



2022 STREET IMPROVEMENTS

- MAPLE LANE & JACKSON STREET

NEIGHBORHOOD INFORMATIONAL MEETING

OCTOBER 20, 2021



STREET IMPROVEMENT PLANNING

- City has a 5-year Capital Improvement Plan and 15-year Pavement Management Plan
- Streets are prioritized by staff review based upon several factors:
 - Pavement condition rating
 - Utility Problems / Improvements
 - Drainage Issues
- **Maple Lane & Jackson Street
Programmed for 2022 Rehabilitation**



PROJECT AREA



- Maple Lane & Jackson St
- Bituminous street with an urban section (concrete curb & gutter)
- Approximately 1,200 feet
- Originally Constructed in 1992



WHY OUR STREET?

- Maple Lane & Jackson Street have been included in the City's 5-year Capital Improvement Plan
- Pavement has aged to a point where it will begin to rapidly deteriorate
- Rehabilitation of the asphalt will prolong the life of the roadway

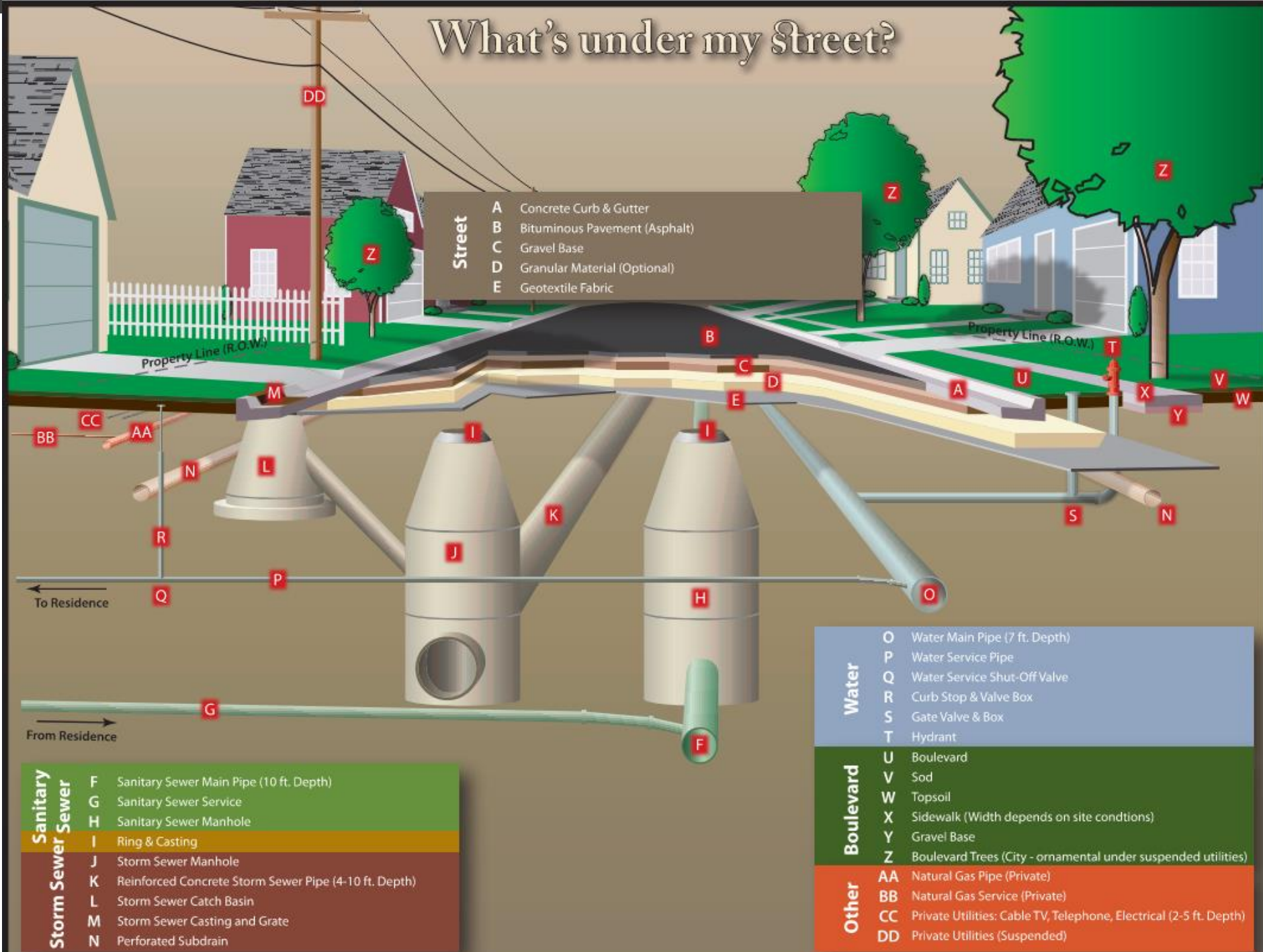


PUBLIC IMPROVEMENT PROCESS

- Informational Meeting (Inform Residents of Upcoming Project)
- Feasibility Report (Identify Need, Costs, & Funding)
- Public Improvement Hearing (Held at City Council Meeting)
- Final Project Design (Prepare Contract Documents)
- Plan Approval & Bidding (Secure a Roadway General Contractor)
- Construction (2022 Construction Season)
- Assessment Hearing (Held after Construction – Actual Costs Assessed)



What's under my Street?



PROPOSED IMPROVEMENTS



- Street Rehabilitation
 - Reclaim/grind existing pavement
 - Replace failing concrete curb and gutter
 - Remove excess reclaimed pavement (4")
 - Pave new road
- Watermain
 - Minor spot improvements to prolong life of system
- Storm & Sanitary Sewer
 - Minor spot improvements to prolong life of systems



DURING CONSTRUCTION

- Mail & garbage service will be maintained
- Driveway access restricted at times due to construction activities
- Emergency vehicle access maintained to properties **at all times**
- On-site Project Representative to address Property Owner concerns
- Work Hours
 - 7:00 AM – 7:00 PM weekdays
 - 9:00 AM – 7:00 PM Saturdays



PROJECT FUNDING

- Street
 - Special Assessments to benefiting properties (50%)
 - City Infrastructure Capital Improvement Fund (50%)
- Sanitary Sewer
 - City Infrastructure Capital Improvement Fund (100%)
- Watermain
 - City Infrastructure Capital Improvement Fund (100%)
- Storm Sewer
 - City Infrastructure Capital Improvement Fund (100%)



ASSESSMENT AREA



SPECIAL ASSESSMENTS

- Assessments are determined following the City's Assessment policy which has been in-place since 1995
- 50% of Street Costs Divided to Properties Equally
- Estimated Assessment Rate = **\$3,810 Per Unit**
 - If corner lot has driveway access to road being improved, assessed 1 Unit
 - If corner lot has driveway access to a road not being improved, assessed 0.2 Units



PAYING THE SPECIAL ASSESSMENT

- Full or Partial Payment Options
 - Assessment can be paid to the City interest free for a period of 30 days after the assessment hearing (hearing typically in October)
- Remaining Balance after 30 days
 - Amount remaining after the 30 day period will be certified at Ramsey County and collected as part of your taxes over the next 10 years (Interest accrues until paid)
 - Amount certified at Ramsey County can be paid in full at any time during the 10-year period (interest accrues until paid). Pay by November 15th to avoid the following year's interest



SPECIAL ASSESSMENT - DEFERRAL OPTIONS

Individual deferral

- Available for those:
 1. 65 years of age or older
 2. retired by virtue of a permanent disability
 3. members of the national guard or other military reserve called into active duty
 4. persons that have a proven financial hardship and are unable to meet payment obligations
 - Proof of financial hardship will be required
- Interest accrues during the deferment period
- Assessment will become due upon:

Death of owner	Sale of Property
Transfer of Property	Subdivision of Property
Loss of Homestead status	Hardship no longer exists



COMMON QUESTIONS

- **How long will the road be under construction?**
 - Estimated 2-3 months after the road has been reclaimed
- **When will construction start?**
 - The City will provide a large construction window (May-October) to obtain the best possible pricing. However, once the contractor begins work, they will have a limited window to complete the work
- **What happens to my sprinkler system or invisible fence?**
 - Contact the City Engineer to make them aware of it
 - The Project Representative will contact you to coordinate locating the private utility and mark it for the Contractor.
 - Damage to sprinkler lines, heads, or pet fences in the right-of-way are homeowner's responsibility



ANTICIPATED PROJECT TIMELINE

Neighborhood Informational Meetings	October 20, 2021
Receive Feasibility Report, Call for Improvement Hearing*	November 17, 2021
Mail Improvement Hearing Notice	November 18, 2021
Advertise Improvement Hearing in Pioneer Press Newspaper	December 1 and 8, 2021
Improvement Hearing, Order Plans and Specifications*	December 15, 2021
Approve Plans and Specifications, Authorize Bidding*	January 12, 2022
Bid Opening	February 23, 2022
Receive Bids and Award Project *	March 9, 2022
Begin Construction	May 2022
Final Completion	August 2022
Call for Assessment Hearing*	August 24, 2022
Advertise Assessment Hearing in Pioneer Press Newspaper	September 14, 2022
Mail Assessment Hearing Notice	September 14, 2022
Assessment Hearing*	October 5, 2022



* Denotes City Council Meeting



THANK YOU

QUESTIONS & COMMENTS



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