



2025 Pavement Management Project

October 19, 2022

Proposed Improvements

Roadways included in the 2025 Pavement Management Project have been identified based on Pavement Condition Index (PCI) score which is comprised of the frequency and types of pavement distress (cracking type, patching frequency, etc.). The PCI is used along with geotechnical analysis to determine the level of repair needed for the roadway. The Falcon Woods neighborhood roadways are identified for reconstruction, which will consist of grinding all the existing pavement up with the gravel underneath to revitalize and strengthen the base of the roadway. New asphalt will be installed.

Street Reconstruction:

- Stabilized Full-Depth Reclaim and Repave 4" Asphalt
- Spot Curb Replacement
- No major changes to geometry
- Pathway replacement
- Minor Sanitary and Stormwater Improvement
- Storm basin upgrades
- Watermain replacement north of Summer Street

Project Funding

Available funding for this project comes from several sources itemized below:

Assessment
Street Fund
Municipal State Aid
Storm Sewer Fund
Sanitary Sewer Fund
Water (St Paul Regional Water System)

Proposed Assessments

Since this neighborhood is unique to Falcon Heights, Council will be considering amending the assessment polity. The proposal is to assess per lot since all lots are similar and size and benefit.

Assessment Rates for street improvements:

- Residential – 40% of the improvement
- Tax-Exempt – 100% of the improvement

Assessments may be paid in-part or full, interest-free within 30 days. They may also be added to property taxes with interest. The length of time and interest rate are set by City Council. Previously, it has been over 7 years, with the interest rate at 2% above current rate of return on the City's portfolio. The first payment would be due in 2024 with property taxes.

Residents may apply for a hardship deferral if they meet the requirements: homestead property, owner is age 65 or above or retired by virtue of disability, and payment would be a hardship. The assessment would accrue interest while deferred and would be due when the requirements are no longer met. Applications are available at City Hall.

Street Reconstruction:

This project has 90 parcels that qualify for assessment. The estimated range for residential assessments is \$5,000 to \$6,000 based on current costs.

Project Timeline

CC Approve Feasibility Report, Order Improvement Hearing	Summer 2024
CC Improvement Hearing	Fall 2024
Final Design	Winter 2024/25
CC Approve Planes and Order Advertisement for Bids	Winter 2024/14
CC Accept Bids	Spring 2025
Construction	Summer/Fall 2025
Assessment Hearing	Fall 2025
Final Restoration and Punchlist	Spring 2026

