



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Dan Haak, Manager
Street Engineering/Construction
900 City Hall Annex
25 W. Fourth Street
Saint Paul, MN 55102-1660

Telephone: 651-266-6080
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February 26, 2015

Dear Saint Paul Property Owner:

The City of Saint Paul Department of Public Works will hold a neighborhood meeting to present a proposed pavement rehabilitation project on St. Clair Avenue between Snelling Avenue and Victoria Street. This segment of St. Clair Avenue will be constructed over the 2015 construction season (project map is included on the last page). This meeting is an opportunity to learn about the construction process, and for you to inform City staff of your concerns. The meeting for the St. Clair Avenue Pavement Rehabilitation project will be held:

6:00 - 7:30 p.m., Tuesday, March 24, 2015

**Edgumbe Recreation Center
320 Griggs Street South
Saint Paul, MN 55105**

General Street Reconstruction Information

Street reconstruction will include spot concrete curb and gutter repair, storm sewer catch basins as needed, sewer and water main repairs as needed, bituminous pavement, concrete sidewalk and driveway apron repairs where necessary, sodded boulevard restoration, and restoration of impacted boulevard trees.

Construction is expected to begin as early as May, and to be completed by the end of November.

Some of the specific topics to be discussed at the meeting are described below.

Street Widths

Most of the curb and gutter is in good condition and will not be replaced as part of this project, except where necessary to facilitate utility improvements.

Water Services

As part of this project, **Saint Paul Regional Water Services (SPRWS)** will replace all **lead** water services from the water main to the property line at no additional cost to the homeowner. This is typically done before the start of the Public Works' paving project. If you have a lead water service, you will receive a letter from SPRWS with details about what to expect from the replacement program. If you wish to replace the portion of the water service from the property line to your house, you must hire a private contractor. A list of private contractors who can do this work will be included with the letter from SPRWS. If you have any questions, please contact the **SPRWS** service desk at **651-266-6270**.



The homes that are having their lead water service replaced in the right-of-way will receive a notice the day before, explaining that their water will be temporarily shut off during that day for this replacement work.

Nearly all the water main in this area will be replaced as part of the project. Properties affected by this replacement will be put on a temporary water main that runs above ground while the new main is installed and tested.

The hydrants near your property may also be replaced. The hydrants are typically replaced during the winter and early spring, before the project begins. If that is the case, a notice will be placed on your front door saying your water will be shut off for the day.

Gas Meters

If your gas meter is still inside your home, Xcel Energy will probably be working on your block to update their system, and to move those meters to the outside of homes. For more information about possible natural gas work on your street, please contact **Mike Madigan with Xcel Energy at 651-265-7068.**

Sewers

The Public Works' contractor might be installing or repairing storm and sanitary sewer mains, and reconstructing deteriorated storm sewer catch basins as part of the project. The City will inspect the sanitary sewer main and the service connections. If there are indications that your sewer service connection at the main is bad, we will send you a letter suggesting that you have it replaced as part of the project. With the City's inspection, we can only check the connection at the main and about 1' or 2' of pipe toward the homes. Property owners can hire a private sewer contractor to inspect the full length of the service to the house if they desire. It is important to note that all work on the sanitary service, even between the main in the street and the property line, is the property owner's responsibility to pay for.

If you already have problems with your sanitary sewer service — or even if you don't yet, this project will be a good time to get it replaced. You can save money if your service is replaced during construction versus after. Repairs at the connection to the main, or the length of the sewer service from the main to the property line, can be done by the City's contractor at the property owner's request. You will need to sign a waiver form from the City if you would like the contractor to do that work. Waiver forms will be available at the meeting, or can be requested by calling me at 651-266-6155. The cost for doing this work can be added to the assessment for your property.

Any sewer service repair work desired by the owner on private property must be done by a private contractor, and arranged for by the property owner. Work on the sanitary service, all the way from the main in the street to the house, is at the property owner's expense. This cost would be in addition to the assessment for the roadway and street lighting construction. Please contact the **Sewer Utility service desk at 651-266-6234** for more detailed information about your private sewer service.

Outwalks

Outwalks, also known as Boulevard Walks, are the sidewalks that run from the mainline walk to the street. These will not be replaced as part of the construction project.

Existing Boulevard Gardens and Sprinklers

Some residents may have existing gardens or other landscaping in their boulevards. In some locations, the boulevards will be cleared and graded as part of water or sewer utility work. If you have plants or other landscaping items you want to keep, I suggest you move them before the construction begins so the items are not damaged in early stages of the work. The contractor will install topsoil and sod on the boulevard after the utility work is done. If you do not want sod, please give me a call and let me know.

Sprinkler systems in the boulevard will likely also be damaged during construction. It is the property owner's responsibility to remove the system before construction begins, or repair it if it is damaged by the contractor(s). Please wait until the sod has been laid before you replace or repair your sprinkler.

Ash Trees in the Boulevards

In 2009, a noxious insect, the Emerald Ash Borer (EAB), was found to have invaded the Hampden Park neighborhood of Saint Paul. In states like Ohio and Michigan where this insect has gained a foothold, EAB has proven to be deadly to nearly all ash trees. Wishing to replace trees likely to be affected in a timely and cost effective manner, the City has decided to remove boulevard ash trees wherever major construction is scheduled. The City's EAB policy will be further explained at the meeting.

Street Lighting

Street Lighting will not be addressed with this project. The existing system will remain as-is.

Assessments

The total cost of this project is estimated at approximately four million dollars. The project is funded by Street Improvement Bonds and **assessments to the property owners** that benefit from the project. The assessments cover approximately 25% of project cost. The 2015 assessment rates have not yet been set by the City Council. Corner residential lots are assessed for the short side only. Corner commercial lots, including apartment buildings, are assessed for both sides if work is being done on both sides.

Final assessments for this project will be approved by the City Council in the fall of 2015, as the construction is nearing completion. A bill will then be sent to the property owners. Whatever portion of the bill that is not paid within 30 days will automatically go onto the property taxes, where it can be paid out over twenty years with simple interest. There is a senior citizen deferment program for those over the age of 65. For more information on payment of the assessments, contact the **Real Estate Division** at **651-266-8858**.

Summary

We plan to start construction in the project area in May 2015, and be completed by the end of November 2015. You will receive a letter from the construction manager about a week before the Public Works' portion of the project is started. I recommend keeping that letter for its useful information and phone number list, as you may want to refer to it later during the construction.

Project updates will be available on the City's web site: www.stpaul.gov/index.aspx?NID=3973. This will bring up a list of projects where you can select St. Clair Avenue Pavement Rehabilitation. The web site is active for this project, but it will not be updated on a regular basis until construction begins.

If you have questions or comments that need to be addressed before the meeting, feel free to contact me at 651-266-6155.

Sincerely,



Jesse Farrell, P.E.
Project Engineer
jesse.farrell@ci.stpaul.mn.us



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