



City of White Bear Lake

City Project No.: 19-01/19-06
Public Informational Meeting
for 2019 Street Reconstruction Projects



November 7, 2018
6:30 p.m.
City Hall Council Chambers

CITY PROJECT NOS.: 19-01/19-06

I. OVERVIEW

Annual reconstruction program proceeding to improve all City streets to a standard which includes concrete curb and gutter, bituminous pavements, stormwater collection and treatment facilities.

- Approximately 2-3 miles per year (over 77 miles reconstructed thru 2018 = 91%)
- Reconstruction and mill/overlay

Prioritization by rating system (pavement condition, drainage problems, etc), area, special projects and/or request of property owners.

Process includes public informational meetings, preliminary engineering design and estimates, soil borings, TV inspections of sanitary sewers, evaluation of water infrastructure, preparation of plans and preliminary assessment rolls.

Provide feasibility report to City Council on February 12th. A public improvement hearing could be held by City Council on March 12, 2019 at 7:00 p.m. Notification procedures are adhered to via newspaper, website updates, e-mail notifications, and letters. If project proceeds, the next steps will be final design, plans and specifications, advertisement for bids and award of contract by City Council.

Construction takes place during the summer, followed by a final assessment hearing in the fall of 2019. Assessments will be payable in October 2019 or put on real estate taxes for 15 years for residential property and 20 years for commercial properties starting in 2020.

- Deadlines
 - Legal Notice – Watch Mailbox

Communication:

- Construction updates via newsletters on regular basis. Please provide your e-mail address.
- City website at www.whitebearlake.org. Click on YOUR GOVERNMENT tab found on the top right of the home page and then click on ENGINEERING under the Departments heading.
- E-mail the Engineering Department at cvermeersch@whitebearlake.org.
- Call the Engineering Department at 651-429-8531.

II. PROPOSED 2019 STREET IMPROVEMENT PROJECT

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- **Morehead Avenue** (Lake Avenue to Seventh Street)
- **Johnson Avenue** (Fourth Street to Seventh Street)
- **Fourth Street** (Stewart Avenue to Lake Avenue)
- **Fifth Street** (Stewart Avenue to Lake Avenue)
- **Sixth Street** (Stewart Avenue to Lake Avenue)
- **Seventh Street** (Stewart Avenue to Lake Avenue)
- **Alleys** (Various Alleys throughout the project area)

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- **Garden Lane** (Lemire Lane to Bald Eagle Avenue)

III. GENERAL INFORMATION

- Reconstruction projects include utility improvements (water, sanitary sewer, storm sewer as well as gas, electric, telephone and CATV), in addition to the street reconstruction.
- Ask property owners if they are aware of any problems (water – frozen lines), sanitary sewer (sewer backups), surface drainage problems, etc.
- Vibration from compactors will translate to shaky walls – make sure hanging items are secure or removed.
- Talk to staff **after meeting** about specific problems regarding:
 - Water service
 - Sanitary sewer service/backups (televise sewer services)
 - Drainage problems
 - Tree trimming of branches over streets
 - Other utilities
 - Specific events (weddings, graduations, etc., garage sales not included)
 - Special medical problems/hardships
 - Driveway problems (drainage, etc.)

Property owners responsible for relocating and/or replacing private improvements on public right-of-way:

- Landscaping, fences, irrigation systems, invisible dog fences, sump drains, decorative mailboxes, decorative sidewalks, decorative driveways, etc.

Improvements MAY include:

- **Watermain** repair of gate valves and hydrants
- **Water service** repair / replacement
- **Sanitary sewer** main repair
- **Sanitary sewer** service wye repair
- **Storm sewer** new catch basins and leads, storm water treatment structures as well as sump catch basins
- New concrete **curb and gutter**
- New **street**
- New **sidewalk**
- **Gas** main replacement (Xcel Energy)
- **Electric** line upgrades (Xcel Energy)
- **Telephone** and **CATV** by private companies

Construction Scheduling/Staging/Communication

- **Construction** will be staged in segments as much as possible to minimize impacts to residents and businesses, early completion deadlines and incentives to be used strategically.
- **Communication** – newsletters, City website, e-mail, telephone, on-site Engineering staff, etc.
- **Construction schedules** are impacted by weather here and elsewhere

Driveway Replacement Program:

- Driveway permit fee waived if driveways are reconstructed by City contractor during the project. Permit fee for driveways (concrete or asphalt) reconstructed by non-City contractor or not inspected by Engineering Department during project is \$50.00.
- Driveways will be evaluated by the Engineering Department. If driveways have poor drainage, we might recommend concrete over asphalt to improve drainage characteristics of new driveway.
- The cost of new private driveways **cannot** be put on your assessment.

Residential Sanitary Sewer Wye Replacement Program:

- Sanitary Sewer Main televising reports will be reviewed by the Engineering Department. Pictures of each individual sewer wye connection are available tonight or will be mailed to property owners with an evaluation of its condition.
- If property owners are interested in participating in the program, we require that the entire sewer service be televised from the house out towards the street.
- Property owners can then decide if they wish to participate in the program at a maximum cost of \$1,300.

Residential Water Service Replacement Program (NEW):

- Water services which are not constructed with copper pipe will be replaced. Services installed generally before the 1960’s used galvanized pipe which corrodes and becomes brittle increasing risk of leaks and eventual failure.
- City will share cost of water service upgrades with property owners. Property owners cost is estimated to be \$1,200.

IV. PROJECT FUNDING/ASSESSMENT POLICY

Funding:

Water System Improvements	Water Improvement Fund
Water Service Replacement	Special Assessment / Water Improvement Fund
Sanitary Sewer System Improvements	Sewer Improvement Fund
Sanitary Sewer Service Replacement	Special Assessment / Sewer Improvement Fund
Sidewalk	Interim Construction Fund
Storm Sewer and Stormwater Treatment Systems	Special Assessments and Surface Water Pollution Prevention Fund
Street and Curb & Gutter	Special Assessments, Municipal State Aid (MSA) (the City’s share of gas taxes collected by the State) and the City’s Infrastructure Reinvestment Fund.
Alley Improvements	Special Assessment

- Funding for private utilities (gas, electric, phone, CATV) by utility company.

Assessments:

- Special Assessment Process Overview
 - Chapter 429 and City Assessment Policy
 - Uniform, fair and benefits the property
 - Appraisal report to verify benefit
- Assessment Policy has special considerations for large lots, irregular shaped lots, corner lots, etc. to keep assessments fair and uniform. Assessment must also benefit the property by amount assessed. Assessment rates for 2019 will be determined by the City Council. We are estimating a 3% increase to \$39.34. (2018 rate was \$38.19 per assessable foot)
- Storm sewer is assessed on an area basis. (The present maximum rate is \$0.12 per square foot for residential and \$0.24 for commercial. Properties that have paid previous storm sewer assessments are credited with those amounts).
- Alley assessment is estimated to be \$2,200 per lot.
- Senior deferments/hardship circumstances.
- Updated property owner's list (Ramsey County records are used).
- Assessments may be tax deductible (law revised in 2004). Please refer to IRS Publication 530.

V. CONSTRUCTION PROCESS

- Private Utility Work
- Tree Removal (if necessary)
- Pavement Removal
- Underground Utility Work
- Subgrade Compaction and Gravel Base Placement
- Install Curb and Gutter
- Install New Concrete Driveways and Aprons
- Pave First Lift of Bituminous Pavement
- Install New Bituminous Driveways and Aprons
- Sold Installation/Restoration
- Final Life of Bituminous Pavement

VI. RAINGARDEN OPPORTUNITY

- Cost share grants are available for property owners interested in a rain garden.
- As part of the street reconstruction, the City will provide a curb-cut for the raingarden at no cost.

VII. NEXT STEPS

- Order Feasibility Report on December 11, 2018
- Feasibility Report to City Council on February 12, 2019
- Public Hearing on Tuesday, March 12, 2019
- Construction approximately May – September of 2019

VIII. COMMENTS

- Design ideas
- Questions?