2023 Mill & Overlay Project & Assessment Policy Review
April 25, 2022 OCWS
CITY OF WEST ST. PAUL
Mill & Overlay

BENEFITS

• Rejuvenate pavement that is in the ‘FAIR’ range, before it drops to ‘POOR’
• Cost effective pavement management strategy
• Adds 10-15 years of life
• Instantly enhances curb appeal

CRITERIA

• Streets with curb and gutter in good shape
• Not scheduled for watermain replacement in the next 10 years
• Decent condition of manholes and catch basin structures
What work is included?

• Remove and replace broken/settled concrete curb and gutter (around 10%)

• Restore behind the new curb with black dirt and hydro-seed

• Replace sanitary sewer castings with I/I barriers

• Replace rings/castings on storm sewer structures (as needed)

• Upgrade street signs (as needed)

• Remove (mill) the top 2-inches of asphalt

• Pave 2-inches of new asphalt and stripe where applicable
Project Map

3.2 miles of streets for 2023 M&O
South Area
Project Cost / Funding

$800,000 Neighborhood Street Fund
$350,000 Assessments (35% of project cost)
$1,150,000 Estimated Total Project Cost
$345,000 Neighborhood Street Fund
$805,000 Assessments (70% of project cost)
$1,150,000 Estimated Total Project Cost
Next Steps

- Hire design consultant
- Notify impacted properties
- Core pavement
- Feasibility Report with estimated assessments
- Public Improvement Hearing / Order Plans and Specifications
- Final Plans: December, 2022
- Bidding: February, 2023
- Construction: Summer, 2023
- Assessment Hearing: October, 2023
Assessment Policy Discussion

Corner Lots
Currently no language regarding multiple assessments over a certain time period

Example: Corner house at Charlton/Moreland
• Assessed for mill/overlay on Charlton 2018 and reconstruct on Moreland 2021

Possible change to Assessment Policy:
• Subtract smaller assessment from larger and pay the difference?
  • i.e. (Moreland assessment) – (Charlton Assessment) = Actual Moreland Asmt.
• Would need to decide how many years apart projects are to apply this
Vacant Lots
Currently no language on how/whether to assess a vacant lot

Example: Annapolis Street Reconstruction Project (east end)
• A single family home plus 5 adjacent lots, that are currently vacant, are owned by the same property owner
Assessment Policy
Vacant Lots

- Deferred assessments?
- Look at whether lots are buildable/sub-dividable?
- Case by case?