



# City of White Bear Lake

City Project Nos.: 20-06 & 20-13  
Public Informational Meeting  
for 2020 Mill and Overlay Project



December 3, 2019  
6:30 p.m.  
City Hall Council Chambers  
4701 Highway 61 - White Bear Lake, MN

# CITY PROJECT NOS. 20-06 & 20-13

## I. OVERVIEW

The 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 14 miles between 2011 – 2019 = 16%)

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 in February 2020. A public improvement hearing could be held by City Council in March 2020 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 2020. Assessments will be payable in October 2020 or applied to property taxes for 10 years starting in 2021.

### 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. (Which is partly funded by the City's License Bureau)
Sidewalk	Interim Construction Fund
Water System Improvements	Water Improvement Fund
Sanitary Sewer Service Replacement	Special Assessment / Sewer Improvement Fund
Rain Gardens	Ramsey Washington Metro Watershed District Covers 100% of Costs

- 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.
- City of White Bear Lake Non-Emergency : (651) 429-8511
- Xcel Energy: (800) 895-2999
- White Bear Lake Post Office: (651) 762-1437

## II. PROPOSED 2020 MILL AND OVERLAY PROJECT

**City Project No. 20-06**

- **Bellaire Avenue** (from Orchard Lane to County Road E) - this project will be a “*partial reconstruction*” project, meaning the reclaimed bituminous will be used/installed as gravel base and we will add curb and gutter and reconstruct the pavement section.

**City Project No. 20-13**

- **Dillon Street** (from Fifth Street to Seventh Street)
- **Fifth Street** (from Karen Place to Wood Avenue)
- **Woodcrest Road** (from Seventh Street to Ninth Street)
- **Auger Avenue** (from Elm Street to County Road E)
- **Dell Street** (from Willow Avenue to 140' west of Midland Avenue)
- **Dell Court N** (from Dell Street to end cul-de-sac)
- **Dell Court S** (from Dell Street to end cul-de-sac)
- **Elm Street** (from Willow Avenue to White Bear Avenue)
- **Highland Avenue** (from Elm Street to County Road E)
- **Midland Court** (from Elm Street to end cul-de-sac)
- **Rooney Place** (from Dell Street to end cul-de-sac)
- **Sunrise Court** (from Highland Avenue to end cul-de-sac)
- **Willow Court East** (from Willow Avenue to Willow Court)
- **Willow Court** (from South limits to Elm Street)
- **Jansen Avenue** (from Bellaire Avenue to Glen Oaks Avenue)
- **Glen Oaks Avenue** (from Elm Drive to end cul-de-sac)
- **Glen Oaks Court** (from Glen Oaks Avenue to end cul-de-sac)
- **Rolling View Court** (from Rolling View Drive to end cul-de-sac)
- **Rolling View Drive** (from Glen Oaks Avenue to County Road E)
- **Oak Court** (from Bellaire Avenue to end cul-de-sac)
- **Orchard Circle** (from Orchard Lane to end cul-de-sac)

Improvements WILL include gas main replacement (Xcel Energy) on some of the project areas. They will contact you directly regarding this work.

#### 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. GENERAL INFORMATION

#### **Property owners responsible for relocating and/or replacing private improvements on public right-of-way (usually within 15 feet of the edge of the road):**

- Landscaping, fences, irrigation systems, invisible dog fences, sump drains, decorative mailboxes, decorative sidewalks, decorative driveways, etc.

#### **Driveway Replacement Program (Bellaire Avenue ONLY):**

- Driveway permit fee waived if driveways are reconstructed by City contractor during the project. Permit fee for driveways (concrete or asphalt) reconstructed by non-City contractor or not inspected by Engineering Department during project is \$50.00.
- Driveways will be evaluated by the Engineering Department. If driveways have poor drainage, we might recommend concrete over asphalt to improve drainage characteristics of new driveway.
- The cost of new private driveways **cannot** be put on your assessment.

#### **Residential Sanitary Sewer Wye Replacement Program (Bellaire Avenue ONLY):**

- Sanitary Sewer Main televising reports will be reviewed by the Engineering Department. Pictures of each individual sewer wye connection are available tonight or will be mailed to property owners with an evaluation of its condition. These pictures only show the point where the service connects to the city main. We still recommend televising service lines to check for possible problems throughout the remainder of the service.
- If property owners are interested in participating in the program, we require that the entire sewer service be televised from the house out towards the street. Only if a problem is found within 10 feet of the city main, property owners may participate in the program. Any issues beyond 10 feet from the main, private sewer work cannot be included as part of the project.
- Property owners can then decide if they wish to participate in the program at a maximum cost of \$1,300.

### IV. 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 2020 will be determined by the City Council.
- Once levied, you will have 30 days to pay any portion (0-100%) of the balance to the City.

- The remaining balance will be placed on your property taxes for 10 years with interest (2019 rate was 4.41%)
- Typical assessments for mill and overlay (2019 rates 80' lot @ \$13.79/af =\$1,103.20)
- Typical assessments for partial reconstruction (2019 rates 80' lot @ \$39.34/af = \$3,147.20)
- Senior deferments/hardship circumstances.
- Updated property owner's list (Ramsey County records are used).

## **V. CONSTRUCTION PROCESS**

- Private utility work
- Misc. utility and concrete removal and repairs
- Mill pavement
- Install new curb & gutter on Bellaire Avenue
- Install new sidewalk
- Adjust Castings and Valves
- Paving
- Site clean-up and restoration

## **VI. ANTICIPATED SCHEDULE**

- City Council to order Feasibility Report on December 10, 2019.
- Feasibility report to City Council on February 11, 2020.
- Public Hearing notice to property owners on February 28, 2020
- Public Hearing on Tuesday, March 10, 2020
- Construction approximately May – September, 2020
- City Council could order public hearing and adopt proposed assessment roll as early as September 22, 2020

## **VII. COMMENTS**

- All information from tonight will be posted on the City website at [www.whitebearlake.org](http://www.whitebearlake.org). Click on YOUR GOVERNMENT tap found on the top right of the home page and then click on CITY PROJECTS. From the list of options, select 2020 MILL & OVERLAY PROJECT. For residents on Bellaire Avenue, select 2020 RECONSTRUCTION PROJECT - BELLAIRE.
- Design ideas
- Questions?

## **VIII. BREAK OUT MEETINGS**

- Meet with staff individually about the projects.
- Sidewalk discussion(s)

# City of White Bear Lake Public Improvement Process

