



WHITE BEAR LAKE *a City of Lakes & Legends*

MINNESOTA

2020 STREET RECONSTRUCTION PROJECT

February 13, 2020

Property Owners on

Cottage Park Road, Circle Drive, Lakeview Avenue and Bellaire Avenue

RE: Public Hearing Regarding the Proposed 2020 Street Reconstruction Project
City Project Nos. 20-01 and 20-06

Dear Property Owners ADDRESS:

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 14, 2019 and December 3, 2019, 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.

At its meeting on January 28, 2020, 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 February 26, 2020.

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 **Wednesday, February 26, 2020, beginning at 7:00 p.m. in the Council Chambers at City Hall.**

Improvements will include street reconstruction with concrete curb and gutter, bituminous pavements, water, sanitary sewer, storm sewer, sidewalk enhancements, and new sidewalk on Bellaire Avenue.

At the City Council's meeting on February 26th, 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.

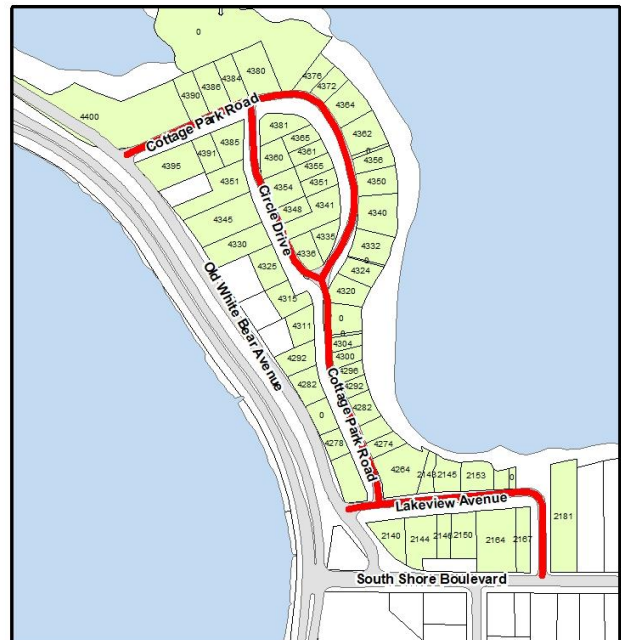
If the Council orders the utility, stormwater, curb and gutter, and pavement improvements for the 2020 Street Reconstruction Projects, you will be mailed notification of their action. The Engineering Department will then proceed to prepare final plans and specifications and solicit bids for construction of the project.

The 2020 Street Reconstruction Project includes proposed improvements on the following streets:

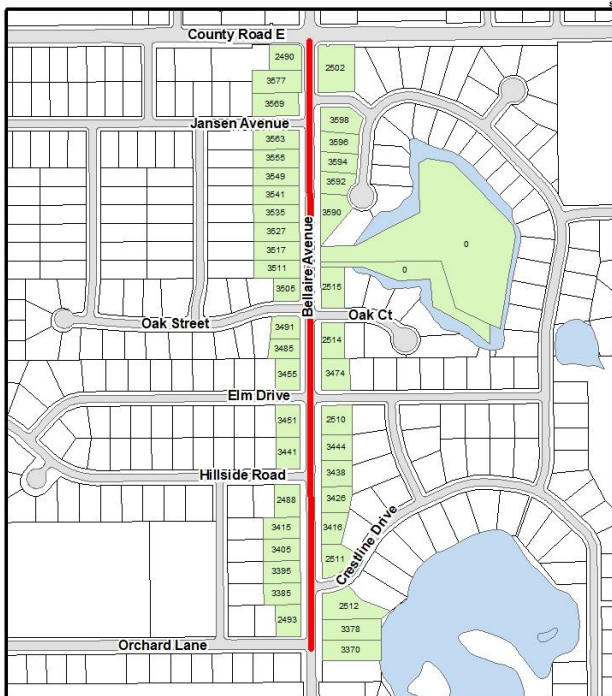
City Project No. 20-01

- Cottage Park Road
(Lakeview Avenue to Old White Bear Avenue)
- Circle Drive
(Cottage Park Road to Cottage Park Road)
- Lakeview Avenue
(South Shore Blvd to Old White Bear Avenue)

2020 Street Reconstruction Project 20-01



2020 Street Reconstruction Project 20-06



City Project No. 20-06

- Bellaire Avenue (Orchard Lane to County Road E)

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 2020 project costs and the City's practice of assessing 33% of the project cost to the benefitting properties. The estimated proposed assessment for your property is ASSESSMENT, which includes the street assessment, storm sewer assessment, and potential sanitary sewer wye assessment (explained below). Please keep in mind that the final assessment amount may differ from the current proposed assessment amount shown.

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 14, 2019 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.

We look forward to discussing the 2020 Street Reconstruction Project improvements with you on February 26th. 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,



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

Attachments: Public Hearing Improvement Notice