

Memorandum

TO: City Council
FROM: Stephanie Smith , City engineer
DATE: May 19, 2025
SUBJECT: 2025 assessments - receive the assessment rolls and order the public assessment hearings for the Lexington Avenue Reconstruction, city project 21-01, and Hodgson Road Reconstruction, city project 23-02
ITEM NUMBER: 8.k
SECTION: CONSENT AGENDA

REQUESTED MOTION

Adopt resolution no. 25-40, to receive the assessment rolls and order the public assessment hearings at 7:00p.m. on June 16, 2025 for the Lexington Avenue Reconstruction, city project 21-01, and Hodgson Road Reconstruction, city project 23-02.

INTRODUCTION

The city council has declared the costs and ordered the preparation of the assessment rolls for the following projects: Lexington Avenue Reconstruction, city project 21-01, and Hodgson Road Reconstruction, city project 23-02.

The assessment rolls have been completed and are attached along with the maps showing properties in the assessment areas. Council action is required to call for public hearings on the proposed assessments. The assessments are proposed to be spread over 10-years with an interest rate of 5.00%.

DISCUSSION

There are two projects to be assessed in 2025. The assessments would be spread over 10-years for payment at 5.00% interest. The projects are briefly described below:

Lexington Avenue Reconstruction Project, city project 21-01:

Project was led by Ramsey County to reconstruct Lexington Avenue, including curb and gutter, pavement, traffic signal, sanitary sewer and watermain work. The traffic signal included city street legs, which are part of the county's cost participation policy. Assessments include the benefitting commercial properties adjacent to the new signal for the cost participation. The assessment amount is unchanged from the feasibility report.

Hodgson Road Reconstruction, city project 23-02:

Project was led by Ramsey County to reconstruct Hodgson Avenue and County Road F, including curb and gutter, pavement, roundabout, trail and sidewalk, stormwater facilities, and city water and sewer mains. Assessments include the city's cost participation on curb and

gutter installation and stormwater installation. The assessment amount is unchanged from the feasibility report.

RECOMMENDATION

Staff recommends that the city council adopt resolution no. 25-40, to receive the assessment rolls and order the public assessment hearings at 7:00p.m. on June 16, 2025 for the Lexington Avenue Reconstruction, city project 21-01, and Hodgson Road Reconstruction, city project 23-02.

ATTACHMENTS

[2025 Assessment Schedule.pdf](#)

[Proposed Assessment Roll Lexington Ave CP21-01 - Final.pdf](#)

[Lexington Avenue Assessment Map.pdf](#)

[Hodgson Road Assessment Map.pdf](#)

[Proposed Assessment Roll Hodgson Rd CP23-02 - Final.pdf](#)

[Resolution 25-40 2025 Receive Assessment Roll and Order Public Assessment Hearing Lexington CP 21-01 and Hodgson CP 23-02.docx](#)