



# City of White Bear Lake

City Project No.: 19-04 & 19-13  
Public Informational Meeting  
for 2019 Mill and Overlay Project



January 16, 2019  
6:30 p.m.  
City Hall Council Chambers  
4701 Highway 61 - White Bear Lake, MN

# CITY PROJECT No. 19-04 & 19-13

## I. OVERVIEW

Annual mill and overlay program is a maintenance technique used to help prolong the overall life of the street. This includes replacing small segments of deteriorated curb and gutter, grinding off the top layer of the street, and placing a new layer of bituminous creating a new road surface.

- Mill/overlay (over 13 miles between 2011 – 2018 = 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, preparation of plans and preliminary assessment rolls.

Provide Feasibility Report to City Council on February 12, 2019. A public improvement hearing could be held by City Council on March 12, 2019 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 2019. Assessments will be payable in October 2019 or applied to property taxes for 10 years starting in 2020.

### 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](http://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](mailto:cvermeersch@whitebearlake.org).
- Call the Engineering Department at (651) 429-8531.

## II. PROPOSED 2019 MILL AND OVERLAY PROJECT

### *City Project No. 19-04*

- **Glen Oaks Avenue** (from County Road D to Sumac Ridge)
- **Aspen Court** (from Glen Oaks Avenue to Cul-de-sac)
- **Sumac Court** (from Glen Oaks Avenue to Cul-de-sac)
- **Sumac Ridge** (from Glen Oaks Avenue to Cul-de-sac)

### *City Project No. 19-13*

- **Campbell Avenue** (from Tenth Street to Eleventh Street)
- **Campbell Circle** (from Campbell Avenue to End Cul-de-sac)
- **Debra Lane** (from Ninth Street to Parking Lot)
- **Eleventh Street** (from End Cul-de-sac to End Cul-de-sac)
- **Lemire Circle** (from Lemire Lane to End Cul-de-sac)
- **Lemire Lane** (from Tenth Street to Garden Lane)
- **Tenth Street** (from Georgia Lane to Wood Avenue)
- **Tenth Street** (from Campbell Avenue to Bald Eagle Avenue)
- **Thury Court** (from Debra Lane to End Cul-de-sac)
- **Walnut Street** (from Ninth Street to Tenth Street)
- **Wood Avenue** (from Tenth Street to Garden Lane)
- **Chicago Avenue** (from Stewart Avenue to Morehead Avenue)
- **Morehead Avenue** (from State 96 to Chicago Avenue)
- **Stewart Avenue** (from State 96 to Chicago Avenue)
- **Alley** (from Chicago Avenue to South)

Improvements WILL include gas main replacement (Xcel Energy) on all project areas.

### 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 2019 will be determined by the City Council.
  - Proposed rates for mill & overlay:
    - \$13.79 per assessable foot for residential property

- \$18.04 per assessable foot for apartments
- \$21.96 per assessable foot for commercial property
- Proposed rates for alley reconstruction:
  - \$2,266 per lot
- Senior deferments/hardship circumstances.
- Updated property owner's list (Ramsey County records are used).

#### **IV. CONSTRUCTION PROCESS**

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

#### **V. NEXT STEPS**

- Feasibility report to City Council on February 12, 2019.
- Public Hearing notice to property owners on March 1, 2019
- Public Hearing on Tuesday, March 12, 2019
- Construction approximately May – September, 2019

#### **VI. COMMENTS**

- Design ideas
- Questions?