



City of White Bear Lake

City Project No.: 18-13
Public Informational Meeting
for 2018 Mill and Overlay Project



November 29, 2017
6:30 p.m.
City Hall Council Chambers
4701 Highway 61 - White Bear Lake, MN

CITY PROJECT No. 18-13

I. OVERVIEW

Annual reconstruction program proceeding to improve all City streets to a standard which includes concrete curb and gutter, bituminous pavements, stormwater collection and treatment facilities.

- Approximately 2-3 miles per year (over 77 miles reconstructed thru 2017 = 91%)
- Mill/overlay (over 13 miles between 2011 – 2017 = 15%)

Prioritization by rating system (pavement condition, drainage problems, etc), area, special projects and/or request of property owners.

Process includes public informational meeting, preliminary engineering design and estimates, soil borings, preparation of plans and preliminary assessment rolls.

Provide Feasibility Report to City Council on February 13, 2018. A public improvement hearing could be held by City Council on March 13, 2018 at 7:00 p.m. Notification procedures are adhered to via newspaper, website updates, e-mail notifications, and letters. If project proceeds, the next steps will be final design, plans and specifications, advertisement for bids and award of contract by City Council.

Construction takes place during the summer, followed by a final assessment hearing in the fall of 2018. Assessments will be payable in October 2018 or applied to property taxes for 10 years starting in 2019.

Construction process overview:

- Milling and overlaying construction sequence
- **Vibration from compactors will translate to shaky walls – make sure hanging items are secure or removed.**

Funding:

Street and Curb & Gutter	Special Assessments, Municipal State Aid (MSA) (the City's share of gas taxes collected by the State) and the City's Reinvestment Fund.
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- Assessments may be tax deductible (new law in 2004). Please refer to IRS Publication 530.
- Funding for private utilities (gas, electric, phone, CATV) by utility company.

Communication:

- Construction updates via newsletters on regular basis.

- City website at **www.whitebearlake.org**. Click on YOUR GOVERNMENT tab found on the top right of the home page and then click on ENGINEERING under the Departments heading.
- E-mail the Engineering Department at **cvermeersch@whitebearlake.org**.
- Call the Engineering Department at (651) 429-8531.

II. PROPOSED 2018 MILL AND OVERLAY PROJECT

- **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)

Construction Scheduling/Staging/Communication

- **Construction** will be staged in segments to minimize impacts to residents and businesses
- **Communication** includes newsletters, City website, e-mail, telephone, on-site Engineering staff, etc.
- **Construction schedules** are impacted by weather here and elsewhere

III. PROJECT FUNDING/ASSESSMENT POLICY

- Special Assessment Process Overview
 - Chapter 429 and City Assessment Policy
 - Uniform, fair and benefits the property
 - Appraisal report to verify benefit
- Assessment Policy has special considerations for large lots, irregular shaped lots, corner lots, etc. to keep assessments fair and uniform. Assessment must also benefit the property by amount assessed. Assessment rates for 2018 will be determined by the City Council.
 - Proposed rates for mill & overlay:
 - \$13.39 per assessable foot for residential property
 - \$17.51 per assessable foot for apartments
 - \$21.32 per assessable foot for commercial property
 - Proposed rates for partial street reconstruction (11th Street):
 - \$26.78 per assessable foot for residential property
 - \$34.81 per assessable foot for apartments
 - \$42.85 per assessable foot for commercial property.
- Senior deferments/hardship circumstances.
- Updated property owner's list (Ramsey County records are used).

IV. CONSTRUCTION PROCESS

- Potential small utility work
- Misc. utility and concrete removal and repairs
- Mill pavement
- Adjust Castings and Valves
- Paving
- Site clean-up and restoration

V. NEXT STEPS

- Report to City Council on February 13, 2018 regarding project status
- Public Hearing notice to property owners on March 2, 2018
- Public Hearing on Tuesday, March 13, 2018
- Construction approximately May – September, 2018

VI. COMMENTS

- Design ideas
- Questions?