County Road B and Arcade Street Improvements City Project 19-22

Jon Jarosch, P.E. – Assistant City Engineer

Tyler Strong, E.I.T. – City Staff Engineer

February 6, 2020

Please fill out the sign-in sheet before you leave

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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.

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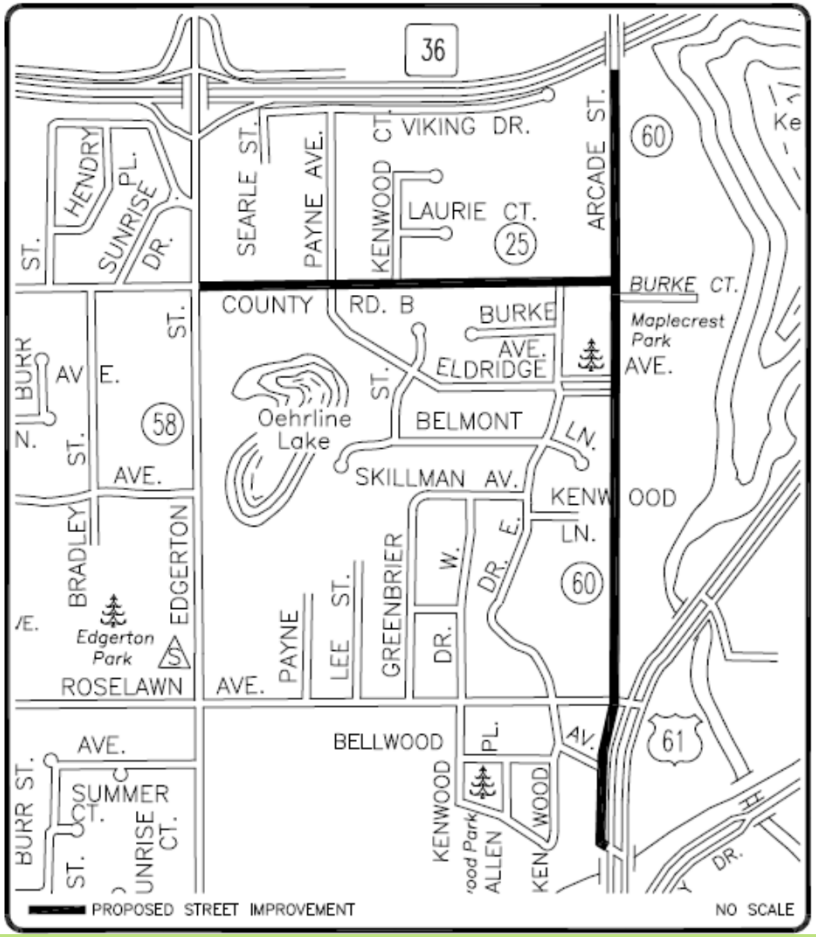
Project Area



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Why these Streets?

- Poor pavement condition (Average PCI Rating - 46)
- 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
- Advanced due to Xcel Energy Improvements
  - Built as one construction project

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Project Scope

- Xcel Energy Gas Main Replacement
- Full Street Reconstruction
  - Includes Concrete Curb and Gutter
- Sanitary Sewer Repairs
- Watermain Improvements
- Storm Sewer Installations & Upgrades
- Sidewalk Installations

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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
  - Street width does not meet standards for on-street parking
  - 2 through lanes and 5-foot +/- shoulders

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Project Funding Sources

- Total Estimated Project Cost: $5,048,900

Estimated Project Cost Recovery		
Funding Source	**Total Amount**	**% of Total**
G.O. Improvement Bonds	$2,201,400	44%
Special Benefit Assessments	$815,500	16%
Street Revitalization Fund	$110,000	2%
Sanitary Sewer Fund	$14,300	.5%
Environmental Utility Fund	$738,200	14.5%
Saint Paul Regional Water Services	$625,685	12%
W.A.C. Fund	$113,815	2%
Xcel Energy	$430,000	9%
Total Estimated Project Funding:	**$5,048,900**	**100%**

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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.

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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)
- Commercial/Multi-Dwelling/Apartment/Church Rate:
  - Subject to special benefits appraisal

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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.

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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!

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Special Assessments – Deferral Options

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.
- If no improvements are made within the 15-year deferment period, the assessment shall be terminated.
- If improvements are made during the deferment period, the assessment will come due with interest.

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

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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 and deferrals must be submitted by end of this hearing!)
  - City Council votes on project
- Additional Neighborhood Meeting prior to Assessment Hearing

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Tentative Project Schedule

- Council approved feasibility study
  - January 13, 2020
- Public Hearing
  - February 10, 2020
- Plan Preparation
  - December 2019 – February 2020
- Bid Opening Date – April 2020
- Assessment Hearing – April 2020
- Construction
  - Begin May 2020
  - Complete October 2020

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Property Owner Input

General Questions/Comments

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

THANK YOU!

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