



2021 PAVEMENT REHABILITATION PROJECT

November 24, 2020

RE: Proposed 2021 Pavement Rehabilitation Project
City Project No. 21-01, 21-06 and 21-13

Dear Property Owners:

During the 2021 construction season, the City of White Bear Lake is considering:

Mill & Overlay (CP 21-06 & 21-13):

- Birch Lake Avenue (from Otter Lake Road to Fourth Avenue)
- Elm Street (from Fair Oaks Drive to Willow Lane)
- Fair Oaks Drive (from Elm Street to Savannah Avenue)
- Fair Oaks Court (from Fair Oaks Drive to End Cul-de-sac)
- Savannah Avenue (from Elm Street to End Cul-de-sac)
- Fifth Street (Cook Avenue to Stewart Avenue)
- Sixth Street (Banning Avenue to Stewart Avenue)

The mill and overlay process consists of milling (grinding) the upper layer (wearing course) of bituminous from the street, replacing select damaged sections of curb and placing a new wearing course layer of bituminous pavement.

Total Pavement Replacement (CP 21-01 & CP 21-13):

- Campanaro Lane (from Ninth Street to Garden Lane)
- Garden Lane (from Woodcrest Road to Georgia Lane)
- Georgia Lane (from Ninth Street to Garden Lane)
- Woodcrest Road (from Ninth Street to Garden Lane)
- Lake Hill Circle (from County Road F to End Cul-De-Sac)

The total pavement replacement process consists of removing all of the bituminous from the street, re-grading existing gravel, replacing select damaged sections of curb and placing a new non-wearing course layer and a wearing course layer of bituminous pavement.

Alley Reconstruction (CP 21-13):

- Alley between Cook Avenue and Stewart Avenue, from Sixth Street and Seventh Street

The alley reconstruction consists of pavement removal, minor storm sewer installation, earthwork, new gravel, and two (2) lifts of bituminous pavement.

The projects would be undertaken in the summer of 2021 if approved by the City Council. The City usually holds a public informational meeting to introduce the project and answer any questions, however, due to meeting restrictions for COVID-19, we will be doing all communications electronically or by mail. Please see attached project outline on what to expect during this project and how to access online information.

The attached and online material will provide you with information on the proposed improvements, how they may impact your property and how street rehabilitation projects are funded and financed. We would like to receive comments regarding the project from residents and will provide further information on construction.

The City finances street rehabilitation projects with a combination of City funding sources and assessments to property owners. The City assesses approximately one-third of the project cost to benefitted property owners. In 2021 the typical proposed assessments are to be approximately **\$1,200 per 80-ft lot for mill and overlay, \$2,400 per 80-ft lot for total pavement replacement, and \$2,400 per lot for alley reconstruction.** Exact amounts will be available at a later date as staff completes the project feasibility study.

Note: Assessments will be based on the City's assessment policy and are based on actual lot size and location. Commercial and Apartment assessments are also being reviewed. Assessment benefit will be confirmed through a review by an independent property appraiser.

If you have any questions or comments to share, there are several ways to do this:

- Contact our Engineering Department via phone at (651) 429-8531
- Send an email to cvermeersch@whitebearlake.org
- Mail written correspondence to City of White Bear Lake, Engineering Department, 4701 Highway 61, White Bear Lake, MN 55110

Following State Statute 429 and the City's Public Improvement Process, the anticipated project schedule is as follows:

- Accept the Feasibility Report Order the Public Improvement Hearing – January 26, 2021
- Hold the Public Hearing & Authorize Advertisement for Bids – February 23, 2021
 - At this meeting, City Council can order the proposed improvements and allow the City to advertise for bids for the project. You will receive formal notice of this public hearing.
- City Council awards the construction contract – April 13, 2021
- Construction – Approximately May until September.
- Assessment Public Hearing – September 2021
 - At this meeting, City Council can adopt the assessment roll. You will receive formal notice of the public hearing.

The Engineering Department staff are available to answer your questions or meet with you to review any portion of the proposed project. In addition, the information typically presented at the informational meeting—as well as ongoing project news—will be posted on the City's website for your review (www.whitebearlake.org → click on “**Your Government**” and then “**Engineering**”). Information will be posted as it becomes available so check back frequently.

Sincerely,



Paul Kauppi, P.E.
Public Works Director/City Engineer