replacement of concrete curb
- Repair to existing storm sewer system
- Replace sanitary sewer castings
- Upgrades to water main
- Restore driveways and boulevards
- Additional improvements on Walter Street



Pavement Reclamation Machine (2022)

Project Scope – Full Reconstruction Streets

- Living Streets Policy guides design
- New asphalt pavement
- New aggregate base
- Remove and replace poor subgrade soils
- New concrete curb and gutter
- New storm sewer system
- Repair existing sanitary sewer system
- Replace outdated hydrants and valves
- Restore driveways and boulevards



Storm Sewer Installation (2025)



Resident Concerns

Speeding on Beam Avenue and Walter Street

- Engineering study in progress

Stop sign compliance on Beam Avenue and Water Street

- Engineering study in progress

Drainage concerns in County Road C Area

- Many area residents noted drainage issues

Questions on road widths in County Road C Area

County Road C Road Widths

Street	From/To	Proposed Width (ft.)	Existing Average Width (ft.)
Kohlman Avenue (West)	Maplewood Drive/Fitch Road	26	22
Fitch Road	Dead End/Kohlman Avenue (West)	20	20
Clarence Street (North)	Cul-de-sac/Kohlman Avenue (West)	26	28
English Street	Kohlman Avenue (West)/County Road C	26	26
Elm Street	Kohlman Avenue (West)/County Road C	26	24
Clarence Street (South)	County Road C/Dead End	28	30
Brooks Avenue	Hazelwood Street/Barclay Street	28	28
Barclay Street	Brooks Avenue/Dead End	28	30
Gem Street	Dead End/County Road C	28	28
Van Dyke Street	Kohlman Avenue (East)/County Road C	28	26
Kohlman Avenue (East)	White Bear Avenue/Van Dyke Street	28	28





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Estimated Project Cost - \$11,874,800

Project Funding

- G.O. Improvement Bonds - \$4,614,585 (39%)
- Street Revitalization Fund - \$1,169,250 (10%)
- Environmental Utility Fund - \$2,423,200 (20%)
- Sanitary Sewer Fund - \$668,300 (6%)
- W.A.C. Fund - \$162,700 (1%)
- St. Paul Regional Water Services - \$890,200 (8%)
- Special Benefit Assessments - \$1,946,565 (16%)

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.

Why are there Assessments?

- Project Funding Source: Assessments provide funding for street improvements (cover typically 15–25% of total cost).
- General Tax Levy Relief: Reduces the burden on city-wide property taxes; without assessments, the general city tax levy would increase to cover the assessment portion.
- Balanced Funding Approach: Costs are shared between all taxpayers and benefiting properties, with abutting properties investing directly into their neighborhood.
- Fairness: Recognizes that contributors may not always directly use the improved streets.

City of Maplewood Preliminary Assessment Rates

- Full Reconstruction Assessment Rate - \$6,600/ Unit
 - Applies to residential properties in the County Road C Area
- Pavement Rehabilitation Assessment Rate - \$3,450/Unit
 - Applies to residential properties Walter-Beam Area
- Rates above are preliminary and subject to special benefits appraisal (will not go up, but could come down if appraisal comes in lower)



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Special Assessment

- Assessment Hearing – September 2026
- 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 2026 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 2026.
- Payments after November 1st of 2026 must be made to Ramsey County, but will include 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 2026.
- Assessment will be paid over a 15-year period with interest for residential properties and an 8-year period for commercial properties with Ramsey County Property Taxes (5-6% 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



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Tentative Project Schedule

- Council Receives Feasibility Study – January 26, 2026
- Neighborhood Meeting #2 – February 18, 2026
- Public Hearing – February 23, 2026
- Award of Contract – May 2026
- Neighborhood Meeting #3 – May 2026
- Construction Timeline – June to November 2026
- Assessment Hearing – September 2026

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.
- Online Project Survey
Survey time window closed on February 6.
- 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 II

Direct: (651)-249-2402

Tyler.Strong@maplewoodmn.gov



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