



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

2018 MILL AND OVERLAY PROJECT

March 1, 2018

Property Owners on

11th Street, Sumac Circle, Sumac Ridge, Manitou Drive, and Manitou Lane

RE: Public Hearing Regarding the Proposed 2018 Mill and Overlay Project
City Project Nos. 18-13

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 November 29, 2017, 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 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 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.**

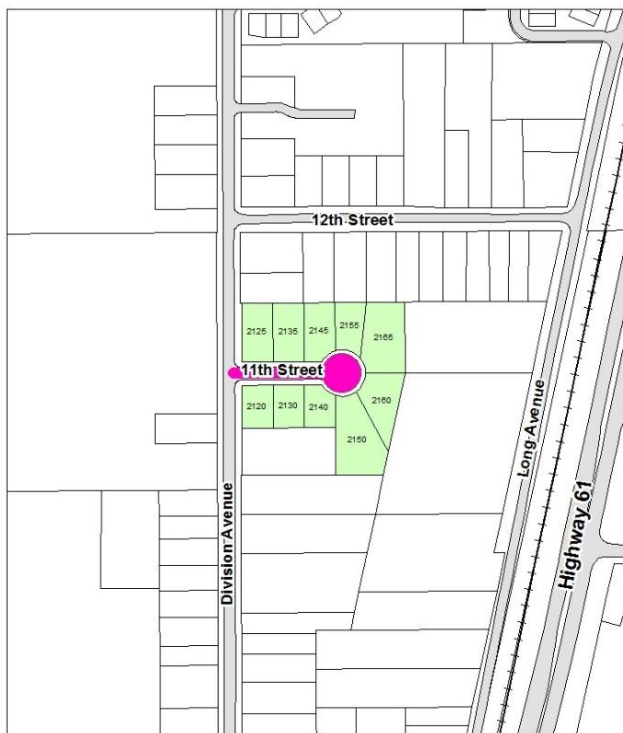
This letter serves as your formal notification of the public hearing that will be held on March 13, 2018. The City is legally required to provide this notice to all property owners who will be affected by the improvements and assessed for a portion of the improvement costs.

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 pavement rehabilitation improvements for the 2018 Mill and Overlay 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 Mill and Overlay Project includes proposed pavement rehabilitation improvements on the following streets:

- 11th Street (from Division Avenue to East Cul-De-Sac)
- Sumac Circle (from Sumac Ridge to Sumac Ridge)
- Sumac Ridge (from Bellaire Avenue to 1000’ East of Bellaire Avenue)
- Manitou Drive (from County Road D to Sumac Ridge)
- Manitou Lane (from Manitou Drive to Sumac Ridge)
- Trail Reconstruction (from White Bear Parkway to Birch Lake Boulevard)
- Trail Reconstruction (from County Road 96 to Birch Lake Boulevard North)



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 2018 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 assessment spreadsheets 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.

The assessments to residential properties included in this project will be spread over a 10 year period for the 2018 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 November 29th we discussed the construction techniques proposed for this project. A summary of the proposed design considerations follows.

1. 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.

2. PARTIAL RECONSTRUCTION

This project will be rehabilitated by means of partial reconstruction which involves removing all pavement, regrading and replacement of all the asphalt.

We look forward to discussing the 2018 Mill and Overlay 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 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,

A handwritten signature in black ink, appearing to read "Mark L. Burch". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark L. Burch, P.E.

City Engineer/Director of Public Works

MLB/cav

Attachments: Public Improvement Process Flowchart

Proposed Assessments for 18-13