



WHITE BEAR LAKE *a City of Lakes & Legends*
MINNESOTA

2018 STREET RECONSTRUCTION PROJECT

March 1, 2018

Property Owners on

Old White Bear Avenue, Eighth Street, Ninth Street, Tenth Street, Eleventh Street, Morehead Avenue, Johnson Avenue, Alleys and Birch Lake Boulevard South

RE: Public Hearing Regarding the Proposed 2018 Street Reconstruction Project
City Project Nos. 17-06, 18-01 and 18-06

Dear Property Owners:

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

On October 4 and November 1, 2017, informational meetings were held for property owners included in these project areas to provide an overview of the City's infrastructure improvement program. At these meetings, the proposed projects were discussed 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. A flowchart of this public improvement process is attached for your information.

At its meeting on February 13, 2018, 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 13, 2018.

As part of the formal legal process, the White Bear Lake City Council will be conducting a public hearing to consider the proposed utility, curb and gutter, stormwater and pavement improvements. The public hearing will be held on **Tuesday, March 13, 2018, beginning at 7:00 p.m. in the Council Chambers at City Hall.**

This letter serves as your formal notification of the public hearing that will be held March 13, 2018. The City is legally required to provide this notice to all property owners who will be affected by the improvements and assessed for a portion of the improvement costs.

At the City Council's meeting on March 13th, 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 property owners. During this portion of the meeting, the City Council would like to receive comments from property owners regarding the proposed improvement projects. After hearing from property owners and further discussion, the City Council will make a determination on whether or not to proceed with the proposed project.

If the Council orders the utility, stormwater, curb and gutter and pavement improvements for the 2018 Street Reconstruction Projects, 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 2018 Street Reconstruction Project includes proposed improvements on the following streets:

City Project No. 17-06
 - Old White Bear Ave
 (Cottage Park Road to South Shore Boulevard)



City Project No. 18-01
 - Eighth Street (Stewart Avenue to Lake Avenue N)
 - Ninth Street (Stewart Avenue to Lake Avenue N)
 - Tenth Street (T.H. 61 to Alley East of Stewart Ave)
 - Tenth Street (Morehead Avenue to Johnson Avenue)
 - Eleventh Street (T.H. 61 to Johnson Avenue)
 - Morehead Avenue (Seventh Street to Tenth Street)
 - Morehead Avenue (Eleventh Street to State Hwy 96)
 - Johnson Avenue (Seventh Street to Eleventh Street)
 - Alleys (Various Alleys throughout the project area)

City Project No. 18-06

- Birch Lake Boulevard South (Otter Lake Road to end Cul-De-Sac)



ASSESSMENTS

Enclosed are the draft **proposed** assessment rolls for the projects. The street assessment rates are the same as presented at the information meetings last fall. It should be noted that the draft proposed assessments do not include the water service assessment (\$1,200). We anticipate 60 + property owners that do not have existing copper water lines will be assessed for new water services. The draft proposed assessments also does not include sanitary services that will have be separated. We anticipate this to be an additional \$1,000 to \$2,000 for those 7 properties.

DESIGN CONSIDERATIONS

At the informational meetings, we discussed options for street widths, trails and sidewalks as well as storm drainage concerns. A summary of the proposed design widths is shown in Table 1.

**TABLE 1
EXISTING AND PROPOSED STREET WIDTHS**

| STREET | SEGMENT | EXISTING WIDTH | PROPOSED WIDTH |
|------------------------|---|-----------------------|------------------------------|
| Old White Bear Avenue | South Shore Blvd to Cottage Park Road | 34 feet | 22 feet with 10 foot trail |
| Johnson Avenue | 7 th Street to 10 th Street | 30 feet | 30 feet |
| Johnson Avenue | 11 th Street to North End | 30 feet | 30 feet |
| Morehead Avenue | 7 th Street to 10 th Street | 25 – 30 feet | 30 feet |
| Morehead Avenue | 11 th Street to State Highway 96 | 24 feet | 24 feet |
| 8 th Street | Stewart Ave to Lake Ave N | 18 – 24 feet | 24 feet |
| 9 th Street | Stewart Ave to Lake Ave N | 16 - 26 feet | 24 feet with 5 foot sidewalk |

| | | | |
|-------------------------|--|--------------|------------------------------|
| 10 th Street | Highway 61 to Stewart Ave | 24 - 30 feet | 30 feet |
| 10 th Street | Stewart Ave to Alley East | 24 feet | 24 feet |
| 10 th Street | Morehead Ave to Johnson Ave | 21 – 24 feet | 24 feet |
| 11 th Street | Highway 61 to Stewart Ave | 22 – 25 feet | 30 feet |
| 11 th Street | Stewart Ave to Johnson Ave | 22 – 25 feet | 22 feet with 5 foot sidewalk |
| Various Alleys | Between 7 th & State Highway 96, Highway 61 & Lake Ave N | 8-12 feet | 12 feet |

We look forward to discussing the 2018 Street Reconstruction Project improvements with you on March 13th. 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. The Engineering Department staff will be available to answer your questions or meet with you to review any portion of the proposed project.

Sincerely,



Mark L. Burch, P.E.
City Engineer/Director of Public Works

MLB/cav

Attachments: Public Improvement Process Flowchart
Proposed Assessments for 17-06, 18-01 and 18-06
 Exhibit 11 – Proposed Old White Bear Avenue Trail
 Exhibit 12 – Proposed Birch Lake Boulevard South Trail
 Exhibit 14 – Proposed Ninth and Eleventh Street Sidewalk