



## 2019 STREET RECONSTRUCTION PROJECT

February 28, 2019

Property Owners on

Fourth Street, Fifth Street, Sixth Street, Seventh Street, Johnson Avenue, Morehead Avenue, Alleys and Garden Lane

RE: Public Hearing Regarding the Proposed 2019 Street Reconstruction Project  
City Project Nos. 19-01 and 19-06

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 November 7, 2018, an informational meeting was 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 12, 2019, 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, 2019.

As part of the formal legal process, the White Bear Lake City Council will be holding a public hearing to consider the proposed utility, curb and gutter, stormwater and pavement improvements. The public hearing will be held on **Tuesday, March 12, 2019, 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 12, 2019. 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 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 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 to proceed with the proposed project.

If the Council orders the utility, stormwater, curb and gutter and pavement improvements for the 2019 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 2019 Street Reconstruction Project includes proposed improvements on the following streets:

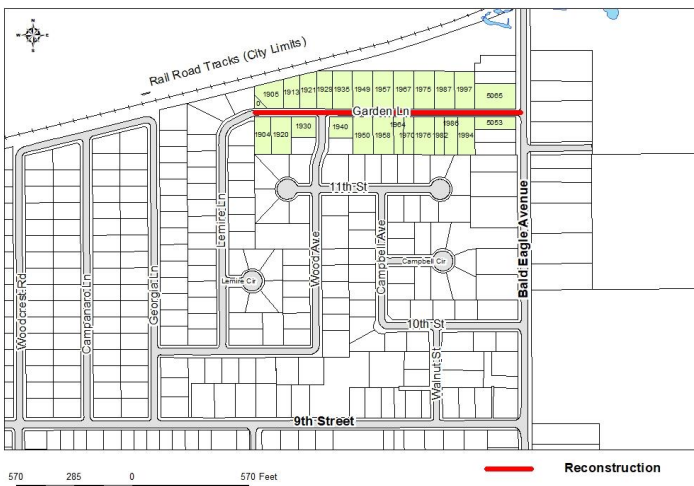
City Project No. 19-01

- Fourth Street  
(Stewart Avenue to Johnson Avenue)
- Fifth Street  
(Stewart Avenue to Lake Avenue)
- Sixth Street  
(Stewart Avenue to Lake Avenue)
- Seventh Street  
(Stewart Avenue to Lake Avenue)
- Johnson Avenue  
(Fourth Street to Seventh Street)
- Morehead Avenue  
(Lake Avenue to Seventh Street)
- Various Alleys

2019 Street Reconstruction Project 19-01



2019 Street Reconstruction Project 19-06



City Project No. 19-06

- Garden Lane (Lemire Lane to Bald Eagle Avenue)

## **ASSESSMENTS**

The City's Assessment Policy provides for 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 2019 project costs and the City's practice of assessing 33% of the project cost to the benefitting properties. All of the property owners who would receive benefits from the proposed improvements and who would be assessed for all or a portion of the improvements are listed on the enclosed ***Proposed*** Assessment Rolls. The attached proposed assessment rolls indicate the owner, the address of the property, the assessable footage of the property, the potential sewer wye assessment, the potential water service assessment, and the amount of the proposed assessment. Street assessment rates are the same as presented at the information meeting last fall. Please keep in mind that the final assessment amount may differ from the current proposed assessment amount shown. Furthermore, the following additional assessment amounts may need to be added to the amount actually assessed against your property. The City will not be able to determine if any of the additional assessment amounts will apply until it opens the street and views the service laterals. The City will notify you once it determines if your property will be subject to any of these additional assessment amounts.

**Potential Sewer Wye Assessment:** If a homeowner elects to have their sewer wye replaced, it is optional to have the cost assessed. The letter sent on November 7, 2018 explains that the Residential Sanitary Sewer Wye Replacement Program is a cost share between the City and the property owner. The cost to the property owner is set at a maximum of \$1,300.

The City is also aware of several combined sewer services. Per State of Minnesota Plumbing Code, each building must have its own independent connection to the sanitary sewer main. Those combined services will be separated as part of this project. After all work is complete, the City will divide the cost of the work evenly among the involved properties. The City anticipates an approximate cost of \$4,000 for those properties.

**Potential Water Service Assessment:** The water service assessment will be included if a service is found to be a material other than copper or plastic. As part of the reconstruction program, the City will verify what type of material the water service is between the curb stop and the City's water main. The City anticipates that there are existing older water service lines made of galvanized pipe that has become brittle, which now need to be replaced with copper pipe. Galvanized water services lines which extend under the street will be replaced as part of the street reconstruction project to prevent a future failure which would cause the street to be excavated for a repair, increasing costs substantially. If a water service is replaced as part of the project, the property will be assessed for this repair. The City is anticipating a maximum cost to the homeowner of \$1,200.

The assessments to residential properties included in this project will be spread over a 15 year period for the 2019 Street Reconstruction Project. Assessments to commercial and apartment properties will be spread over a 20 year period due to the higher cost.

**DESIGN CONSIDERATIONS**

At the informational meetings, we discussed options for street width 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**

<b>STREET</b>	<b>SEGMENT</b>	<b>EXISTING WIDTH</b>	<b>PROPOSED WIDTH</b>
Johnson Avenue	Fourth Street to Seventh Street	30 feet	30 feet
Morehead Avenue	Lake Avenue N to Fourth Street	26 feet	26 feet
Morehead Avenue	Fourth Street to Seventh Street	22-25 feet	30 feet
Fourth Street	Stewart Avenue to Lake Avenue N	30 feet	30 feet
Fifth Street	Stewart Avenue to Lake Avenue N	22 - 30 feet	30 feet
Sixth Street	Highway 61 to Stewart Avenue	24 - 32 feet	30 feet
Seventh Street	Stewart Avenue to Alley East	30 feet	30 feet
Various Alleys	Between Fourth Street & Seventh Street, Cook Avenue & Lake Avenue N	8-12 feet	10-12 feet
Garden Lane	Lemire Lane to Bald Eagle Avenue	23-26 feet	24 feet

We look forward to discussing the 2019 Street Reconstruction Project improvements with you on March 12<sup>th</sup>. 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/Director of Public Works

Attachments: Public Improvement Process Flowchart  
*Proposed Assessments for 19-01 and 19-06*