



# City of White Bear Lake

4701 Highway 61 N.  
White Bear Lake, Minnesota 55110  
651-429-8531 | [www.whitebearlake.org](http://www.whitebearlake.org)

March 1, 2024

Property Owner(s) on

Campbell Avenue, Krech Avenue, Second Street, Third Street, Wood Avenue and Sports Center Drive

RE: Public Hearing Regarding the Proposed 2024 Pavement Rehabilitation Project  
City Project Nos. 24-01 and 24-08

Dear Property Owner(s) on «ADDRESS»:

The City of White Bear Lake is preparing plans to undertake proposed pavement rehabilitation and street improvements in your neighborhood as part of the City's ongoing pavement management program.

On November 8, 2023, informational materials were provided to property owners who attended the Public Information Meeting. The meeting provided an overview of the City's infrastructure improvement program and discussed the proposed projects in detail, including the formal legal process which the City follows when assessing a portion of the cost of the improvements to adjacent property owners.

At its meeting on February 13, 2024, the City Council received a Feasibility Report from the Engineering Department that described in detail the proposed improvements, the estimated cost of the improvements and the proposed assessments which would result from the construction of these improvements. The City Council then ordered a public hearing to be held on March 12, 2024.

As part of the formal legal process, the City is required to provide the attached letter to all property owners who will be affected by the improvements and assessed for a portion of the improvement cost. The attached letter serves as your formal notification of the public hearing that will be held on **Tuesday, March 12, 2024, beginning at 7:00 p.m.**

At the City Council meeting on March 12<sup>th</sup>, after a brief presentation by the Engineering Department and discussion of the project by City Council members, the public hearing will be opened for comments from affected property owners. During this portion of the meeting, the City Council will receive comments from property owners regarding the proposed improvements. After hearing from property owners, the City Council will make a determination on whether to proceed with the proposed project.

If the Council orders the proposed improvements for the 2024 Pavement Rehabilitation Project, you will be mailed notification of their action. The Engineering Department will then proceed to prepare final plans and specifications and solicit bids for construction of the project.

The proposed 2024 Pavement Rehabilitation Project includes improvements on the following streets, and as shown on the attached map:

- Campbell Avenue (from Birch Lake Avenue to Fourth Street)
- Krech Avenue (from Birch Lake Avenue to Fifth Street)
- Second Street (from West Cul-De-Sac to Wood Avenue)
- Third Street (from West Cul-De-Sac to Wood Avenue)
- Third Street (from Campbell Avenue to Bald Eagle Avenue)
- Wood Avenue (from Birch Lake Avenue to Fourth Street)
- Sports Center Drive (from C.S.A.H. 96 to North Parking Lot)

Improvements will include street reconstruction with curb and gutter, alley reconstruction, full pavement rehabilitation, mill and overlay, bituminous pavements, water, sanitary sewer, storm sewer, and sidewalk enhancements. The attached map shows which type of improvement is proposed for each street on the proposed project. Streets without curb and gutter will be reconstructed to a consistent width with the addition of concrete curb and gutter.

### **ASSESSMENTS**

The City's Assessment Policy provides for the assessment of a portion of the cost of the improvement to benefitting property owners, with the remaining cost funded by the City. The proposed special assessment rates are based upon estimated 2024 project costs and the City's practice of assessing approximately one third of the project cost to the benefitting properties. The estimated proposed assessment for your property is \$«STREET\_ASSESSMENT». Please keep in mind that the final assessment amount may differ from the current proposed assessment amount shown.

We look forward to discussing the 2024 Pavement Rehabilitation Project improvements with you on March 12th. If this meeting date and/or time is not convenient for you and you have questions or concerns, please contact our Engineering Department at 651-429-8531 or e-mail [cvermeersch@whitebearlake.org](mailto:cvermeersch@whitebearlake.org). The Engineering Department staff will be available to answer your questions or meet with you to review any portion of the proposed project.

Sincerely,



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

Attachments: Public Hearing Improvement Notice  
Project Area Map