



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

2019 MILL AND OVERLAY PROJECT

February 28, 2019

Property Owners on

Glen Oaks Avenue, Aspen Court, Sumac Court, Sumac Ridge, Chicago Avenue, Morehead Avenue, Stewart Avenue, Alley, Campbell Avenue, Campbell Circle, Debra Street, Eleventh Street, Lemire Circle, Lemire Lane, Tenth Street, Thury Court, Walnut Street and Wood Avenue

RE: Public Hearing Regarding the Proposed 2019 Mill and Overlay Project
City Project Nos. 19-04 and 19-13

Dear Property Owners:

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 mill and overlay and street reconstruction programs.

On January 16, 2019, 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 this meeting, 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 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 on 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 12th, 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 pavement rehabilitation improvements for the 2019 Mill and Overlay 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 2019 Mill and Overlay Project includes proposed pavement rehabilitation improvements on the following streets:

- Glen Oaks Avenue (from County Road D to Sumac Ridge)
- Aspen Court (from Glen Oaks Avenue to Cul-de-sac)
- Sumac Court (from Glen Oaks Avenue to Cul-de-sac)
- Sumac Ridge (from 300' West of Glen Oaks Avenue to Cul-de-sac)
- Chicago Avenue (from Stewart Avenue to Morehead Avenue)
- Morehead Avenue (from State 96 to Chicago Avenue)
- Stewart Avenue (from State 96 to Chicago Avenue)
- Alley (from Chicago Avenue to South)
- Campbell Avenue (from Tenth Street to Eleventh Street)
- Campbell Circle (from Campbell Avenue to End Cul-de-sac)
- Debra Street (from Ninth Street to Parking Lot)
- Eleventh Street (from End Cul-de-sac to End Cul-de-sac)
- Lemire Circle (from Lemire Lane to End Cul-de-sac)
- Lemire Lane (from Tenth Street to Garden Lane)
- Tenth Street (from Georgia Lane to Wood Avenue)
- Tenth Street (from Campbell Avenue to Bald Eagle Avenue)
- Thury Court (from Debra Street to End Cul-de-sac)
- Walnut Street (from Ninth Street to Tenth Street)
- Wood Avenue (from Tenth Street to Garden Lane)

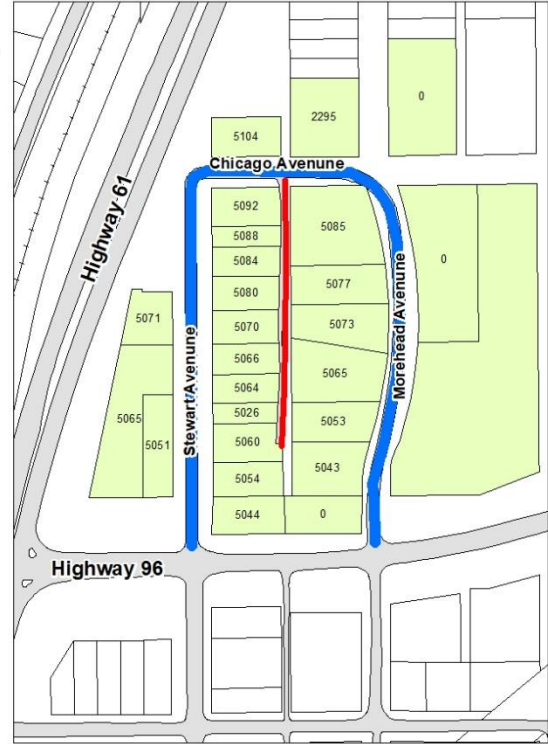
As discussed at the informational meeting held on January 16th, 2019, the alley from Chicago Avenue to the south will be fully reconstructed, not just resurfaced.

2019 Mill & Overlay Project 19-04



— Mill & Overlay

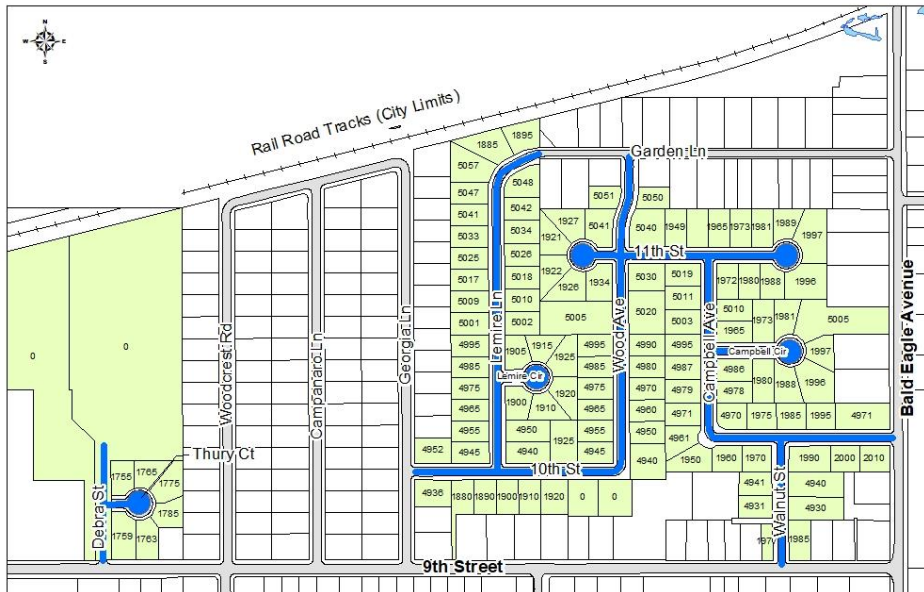
2019 Mill & Overlay Project 19-13



— Mill & Overlay

— Alley Reconstruction

2019 Mill & Overlay Project 19-13



— Mill & Overlay

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 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.

The assessments to residential properties included in this project will be spread over a 10 year period for the 2019 Mill & Overlay Project. Assessments to commercial and apartment properties will be spread over a 15 year period due to the higher cost.

DESIGN CONSIDERATIONS

At the informational meeting on January 16th we discussed the construction techniques proposed for this project. A summary of the proposed design considerations follows.

MILL & OVERLAY PROJECT

Most of the streets on this project will be rehabilitated by means of milling and overlaying, which involves removal of the top layer of asphalt by grinding (or milling) and then replacement of the upper layer of asphalt (wearing course). This process is relatively unobtrusive with only periodic access restrictions.

We look forward to discussing the 2019 Mill and Overlay 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 by phone at (651) 429-8531, by e-mail to cvermeersch@whitebearlake.org or by written correspondence sent to 4701 Highway 61. 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 19-04
Proposed Assessments for 19-13