

Schaller Area Pavement Rehabilitation

City Project 19-11

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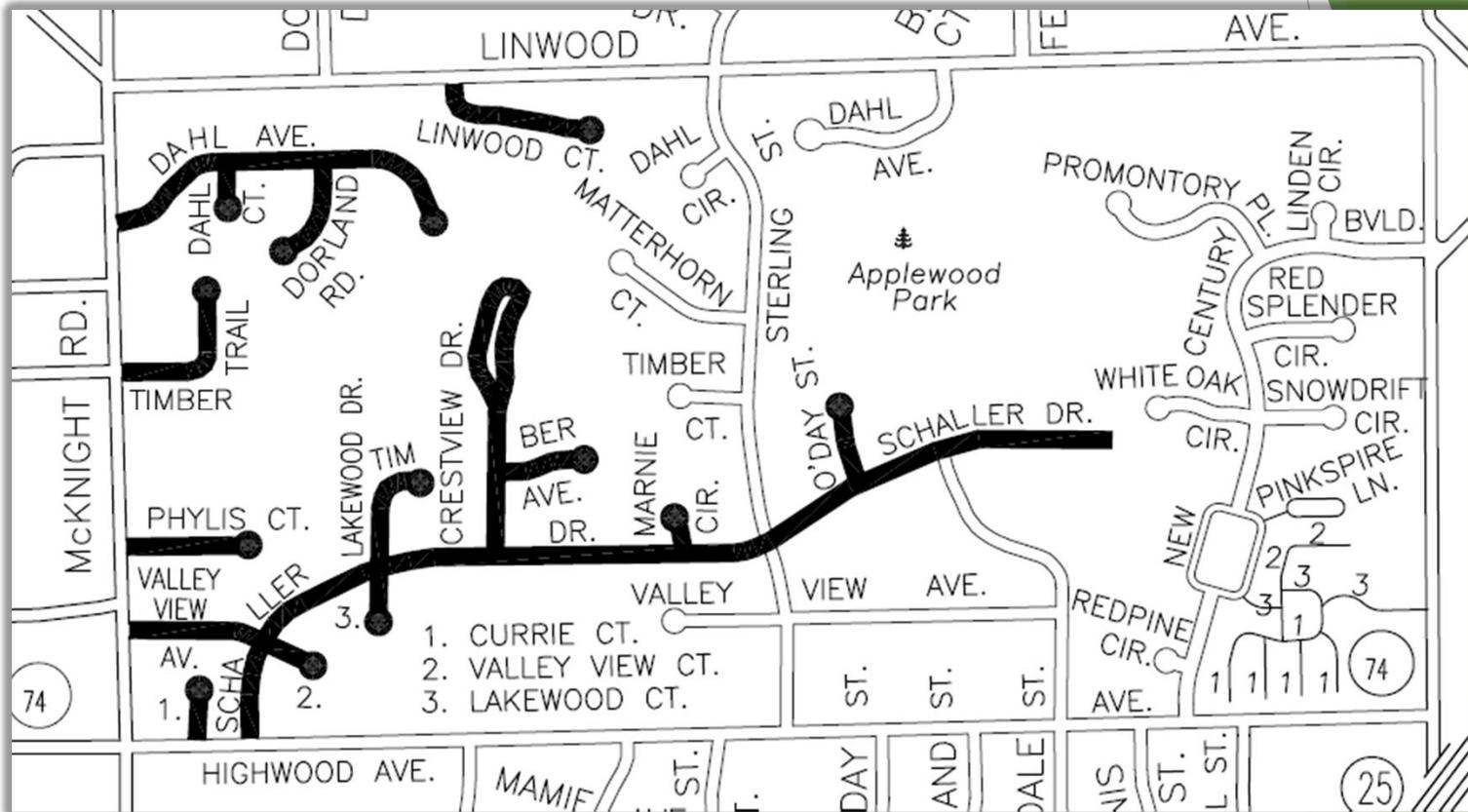
February 21, 2020



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



Street History -Why these Streets?

- ▶ Poor pavement condition index (Average PCI Rating - 36/100)
- ▶ Pavement has deteriorated to the point where patching is no longer cost-effective or possible.
- ▶ Majority of concrete curbing in okay condition
- ▶ Utilities are generally in good condition



What is Pavement Rehabilitation? Project Scope

- ▶ Reclamation of pavement
- ▶ Remove & replace structurally damaged curb & gutter
- ▶ Repairs to sanitary sewer & storm sewer (as necessary).
- ▶ Installation of new bituminous base and wear-course pavement



Project Funding Sources

- ▶ Overall Project Cost Estimated at \$2,032,000

Estimated Project Cost Recovery		
Funding Source	Total Amount	% of Total
Street Revitalization Fund	\$961,600	47%
Special Benefit Assessments	\$765,900	38%
Sanitary Sewer Fund	\$86,400	4%
Environmental Utility Fund	\$159,500	8%
W.A.C. Fund	\$58,600	3%
Total Estimated Project Funding:	\$2,032,000	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 Pavement Rehabilitation Rate:
 - ▶ Applies to most properties.
 - ▶ Guidance unit rate for 2020 = \$3,450
 - ▶ 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 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 the hearing!)
- ▶ City Council votes on project
- ▶ Additional Neighborhood Meeting prior to Assessment Hearing

Tentative Project Schedule

- ▶ Council received feasibility study
 - ▶ January 13, 2020
- ▶ Public Hearing
 - ▶ February 24, 2020
- ▶ Plan Preparation
 - ▶ January - February 2020
- ▶ Bid Opening Date - April 2020
- ▶ Assessment Hearing - May 2020
- ▶ Construction
 - ▶ Begin May/June 2020
 - ▶ Complete September 2020

Property Owner Input

General Questions/Comments

Don't forget to leave a comment and sign-in before you leave, sheets are on the table.

THANK YOU!

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