

CITY OF WHITE BEAR LAKE



2021 PAVEMENT REHABILITATION PROJECTS

**CITY PROJECT NO.
21-01, 21-06 & 21-13**

**PROJECT PRESENTATION
NOVEMBER 25, 2020**



ENGINEERING DEPARTMENT

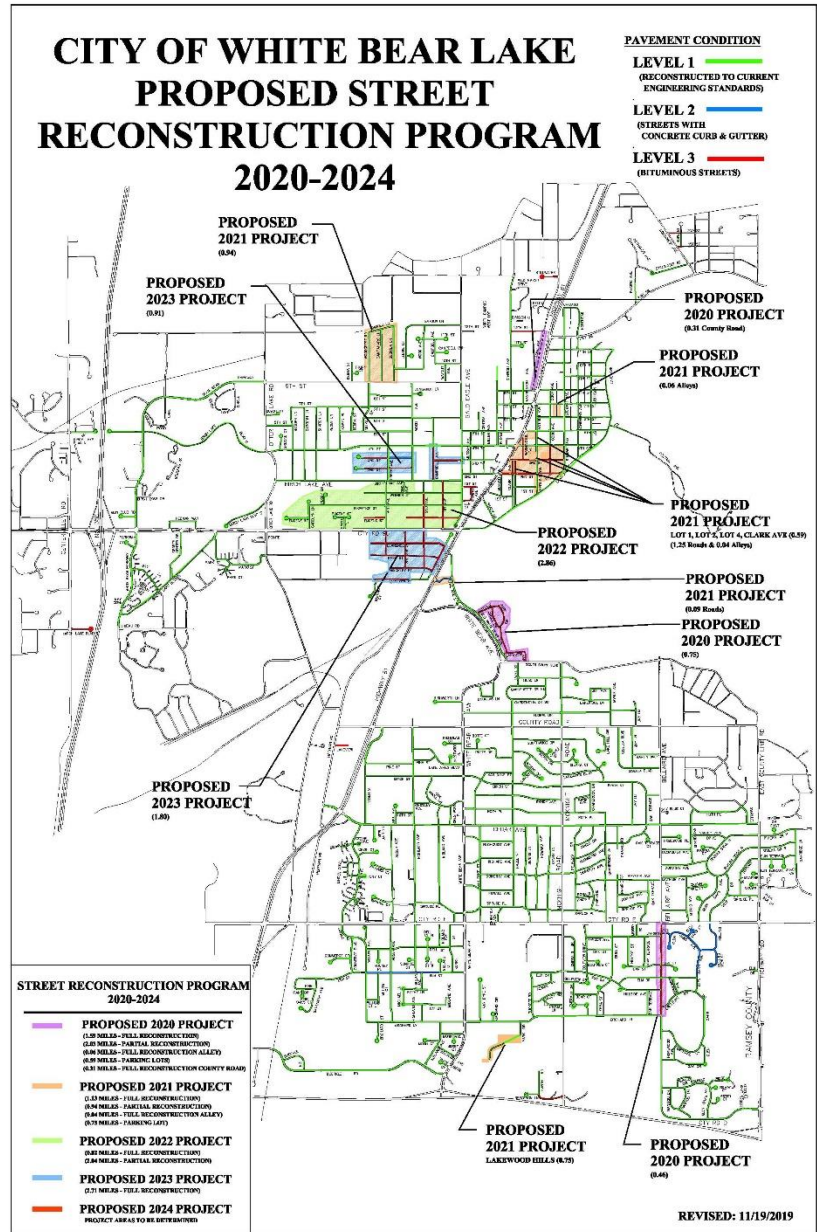


| | |
|-------------------|-------------------------------------|
| Paul Kauppi | City Engineer/Public Works Director |
| Nate Christensen | Civil Engineer |
| Dan Holzemer | Senior Engineering Technician |
| Jayson Stejskal | Engineering Technician III |
| Carisa Vermeersch | Engineering Secretary |
| Connie Taillon | Environmental Specialist |



RECONSTRUCTION PROGRAM OVERVIEW

- 2-3 MILES PER YEAR
- 93% WITH CURB & GUTTER

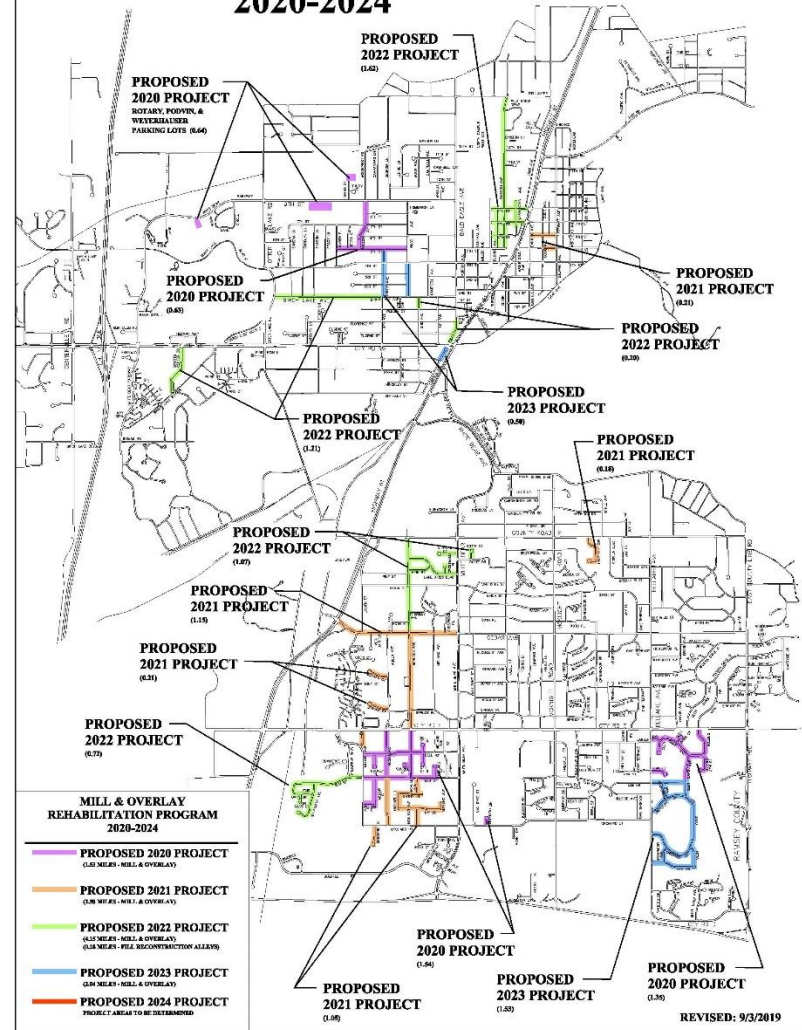


REHABILITATION PROGRAM OVERVIEW

- MILES VARIES EACH YEAR
- 16% COMPLETED CITYWIDE (SINCE 2011)



CITY OF WHITE BEAR LAKE PROPOSED MILL & OVERLAY REHABILITATION PROGRAM 2020-2024



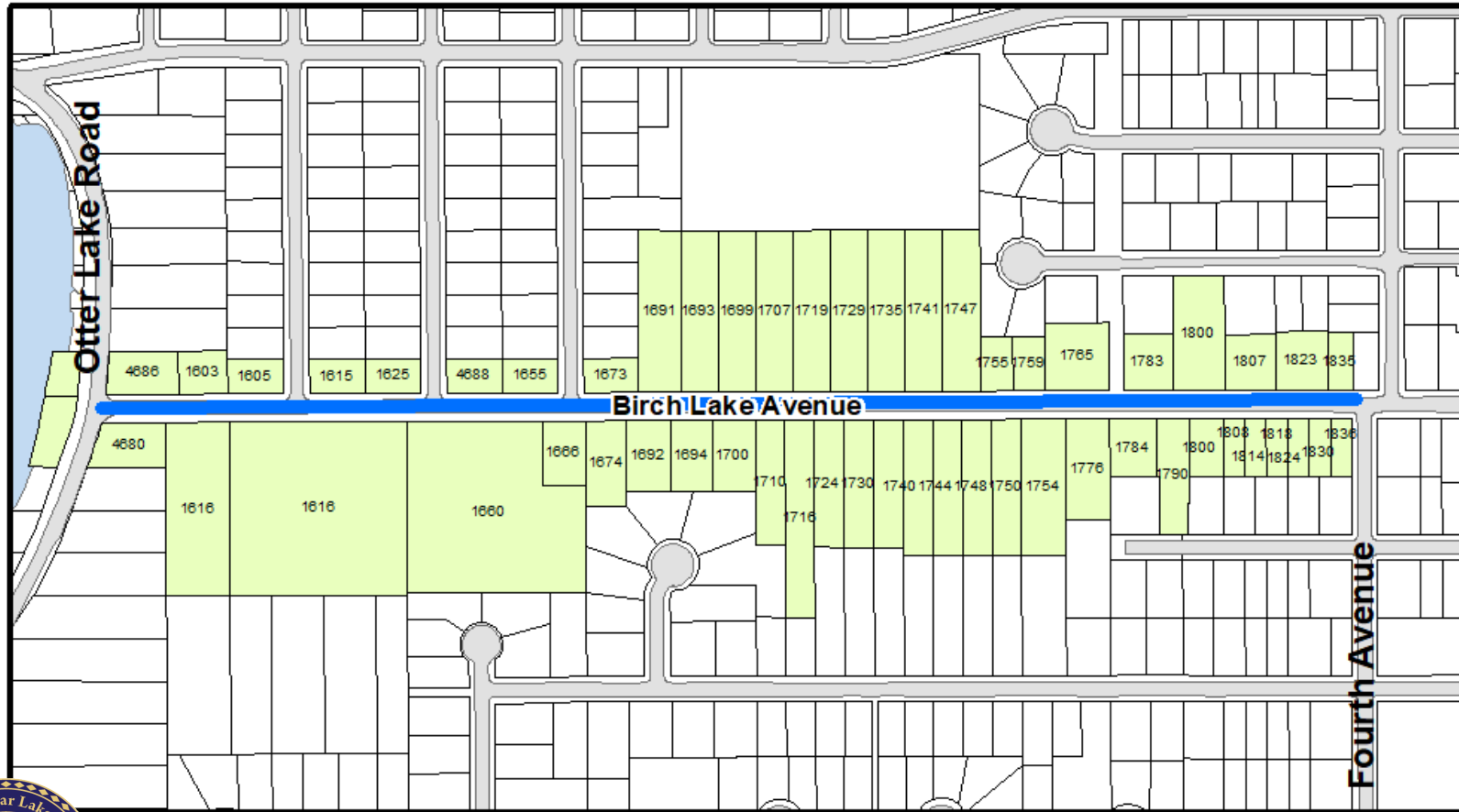
2021 Street Reconstruction Project 21-01



Total Pavement Replacement

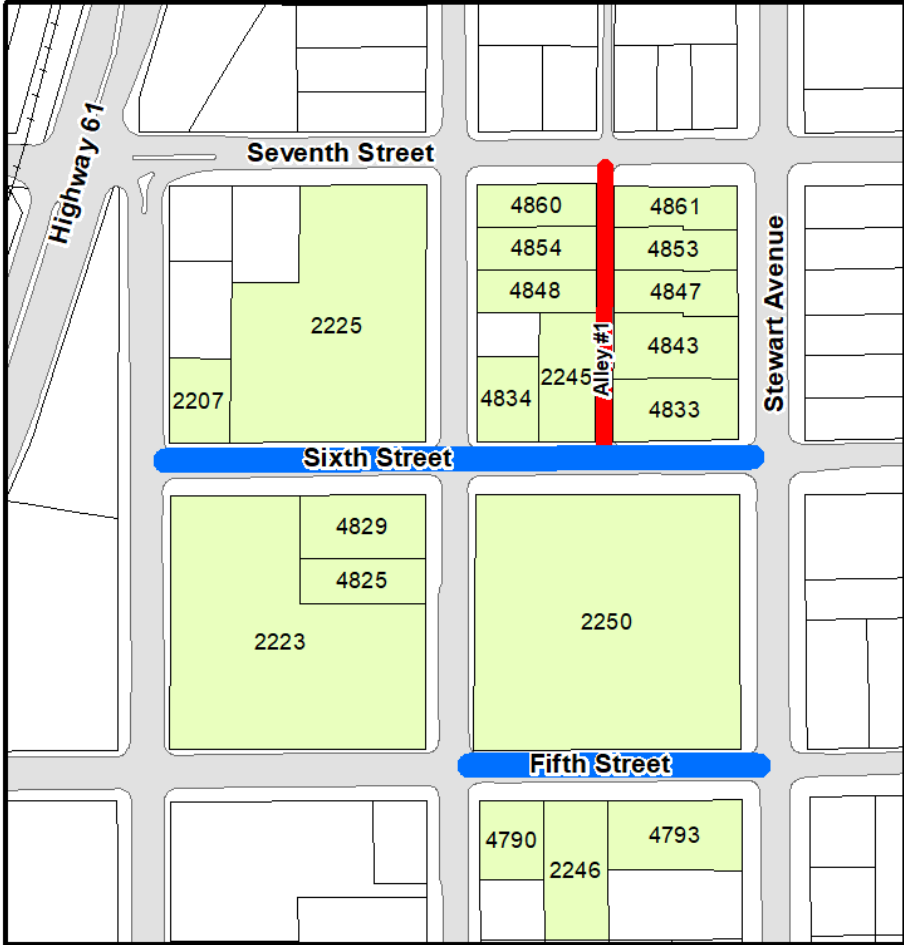


2021 Mill & Overlay Project 21-06



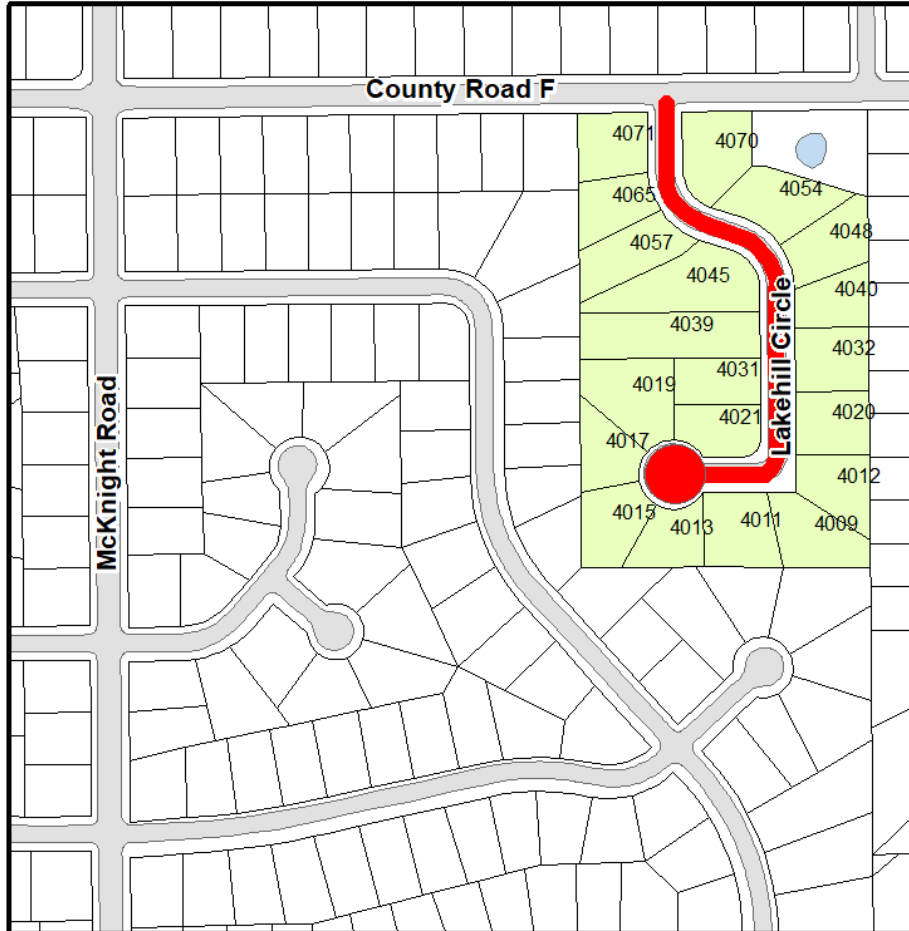
 Mill & Overlay

2021 Mill & Overlay Project 21-13



-  Mill & Overlay
-  Alley Reconstruction

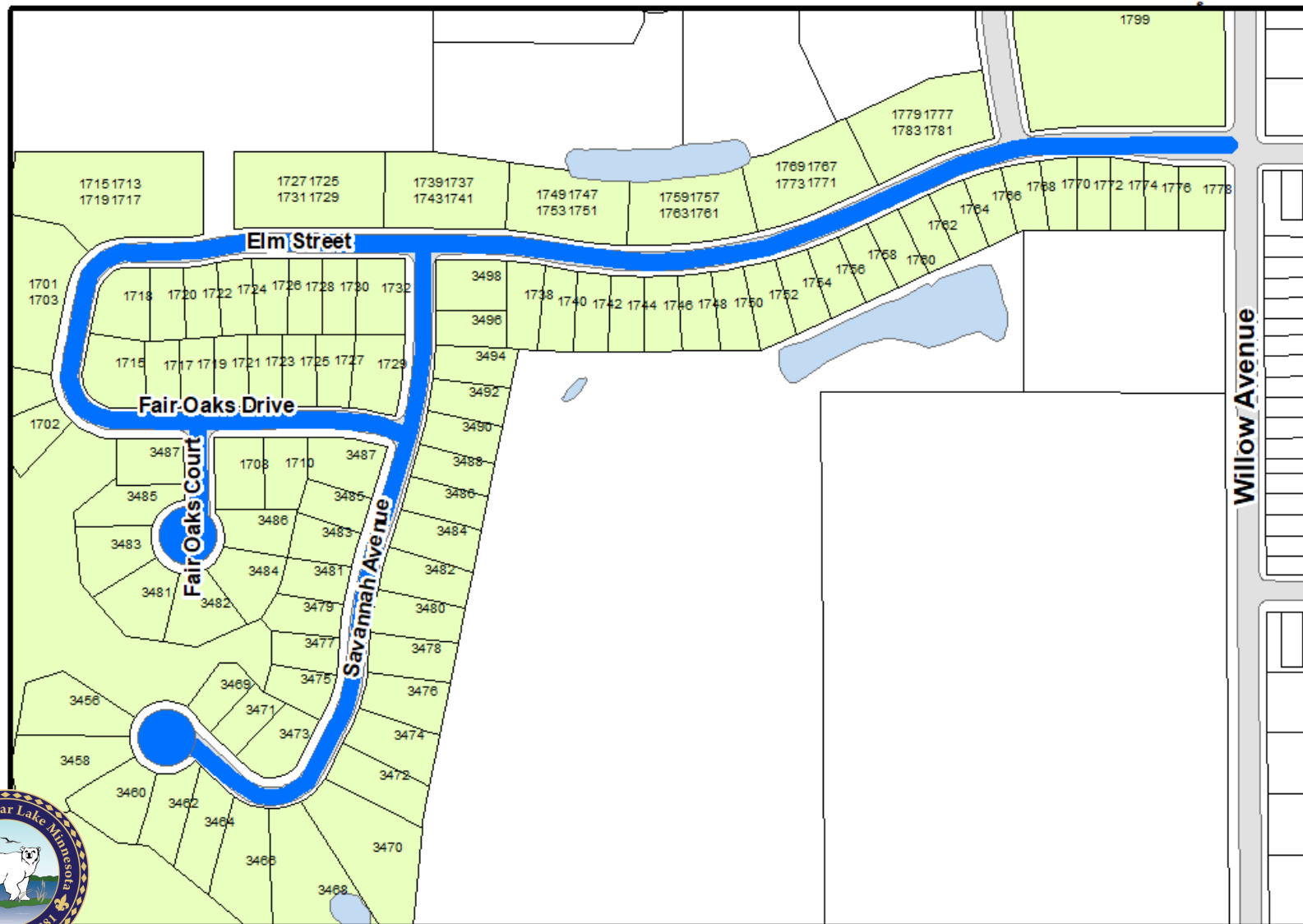
2021 Mill & Overlay Project 21-13



 Total Pavement Replacement

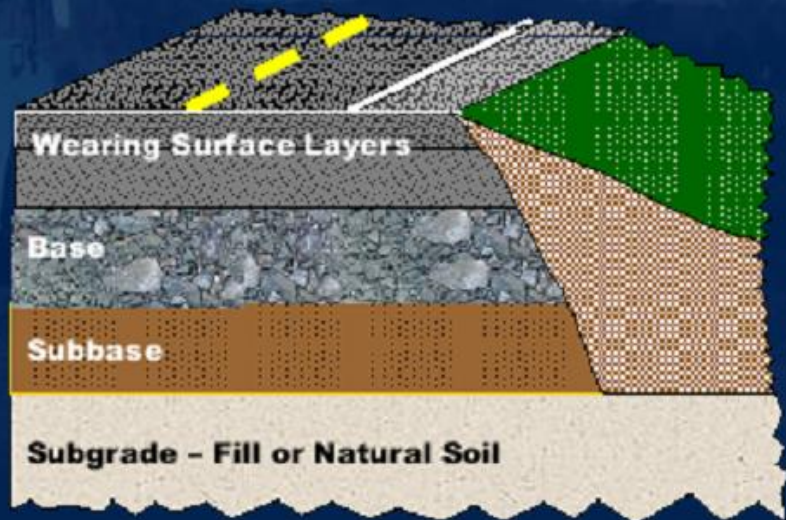


2021 Mill & Overlay Project 21-13



 Mill & Overlay

- Pavement or Pavement Structure
 - Wearing surface layers
 - Base
 - Subbase
 - Subgrade



LRRB Pavement Rehabilitation Selection



Causes of Pavement Deterioration

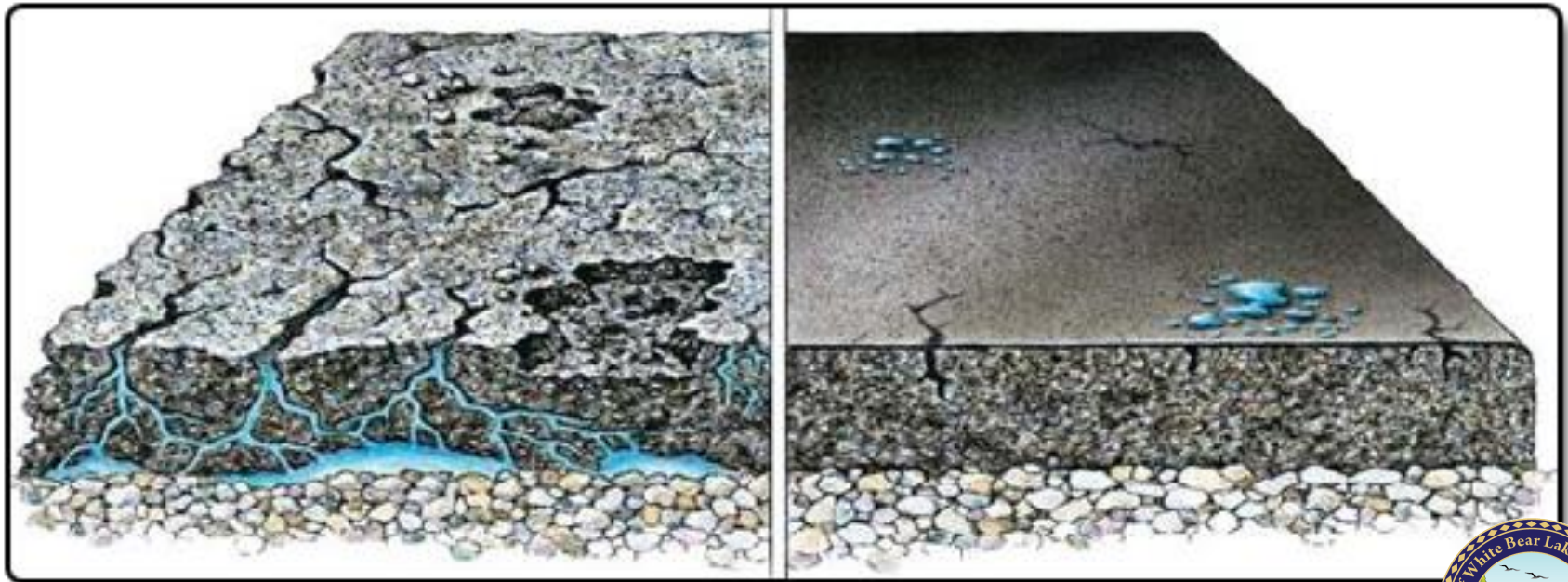
- TRAFFIC VOLUME
- VEHICLE WEIGHT
- POOR DRAINAGE
- TEMPORARY CONDITIONS
- ENVIRONMENTAL DAMAGE

2017. 1

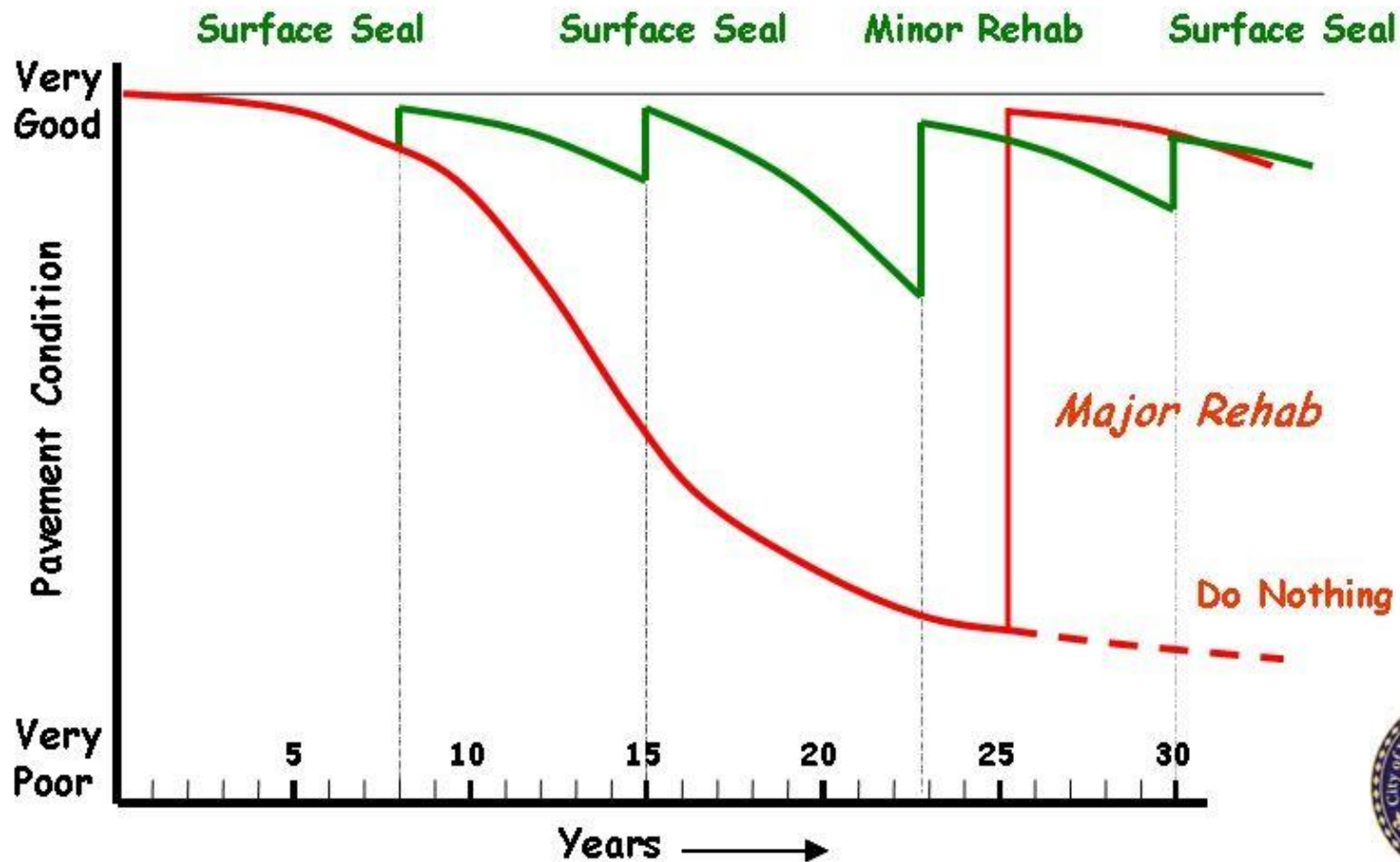


Before

After



*Pavement Management with
"Good Roads Cost Less"
Preservation Strategies*



Pavement Preservation: CRACK SEALING



Pavement Preservation: Aggregate Seal Coating





Driveway Replacement Program (Alley only)

Once we hire a contractor, usually in early Spring, the City will send additional information including prices.



PROJECT FUNDING



- CITY CONSTRUCTION FUNDS
- MUNICIPAL STATE AID
- ASSESSMENTS TO BENEFITED PROPERTIES



ASSESSMENT POLICY



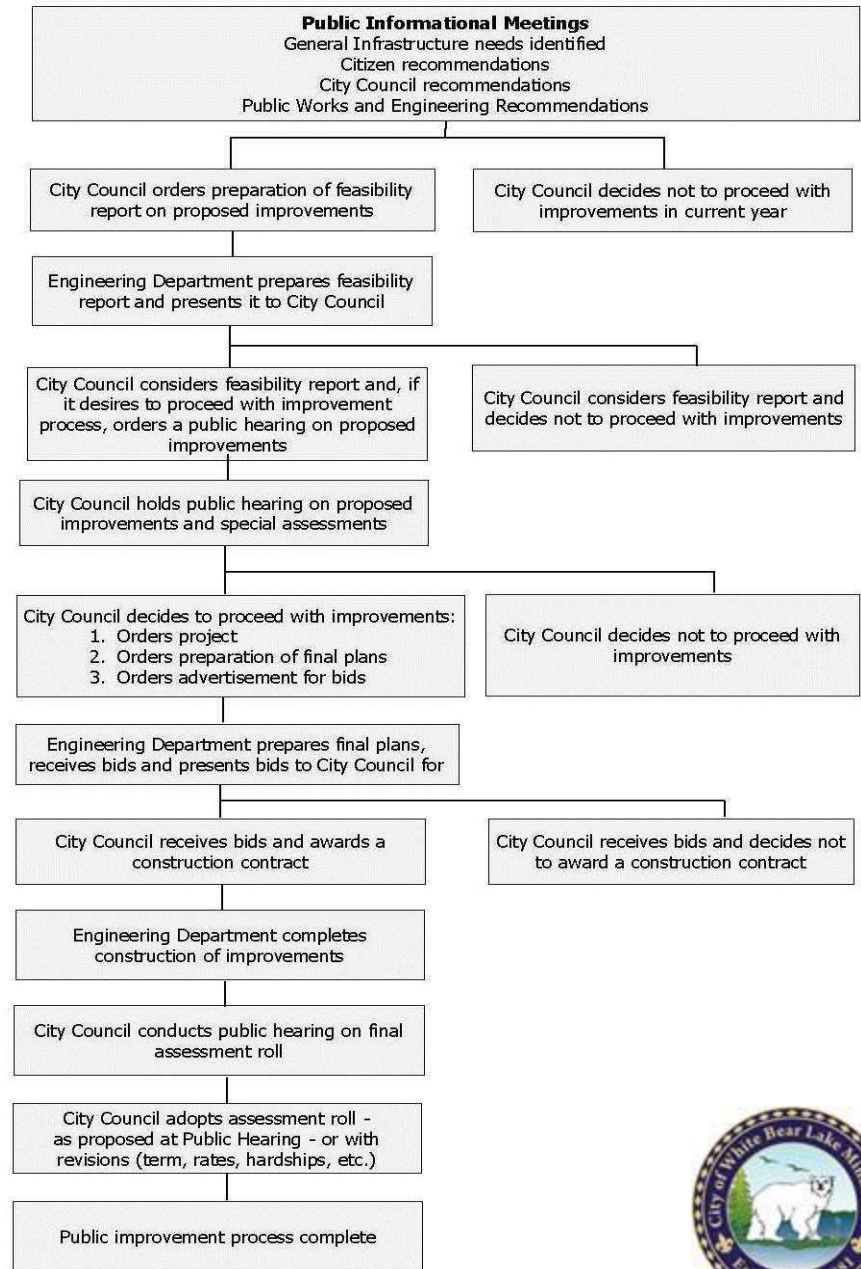
- UNIFORM, FAIR AND BENEFIT THE PROPERTY
- APPRAISAL REPORT
- FOLLOW STATE STATUTE 429



Public Improvement Process

ANTICIPATED SCHEDULE

- FEASIBILITY REPORT TO CITY COUNCIL ON FEB 11, 2020
- PUBLIC HEARING NOTICE TO PROPERTY OWNERS ON FEBRUARY 28, 2020
- PUBLIC HEARING ON MARCH 10, 2020
- CONSTRUCTION APPROXIMATELY MAY-OCTOBER 2021



ASSESSMENT PROCESS



- City Council Orders Assessment Hearing on 8/24/21 (the hearing is scheduled for 9/21/21)
- City will mail final assessment notice by 9/8/21
- City Council holds Assessment Hearing and levies the Assessment
- At this point the property owner has 30 days to pay a portion or all of the assessment to the City, without penalty.
- After the 30 days the City will turn over the remaining balance to Ramsey County to place on your property taxes for 10 years with interest. (the rate last year was 3.46% per annum of the unpaid balance)





SAMPLE ASSESSMENT BREAKDOWN

SAMPLE Assessment Breakdown
(based on 10 years with an **assumed** interest rate of 5.0%)

| ASSESSMENT AMOUNT \$1,500.00 | | | | ASSESSMENT AMOUNT \$2,000.00 | | | |
|--------------------------------|----------------|-------------------|--|--------------------------------|----------------|-------------------|--|
| COUNTY FEE \$2.50/10YR \$25.00 | | | | COUNTY FEE \$2.50/10YR \$25.00 | | | |
| TOTAL ASSESSMENT \$1,525.00 | | | | TOTAL ASSESSMENT \$2,025.00 | | | |
| PRINCIPAL PER YEAR \$152.50 | | | | PRINCIPAL PER YEAR \$202.50 | | | |
| ASSUMED INTEREST RATE 5.0% | | | | ASSUMED INTEREST RATE 5.0% | | | |
| STREET / WATER 10 YR | | | | | | | |
| YEAR | ANNUAL PAYMENT | PRINCIPAL BALANCE | | YEAR | ANNUAL PAYMENT | PRINCIPAL BALANCE | |
| | | \$1,525.00 | | | | \$2,025.00 | |
| 1 | \$247.81 | \$1,372.50 | | 1 | \$329.06 | \$1,822.50 | |
| 2 | \$221.13 | \$1,220.00 | | 2 | \$293.63 | \$1,620.00 | |
| 3 | \$213.50 | \$1,067.50 | | 3 | \$283.50 | \$1,417.50 | |
| 4 | \$205.88 | \$915.00 | | 4 | \$273.38 | \$1,215.00 | |
| 5 | \$198.25 | \$762.50 | | 5 | \$263.25 | \$1,012.50 | |
| 6 | \$190.63 | \$610.00 | | 6 | \$253.13 | \$810.00 | |
| 7 | \$183.00 | \$457.50 | | 7 | \$243.00 | \$607.50 | |
| 8 | \$175.38 | \$305.00 | | 8 | \$232.88 | \$405.00 | |
| 9 | \$167.75 | \$152.50 | | 9 | \$222.75 | \$202.50 | |
| 10 | \$160.13 | \$0.00 | | 10 | \$212.63 | \$0.00 | |

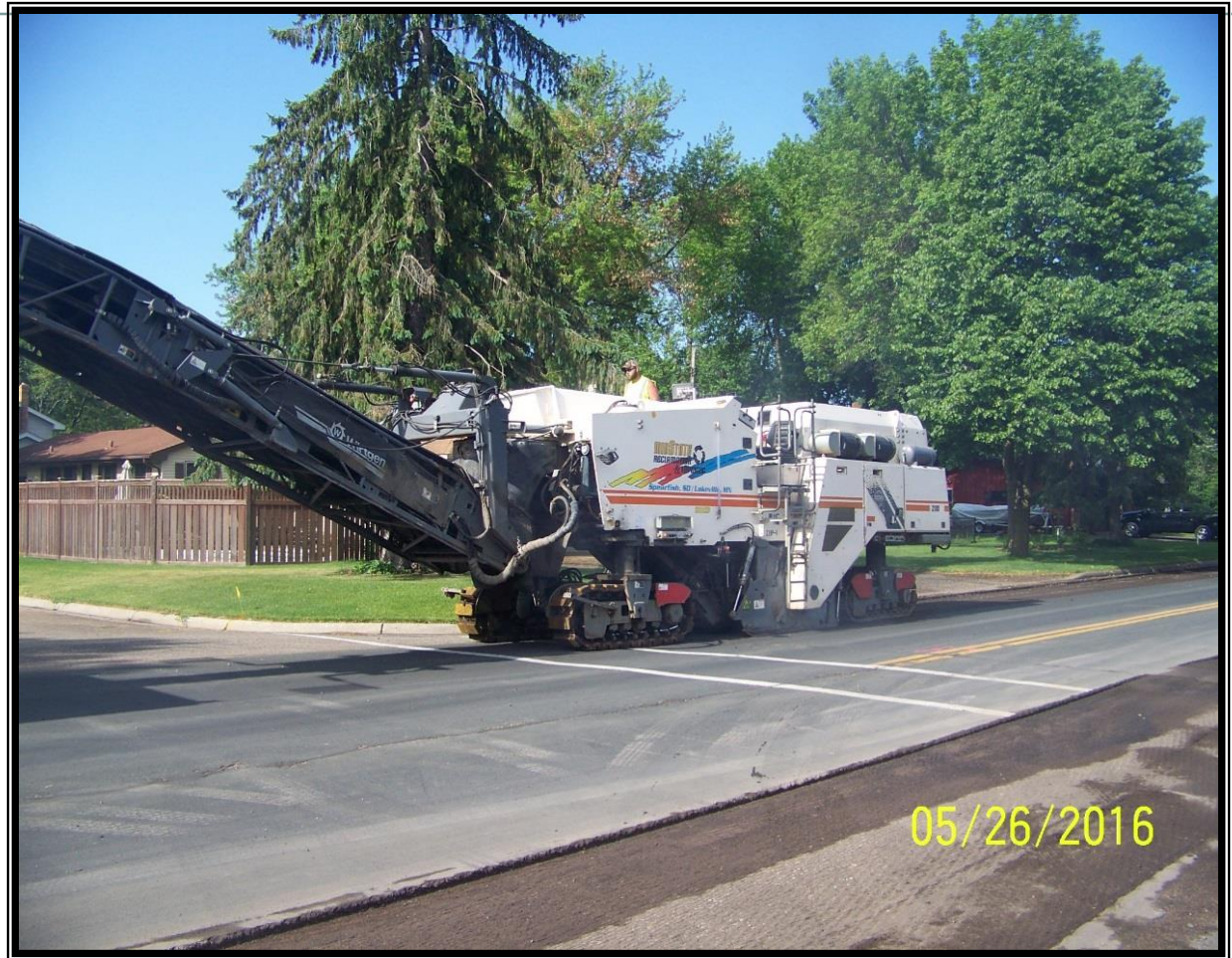
| ASSESSMENT AMOUNT \$2,500.00 | | | | ASSESSMENT AMOUNT \$3,000.00 | | | |
|--------------------------------|----------------|-------------------|--|--------------------------------|----------------|-------------------|--|
| COUNTY FEE \$2.50/10YR \$25.00 | | | | COUNTY FEE \$2.50/10YR \$25.00 | | | |
| TOTAL ASSESSMENT \$2,525.00 | | | | TOTAL ASSESSMENT \$3,025.00 | | | |
| PRINCIPAL PER YEAR \$252.50 | | | | PRINCIPAL PER YEAR \$302.50 | | | |
| ASSUMED INTEREST RATE 5.0% | | | | ASSUMED INTEREST RATE 5.0% | | | |
| YEAR | ANNUAL PAYMENT | PRINCIPAL BALANCE | | YEAR | ANNUAL PAYMENT | PRINCIPAL BALANCE | |
| | | \$2,525.00 | | | | \$3,025.00 | |
| 1 | \$410.31 | \$2,272.50 | | 1 | \$491.56 | \$2,722.50 | |
| 2 | \$366.13 | \$2,020.00 | | 2 | \$438.63 | \$2,420.00 | |
| 3 | \$353.50 | \$1,767.50 | | 3 | \$423.50 | \$2,117.50 | |
| 4 | \$340.88 | \$1,515.00 | | 4 | \$408.38 | \$1,815.00 | |
| 5 | \$328.25 | \$1,262.50 | | 5 | \$393.25 | \$1,512.50 | |
| 6 | \$315.63 | \$1,010.00 | | 6 | \$378.13 | \$1,210.00 | |
| 7 | \$303.00 | \$757.50 | | 7 | \$363.00 | \$907.50 | |
| 8 | \$290.38 | \$505.00 | | 8 | \$347.88 | \$605.00 | |
| 9 | \$277.75 | \$252.50 | | 9 | \$332.75 | \$302.50 | |
| 10 | \$265.13 | \$0.00 | | 10 | \$317.63 | \$0.00 | |

| ASSESSMENT AMOUNT \$3,500.00 | | | | ASSESSMENT AMOUNT \$4,000.00 | | | |
|--------------------------------|----------------|-------------------|--|--------------------------------|----------------|-------------------|--|
| COUNTY FEE \$2.50/10YR \$25.00 | | | | COUNTY FEE \$2.50/10YR \$25.00 | | | |
| TOTAL ASSESSMENT \$3,525.00 | | | | TOTAL ASSESSMENT \$4,025.00 | | | |
| PRINCIPAL PER YEAR \$352.50 | | | | PRINCIPAL PER YEAR \$402.50 | | | |
| ASSUMED INTEREST RATE 5.0% | | | | ASSUMED INTEREST RATE 5.0% | | | |
| YEAR | ANNUAL PAYMENT | PRINCIPAL BALANCE | | YEAR | ANNUAL PAYMENT | PRINCIPAL BALANCE | |
| | | \$3,525.00 | | | | \$4,025.00 | |
| 1 | \$572.81 | \$3,172.50 | | 1 | \$654.06 | \$3,622.50 | |
| 2 | \$511.13 | \$2,820.00 | | 2 | \$583.63 | \$3,220.00 | |
| 3 | \$493.50 | \$2,467.50 | | 3 | \$563.50 | \$2,817.50 | |
| 4 | \$475.88 | \$2,115.00 | | 4 | \$543.38 | \$2,415.00 | |
| 5 | \$458.25 | \$1,762.50 | | 5 | \$523.25 | \$2,012.50 | |
| 6 | \$440.63 | \$1,410.00 | | 6 | \$503.13 | \$1,610.00 | |
| 7 | \$423.00 | \$1,057.50 | | 7 | \$483.00 | \$1,207.50 | |
| 8 | \$405.38 | \$705.00 | | 8 | \$462.88 | \$805.00 | |
| 9 | \$387.75 | \$352.50 | | 9 | \$442.75 | \$402.50 | |
| 10 | \$370.13 | \$0.00 | | 10 | \$422.63 | \$0.00 | |

PAYMENT SCHEDULE

- IF YOU WANT THE ASSESSMENT ON YOUR COUNTY TAXES SIMPLY DO NOTHING
- RAMSEY COUNTY WILL ADD A \$2.50 FEE PER YEAR FOR 10 YEARS
- THE PAYMENT SCHEDULE WILL BE 1/10 OF THE PRINCIPAL PLUS INTEREST ON THE REMAINING BALANCE

This is a brief overview of what to expect when we “come to your neighborhood”.



Construction Process





Xcel Energy will install new gas mains in the 21-01 construction area. They will contact you directly regarding this work.

If you have any specific questions or concerns, please contact Xcel Energy.



Private Utility Work





Xcel Energy will install new gas mains in the 21-01 construction area. They will contact you directly regarding this work.

If you have any specific questions or concerns, please contact Xcel Energy.



Private Utility Work



CURB REPAIRS



CURB REPAIRS

PAVEMENT REMOVAL



PAVEMENT REMOVAL



NEW PAVEMENT



WHO TO CALL



| | |
|---|----------------|
| City of White Bear Lake Engineering Department | (651) 429-8531 |
| City of White Bear Lake Police Non-Emergency | (651) 429-8511 |
| City of White Bear Lake Utility Billing Clerk | (651) 429-8565 |
| Xcel Energy | (800) 895-2999 |
| White Bear Lake Post Office | (651) 762-1437 |



THANK YOU!



Thank you for taking the time to view this presentation. We hope it helps you to understand the process and what to expect during the entire pavement restoration project. We look forward to serving you in the 2021 construction season.



~ The White Bear Lake Engineering Department