

**Subject: Battle Creek Road Replacement Project. 2017. From discussions with some of our neighbors in the BCR neighborhood. Concerns shared by some of the neighbors, we'd like clarified by City Council Meeting Wed 4/19/17.**

We believe the majority of the traffic along Battle Creek Road consists of motorists who live in South Washington County, Maplewood, and in St. Paul homes that are located in the neighborhoods across

from and south of Lower Afton Road. Battle Creek Road is clearly a "feeder" street that motorists take daily to commute between home and work from these neighborhoods, and to access businesses along Suburban

Avenue. Question: Are other homeowners living in the Battle Creek neighborhood assessed for maintenance and improvements made to homes located on residential "side streets"? (The term side street excludes:

White Bear Avenue, Suburban Avenue, Upper Afton Road, Lower Afton Road, and McKnight Road.)

Or are these costs largely paid from the City of St. Paul's Transportation Budget? Battle Creek Road residents have to put up with a much higher volume of traffic than do most Battle Creek neighborhood residents who live on numerous side streets and cul-de-sacs. Homeowners living along Battle Creek Road pay some of the highest property taxes in the Battle Creek neighborhood! We therefore believe there's no justification for a special assessment to be levied against us unless all homeowners living on residential side streets in the Battle Creek neighborhood are also being assessed for their road maintenance and improvement costs. Please clarify this on Wednesday.

In addition to commuters from Washington County and southeastern St. Paul, the St. Paul Fire and Rescue Department utilizes Battle Creek Road heavily to carry out its responsibilities 24/7 -- 365 days a year. This means that Battle Creek Road is most definitely not a typical "low traffic volume" residential side street!

In summary: We don't believe it's fair to compare the traffic volume on Battle Creek Road with that on major city streets like White Bear Avenue. A fairer comparison is with the residential "side streets" in the Battle Creek district. The majority of the traffic on Battle Creek Road consists of commuters and/or "shoppers" living in southeast Ramsey County, Washington County, and in the communities of South Maplewood and Woodbury. These drivers benefit daily from using Battle Creek Road to access Highway 61, I-94, Lower Afton Road, Upper Afton Road, Suburban Avenue businesses, etc., but few of them pay taxes to St. Paul or to Ramsey County. It's unfair for the few homeowners living along Battle Creek Road to have to pay an expensive special assessment for the convenience of motorists who live elsewhere -- most

of whom pay no property taxes in St. Paul or Ramsey County. We constitute a small percentage of the motorists driving on Battle Creek Road daily.

Please clarify this at the meeting on Wednesday, April 19th.

Thank you for reviewing our concerns. We look forward to your consideration and feedback at the meeting and/or via reply to this email.

--

*Respectfully,*

*Mrs. I. L.*

*Battle Creek Road resident*

April 19, 2017

St. Paul City Council  
310 City Hall  
15 W. Kellogg Blvd.  
St. Paul MN 55102

RECEIVED  
APR 18 2017  
CITY CLERK

ATTN: Battle Creek Road Construction

Dear Honorable Council Members:

We are writing to express our concerns about the significant cost of this project and how it is being assessed. Specifically:

- Cost Concern
  - What is the cost basis for the estimate?
  - Are lower cost options being considered? This was something that was mentioned at the last neighborhood meeting but was not discussed.
  - The individual cost to homeowners with frontage on Battle Creek Road is too high, in some cases, as high as \$20,000.
- Fairness of the Assessment
  - Are all properties that may be benefitting being assessed?
  - Who is paying for Ramsey County's share of the cost? According to the Assessment roll posted on the City Council's website, their portion of the current project is \$95,000.
  - The Public Hearing Notice we received states, "If the City Council approves the project, all or part of the cost will be assessed..." Does this mean we could be assessed for the entire cost of the project?
- Proof of Market Value Benefit
  - Can the City assure us that this project will increase the market value of our individual properties to the level of the proposed assessment as required in Minnesota Statutes 429.051?

We are asking that you consider a low cost option for this project and to reconsider how the cost will be assessed.

Thank you for your consideration.

Sincerely,

  
Lawrence Sand

817 Battle Creek Road  
St. Paul, MN 55119

April 19, 2017

St. Paul City Council  
310 City Hall  
15 W. Kellogg Blvd.  
St. Paul MN 55102

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VATON HA 108 Battle Creek Rd.