

Dennis-McClelland Area Street Improvements City Project 19-10

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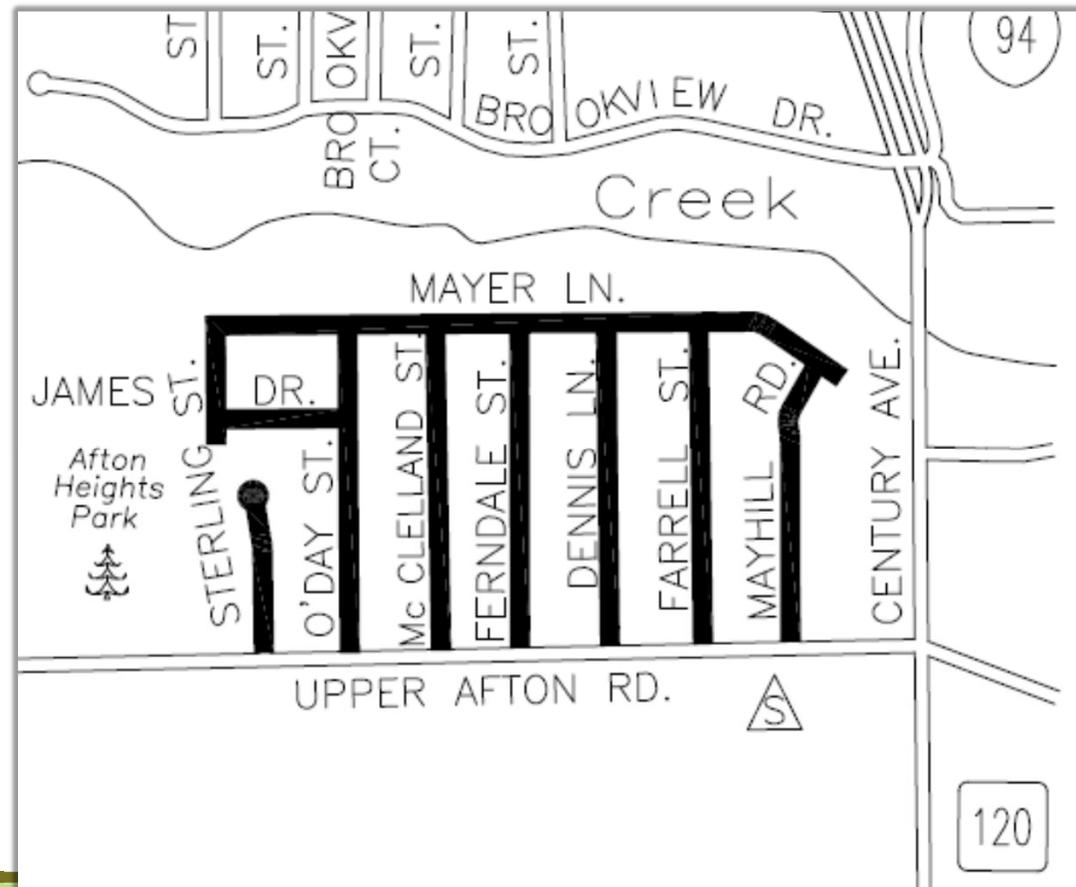
February 4, 2020



What is the purpose of tonight's meeting?

- ▶ Provide an update from neighborhood meeting #1.
- ▶ Bring residents up to speed before Public Hearing.
- ▶ Answer any remaining questions.
- ▶ Strictly an informational meeting.
- ▶ No decisions are being made tonight.

Project Area



Why these Streets?

- ▶ Poor pavement condition
 - ▶ (Average PCI Rating - 36 out of 100)
- ▶ The pavement has deteriorated to the point where patching is no longer cost-effective.
- ▶ Lack of Concrete Curbing
 - ▶ Channels Drainage
 - ▶ Contains Vehicles and Snowplows
 - ▶ Supports Edge of Pavement
- ▶ Watermain and Sanitary Sewer Distresses



Proposed Project Scope

- ▶ Full Street Reconstruction
 - ▶ New Road Base
 - ▶ Concrete Curb and Gutter
 - ▶ 2 New Layers of Pavement
- ▶ Sanitary Sewer Repairs
- ▶ Watermain Replacement
- ▶ Storm Sewer System Expansion
- ▶ Water Quality Feature Installations
- ▶ Xcel Energy Gas Replacements
- ▶ Sidewalk Installations



Sidewalks

- ▶ No sidewalks proposed internal to neighborhood
- ▶ Sidewalk proposed along north side of Upper Afton
 - ▶ Segment identified in 2040 Comprehensive Plan
 - ▶ Reduce number of crossings
 - ▶ Connect neighborhood to enhanced crossings
- ▶ No Assessments for Sidewalks
- ▶ City plowed and maintained

Street Widths

- ▶ City typically utilizes a 28-foot street width on local roads (29.33 feet back to back of curb)
 - ▶ Width has proven adequate to accommodate traffic, parking on one side, and pedestrians/bicyclists.
 - ▶ Width would slightly reduce runoff to Battle Creek.
- ▶ City is proposing a 29-foot street width for this project (30.33 feet back to back)
 - ▶ Keeps overall street width close to existing (30-foot average)
 - ▶ Strikes a balance between goals of Living Streets Policy and Resident feedback

Other Items from Meeting #1

- ▶ Street Lighting
 - ▶ Reviewed current lighting
 - ▶ Meets policy goals of lights at intersections and bends
- ▶ Temporary Mail Service During Construction
 - ▶ Concerns over mail theft
 - ▶ Working with post office and police department on options
 - ▶ Lock boxes cost prohibitive
- ▶ On-street Parking
 - ▶ Still proposed for one side of each street only per policy
 - ▶ Carver Elementary - 34 additional parking spaces

Project Funding Sources

- ▶ Overall Project Cost Estimated at \$8,388,000

Estimated Project Cost Recovery		
Funding Source	Total Amount	% of Total
G.O. Improvement Bonds	\$2,421,500	29%
Special Benefit Assessments	\$1,312,000	16%
Sanitary Sewer Fund	\$402,500	4%
Environmental Utility Fund	\$1,813,000	22%
Saint Paul Regional Water Services	\$2,188,000	26%
W.A.C. Fund	\$251,000	3%
Total Estimated Project Funding:	\$8,388,000	100%

Special Assessments

- ▶ Assessments are a funding source utilized to finance a *portion* of public improvements.
- ▶ Each year the maximum assessment rates are adjusted and set by the City Council.
- ▶ The assessment rate does not vary with individual project costs.
- ▶ **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.

City of Maplewood Assessment Rates

- ▶ Residential Full Reconstruction Rate:
 - ▶ Applies to most properties.
 - ▶ Guidance unit rate for 2020 = \$6,600
 - ▶ Subject to special benefits appraisal (will not go up, but could come down if appraisal opinion warrants reduction)

Special Assessments - Methods of Payment

1. Full or Partial Payment Options

- ▶ Assessment can be paid to the City *interest free* for a period of 30 days after assessment hearing.
- ▶ Payments will still be accepted by the City after the 30 day interest free period, but will *include all interest* from the date of the assessment hearing. Payments will be accepted by the City up to the time they are certified to Ramsey County (November 2020).

2. No Upfront Payment Option

- ▶ The assessment amount will be certified to Ramsey County in November 2020.
- ▶ Assessment will be paid over an 15-year period (4-5% average interest rate over last few years) with Ramsey County Property Taxes.

Special Assessments - Deferral Options

A deferral is available if payment of assessment creates a financial hardship *and* you are:

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 one of the above deferrals your assessment would be deferred for 15-years. The assessment will come due with interest at the end of the deferral period, or when you no longer qualify for the deferral.

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

The Public Improvement Process

- ▶ Feasibility Study
 - ▶ Identifies project scope, costs, financing, and schedule.
 - ▶ Takes into consideration property owner feedback.
- ▶ 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
- ▶ Assessment Hearing
 - ▶ Residents voice opinions on proposed assessments (Objections must be submitted by end of this hearing!)
 - ▶ City Council votes on project
 - ▶ Additional Neighborhood Meeting prior to Assessment Hearing

Tentative Project Schedule

- ▶ Council approved feasibility study
 - ▶ January 13, 2020
- ▶ Public Hearing
 - ▶ February 10, 2020
- ▶ Plan Preparation
 - ▶ December January - March 2020
- ▶ Bid Opening Date - April 2020
- ▶ Assessment Hearing - April 2020
- ▶ Construction
 - ▶ Begin May/June 2020
 - ▶ Complete October 2020

Property Owner Input

General Questions/Comments

If you have not signed in, please do so before you leave.

THANK YOU!

Jon Jarosch

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