



City of White Bear Lake

City Project No.: 22-01
Public Informational Meeting
for 2022 Pavement Rehabilitation Project



CITY PROJECT NO. 22-01

I. OVERVIEW

The annual reconstruction program's purpose is to improve all City streets to a standard which includes concrete curb and gutter, bituminous pavements, stormwater collection and treatment facilities.

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 thus creating a new road surface.

- Reconstruct 2-3 miles per year (over 80 miles reconstructed thru 2021 = 94%)
- Mill/Overlay or Partial Reconstruction (over 21 miles between 2011 - 2021 = 23%)

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, TV inspections of sanitary sewers, evaluation of water infrastructure, preparation of plans and preliminary assessment rolls.

We anticipate providing a feasibility report to City Council on January 25, 2022. A public improvement hearing could be held by City Council on February 22, 2022 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 2022. Assessments will be payable in October 2022 or applied to property taxes for 15 years for residential property and 20 years for commercial property starting in 2023.

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
Storm Sewer Improvements	Surface Water Pollution Prevention Fund Special Assessments (Storm Sewer based on lot area, up to \$0.12/sf)
Sanitary Sewer Service Replacement	Private Property Owners / Sewer Improvement Fund

Rain Gardens	50% - 90% from the Vadnais Lakes Area Water Management Organization VLAWMO remaining 50%-10% by Property Owner
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- 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 2022 PAVEMENT REHABILITATION PROJECT

City Project No. 22-01

- **Carolyn Lane** (from C.S.A.H. 96 to End Cul-De-Sac)
- **Eugene Street** (four segments between Otter Lake Road and Bald Eagle Avenue)
- **First Avenue** (from C.S.A.H. 96 to Birch Lake Avenue)
- **Florence Street** (from Carolyn Lane to Bald Eagle Avenue)
- **Fourth Avenue** (from C.S.A.H. 96 to Birch Lake Avenue)
- **Karen Place** (from C.S.A.H. 96 to Eugene Street)
- **Peggy Lane** (from Florence Street to End Cul-De-Sac)
- **Second Avenue** (from C.S.A.H. 96 to Birch Lake Avenue)
- **Third Avenue** (from Webber Street to Birch Lake Avenue)
- **Webber Street** (from Dillon Street to Bald Eagle Avenue)
- **Alley** (between First Avenue and Bald Eagle Avenue from C.S.A.H. 96 to Eugene Street)

III. GENERAL INFORMATION

- Reconstruction projects include utility improvements (water, sanitary sewer, storm sewer as well as gas, electric, telephone and CATV), in addition to the street reconstruction.
- Ask property owners if they are aware of any problems (water – frozen lines), sanitary sewer (sewer backups), surface drainage problems, etc.
- Vibration from compactors will translate to shaky walls – make sure hanging items are secure or removed.
- Talk to staff **after meeting** about specific problems regarding:
 - Water service
 - Sanitary sewer service/backups (televise sewer services)

- Drainage problems
- Tree trimming of branches over streets
- Other utilities
- Specific events (weddings, graduations, etc., garage sales not included)
- Special medical problems/hardships
- Driveway problems (drainage, etc.)

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.

Improvements MAY include:

- **Watermain** repair of gate valves and hydrants
- **Water service** repair / replacement.
- **Sanitary sewer** main repair
- **Sanitary sewer** service wye repair
- **Storm sewer** new catch basins and leads, storm water treatment structures as well as sump catch basins
- New concrete **curb and gutter**
- New **street**
- New **sidewalk**
- **Gas** main replacement (Xcel Energy)
- **Electric** line upgrades (Xcel Energy)
- **Telephone** and **CATV** by private companies

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

Driveway Replacement Program:

- 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. More information will be mailed in April 2022 once a contractor is selected.

Residential Sanitary Sewer Wye Replacement Program:

- Sanitary Sewer Main televising reports will be reviewed by the Engineering Department. Pictures of each individual sewer wye connection will be mailed to property owners with an evaluation of its condition.
- 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.

- Property owners can then decide if they wish to participate in the program at a maximum cost of \$1,300.

Residential Water Service Replacement Program (NEW in 2018):

- Water services which are not constructed with copper pipe will be replaced. Services installed generally before the 1960's used galvanized pipe which corrodes and becomes brittle increasing risk of leaks and eventual failure.
- City will share cost of water service upgrades with property owners. Property owners cost is estimated to be \$1,200.

Construction process overview:

- Brief Power Point Presentation
- Construction sequence
- **Vibration from compactors will translate to shaky walls - make sure hanging items are secure or removed.**

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 2022 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 15 years with interest (2021 rate was 3.29%)
- 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 assessments for full reconstruction (2021 rates 80' lot = \$3,400)
- Typical storm sewer assessments \$0.12/sf minus previously paid storm sewer assessment(s) on property (full reconstruction only)
- Typical assessment for alley (2021 rates = \$2,300 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
- City utility work (Sanitary, Storm, Watermain)
- Earthwork (Excavation)
- Grade existing gravel (full/partial reconstruction only)
- New Curb Installation (full reconstruction only)
- 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 12, 2021
- Accept the Feasibility Report and Order the Public Improvement Hearing on January 25 2022. Notice of the Public Hearing will be mailed to affected property owners and advertised in the White Bear Press
- Public Improvement Hearing in February 2022
- Construction approximately May – September 2022
- City Council could order public hearing and adopt proposed assessment roll as early as September 2022

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 2022 PAVEMENT REHABILITATION PROJECT.
- Design ideas
- Questions?