



# City of White Bear Lake

4701 Highway 61 N.  
White Bear Lake, Minnesota 55110  
651-429-8531 | [www.whitebearlake.org](http://www.whitebearlake.org)

October 17, 2023

RE: Informational Meeting – November 8, 2023 at 6:30 p.m.  
Proposed 2024 Pavement Rehabilitation Project  
City Project Nos. 24-01 and 24-08

Dear Property Owner(s):

During the 2024 construction season, the City of White Bear Lake is considering street rehabilitation projects on:

- Campbell Avenue (from Birch Lake Avenue to Fourth Street)
- Krech Avenue (from Birch Lake Avenue to Fifth Street)
- Second Street (from west cul-de-sac to Wood Avenue)
- Third Street (from west cul-de-sac to Wood Avenue)
- Third Street (from Campbell Avenue to Bald Eagle Avenue)
- Wood Avenue (from Birch Lake Avenue to Fourth Street)
- Sports Center Drive (from Birch Lake Boulevard South to Highway 96)

The project would be undertaken in the summer of 2024, if approved by the City Council. We are conducting an informational meeting on November 8<sup>th</sup> to review the project and answer questions.

The informational meeting on **Wednesday, November 8<sup>th</sup> at 6:30 p.m. in the Council Chambers at City Hall** will provide you with information on the proposed improvements, how they may impact your property, and how street rehabilitation projects are funded and financed in the City. We would like to receive comments regarding the project from residents and will provide further information on construction.

The Pavement Rehabilitation Program emphasizes resurfacing or reconstructing existing roads that are at the end of their useful life, expensive to maintain and are not providing good service. When streets are rehabilitated, other City-owned infrastructure facilities (alleys, watermains, sanitary sewers and storm sewers) are also examined and improved as necessary. Private utilities in the street right-of-way are also reviewed by the appropriate companies (electric, gas, telephone and cable TV) for maintenance activities which can be coordinated with a pavement rehabilitation project.

The City finances pavement rehabilitation projects through a combination of City funding sources and assessments to property owners. The City assesses approximately one-third of the project cost to benefitted property owners. Based on historical data, the typical proposed assessments in 2024 are anticipated to be approximately **\$3,000 per 80-ft lot for total pavement**

**replacement, \$4,000 per 80-foot lot for reconstruction.** Exact amounts will be available at a later date as staff completes the project feasibility study.

Note: Assessments will be based on the City's assessment policy and are based on actual lot size and location. Commercial and Apartment assessments are also being reviewed. Assessment benefit will be confirmed through a review by an independent property appraiser.

As the City prepares for this project, it is a good opportunity for property owners to evaluate their own private driveways, water service and sanitary sewer service. If you are experiencing problems with your water or sanitary sewer services, it will be a good time to have them repaired while the streets are under construction. If you think you might have a problem, call us and we will help you evaluate your particular service.

If you have any questions or comments to share, there are several ways to do this:

- Contact our Engineering Department via phone at (651) 429-8531
- Send an email to [cvermeersch@whitebearlake.org](mailto:cvermeersch@whitebearlake.org)
- Mail written correspondence to City of White Bear Lake, Engineering Department, 4701 Highway 61, White Bear Lake, MN 55110

Following State Statute 429 and the City's Public Improvement Process, the anticipated project schedule is as follows:

- Accept the Feasibility Report Order the Public Improvement Hearing – January, 2024
- Hold the Public Hearing & Authorize Advertisement for Bids – February, 2024
  - At this meeting, City Council can order the proposed improvements and allow the City to advertise for bids for the project. You will receive formal notice of this public hearing.
- City Council awards a construction contract – April, 2024
- Construction – Approximately May until September.
- Public Hearing for Assessments – September 2024
  - At this meeting, City Council can adopt the assessment roll. You will receive formal notice of the public hearing.

The Engineering Department staff are available to answer your questions or meet with you to review any portion of the proposed project. In addition, the information presented at the informational meeting—as well as ongoing project news—will be posted on the City's website for your review ([www.whitebearlake.org](http://www.whitebearlake.org) → click on **"Your Government"** and then **"Engineering"**). Information will be posted as it becomes available so check back frequently.

Sincerely,



Paul Kauppi, P.E.

Director of Public Works/City Engineer