



City of White Bear Lake

City Project Nos.: 21-01, 21-06 & 21-13
Public Informational Meeting
for 2021 Pavement Rehabilitation Project



CITY PROJECT NOS. 21-01, 21-06 & 21-13

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 18 miles between 2011 – 2020 = 20%)

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 January 2021. A public improvement hearing could be held by City Council in February 2021 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 2021. Assessments will be payable in October 2021 or applied to property taxes for 10 years starting in 2022.

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)
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 (tax law in 2004). Please refer to IRS Publication 530.
- Funding for private utilities (gas, electric, phone, CATV) by utility company.

Communication:

- 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 2021 PAVEMENT REHABILITATION PROJECT

City Project No. 20-01

- **Campanaro Lane** (from Ninth Street to Garden Lane)
- **Garden Lane** (from Woodcrest Road to Georgia Lane)
- **Georgia Lane** (from Ninth Street to Garden Lane)
- **Woodcrest Road** (from Ninth Street to Garden Lane)

City Project No. 20-06

- **Birch Lake Avenue** (from Otter Lake Road to Fourth Avenue)

City Project No. 20-13

- **Elm Street** (from Fair Oaks Drive to Willow Lane)
- **Fair Oaks Drive** (from Elm Street to Savannah Avenue)
- **Fair Oaks Court** (from Fair Oaks Court to End Cul-De-Sac)
- **Savannah Avenue** (from Elm Street to End Cul-De-Sac)
- **Lakehill Circle** (from County Road F to End Cul-De-Sac)
- **Fifth Street** (Cook Avenue to Stewart Avenue)
- **Sixth Street** (Banning Avenue to Stewart Avenue)
- **Alley** (between Cook Avenue and Stewart Avenue, Sixth Street and Seventh Street)

Improvements WILL include gas main replacement (Xcel Energy) on City Project No. 21-01. 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.

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 2021 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 (2020 rate was 3.46%)
- Typical assessments proposed for mill and overlay (2021 rates 80' lot = \$1,200)
- Typical assessments for partial reconstruction (2021 rates 80' lot = \$2,400)
- Typical assessment for alley (2021 rates = \$2,400 each)
- 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
- Remove Pavement
- Grade existing gravel
- Paving 1st lift, driveways, base repairs
- Adjust Castings and Valves
- Paving
- Site clean-up and restoration

VI. ANTICIPATED SCHEDULE

- City Council ordered City Staff to prepare a Feasibility Report on October 13, 2020.
- Feasibility report to City Council on January 26, 2021
- Public Hearing notice to property owners on February 12, 2021
- Public Hearing on Tuesday, February 23, 2021
- Construction approximately May – September 2021
- City Council could order public hearing and adopt proposed assessment roll as early as September 21, 2021

VII. COMMENTS

- All information from tonight will be posted on the City website at 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 2021 STREET REHABILITATION PROJECT.
- Design ideas
- Questions?