

From: [Anthony Wanschura](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Annapolis St reconstruction June 12 meeting
Date: Wednesday, June 12, 2024 9:30:04 AM

I am writing to express my concern over the assessment that apparently is to be levied on my property at 219 Annapolis St E. I feel that the \$5100+ amount is excessive, because some of the so-called "improvements" are, in reality, detrimental to the homeowners. Furthermore, we didn't ask for them. They are being forced on us.

A sewer upgrade, I can understand. But we already had good sidewalks, good lighting, and boulevard shade trees. We had the sense of a neighborhood. Everything wasn't new, but it was comfortable and serviceable and familiar. Why is it that city planners can never leave "well enough" alone? I know how this goes because I worked in urban planning for a couple of years until I woke up to the damage such "improvements" can actually do.

The loss of boulevard trees will be felt for years. With boulevard trees to my south, I was shaded from the worst of the summer heat. I never need AC. Couldn't afford it. Now I'll need it, probably for the rest of my life here. I don't need the higher utility bills, either. I suppose now, with less shade, I can grow more tomatoes. But that's no consolation, and tomatoes won't pay the Xcel bill. Maybe I should be happy because I'll have far fewer leaves to rake this fall?

And smooth new blacktop? Probably with a nice yellow line down the center so it will feel more like a suburban street or a highway, and will most probably encourage motorists to drive faster than they already do, and (without the tree trunks) better visibility so they can blow through the STOP sign on my corner more often than they already do? And probably draw more traffic than we have now?

And a bike lane? I admit I'm not certain that the bike lane will extend east of Oakdale, but I am a cyclist, so I'm very aware of cyclists passing by my home on Annapolis. There aren't very many. The bike lane is not needed.

These so-called "improvements" are to the detriment of Annapolis St homeowners because they will make this neighborhood much less pleasant to live in. They destroy the feeling of "neighborhood". Not every street in St Paul has to look and feel like a suburb. They certainly will not increase the value of my property. Rather, they probably decrease it.

These "improvements" will benefit the people who use Annapolis St E much more than the people who live along the street. Yet we are supposed to pay for them?

Then there is the size of the assessment, in my case nearly \$5200. This is not a high income area. It's full of ordinary people who work hard every day just to make ends meet. And retired people, like myself, on fixed incomes, who live mostly on Social Security and a small retirement account, and whose slender bank accounts will have a very hard time taking this "hit". I really don't know how I'm going to do it. Paying over time doesn't help. The money all comes from the same place, and interest accumulates. I'm 77 years old and retired. I can't just work some overtime or get a higher paying job to bring in a little more cash. I suppose could go to work at WalMart for \$15/hr, and 345 hours later I'd have \$5200, but that's before any

withholding.

The city really needs to find a way to spread these costs out. Sewers we benefit from; the rest of this project is arguably detrimental. Yet it is us who have to pay for it? This is grossly unfair. Folks who use Annapolis St on their way to work or shopping will enjoy that nice smooth pavement, and benefit more from it, but property owners, who could not care less, are stuck with bill? To the city Council: Please change how you fund this project!

Anthony Wanschura
219 Annapolis St E