

Your neighborhood is planned for street improvements in 2021 and 2022. This newsletter provides general information on the project, including the process and timelines for the project.

WHY IS MY STREET BEING IMPROVED?

The Township has a Pavement Management Program which allows the Township to rate the condition of streets within the Township. In your neighborhood, the streets have been rated low in comparison to other streets in the Township. While the Township has other low-rated streets, the Public Works Department reviews the lowest rated streets and prioritizes them into improvement projects. While not all streets within an improvement area are rated the same, they may be included in the project to complete a neighborhood. This provides an economy of scale and reduces the need for construction to disrupt the neighborhood in the future. The low pavement management rating also indicates that it is no longer economical to repair the street.

WHAT OTHER IMPROVEMENTS WILL BE MADE?

White Bear Township reviews and updates the sanitary sewer and watermain as needed. Curb and gutter and storm sewer is proposed to improve drainage, protect the street improvements, and improve water quality for Township wetlands and lakes.

TIMELINE FOR IMPROVEMENTS

Usually, construction begins in May and continues into October. Not all streets will be under construction at the same time. Typically, a contractor begins in the most remote part of the project and works toward the main access to the neighborhood. Construction begins with utility work and progresses to street improvements and finally restoration. Multiple phases of construction may be undergoing within the project as work progresses.

The following is a schedule for the 2021 project:

Mail Questionnaire	Nov., 2020
Informational Meeting #1	Dec. 14, 2020
Informational Meeting #2	Jan., 2021
Approve Plans & Specifications / Order Ad for Bids	March, 2021
Open Bids	April, 2021
Accept Bids / Award Contract	May, 2021
Project Substantially Completed	Oct., 2021

THE PROCESS

Do I have a say in what is being done? Yes, the Township holds a number of meetings throughout the project to gather information and input. Notices for those meetings will be mailed to you.

ASSESSMENT INFORMATION

Will I be assessed for the project? Yes.

What is the amount of the assessment?

While we do not know the amount of the assessment until bids are received for the work, the assessment is anticipated to range from \$8,000 to \$12,000 per property.

When will I be assessed?

The Assessment Hearing will likely take place next October of the improvement year. Property owners have a one-month opportunity to pay off the assessment without interest. After November, the assessment is certified and will appear on your tax statement in the following year.

How is the assessment calculated?

The Township assesses benefited properties based on the anticipated benefit of the project to the properties. The remainder of the cost is funded by other funds.

Can the assessment cost be spread out?

The assessment, if it is not paid up front, will be added to your taxes and spread out over ten years.

EXAMPLE OF COMPLETED

IMPROVEMENT



OTHER QUESTIONS

Will construction affect my landscaping, sprinklers, or trees? If landscaping, sprinklers, or trees are within the right-of-way or near the street it is likely they will be impacted. It is recommended that landscaping be removed in the right-of-way ahead of construction in May. In cases where these items remain within the right-of-way or easement they may be damaged.

I am planning to replace my entire driveway. Should I hold off until after the project? Yes, construction will likely affect your driveway, so waiting until the next year will prevent you from having a seam in your new driveway. Driveways are generally saw cut at the construction limits (usually within 3 to 10 feet of the street) and removed and replaced in kind, leaving a match-line seam.

Why is concrete curb and gutter important? A primary source of street degradation is caused by poor drainage. Concrete curb and gutter directs drainage away from the street to protect the street investment. This also improves water quality by reducing pavement edge failure and erosion. Curb and gutter define the street edges, improving safety, snow plowing, street sweeping, and mowing.

For information regarding White Bear Township's street improvements, please visit our website at www.whitebeartownship.org

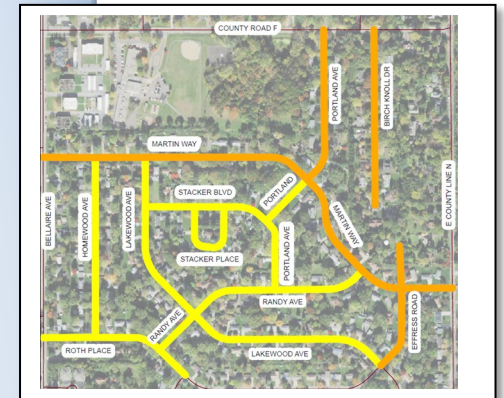
White Bear Township
1281 Hammond Road
White Bear Township, MN 55110

RESIDENT
ADDRESS
(area no more than 4" x 2.75"
per postal standard)



White Bear Township
1281 Hammond Road
White Bear Township, MN 55110

2021 and 2022 Street Improvements SE Area Phase 2 & 3



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