



2022 PAVEMENT REHABILITATION PROJECT

February 17, 2022

Property Owner(s) on

Carolyn Lane, Eugene Street, First Avenue, Florence Street, Fourth Avenue, Karen Place, Peggy Lane, Second Avenue, Third Avenue, Webber Street and Alley

RE: Public Hearing Regarding the Proposed 2022 Pavement Rehabilitation Project
City Project No. 22-01

Dear Property Owner(s) on ADDRESS:

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 pavement management program.

On October 27, 2021, informational materials were provided to property owners who attended the Public Information Meeting. The meeting provided an overview of the City's infrastructure improvement program and discussed the proposed projects 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 February 8, 2022, 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 8, 2022.

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 **Tuesday, March 8, 2022, beginning at 7:00 p.m.**

At the City Council meeting on March 8th, 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 affected property owners. During this portion of the meeting, the City Council will receive comments from property owners regarding the proposed improvements. After hearing from property owners, the City Council will make a determination on whether to proceed with the proposed project.

If the Council orders the proposed improvements for the 2022 Pavement Rehabilitation 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 proposed 2022 Pavement Rehabilitation Project includes improvements on the following streets, and as shown on the attached map:

- Carolyn Lane (from C.S.A.H. 96 to End cul-de-sac)
- Eugene Street (from West cul-de-sac to Carolyn Lane)
- Eugene Street (from West cul-de-sac to East cul-de-sac)
- Eugene Street (from Dillon Street to Fourth Avenue)
- Eugene Street (from Third Avenue to Bald Eagle Avenue)
- First Avenue (from C.S.A.H. 96 to Birch Lake Avenue)
- Florence Street (from Carolyn Lane to Bald Eagle Avenue)
- Fourth Avenue (from C.S.A.H. 96 to Birch Lake Avenue)
- Karen Place (from C.S.A.H. 96 to Eugene Street)
- Peggy Lane (from Florence Street to End cul-de-sac)
- Second Avenue (from C.S.A.H. 96 to Birch Lake Avenue)
- Third Avenue (from Webber Street to Birch Lake Avenue)
- Webber Street (from Dillon Street to Bald Eagle Avenue)
- Alley (between First Avenue & Bald Eagle Avenue from C.S.A.H. 96 to Eugene Street)

Improvements will include street reconstruction with curb and gutter, alley reconstruction, full pavement rehabilitation, mill and overlay, bituminous pavements, water, sanitary sewer, storm sewer, sidewalk enhancements and new sidewalk. The attached map shows which type of improvement is proposed for each street on the proposed project. Streets without curb and gutter will be reconstructed to a consistent width with the addition of concrete curb and gutter.

PROPOSED SIDEWALK

As part of this project, the addition of three sidewalk segments are proposed on Florence Street, Fourth Avenue and Karen Place. Preliminary designs indicate the most feasible locations for the proposed sidewalks are on the north side of Florence Street, the east side of Fourth Avenue, and the west side of Karen Place. The attached map highlights these proposed sidewalk segments.

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 2022 project costs and the City's practice of assessing approximately one third of the project cost to the benefitting properties. The estimated proposed assessment for your property is ASSESSMENT. Please keep in mind that the final assessment amount may differ from the current proposed assessment amount shown.

We look forward to discussing the 2022 Pavement Rehabilitation Project improvements with you on March 8th. 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,

A handwritten signature in black ink, appearing to read "Paul Kauppi", with a horizontal line extending to the right.

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

Attachments: Public Hearing Improvement Notice
Project Area Map