



AGENDA
REGULAR MEETING OF THE CITY COUNCIL OF
THE CITY OF WHITE BEAR LAKE, MINNESOTA
WEDNESDAY, FEBRUARY 26, 2020
7:00 PM IN THE COUNCIL CHAMBERS

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF THE MINUTES

- A. [Minutes of the Regular City Council Meeting on February 11, 2020](#)

4. VISITORS AND PRESENTATIONS

- A. Swearing in Officers Jordan Blevins, Melissa Schmidt and Sergeant Isaac Tuma
B. The Gathering and 2nd Half with Lyngblomsten

5. PUBLIC HEARINGS

- A. [Resolution ordering improvements, approving plans and specifications and authorizing advertisement for bids for the 2020 Street Reconstruction Project, City Project Nos. 20-01 & 20-06](#)
B. [Resolution ordering improvements, approving plans and specifications and authorizing advertisement for bids for the 2020 Mill and Overlay Project, City Project No. 20-13](#)

6. LAND USE

- A. **Consent**

B. **Non-Consent**

7. UNFINISHED BUSINESS

8. ORDINANCES

9. NEW BUSINESS

- A. [Resolution authorizing the Mayor and City Manager to execute two memorandums of understanding with the Local 49 Public Works Union](#)
B. [Resolution supporting the TH 244 jurisdictional transfer from MnDOT to Washington County](#)

10. CONSENT

- A. [Resolution approving gas station licenses at 4648 Highway 61 to Mahmood Enterprises, LLC](#)

11. DISCUSSION

- A. [Compensation for Mayor and City Council positions](#)

12. COMMUNICATIONS FROM THE CITY MANAGER

[Report from NYFS](#)

13. ADJOURNMENT

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**MINUTES
REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, FEBRUARY 11, 2020
7:00 P.M. IN THE COUNCIL CHAMBERS**

1. CALL TO ORDER AND ROLL CALL

Mayor Jo Emerson called the meeting to order at 7:04 p.m. Councilmembers Doug Biehn, Steven Engstran, Dan Jones and Bill Walsh were present. Councilmember Kevin Edberg arrived at 7:05 p.m. Staff members present were City Manager Ellen Hiniker, Assistant City Manager Rick Juba, City Engineer Paul Kauppi, Community Development Director Anne Kane, City Clerk Kara Coustry and City Attorney Troy Gilchrist

PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

A. Minutes of the Regular City Council Meeting on January 28, 2020

It was moved by Councilmember **Jones**, seconded by Councilmember **Engstran**, to approve the Minutes of the Regular City Council Meeting on January 28, 2020.

Motion carried unanimously.

3. APPROVAL OF THE AGENDA

City Manager Hiniker added 9F a rental agreement with Comcast at the Bellaire Center

It was moved by Councilmember **Biehn** seconded by Councilmember **Walsh**, to approve the agenda as presented.

Motion carried unanimously.

4. VISITORS AND PRESENTATIONS

A. Susan Vento – Metropolitan Council Representative

Susan Vento introduced herself as the District 11 Representative on the Metropolitan Council, appointed nearly one year ago by Governor Walz. She serves on the Community Development Committee and the Environmental Services Committee where she has been learning about wastewater treatment. Ms. Vento reported that the Metro Wastewater Treatment Plant is known nationwide for its being a high quality service to the community. Ms. Vento was also appointed to the Auditing Committee, Rush Line Committee and the Environmental Quality Board.

Councilmember Edberg noted Ms. Vento's work in water treatment and challenged the Metropolitan Council to think about opportunities to replenish area aquifers with treated waste and stormwater rather than pumping it into the Gulf of Mexico. Ms. Vento relayed a couple of recent conversations regarding a possible northeast water treatment facility in the future.

Councilmember Walsh thanked Ms. Vento for visiting and stated that many of his constituents are not in favor of the Rush Line corridor in either direction. He said the need for transit has not been proven and he believes the Rush Line would deteriorate the City's charming downtown – its best asset. Ms. Vento encouraged everyone to keep an open mind and noted the population is changing along with the opportunity to meet real needs.

Councilmember Jones appreciated Ms. Vento and thanked her for her service. He expressed frustration in the Metropolitan Council stormwater model whereby rates increase with the reduction of stormwater use. He added that although Rush Line has been in the works for 30 years, the Metropolitan Council has been holding back with regard to its role as the eventual manager of Rush Line, which has made it difficult navigating the project through the Rail Authority and Ramsey County Commissioners.

Mayor Emerson thanked Susan Vento for taking the time to visit with the Council.

B. John Haine – Cummins project to evaluate Electric Vehicle Charging stations

City Manager Hiniker introduced John Haine, General Manager of Cummins Sales and Service Headquarters on Buerkle Road in White Bear Lake, and one of the City's top employers. John Haine is General Manager at the Cummins sales and service headquarters for this region, located on Buerkle Road. Cummins is one of the City's top employers, with 200 employed at this site, and 1,200 Cummins employees in the Twin Cities, many of whom are at the Shoreview site. The City connected with Mr. Haine and his team through a Cummins initiative coordinated by Great Plains Institute. As part of Cummins' corporate commitment to volunteerism, employees are provided opportunities to volunteer. Recently employees voiced interest in broadening those opportunities to include work around sustainability and the environment. Cummins worked with Great Plains Institute to organize this first effort to partner with their local communities on a project of shared interest. It was decided by the Shoreview and WBL teams, in coordination with input from their respective cities, to assist with research related to EV charging stations.

Mr. Haine noted he and other volunteers at Cummins have been working for the past six months on the City's Banning and 3rd Street parking lot project slated for spring 2021 in an effort to add charging stations at this location. Mr. Haine explained the reason for Cummins involvement, as the company provides paid time to employees for participating in community projects that align with one of three factors: education, quality of opportunity and environment.

Mr. Haine presented reasons to consider electric vehicle charging stations, citing cleaner air, attraction of potential customers and the potential for charging revenue. He also pointed out that the City would become a destination for those needing to charge vehicles and benefit from a reputation of environmental conscientiousness. He noted that sales of electric vehicles is predicated to rise significantly and that those buying electric vehicles have more disposable income to spend at local businesses.

Mr. Haine explained that rather than making a recommendation for a specific type of charging station, Cummins came up with a list of questions to allow the City to assess the best charger for its needs and budget at the time of the project. Mr. Haine also presented an option for solar charging stations in the parking lot, in which a partnership with Century College students might provide an education and experience component installing solar panels.

Mr. Haine reviewed some Xcel solar program incentives to assist and pointed out an alignment with Green Step Cities best practices initiatives.

Mayor Emerson thanked Mr. Haine his work on this project as the City moves forward with ClimateSmart initiatives.

Councilmember Biehn stated he owns a Tesla and he does stop at locations that have chargers to shop. He supports this initiative in the downtown, which would need to figure a way to keep people from monopolizing the charge for 8 hours every day, especially as electric vehicles become more popular.

Councilmember Jones stated that he supports this initiative as well, but does not support preferential treatment for electric vehicles, noting Nicolet Mall.

In response to a question from Councilmember Walsh, Ms. Hiniker stated that staff would have further discussions with Council about options when planning for the parking lot improvements. Councilmember Walsh pointed out that the market will take care of providing the charging spaces to supply the need and the City should not need to provide them.

Councilmember Biehn stated that he wants that charging station to service the downtown in the City lot because other cities and other entities will have them and he does not wish to be left behind.

5. PUBLIC HEARINGS

Nothing scheduled

6. LAND USE

A. Consent

1. Consideration of a request by Walser Polar Chevrolet for a one year time extension of approved Conditional Use Permit and Variances for 1801 County Road F. **Resolution No. 12529**

It was moved by Councilmember **Jones** seconded by Councilmember **Biehn**, to approve the Consent Agenda as presented.

Motion carried unanimously.

B. Non-Consent

1. Consideration of a Planning Commission recommendation regarding a request by Richard Herod III for a Conditional Use Permit and Variance (20-1-CUP and 20-1-V)

Community Development Director Kane noted the applicant, Richard Herod III had two land use requests for his home located at 4264 Cottage Park Road. He requested a conditional use permit for two additional curb cuts accessing Cottage Park Road, and, a two-foot variance from the four foot height limit for a fence abutting a right-of-way.

Ms. Kane stated the City is planning the reconstruction of Cottage Park Road this summer, which is why the applicant is proposing the two curb cuts now. She stated the Planning Commission found it reasonable to grant one ten foot wide curb cut on the vacant West parcel of the property, but not on the East parcel to service the backyard.

Regarding the fence, Ms. Kane explained, the applicant hired a contractor who installed the fence without pulling a permit from the City. Mr. Herod called the City to verify the permit, only to learn there was none. Ms. Kane stated, the City informed the contractor that a permit was needed at which time the proper documents were submitted, work resumed, but did not follow the City's approved plan. She reported the company instead installed the six-foot cedar fence right along the side yard abutting a right-of-way, and a variance is now being requested because the code requires the fence to be four feet in height or twelve feet from the property line.

Ms. Kane reported that staff and ultimately the Planning Commission did not support the variance for several reasons including past practice, hampered lake view, a poor precedent with non-permitted contractors and the fact that a fence to code would still allow for reasonable use of the applicant's land.

Ms. Kane reported that following the Public Hearing in which the applicant and three neighbors expressed their support for the variance, the Planning Commission forwarded for approval a CUP for one additional curb cut for the vacant parcel, denial of a second curb cut access the lot with the house, and denial of the fence height variance – deleting the requirement to remove the fence from the public right-of-way.

Mayor Emerson opened the public hearing at 7:58 p.m.

Richard Herod III of 4264 Cottage Park Road, the homeowner, stated he hired a contractor he thought would do the work correctly, but when he asked to see the permit, he called the City only to learn that a permit was not pulled. He explained that he tried to do everything right, including consulting his neighbors regarding the fence's height and location. Mr. Herod expressed concern over the Planning Commission's assertion that the property owner has a duty to provide a view to the lake for pedestrians and the precedent this sets. He noted there are plenty of public beaches and lake access for the public to enjoy and he pays a mortgage and taxes for the enjoyment of his property, not for others.

Mr. Herod explained the need for a 6-foot high fence stems from the desire to protect his French Bull Dogs from being taken. He stated that architecturally, moving the fence back

would not look good and he would lose 800 square feet of yard. He also stated that privacy is important and although Cottage Park is 20 mph, his other lot abuts White Bear Avenue, which has heavy high-speed traffic.

Melony and Daniel Emery, owners of 2143 and 2144 Lakeview Avenue, expressed concern over the Planning Commission's stance that this is a "Neighbors View Preservation District". She stated that the custom cedar fence will be expensive to relocate, or modify and in their dealings with contractors, this will not be easily corrected. She felt that Mr. Herod would have gone through the proper channels had he known a variance would be needed for the fence. She also thought it crazy to push the fence back 12 feet, thereby taking 816 square feet of yard, which is the foundation size of the median house. Mr. Emery added that the backyard is where people living on the lake spend time and entertain. Mr. Emery also felt like Mr. Herod is being punished for doing all the right things. Ms. Emery added there are other structures on this street that are closer to the road than this fence.

City Attorney Gilchrist added that the resolution for denial of this variance does not cite the view to the lake as a basis. Instead, he said, it is focused on the lack of practical difficulty, which is a statutory standard that must be met before the City can grant the variance.

Mayor Emerson closed the public hearing at 8:19 p.m.

Councilmember Walsh stated the code applies to the entire City and the variances that were granted in Cottage Park were done because the lot sizes are weird and irregularly shaped. He stated that this variance request does not meet the tests and if the owner had requested the variance first, it would not be granted because the yard is large enough to handle application of the City's code without a variance. Councilmember Walsh added that a public view of the lake is not a requirement.

Councilmember Biehn agreed with Councilmember Walsh, that this case does not meet the difficulties that other properties proved. While he understands the conundrum and he sympathizes, he cannot grant this variance. He hoped the contractor will correct this for the applicant.

It was moved by Councilmember **Walsh** seconded by Councilmember **Jones**, to approve **Resolution No. 12530** granting one conditional use permit and denying one conditional use permit both at 4264 Cottage Park Road.

Motion carried unanimously.

It was moved by Councilmember **Walsh** seconded by Councilmember **Biehn**, to approve **Resolution No. 12531** denying a fence variance for 4264 Cottage Park Road.

Motion carried 3:2. Councilmember Jones and Engstran nay.

2. Consideration of a Planning Commission recommendation regarding a request by Twin Cities Petroleum for two variances (20-2-V)

Community Development Director Kane stated the property is located at 2490 County Road

F on the southwest corner of County F and Bellaire Avenue. She reported the property owner would like to install a pricing sign, however, the City's sign code does not allow digital signs on walls or canopies of buildings, and therefore the only option is a freestanding sign. Ms. Kane stated the property is small with only a small triangular piece of greenspace in the northeast corner of the site. Ms. Kane reported that a 10 foot setback from both property lines, leaves only about 2 square feet in which to construct a sign, therefore a true practical difficulty exists.

Ms. Kane explained the property owner is requesting a 3'8" variance form the 10 foot setback requirement along the north property line (a 36% variance) and a 4'5" variance form the 10 foot setback requirement along the east property line (a 44% variance), in order to locate a freestanding monument. She noted the applicant designed the sign to be narrow so as to both reduce the amount of variance being requested and to preserve as much visibility as possible at the intersection. Ms. Kane stated the required visibility triangles at the intersection would not be impacted by the proposed sign.

Ms. Kane reported that during the Planning Commission public hearing, a neighbor expressed concern with lighting and noise from commercials playing at the pumps. She stated the property owner lowered the sound to a conversational level and modified the design of the monument sign such that only the price would be illuminated. With these modifications, Ms. Kane forwarded a Planning Commission recommendation for these variances related to the placement of a monument sign.

Mayor Emerson opened the public hearing at 8:22 p.m. There being no public comment, Mayor Emerson closed the public hearing.

It was moved by Councilmember **Biehn** seconded by Councilmember **Walsh**, to approve **Resolution No. 12532** granting two setback variance for 2490 County Road F, East.

Motion carried unanimously.

7. UNFINISHED BUSINESS

Nothing scheduled

8. ORDINANCES

Nothing scheduled

9. NEW BUSINESS

- A. Resolution approving Community Development Grant Funding for Pioneer Manor window replacement project

Community Development Director Kane reported that at the January 21, 2020 Ramsey County Housing and Redevelopment Authority Meeting, an amendment to the County's CDBG funding planned was approved which included a \$450,000 allocation for the Pioneer Manor Window Replacement Project. Ms. Kane asked for approval to accept CDBG funding for this project.

In response to Councilmember Biehn, Ms. Kane confirmed this award does cover the entire cost of the window replacement project at Pioneer Manor.

It was moved by Councilmember **Biehn** seconded by Councilmember **Jones**, to approve **Resolution No. 12533** authorizing the use of Community Development Block Grant Funds for a window replacement and adjacent exterior paneling and trim replacement project at Pioneer Manor.

Motion carried unanimously.

B. Resolution awarding Pioneer Manor window replacement project

Community Development Director Kane reported that staff received only one bid for the window replacement project at Pioneer Manor. Staff reviewed the bid with the potential project manager for this work to confirm the level of detail was thorough enough to meet a compressed timeline for this project. As a result, Ms. Kane forwarded a recommendation to adopt the resolution authorizing acceptance of the bid from Intelligent Design including panel and trim replacement and authorizing a contract for ancillary services to facilitate the successful completion of the project including wage compliance and project management services.

Councilmember Walsh pointed out the absurd Federal Government requirement for the City to come up with a regional wage limit for this project, which is so complicated it requires a wage consultant for management and compliance.

It was moved by Councilmember **Walsh** seconded by Councilmember **Engstran**, to approve **Resolution No. 12534** awarding Pioneer Manor window replacement project.

Motion carried unanimously.

C. Resolution affirming the Ramsey Washington Suburban Cable Commission's determination that preliminary assessment of the Comcast franchise should not be renewed

City Manager Hiniker provided a brief history of Ramsey Washington Counties Suburban Cable Communications Commission (RWSCC) and the franchise renewal process since 2017. Ms. Hiniker stated that after providing Comcast with two extensions to the current franchise with still no agreement, RWSCC initiated the formal renewal process last fall. In response, she said, Comcast submitted a franchise proposal, which was reviewed by RWSCC under the guidance of the federal Cable Act. The RWSCC's preliminary assessment led to non-renewal of the proposal and if supported by participating cities, moves franchise discussions onto the next hearing phase in accordance with the Federal Cable Act. Ms. Hiniker added this is not a final decision by the Council, rather this decision supports a continuation of the formal process.

Ms. Hiniker highlighted grounds for RWSCC's recommendation for non-renewal based on loss of PEG fee programming, but also in their findings that Comcast did not reasonably satisfy matters relating to customer service and billing, the I-NET, extension of service to unserved areas, upgrade of the system and system maintenance. Ms. Hiniker referenced Council's receipt of two letters, one from Comcast disputing RWSCC's findings and one from RWSCC's attorney

countering the claims put forth by Comcast. Ms. Hiniker expressed preference that the role of adjudicating these conflicting claims fall to a qualified hearing judge familiar with this specialized field of law.

The City Council sought clarification from RWSCC's Executive Director, Tim Finnerty and also heard from Ron Orlando, Vice President External Affairs with Comcast.

Councilmembers Walsh expressed his interest in reviewing the service model, noting the change in technology and declining reliance on cable. Ms. Hiniker agreed that this would need to be a conversation among the RWSCC members and that a new model may further reduce reliance on PEG fees. Meanwhile, she expressed the importance of seeing the franchise negotiations to provide a strong base from which to work.

It was moved by Councilmember **Biehn** seconded by Councilmember **Jones**, to approve **Resolution No. 12535** affirming the Ramsey Washington Suburban Cable Commission's determination that preliminary assessment of the Comcast franchise should not be renewed

Motion carried 4:1. Councilmember Walsh nay.

D. Resolution extending the current Comcast Franchise Agreement

City Manager Hiniker stated this action would allow the Comcast franchise agreement to extend to March 31, 2020. She said that until negotiations are settled, it is in the best interest of the City's to extend the current franchise.

It was moved by Councilmember **Walsh** seconded by Councilmember **Edberg**, to approve **Resolution No. 12536** extending the current Comcast Franchise Agreement

E. Resolution accepting bids and awarding contract for the Centerville Water Tower Reconditioning, City Project No. 19-20

City Engineer Kauppi reported the City received favorable bids for the Water Tower Reconditioning Project, which was estimated to cost \$1.2 million. He said, in addition to the base bid, which includes sandblasting, repainting and logo replacement, there were two bid alternates under consideration. He stated bid alternate A added a three year warranty and alternate B was for an alternate logo and paint scheme. Mr. Kauppi forwarded staff's recommendation to award the base bid \$837,650 and alternate B for the logo and paint scheme at \$16,700 to Classic Protective Coatings, Inc.

It was moved by Councilmember **Edberg**, seconded by Councilmember **Biehn** to adopt **Resolution No. 12537** accepting the bids and awarding contract for the Centerville Water Tower Reconditioning, City Project No. 19-20.

Motion carried unanimously.

F. Resolution authorizing a rental agreement with Comcast

City Manager Hiniker reported that Comcast is a tenant of the City's Bellaire Center. She stated Comcast would like to renegotiate the terms of the rental agreement, but the City has taken the position that negotiation would happen after the franchise agreement is settled. She forwarded a recommendation to continue the same terms and rates of the existing rental agreement through the franchise, or through February 28, 2021, whichever comes first.

It was moved by Councilmember **Edberg**, seconded by Councilmember **Jones** to adopt **Resolution No. 12538** authorizing a rental agreement with Comcast.

Motion carried unanimously.

10. CONSENT

- A. Acceptance of Minutes: November and December Environmental Advisory Commission, November Park Advisory Commission, January Planning Commission
- B. Resolution authorizing the use of Memorial Beach for non-exclusive, for-profit events.
Resolution No. 12539

It was moved by Councilmember **Biehn**, seconded by Councilmember **Jones** to approve the Consent agenda as presented.

Motion carried unanimously.

11. DISCUSSION

Nothing scheduled

12. COMMUNICATIONS FROM THE CITY MANAGER

- Work Session at 6:00 p.m. on Tuesday, February 18, 2020
- Recommendation for title transfer of a garage to the White Bear Area School District
- Councilmember Engstran mentioned the new organics dumpster needs to be lighted at night.

13. ADJOURNMENT

There being no further business before the Council, it was moved by Councilmember **Edberg** seconded by Councilmember **Engstran** to adjourn the regular meeting at **9:22** p.m.

Motion carried unanimously.

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk



City of White Bear Lake
City Engineer's Office

MEMORANDUM

To: Ellen Hiniker, City Manager

From: Paul Kauppi, Public Works Director/City Engineer

Date: February 20, 2020

Subject: **Public Hearing for the 2020 Street Reconstruction Project, City Project Nos.: 20-01 & 20-06**

BACKGROUND

The City Council has ordered a public hearing to be held at its February 26th meeting to consider the improvements proposed under the 2020 Street Reconstruction Project. Staff has prepared plans, a cost estimate, assessment rolls, a feasibility report (which was presented to the Council at its January 28, 2020 meeting) and gathered additional information to assist the Council with decisions regarding the proposed improvements.

The City Council has selected the following areas for inclusion in the City's 2020 Street Reconstruction Project.

Cottage Park Road (Lakeview Avenue to Old White Bear Avenue)
Circle Drive (Cottage Park Road to Cottage Park Road)
Lakeview Avenue (South Shore Boulevard to Old White Bear Avenue)
Bellaire Avenue (Orchard Lane to County Road E)

SUMMARY

Staff has followed the required public hearing notification procedures for informing property owners affected by the proposed improvements and who are included in the proposed assessments.

This memo is intended to provide information regarding the proposed 2020 improvements and will be supplemented with a presentation at the public hearing on February 26th. During this portion of the meeting, the City Council will receive comments from property owners regarding the proposed improvement projects. After hearing from property owners and further discussion, the City Council will make a determination on whether or not to proceed with the proposed project.

DESIGN CONSIDERATIONS

The streets proposed for reconstruction will have the existing asphalt surface removed, water and sanitary sewer facilities repaired as needed, and then new streets with concrete curb and gutter constructed. The streets are generally being reconstructed to existing widths. A new segment of sidewalk is proposed on the west side of Bellaire Avenue from

Orchard Lane to County Road E to connect existing segments of sidewalk.

There are many contributing factors to where new segments of sidewalk are constructed. The City's 2040 Comprehensive Plan identifies which streets are good candidates for new sidewalk to connect to places of pedestrian activity such as parks and schools. When deciding which side of the street is most feasible for a new sidewalk, utility conflicts (both public and private), grading concerns (yards and driveways), and right of way constraints are analyzed.

PUBLIC IMPROVEMENT PROCESS

At its January 28, 2020 meeting, the City Council ordered a public hearing to be held on February 26, 2020 to consider ordering the improvements proposed in the 2020 Street Reconstruction Project. Property owners affected by the proposed project have been notified of the public hearing and have been provided with a copy an estimated assessment. The Engineering Department also conducted informational meetings on November 14, 2019 and December 3, 2019, to discuss the improvements with property owners and the City's assessment policy for improvements.

The informational meetings and preparation of the Feasibility Report were the initial steps. The public hearing on February 26, 2020 is the next step in the improvement process. If the Council desires to proceed with the project, the process will continue with final plan preparation, bidding, Council award of a contract, construction and a final public hearing to consider adoption of the assessment rolls in September 2020.

PROJECT COST

The estimated total cost of the proposed improvements in the 2020 Street Reconstruction Project, as presented in the Feasibility Report is \$1,814,250.

FUNDING

The improvements are proposed to be funded with a variety of City funds and special assessments to property owners. The Feasibility Report details the City funding contributions, special assessment rates and the proposed assessment rolls. The 2020 Street Reconstruction project is proposed to be funded by special assessments to property owners in the amount of \$355,000 with the balance of \$1,459,250 funded by City Funds. Attached is a summary of funding sources.

SPECIAL ASSESSMENTS

The portion of the improvements proposed to be assessed to property owners has been determined using the City's Assessment Policy and reviewed by the City's appraisal consultant. The assessment amounts provided to property owners with the notice of the public hearing were calculated using the formulas in the assessment policy, which have been used by the City for many years.

Assessment rates for the 2020 Street Reconstruction Project are proposed to be set at \$40.52 per assessable foot for residential properties.

Assessment rates for mill and overlay are proposed to be set at \$14.20 per assessable foot for residential properties, \$18.58 per assessable foot for apartment and townhomes properties, and \$22.62 per assessable foot for commercial properties.

Included with this memo are copies of the assessment rolls for City Council use at the public hearing on February 26th. We will be prepared to present an overview of the project and answer questions at the public hearing.

RECOMMENDED COUNCIL ACTION

Staff recommends that the City Council conduct a public hearing on the proposed improvements and consider adopting the attached resolution ordering the 2020 Street Reconstruction Project and authorizing advertisement for public bids.

If the Council desires to proceed with this project, Staff anticipates a bid date of March 25th, with presentation of bids for Council consideration at its April 14th meeting.

ATTACHMENTS

Resolution Ordering Project
20-01 & 20-06 Project Area Maps
20-01 & 20-06 Assessment Rolls

RESOLUTION NO.:

**RESOLUTION ORDERING IMPROVEMENTS,
APPROVING PLANS AND SPECIFICATIONS
AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR
THE 2020 STREET RECONSTRUCTION PROJECT**

CITY PROJECT NOS. 20-01 & 20-06

WHEREAS, a resolution of the City Council, adopted on the 28th day of January, 2020, fixed a date for a Council hearing on the proposed improvements of the 2020 Street Reconstruction Project; and

WHEREAS, ten days mailed notice and published notice of the hearing was given, and the hearing was held thereon on the 26th day of February, 2020, and all persons desiring to be heard were given an opportunity to be heard thereon; and

WHEREAS, the Engineering Department has prepared plans and specifications for utility, street and curb and gutter improvements for **Cottage Park Road** (Lakeview Avenue to Old White Bear Avenue), **Circle Drive** (Cottage Park Road to Cottage Park Road), **Lakeview Avenue** (South Shore Boulevard to Old White Bear Avenue), and **Bellaire Avenue** (Orchard Lane to County Road E).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake, Minnesota that:

1. Said improvements are hereby ordered as proposed.
2. The City Engineer is hereby designated as the Engineer for these improvements. He has prepared plans and specifications for the making of such improvements.
3. Such plans and specifications are hereby approved.
4. The Public Works Director/City Engineer shall prepare and cause to be inserted in the official paper an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for 21 days, shall specify the work to be done, shall state that bids will be received by the Public Works Director/City Engineer until 11:00 A.M. on Wednesday, March 25, 2020, at which time they will be publicly opened in the City Hall by the City Engineer and Engineering Secretary, will then be tabulated and will be considered by the City Council at 7:00 P.M. on Tuesday, April 14, 2020.

RESOLUTION NO.:

The foregoing resolution offered by Councilmember_____, and supported by Councilmember_____, was declared carried on the following vote:

Ayes:

Nays:

Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

City of White Bear Lake
2020 Street Project / G.O. Improvement Bond

Project	Original Estimate	Bid or Estimate*	Additional fees based on Project Cost			Total Project Cost with Contingencies
			18% Legal / Admin Engineering	5% Contingency Estimate	10% Contingency Estimate	
Reconstruction #20-01, #20-06	1,475,000	-	265,500	73,750		1,814,250 (A)
Mill and Overlay #20-13	1,720,000	-	309,600		172,000	2,201,600 (B)
Total	3,195,000	-	575,100	73,750	172,000	4,015,850

* Bids to be opened March 25th.

Special Assessments to be Received:

Reconstruction #20-01, #20-06	(355,000) (C)
Mill and Overlay #20-13	(660,000) (D)

Project Costs Paid from Reserves or Other Sources:

MSA Funding per budget	(710,000)
Community Reinvestment Fund per budget	(113,000)
License Bureau	(75,000)
Interest per budget	(40,000)

Total Debt (without debt issuance costs included)	<u>2,062,850</u>
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2020 STREET RECONSTRUCTION PROJECT

City Projects 20-01 & 20-06

PROJECT FINANCING SUMMARY

IMPROVEMENT COSTS:

	CONSTRUCTION COST
Street Reconstruction	\$ 1,225,000
Watermain	\$ 50,000
Sanitary Sewer	\$ 30,000
Storm Sewer	\$ 70,000
Stormwater Treatment	\$ 10,000
Sidewalk	\$ 90,000
Construction Cost	\$ 1,475,000
5% Contingency	\$ 73,750
18% Engineering, Legal, Fiscal	\$ 265,500
Total Estimated Improvement Costs:	\$ 1,814,250 (A)

FUNDING SUMMARY:

ASSESSMENTS:

Street Assessment	\$ 309,000 (C)
Storm Assessment	\$ 46,000
Sidewalk Assessment	\$ 0
Special Assessments	\$ 355,000

CITY FUNDS: (Costs Include 18% Engineering, Legal, & Fiscal Costs)

Municipal State Aid	\$ 710,000
Community Reinvestment	\$ 113,000
Interest	\$ 40,000
Bonding	\$ 596,250
Estimated City Funds:	\$ 1,459,250

STREET AND STORM SEWER FUNDING:

Estimated Special Assessments	\$ 355,000 (22%)
Estimated Other Resources	\$ 1,250,150 (78%)
TOTAL	\$ 1,605,150

TOTAL PROJECT FUNDING:

Estimated Special Assessments	\$ 355,000 (20%)
Estimated Other Resources	\$ 1,459,250 (80%)
TOTAL	\$ 1,814,250

2020 MILL AND OVERLAY PROJECT PROJECT FINANCING SUMMARY

IMPROVEMENT COSTS:

	CONSTRUCTION COST
Mill & Overlay	\$ 1,450,000
Storm Sewer	\$ 10,000
Watermain	\$ 35,000
Sidewalk	\$ 225,000
Construction Cost	\$ 1,720,000
10% Contingency	\$ 172,000
18% Engineering, Legal, Fiscal	\$ 309,600
Total Estimated Improvement Costs:	\$ 2,201,600 (B)

FUNDING SUMMARY:

SPECIAL ASSESSMENTS TO PROPERTY OWNERS:

Mill & Overlay Street Assessment	\$ 660,000 (D)
Storm Sewer Assessment	\$ 0
Sidewalk Assessment	\$ 0
Estimated Special Assessments	\$ 660,000

CITY FUNDS: (Costs Include 18% Engineering, Legal, & Fiscal Costs & 10% Contingency)

License Bureau Fund	\$ 75,000
Interim Construction Fund	\$ 62,850
Bonding	\$ 1,403,750
Estimated City Funds:	\$ 1,541,600

TOTAL MILL & OVERLAY PROJECT FUNDING:

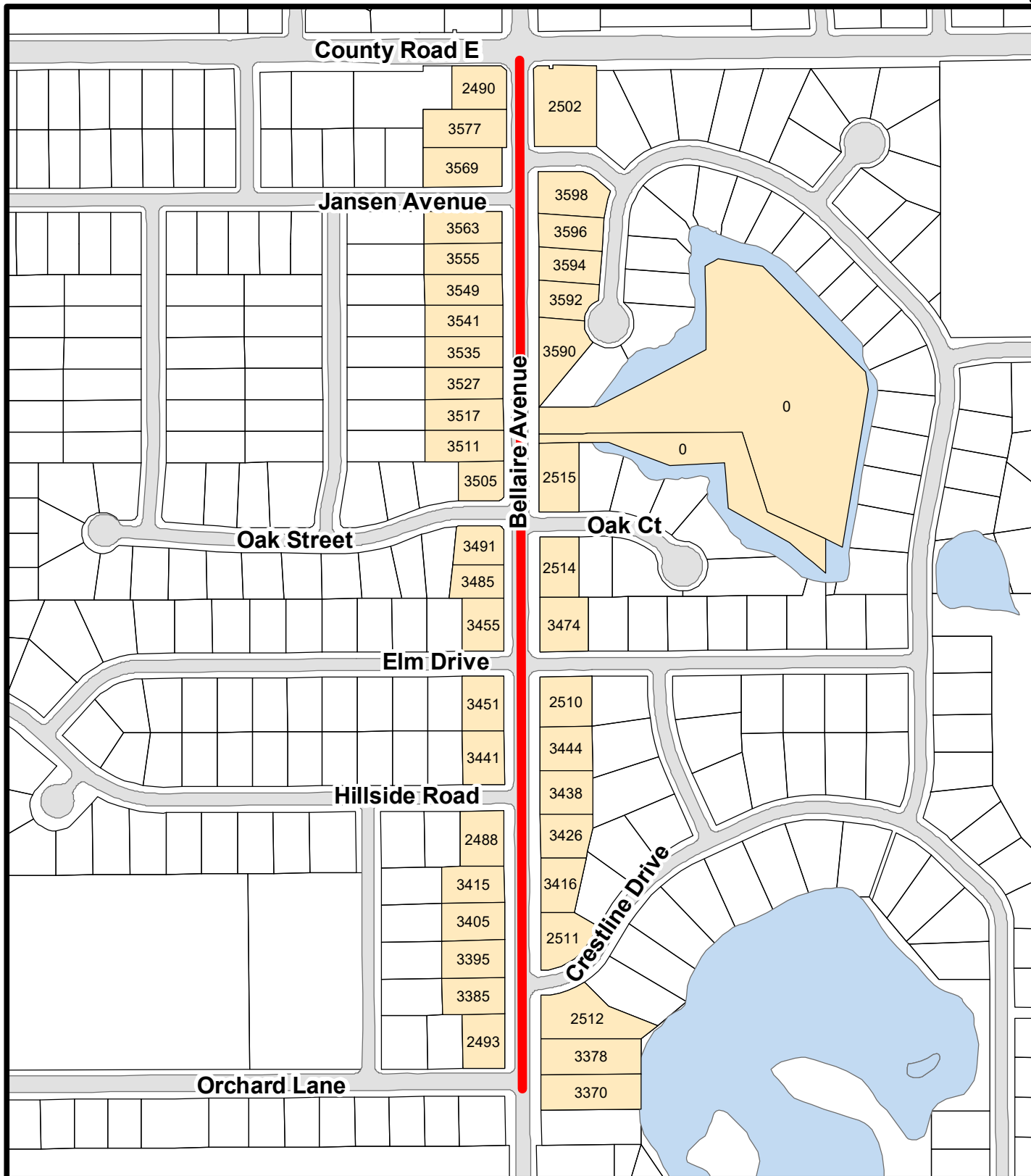
Estimated Special Assessments	\$ 660,000 (30%)
Estimated Other Resources	\$ 1,541,600 (70%)
TOTAL	\$ 2,201,600

2020 Street Reconstruction Project 20-01



— Reconstruction

2020 Street Reconstruction Project 20-06



 Full Reconstruction

**PROPOSED ASSESSMENT ROLL
STREET IMPROVEMENTS
CITY PROJECT NO. 20-01**

**CITY OF WHITE BEAR LAKE
2020 STREET RECONSTRUCTION PROJECT
CITY PROJECT NO. 20-01**

CREATED:	7/8/2019
UPDATED:	2/18/2020

County Data Current 1/3/2020

ASSESSMENT CODE 93202001

	PIN	NO	PROPERTY ADDRESS	STREET ASSESSMENT CALCULATIONS			LOT AREA	STORM SEWER ASSESSMENT CALCULATIONS			STORM ASSESSMENT	SEWER WYE ASSESSMENT	WATER SERVICE ASSESSMENT	TOTAL ASSESSMENT	
				FRONT FOOTAGE	ASSESSABLE FOOTAGE	STREET ASSESSMENT		ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT						
1	233022130001		4324 Cottage Park Rd	58.00	58.00	\$2,350.16	7401.89	3700.94	\$0.00	\$444.11			\$2,794.27	1	
2	233022130002		0 Cottage Park Rd (10 ' to WBL)	5.00	5.00	\$202.60	555.99	277.99	\$0.00	\$33.36			\$235.96	2	
3	233022130003		4332 Cottage Park Rd	82.70	82.70	\$3,351.00	10694.57	5347.29	\$0.00	\$641.67			\$3,992.68	3	
4	233022130004		4340 Cottage Park Rd	95.00	95.00	\$3,849.40	14154.19	7077.09	\$0.00	\$849.25			\$4,698.65	4	
5	233022130005		4350 Cottage Park Rd	68.00	68.00	\$2,755.36	9824.18	4912.09	\$0.00	\$589.45			\$3,344.81	5	
6	233022130006		4356 Cottage Park Rd	46.00	46.00	\$1,863.92	7160.23	3580.12	\$0.00	\$429.61			\$2,293.53	6	
7	233022130007		0 Cottage Park Rd	10.00	10.00	\$405.20	1267.59	633.79	\$0.00	\$76.06			\$481.26	7	
8	233022130008		4362 Cottage Park Rd	92.00	92.00	\$3,727.84	12529.29	6264.64	\$0.00	\$751.76			\$4,479.60	8	
9	233022130009		4364 Cottage Park Rd	85.25	85.25	\$3,454.33	12938.87	6469.43	\$0.00	\$776.33			\$4,230.66	9	
10	233022130010		4372 Cottage Park Rd	52.95	52.95	\$2,145.53	7176.70	3588.35	\$0.00	\$430.60			\$2,576.14	10	
11	233022130011		4376 Cottage Park Rd	56.48	56.48	\$2,288.57	7704.71	3852.36	\$0.00	\$462.28			\$2,750.85	11	
12	233022130013	3	4380 Cottage Park Rd	105.59	100.00	\$4,052.00	15986.40	7993.20	\$0.00	\$959.18			\$5,011.18	12	
13	233022130014		4384 Cottage Park Rd	60.00	60.00	\$2,431.20	8413.90	4206.95	\$0.00	\$504.83			\$2,936.03	13	
14	233022130015		4386 Cottage Park Rd	78.00	78.00	\$3,160.56	10334.24	5167.12	\$0.00	\$620.05			\$3,780.61	14	
15	233022130016		4390 Cottage Park Rd	62.00	62.00	\$2,512.24	9377.26	4688.63	\$0.00	\$562.64			\$3,074.88	15	
16	233022130020	1, 4, 22	4381 Cottage Park Rd	267.91	267.91	\$5,545.93	9736.10	9736.10	\$0.00	\$1,168.33			\$6,714.26	16	
17	233022130021		4365 Cottage Park Rd	50.00	50.00	\$2,026.00	5520.97	5520.97	\$0.00	\$662.52			\$2,688.52	17	
18	233022130022		4361 Cottage Park Rd	50.00	50.00	\$2,026.00	5091.65	5091.65	\$0.00	\$611.00			\$2,637.00	18	
19	233022130023		4355 Cottage Park Rd	50.00	50.00	\$2,026.00	5946.90	5946.90	\$0.00	\$713.63			\$2,739.63	19	
20	233022130024		4351 Cottage Park Rd	50.00	50.00	\$2,026.00	5369.63	5369.63	\$0.00	\$644.36			\$2,670.36	20	
21	233022130025	3	4341 Cottage Park Rd	100.00	100.00	\$4,052.00	14289.37	14289.37	\$0.00	\$1,714.72			\$5,766.72	21	
22	233022130026	3, 22	4335 Cottage Park Rd	151.00	80.00	\$3,241.60	6406.35	6406.35	\$0.00	\$768.76			\$4,010.36	22	
23	233022130027	3, 22	4336 Circle Dr	210.00	100.00	\$4,052.00	9296.23	9296.23	\$0.00	\$1,115.55			\$5,167.55	23	
24	233022130030	3, 22	4360 Circle Dr	103.65	100.00	\$4,052.00	8852.97	8852.97	\$0.00	\$1,062.36			\$5,114.36	24	
25	233022130031	1	4385 Cottage Park Rd	258.05	128.90	\$5,223.03	10115.78	10115.78	\$0.00	\$1,213.89			\$6,436.92	25	
26	233022130032		4391 Cottage Park Rd	60.00	60.00	\$2,431.20	6948.55	6948.55	\$0.00	\$833.83			\$3,265.03	26	
27	233022130033	1	4395 Cottage Park Rd	294.54	84.95	\$3,442.17	18555.40	0.00	\$2,226.65	\$0.00			\$3,442.17	27	
28	233022130035	2	4351 Circle Dr	152.38	52.65	\$2,133.38	17423.56	11003.56	\$770.40	\$1,320.43			\$3,453.81	28	
29	233022130036	2	4345 Circle Dr	204.59	52.78	\$2,138.65	20834.44	10417.22	\$1,250.07	\$1,250.07			\$3,388.71	29	
30	233022130037	2	4330 Old White Bear Ave	150.00	37.50	\$1,519.50	14609.23	7304.61	\$876.55	\$876.55			\$2,396.05	30	
31	233022130039	16	0 Cottage Park Rd (Preserve)	9.28	9.28	\$376.03	85893.08	14830.00	\$0.00	\$889.80			\$1,265.83	31	
32	233022130042	3	4325 Circle Dr	123.00	100.00	\$4,052.00	9628.78	9628.78	\$0.00	\$1,155.45			\$5,207.45	32	
33	233022130043	3	4354 Circle Dr	104.35	100.00	\$4,052.00	10155.15	10155.15	\$0.00	\$1,218.62			\$5,270.62	33	
34	233022130044		4348 Circle Dr	50.00	50.00	\$2,026.00	5519.35	5519.35	\$0.00	\$662.32			\$2,688.32	34	
35	233022130045	16	4400 Old White Bear Ave (Lion's Park)	249.00	249.00	\$10,089.48	73204.71	20900.00	\$0.00	\$1,254.00			\$11,343.48	35	
36	233022410011	3	2153 Lakeview Ave	100.59	100.00	\$4,052.00	8839.13	4419.57	\$0.00	\$530.35			\$4,582.35	36	
37	233022410012		2145 Lakeview Ave	87.71	87.71	\$3,554.01	8297.57	4148.79	\$0.00	\$497.85			\$4,051.86	37	
38	233022410013		2143 Lakeview Ave	52.88	52.88	\$2,142.70	4417.03	2208.52	\$0.00	\$265.02			\$2,407.72	38	
39	233022410014	1, 4, 22	2167 South Shore Blvd	241.59	144.92	\$5,545.93	8750.71	8750.71	\$0.00	\$1,050.09			\$6,596.02	39	
40	233022410016		2150 Lakeview Ave	75.05	75.02	\$3,039.81	11080.06	11080.06	\$0.00	\$1,329.61			\$4,369.42	40	
41	233022410049		2146 Lakeview Ave	45.05	45.02	\$1,824.21	5895.50	5895.50	\$0.00	\$707.46			\$2,531.67	41	
42	233022410054	1, 5, 22	2181 South Shore Blvd	347.56	106.89	\$2,772.97	27392.18	13696.09	\$0.00	\$1,643.53			\$4,416.50	42	
43	233022410055	3	2164 Lakeview Ave	120.48	60.24	\$2,440.92	23150.04	23150.04	\$0.00	\$2,778.00			\$5,218.93	43	
43A	233022410055	16, 22	2164 Lakeview Ave (Lakeside)	48.00	48.00	\$1,944.96	2824.00	1412.00	\$0.00	\$84.72			\$2,029.68	43A	
44	233022410056	16, 22	0 Lakeview Ave (Lakeside)	20.00	20.00	\$810.40	1283.74	641.87	\$0.00	\$38.51			\$848.91	44	
45	233022420002	16	0 Cottage Park Rd (Walkway)	10.00	10.00	\$405.20	994.11	497.06	\$0.00	\$29.82			\$435.02	45	
46	233022420003		4304 Cottage Park Rd	50.00	47.17	\$1,911.33	4698.22	2349.11	\$0.00	\$281.89			\$2,193.22	46	
47	233022420004		4300 Cottage Park Rd	50.00	47.17	\$1,911.33	4602.88	2301.34	\$0.00	\$276.16			\$2,187.49	47	
48	233022420005		4296 Cottage Park Rd	50.00	47.17	\$1,911.33	4192.66	2096.33	\$0.00	\$251.56			\$2,162.89	48	
49	233022420006		4292 Cottage Park Rd	50.00	47.17	\$1,911.33	3897.61	1948.81	\$0.00	\$233.86			\$2,145.19	49	
50	233022420007		4282 Cottage Park Rd	90.00	90.00	\$3,646.80	7065.63	3532.82	\$0.00	\$423.94			\$4,070.74	50	
51	233022420009		4274 Cottage Park Rd	50.00	50.00	\$2,026.00	5423.49	2711.75	\$0.00	\$325.41			\$2,351.41	51	
52	233022420013	2	4282 Old White Bear Ave	193.44	50.06	\$2,028.43	8282.63	4141.32	\$496.96	\$496.96			\$2,525.39	52	
53	233022420014	2	4292 Old White Bear Ave	162.76	41.85	\$1,695.76	8424.72	4212.36	\$505.48	\$505.48			\$2,201.25	53	

**PROPOSED ASSESSMENT ROLL
STREET IMPROVEMENTS
CITY PROJECT NO. 20-06**

**CITY OF WHITE BEAR LAKE
2020 STREET RECONSTRUCTION PROJECT
CITY PROJECT NO. 20-06**

CREATED:	9/3/2019
UPDATED:	2/18/2020

County Data Current 1/3/2020

ASSESSMENT CODE 93202006

	PIN	NO *	PROPERTY ADDRESS	STREET ASSESSMENT CALCULATIONS			LOT AREA	STORM SEWER ASSESSMENT CALCULATIONS			TOTAL ASSESSMENT		
				FRONT FOOTAGE	ASSESSABLE FOOTAGE	STREET ASSESSMENT		ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT	STORM ASSESSMENT			SEWER WYE ASSESSMENT
1	363022120027	1, 21, 25	2502 County Road E E	599.00	233.00	\$5,270.46	29007.70			\$0.00		\$5,270.46	1
2	363022120028	1, 2	3598 Glen Oaks Ave	353.79	84.55	\$3,425.97	16316.89			\$0.00		\$3,425.97	2
3	363022120029	2	3596 Glen Oaks Ave	160.24	40.12	\$1,625.66	12385.71			\$0.00		\$1,625.66	3
4	363022120030	2	3594 Glen Oaks Ave	80.24	40.12	\$1,625.66	11893.50			\$0.00		\$1,625.66	4
5	363022120031	2, 25	3592 Glen Oaks Ave	191.14	40.00	\$1,620.80	11693.97			\$0.00		\$1,620.80	5
6	363022120032	2, 25	3590 Glen Oaks Ave	272.19	40.00	\$1,620.80	16368.23			\$0.00		\$1,620.80	6
7	363022120047	25	0 Glen Oaks Ave	63.98	63.98	\$2,592.47	219028.59			\$0.00		\$2,592.47	7
8	363022120055	25	0 Oak St	22.00	22.00	\$891.44	44231.70			\$0.00		\$891.44	8
9	363022120056	1	2515 Oak Ct	260.00	82.50	\$3,342.90	15660.82			\$0.00		\$3,342.90	9
10	363022120064	1	2514 Oak Ct	240.00	72.50	\$2,937.70	13762.54			\$0.00		\$2,937.70	10
11	363022130028	1	2512 Crestline Dr	214.84	82.46	\$3,341.28	23847.62			\$0.00		\$3,341.28	11
12	363022130029		3378 Bellaire Ave	85.00	85.00	\$3,444.20	20381.80			\$0.00		\$3,444.20	12
13	363022130041	1	3474 Bellaire Ave	246.82	65.00	\$2,633.80	15125.14			\$0.00		\$2,633.80	14
14	363022130042	1	2510 Elm Dr	245.00	62.50	\$2,532.50	14986.46			\$0.00		\$2,532.50	15
15	363022130043	3	3444 Bellaire Ave	105.00	100.00	\$4,052.00	13113.17			\$0.00		\$4,052.00	16
16	363022130044	3	3438 Bellaire Ave	105.00	100.00	\$4,052.00	13113.17			\$0.00		\$4,052.00	17
17	363022130045	3	3426 Bellaire Ave	105.00	100.00	\$4,052.00	12598.78			\$0.00		\$4,052.00	18
18	363022130046	3	3416 Bellaire Ave	130.00	100.00	\$4,052.00	12283.60			\$0.00		\$4,052.00	19
19	363022130047	1	2511 Crestline Dr	322.75	66.14	\$2,679.99	13896.00			\$0.00		\$2,679.99	20
20	363022210001	1, 21, 25	2490 County Road E E	306.00	105.00	\$2,375.10	13566.80			\$0.00		\$2,375.10	21
21	363022210013	1	3569 Bellaire Ave	282.59	93.83	\$3,801.99	17624.98			\$0.00		\$3,801.99	22
22	363022210030	1	3563 Bellaire Ave	262.00	84.25	\$3,413.81	14238.98			\$0.00		\$3,413.81	23
23	363022210031		3555 Bellaire Ave	75.00	75.00	\$3,039.00	13777.24			\$0.00		\$3,039.00	24
24	363022210032		3549 Bellaire Ave	75.00	75.00	\$3,039.00	13908.58			\$0.00		\$3,039.00	25
25	363022210033		3541 Bellaire Ave	75.00	75.00	\$3,039.00	13782.04			\$0.00		\$3,039.00	26
26	363022210034		3535 Bellaire Ave	75.00	75.00	\$3,039.00	13828.90			\$0.00		\$3,039.00	27
27	363022210035		3527 Bellaire Ave	75.00	75.00	\$3,039.00	14315.82			\$0.00		\$3,039.00	28
28	363022210036		3517 Bellaire Ave	75.00	75.00	\$3,039.00	14038.58			\$0.00		\$3,039.00	29
29	363022210037		3511 Bellaire Ave	75.00	75.00	\$3,039.00	13957.54			\$0.00		\$3,039.00	30
30	363022210038	1	3505 Bellaire Ave	184.58	52.53	\$2,128.52	10224.71			\$0.00		\$2,128.52	31
31	363022210071	1	3491 Bellaire Ave	190.79	58.07	\$2,353.00	10943.72			\$0.00		\$2,353.00	32
32	363022210072		3485 Bellaire Ave	80.00	80.00	\$3,241.60	10044.14			\$0.00		\$3,241.60	33
33	363022210115	19	3577 Bellaire Ave	90.00	90.00	\$1,278.00	18161.16			\$0.00		\$1,278.00	34
34	363022240001	1	3455 Bellaire Ave	227.85	63.95	\$2,591.25	12779.45			\$0.00		\$2,591.25	35
35	363022240016	1	3451 Bellaire Ave	230.00	65.00	\$2,633.80	12977.63			\$0.00		\$2,633.80	36
36	363022240038	1	3441 Bellaire Ave	230.00	65.00	\$2,633.80	12984.86			\$0.00		\$2,633.80	37
37	363022240039	1	2488 Hillside Rd	235.00	65.00	\$2,633.80	13980.00			\$0.00		\$2,633.80	38
38	363022240040		3415 Bellaire Ave	88.75	88.75	\$3,596.15	13123.57			\$0.00		\$3,596.15	39
39	363022240041		3405 Bellaire Ave	88.75	88.75	\$3,596.15	13501.50			\$0.00		\$3,596.15	40
40	363022240042		3395 Bellaire Ave	88.75	88.75	\$3,596.15	13370.42			\$0.00		\$3,596.15	41
41	363022240043		3385 Bellaire Ave	88.75	88.75	\$3,596.15	13231.50			\$0.00		\$3,596.15	42
42	363022240044	1	2493 Orchard Ln	232.00	65.00	\$2,633.80	13144.91			\$0.00		\$2,633.80	43
							\$123,169.70				\$0.00	\$123,169.70	

Assessments for Commercial owned parcels being reviewed.
2020 Proposed Sewer Wye Assessments will be a 50/50 split with the City, capped at \$1,300.00

Residential street assessment	\$ 40.52
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1	Corner lot	
2	Bound by streets on 2, 3, or all sides	
3	Interior lot 100 ft maximum	\$ 4,052.00
4	Maximum residential corner lot assessment	\$ 5,545.93
5	1/2 maximum residential corner lot assessment	\$ 2,772.97
6	Commercial lot per front foot assessment	\$ 64.66
7	Apartment/Townhome per foot assessment	\$ 53.29
8	Lot splits in future to be assessed at future rate per front foot	
9	Lot split in future will be assessed at future rate per sq ft	
10	Cul de sac lot	
11	Residential irregular interior lot	
12	Lot has been assessed maximum storm sewer rate	
13	Alley Assessment	\$ 2,266.00
14	Residential storm sewer rate	\$ 0.12
15	Commercial storm sewer rate	\$ 0.24
16	Park & public storm sewer rate	\$ 0.06
17	Sanitary sewer service repair	varies on repairs
18	Assessment in lieu of charges	
19	Residential Street Mill & Overlay Rate	\$ 14.20
20	Apartment/Town Home Mill & Overlay Rate	\$ 18.58
21	Commercial Mill and Overlay Rate	\$ 22.62
22	Residential Total Pavement Replacement Rate	\$ 28.41
23	Apartment/Townhome Total Pavement Replacement Rate	\$ 36.93
24	Commercial Total Pavement Replacement Rate	\$ 45.46
25	Appraiser's Opinion	

ASSESSMENT PERIOD - 15 YEARS FOR RESIDENTIAL - 20 YEARS FOR APARTMENTS AND COMMERCIAL
INTEREST RATE (2019) - 4.41%
RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 15 YEARS = \$37.50)
RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 20 YEARS = \$50.00)

NON-RESIDENT PROPERTY ADDRESS		
1	363022120027	327 Ulysses St NE, Minneapolis Mn 55413-2502
7	363022120047	Po Box 64097, St Paul Mn 55164-0097
8	363022120055	Po Box 64097, St Paul Mn 55164-0097
20	363022210001	3577 Bellaire Ave, WBL MN 55110



City of White Bear Lake
City Engineer's Office

MEMORANDUM

To: Ellen Hiniker, City Manager

From: Paul Kauppi, Public Works Director/City Engineer

Date: February 20, 2020

Subject: **Public Hearing for the 2020 Mill & Overlay Project, City Project No. 20-13**

BACKGROUND

The City Council has ordered a public hearing to be held at its February 26th meeting to consider the improvements proposed under the 2020 Mill and Overlay Project. Staff has prepared plans, a cost estimate, assessment rolls, a feasibility report (which was presented to the Council at its January 28, 2020 meeting) and gathered additional information to assist the Council with decisions regarding the proposed improvements.

The City Council has selected the following areas for inclusion in the City's 2020 Mill and Overlay Project.

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

SUMMARY

Staff has followed the required public hearing notification procedures for informing property owners affected by the proposed improvements and who are included in the proposed assessments.

This memo is intended to provide information regarding the proposed 2020 improvements and will be supplemented with a presentation at the public hearing on February 26th. During this portion of the meeting, the City Council will receive comments from property owners regarding the proposed improvements. After hearing from property owners and further discussion, the City Council will make a determination on whether or not to proceed with the proposed project.

DESIGN CONSIDERATIONS

The streets proposed for the mill and overlay project will consist of two methods of pavement rehabilitation, a mill and overlay or total pavement replacement. Streets proposed for mill and overlay will have the upper 1.5 inches of bituminous pavement milled off and replaced. Streets proposed for total pavement replacement will have the deteriorated bituminous pavement removed, re-grading the existing aggregate base, and constructing a new bituminous road section.

New segments of sidewalk are proposed on the north side of Elm Street from Willow Avenue to White Bear Avenue and on the east side of Highland Avenue from Elm Street to County Road E.

There are many contributing factors to where new segments of sidewalk are constructed. The City's 2040 Comprehensive Plan identifies which streets are good candidates for new sidewalk to connect to places of pedestrian activity such as parks and schools. When deciding which side of the street is most feasible for a new sidewalk, utility conflicts (both public and private), grading concerns (yards and driveways), and right of way constraints are analyzed.

PUBLIC IMPROVEMENT PROCESS

At its January 28, 2020 meeting, the City Council ordered a public hearing to be held on February 26, 2020 to consider ordering the improvements proposed in the 2020 Mill & Overlay Project. Property owners affected by the proposed projects have been notified of the public hearing and have been provided with an estimated assessment. The Engineering Department also conducted an informational meeting on December 3, 2019, to discuss the improvements with property owners and the City's assessment policy for improvements.

The informational meeting and preparation of the Feasibility Report were the initial steps. The public hearing on February 26, 2020 is the next step in the improvement process. If the Council desires to proceed with the project, the process will continue with final plan preparation, bidding, Council award of a contract, construction and a final public hearing to consider adoption of the assessment roll in September 2020.

PROJECT COST

The estimated total cost of the proposed improvements in the 2020 Mill and Overlay Project, as presented in the Feasibility Report is \$2,201,600.

FUNDING

The improvements are proposed to be funded with a variety of City funds and special assessments to property owners. The Feasibility Report details the City funding contributions, special assessment rates and the proposed assessment rolls. The 2020 Mill and Overlay project is proposed to be funded by special assessments to property owners in the amount of \$660,000 with the balance of \$1,541,600 funded by City funds.

SPECIAL ASSESSMENTS

The portion of the improvements proposed to be assessed to property owners has been determined using the City's Assessment Policy and reviewed by the City's appraisal consultant. The assessment amounts provided to property owners with the notice of the public hearing were calculated using the formulas in the assessment policy, which have been used by the City for many years.

Assessment rates for mill and overlay are proposed to be set at \$14.20 per assessable foot for residential properties, \$18.58 per assessable foot for apartment and townhomes properties, and \$22.62 per assessable foot for commercial properties.

Assessment rates for total pavement replacement are proposed to be set at \$28.41 per assessable foot for residential properties, \$36.93 per assessable foot for apartment and townhomes properties, and \$45.46 per assessable foot for commercial properties.

Included with this memo is a copy of the assessment roll for City Council use at the public hearing on February 26th. We will be prepared to present an overview of the project and answer questions at the public hearing.

RECOMMENDED COUNCIL ACTION

Staff recommends that the City Council conduct a public hearing on the proposed improvements and consider adopting the attached resolutions ordering the 2020 Mill & Overlay Project and authorizing advertisement for public bids.

If the Council desires to proceed with this project, Staff anticipates a bid date of March 25th, with presentation of bids for Council consideration at its April 14th meeting.

ATTACHMENTS

Resolutions Ordering Project
20-13 Project Area Maps
20-13 Assessment Roll

RESOLUTION NO.:

**RESOLUTION ORDERING IMPROVEMENTS,
APPROVING PLANS AND SPECIFICATIONS
AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR
THE 2020 MILL AND OVERLAY PROJECT**

CITY PROJECT NO. 20-13

WHEREAS, a resolution of the City Council, adopted on the 28th day of January, 2020, fixed a date for a Council hearing on the proposed improvements of the 2020 Mill and Overlay Project; and

WHEREAS, ten days mailed notice and published notice of the hearing was given, and the hearing was held thereon on the 26th day of February, 2020, and all persons desiring to be heard were given an opportunity to be heard thereon; and

WHEREAS, the Engineering Department has prepared plans and specifications for the mill and overlay improvements for **Dillon Street** (Fifth Street to Seventh Street), **Fifth Street** (Karen Place to Wood Avenue), **Woodcrest Road** (Seventh Street to Ninth Street), **Auger Avenue** (Elm Street to County Road E), **Dell Street** (Willow Avenue to 140' west of Midland Avenue), **Dell Court North** (Dell Street to End Cul-de-sac), **Dell Court South** (Dell Street to End Cul-de-sac), **Elm Street** (Willow Avenue to White Bear Avenue), **Highland Avenue** (Elm Street to County Road E), **Midland Court** (Elm Street to End Cul-de-sac), **Rooney Place** (Dell Street to End Cul-de-sac), **Sunrise Court** (Highland Avenue to End Cul-de-sac), **Willow Court East** (Willow Avenue to Willow Court), **Willow Court** (South limits to Elm Street), **Jensen Avenue** (Bellaire Avenue to Glen Oaks Avenue), **Glen Oaks Avenue** (Elm Drive to End Cul-de-sac), **Glen Oaks Court** (Glen Oaks Avenue to End Cul-de-sac), **Rolling View Court** (Rolling View Drive to End Cul-de-sac), **Rolling View Drive** (Glen Oaks Avenue to County Road E), **Oak Court** (Bellaire Avenue to End Cul-de-sac) and **Orchard Circle** (Orchard Lane to End Cul-de-sac).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake, Minnesota that:

1. Said improvements are hereby ordered as proposed.
2. The City Engineer is hereby designated as the Engineer for these improvements. He has prepared plans and specifications for the making of such improvements.
3. Such plans and specifications are hereby approved.
4. The Public Works Director/City Engineer shall prepare and cause to be inserted in the official paper an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for 21 days, shall specify the work to be done, shall state that bids will be received by the Public Works Director/City Engineer until 1:00 P.M. on Wednesday, March 25, 2020, at which time they will be publicly opened in the City

RESOLUTION NO.:

Hall by the City Engineer and City Clerk, will then be tabulated and will be considered by the City Council at 7:00 P.M. on Tuesday, April 14, 2020.

The foregoing resolution offered by Councilmember_____, and supported by Councilmember_____, was declared carried on the following vote:

Ayes:

Nays:

Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk



2020 Mill & Overlay Project 20-13



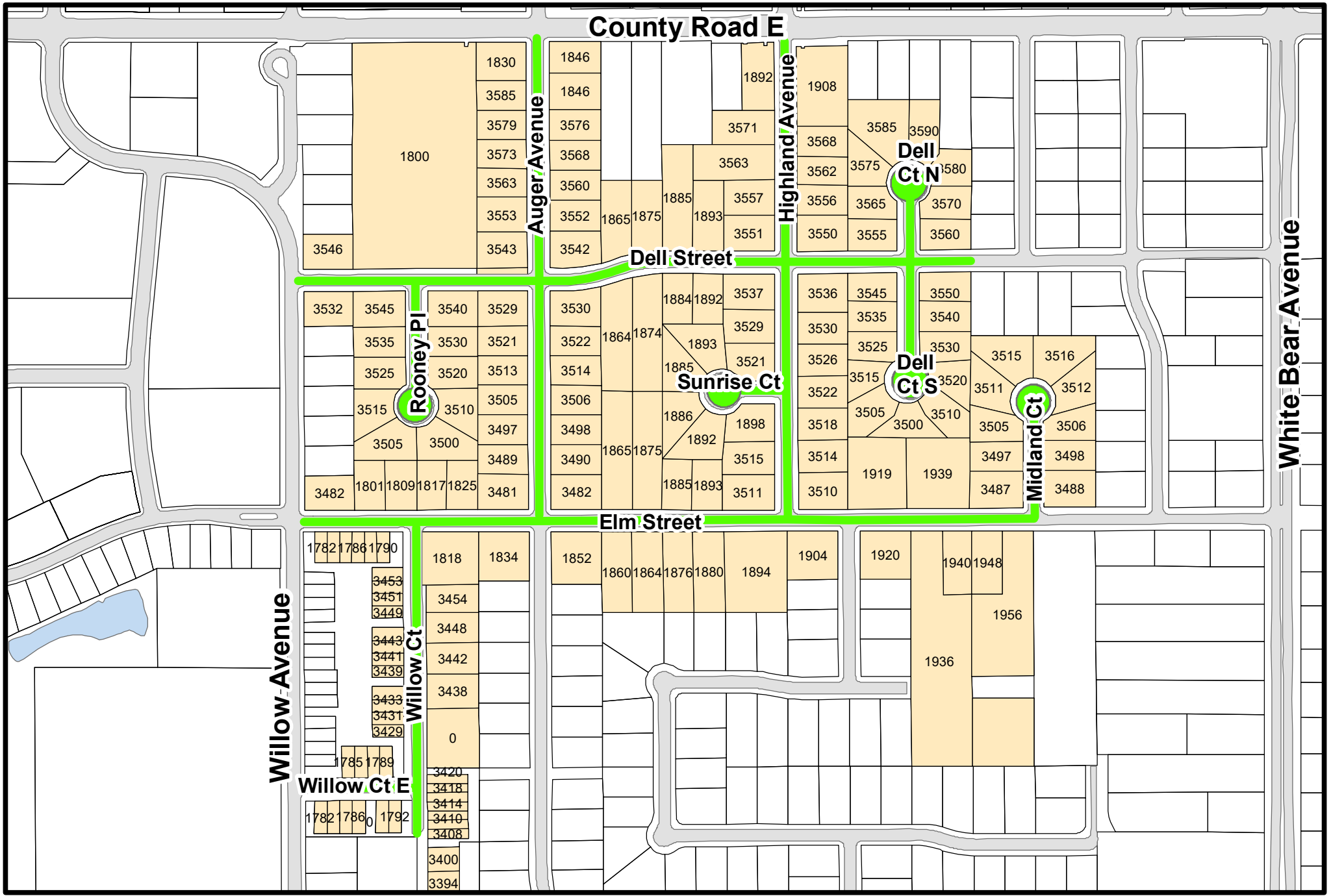
Mill & Overlay



Total Pavement Replacement

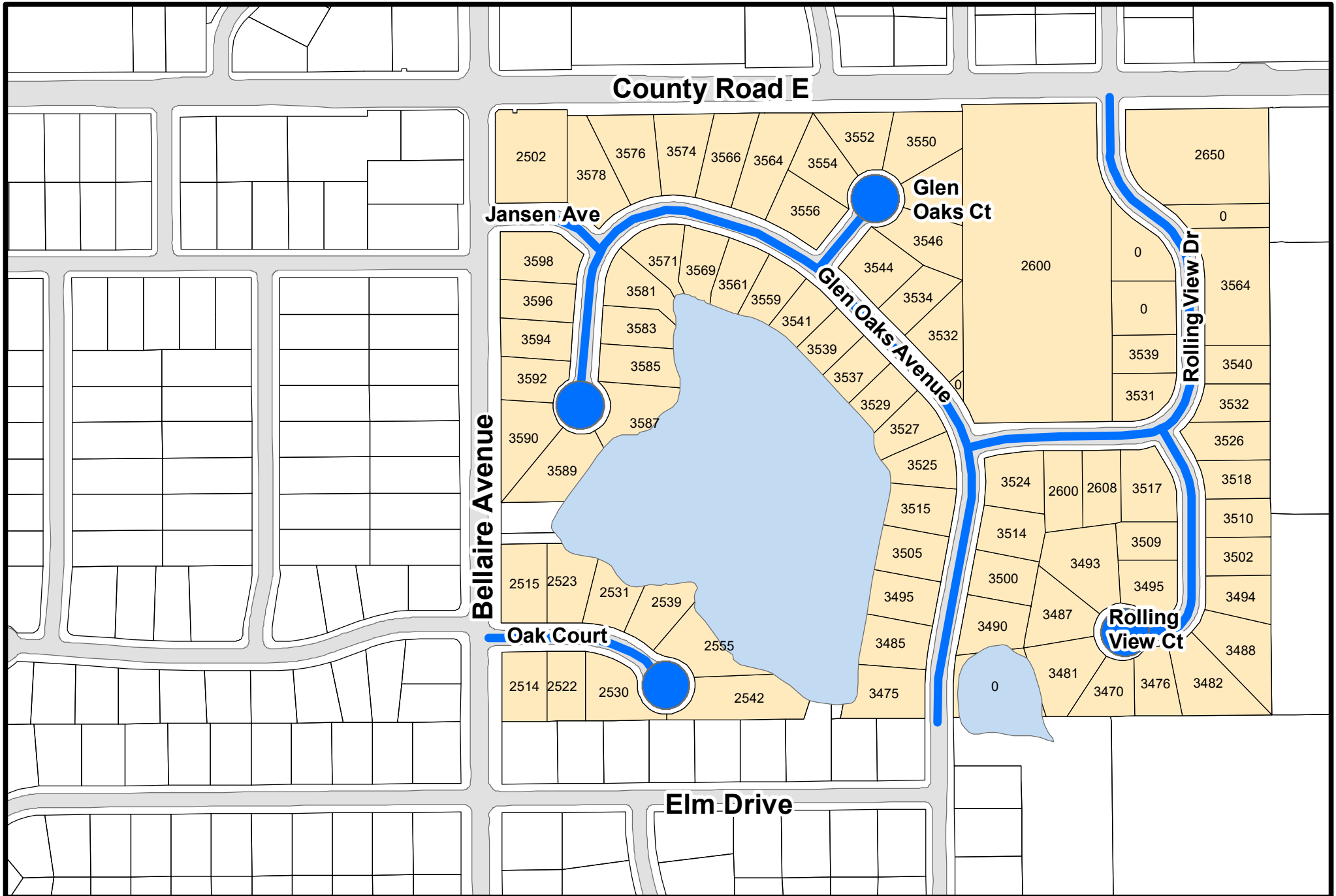


2020 Mill & Overlay Project 20-13



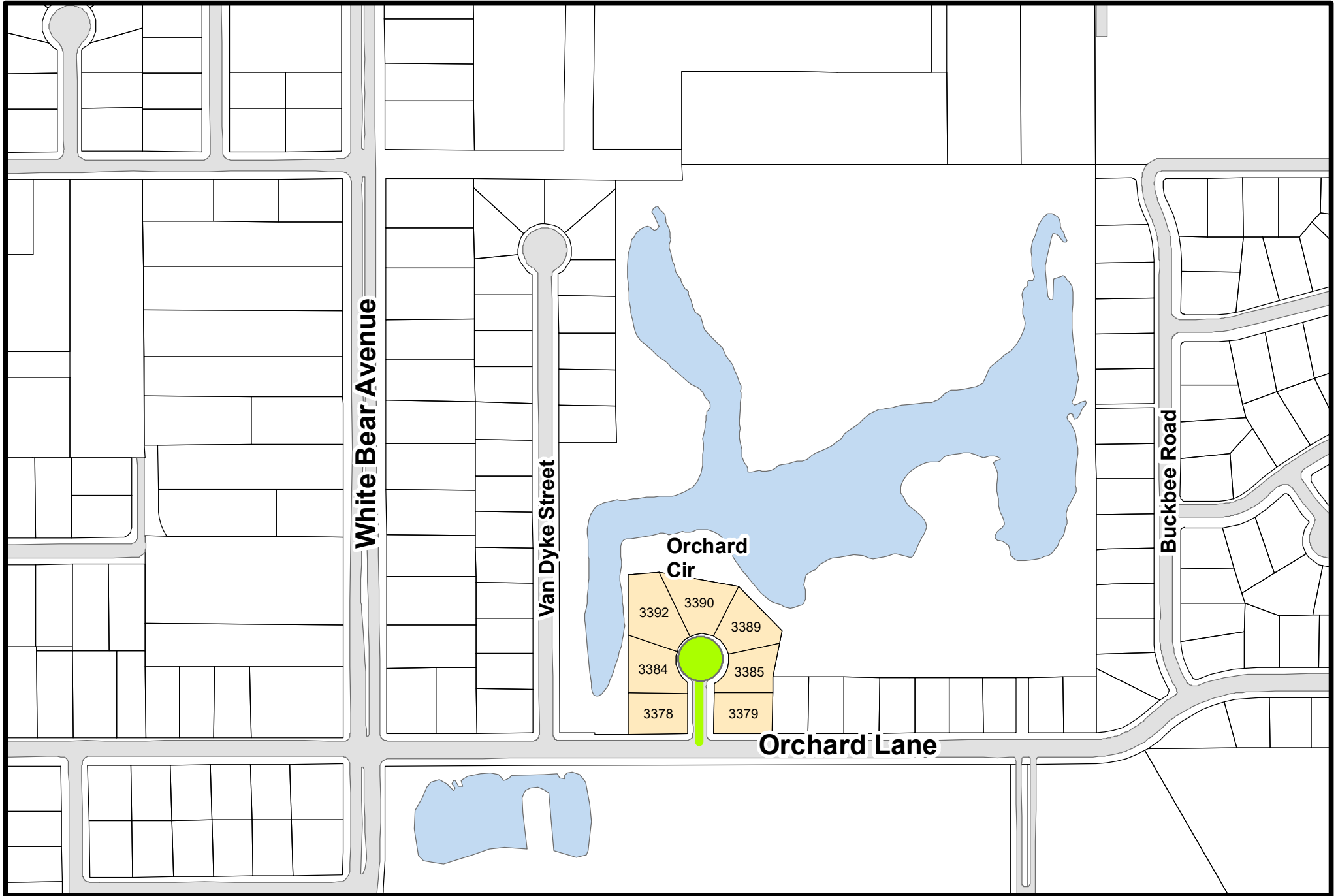
 Total Pavement Replacement

2020 Mill & Overlay Project 20-13



 Mill & Overlay

2020 Mill & Overlay Project 20-13



 Total Pavement Replacement

**PROPOSED ASSESSMENT ROLL
STREET IMPROVEMENTS
CITY PROJECT NO. 20-13**

CREATED:	9/13/2019
UPDATED:	2/14/2020

County Data Current 1/3/2020

**CITY OF WHITE BEAR LAKE
2020 STREET MILL & OVERLAY PROJECT
CITY PROJECT NO. 20-13**

ASSESSMENT CODE 93202013

**STREET ASSESSMENT
CALCULATIONS**

	PIN	NO *	PROPERTY ADDRESS	FRONT FOOTAGE	ASSESSABLE FOOTAGE	STREET ASSESSMENT	STORM ASSESSMENT	TOTAL ASSESSMENT	
1	143022230015	1,19	4916 Woodcrest Road	192.94	54.99	\$780.86	\$0.00	\$780.86	1
2	143022230016	19	4908 Woodcrest Road	91.00	91.00	\$1,292.20	\$0.00	\$1,292.20	2
3	143022230017	1,19	4900 Woodcrest Road	193.06	53.76	\$763.39	\$0.00	\$763.39	3
4	143022230043	1,19	4882 Woodcrest Road	192.94	55.75	\$791.65	\$0.00	\$791.65	4
5	143022230044	19	4872 Woodcrest Road	88.00	88.00	\$1,249.60	\$0.00	\$1,249.60	5
6	143022230045	1,19	4864 Woodcrest Road	193.08	55.76	\$791.79	\$0.00	\$791.79	6
7	143022230075	1,19	1802 7th Street	211.94	63.93	\$907.81	\$0.00	\$907.81	7
8	143022230076	1,19	4917 Woodcrest Road	198.02	62.26	\$884.09	\$0.00	\$884.09	8
9	143022230077	19	4909 Woodcrest Road	79.00	79.00	\$1,121.80	\$0.00	\$1,121.80	9
10	143022230078	19	4901 Woodcrest Road	79.00	79.00	\$1,121.80	\$0.00	\$1,121.80	10
11	143022230079	19	4891 Woodcrest Road	79.00	79.00	\$1,121.80	\$0.00	\$1,121.80	11
12	143022230080	19	4881 Woodcrest Road	79.00	79.00	\$1,121.80	\$0.00	\$1,121.80	12
13	143022230081	19	4875 Woodcrest Road	79.00	79.00	\$1,121.80	\$0.00	\$1,121.80	13
14	143022230082	19	4869 Woodcrest Road	79.00	79.00	\$1,121.80	\$0.00	\$1,121.80	14
15	143022230083	1,19	4863 Woodcrest Road	206.00	63.50	\$901.70	\$0.00	\$901.70	15
16	143022230084	1, 19, 25	4857 Dillon Street	308.55	80.00	\$1,136.00	\$0.00	\$1,136.00	16
17	143022230085	1,19	0 6th Street	240.71	73.29	\$1,040.72	\$0.00	\$1,040.72	17
18	143022230086	19, 25	1791 6th Street	16.06	16.06	\$228.05	\$0.00	\$228.05	18
19	143022230110	22	1815 5th Street	63.00	63.00	\$1,789.83	\$0.00	\$1,789.83	19
20	143022230111	22	1869 5th Street	62.00	62.00	\$1,761.42	\$0.00	\$1,761.42	20
21	143022230112	22	1875 5th Street	62.00	62.00	\$1,761.42	\$0.00	\$1,761.42	21
22	143022230113	22	1881 5th Street	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	22
23	143022230114	1,22	4805 Wood Avenue	188.00	59.50	\$1,690.40	\$0.00	\$1,690.40	23
24	143022230118	22	1801 5th Street	71.00	71.00	\$2,017.11	\$0.00	\$2,017.11	24
25	143022230119	22	1793 5th Street	71.00	71.00	\$2,017.11	\$0.00	\$2,017.11	25
26	143022230120	1,19,22	1785 5th Street	243.38	148.40	\$3,161.66	\$0.00	\$3,161.66	26
27	143022230121	1,19	1784 6th Street	240.38	75.32	\$1,069.54	\$0.00	\$1,069.54	27

28	143022230133	22	1861 5th Street	74.00	74.00	\$2,102.34	\$0.00	\$2,102.34	28
29	143022230134	22	1853 5th Street	74.00	74.00	\$2,102.34	\$0.00	\$2,102.34	29
30	143022230135	22	1847 5th Street	74.00	74.00	\$2,102.34	\$0.00	\$2,102.34	30
31	143022230136	22	1841 5th Street	75.00	75.00	\$2,130.75	\$0.00	\$2,130.75	31
32	143022230137	22	1835 5th Street	75.00	75.00	\$2,130.75	\$0.00	\$2,130.75	32
33	143022230138	22	1829 5th Street	83.00	83.00	\$2,358.03	\$0.00	\$2,358.03	33
34	143022230139	22	1825 5th Street	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	34
35	143022230140	22	1819 5th Street	82.95	82.97	\$2,357.18	\$0.00	\$2,357.18	35
36	143022320004	1,22	4793 Wood Avenue	194.97	59.99	\$1,704.17	\$0.00	\$1,704.17	36
37	143022320005	22	1882 5th Street	90.00	90.00	\$2,556.90	\$0.00	\$2,556.90	37
38	143022320006	22	1876 5th Street	75.00	75.00	\$2,130.75	\$0.00	\$2,130.75	38
39	143022320007	22	1870 5th Street	75.00	75.00	\$2,130.75	\$0.00	\$2,130.75	39
40	143022320008	3,22	1860 5th Street	120.00	100.00	\$2,841.00	\$0.00	\$2,841.00	40
41	143022320009	1,22	4792 Krech Avenue	184.40	60.00	\$1,704.60	\$0.00	\$1,704.60	41
42	143022320057	1,22	1836 5th Street	227.00	60.00	\$1,704.60	\$0.00	\$1,704.60	42
43	143022320058	3,22	1826 5th Street	120.00	100.00	\$2,841.00	\$0.00	\$2,841.00	43
44	143022320059	3,22	1824 5th Street	120.00	100.00	\$2,841.00	\$0.00	\$2,841.00	44
45	143022320060	22	1800 5th Street	79.50	79.50	\$2,258.60	\$0.00	\$2,258.60	45
46	143022320061	22	1792 5th Street	79.50	79.50	\$2,258.60	\$0.00	\$2,258.60	46
47	143022320062	22, 25	1784 5th Street	202.37	77.90	\$2,213.14	\$0.00	\$2,213.14	47
48	153022140004	19, 25	4849 Dillon Street	94.91	80.00	\$1,136.00	\$0.00	\$1,136.00	48
49	153022140005	19, 25	4843 Dillon Street	50.00	65.00	\$923.00	\$0.00	\$923.00	49
50	153022140006	19, 25	4839 Dillon Street	50.00	68.50	\$972.70	\$0.00	\$972.70	50
51	153022140007	19, 25	4835 Dillon Street	59.00	64.50	\$915.90	\$0.00	\$915.90	51
52	153022140008	19	4829 Dillon Street	60.00	60.00	\$852.00	\$0.00	\$852.00	52
53	153022140009	19	4823 Dillon Street	60.00	60.00	\$852.00	\$0.00	\$852.00	53
54	153022140010	19	4815 Dillon Street	60.00	60.00	\$852.00	\$0.00	\$852.00	54
55	153022140011	19	4809 Dillon Street	60.00	60.00	\$852.00	\$0.00	\$852.00	55
56	153022140012	1,19,22	4803 Dillon Street	186.47	123.24	\$2,625.63	\$0.00	\$2,625.63	56
57	153022140013	1, 25	4804 Debra Street	190.00	62.50	\$1,775.63	\$0.00	\$1,775.63	57
58	153022140032	1, 25	4803 Debra Street	190.00	62.50	\$1,775.63	\$0.00	\$1,775.63	58
59	153022140033	1, 25	4804 Karen Place	190.04	62.51	\$1,775.91	\$0.00	\$1,775.91	59
60	153022410001	22, 25	1778 5th Street	89.00	89.00	\$2,528.49	\$0.00	\$2,528.49	60
61	153022410004	22	1770 5th Street	100.00	100.00	\$2,841.00	\$0.00	\$2,841.00	61
62	153022410005	22	1760 5th Street	84.47	84.47	\$2,399.79	\$0.00	\$2,399.79	62
63	153022410006	22	1750 5th Street	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	63
64	153022410007	22	1742 5th Street	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	64
65	153022410008	1, 22	4796 Karen Place	235.00	70.00	\$1,988.70	\$0.00	\$1,988.70	65
66	353022130037	1, 22	3378 Orchard Circle	228.89	66.97	\$1,902.62	\$0.00	\$1,902.62	66
67	353022130038	10, 22	3384 Orchard Circle	105.24	80.00	\$2,272.80	\$0.00	\$2,272.80	67
68	353022130039	10, 22	3392 Orchard Circle	48.30	80.00	\$2,272.80	\$0.00	\$2,272.80	68
69	353022130040	10, 22	3390 Orchard Circle	53.92	80.00	\$2,272.80	\$0.00	\$2,272.80	69
70	353022130041	10, 22	3389 Orchard Circle	53.48	80.00	\$2,272.80	\$0.00	\$2,272.80	70
71	353022130042	10, 22	3385 Orchard Circle	99.22	80.00	\$2,272.80	\$0.00	\$2,272.80	71
72	353022130043	1, 22	3379 Orchard Circle	228.00	66.47	\$1,888.41	\$0.00	\$1,888.41	72
73	353022210057	1, 22	3488 Midland Court	230.30	67.65	\$1,921.94	\$0.00	\$1,921.94	73

74	353022210058	22	3498 Midland Court	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	74
75	353022210059	10, 22	3506 Midland Court	85.69	80.00	\$2,272.80	\$0.00	\$2,272.80	75
76	353022210060	10, 22	3512 Midland Court	77.21	80.00	\$2,272.80	\$0.00	\$2,272.80	76
77	353022210061	10, 22	3516 Midland Court	54.31	80.00	\$2,272.80	\$0.00	\$2,272.80	77
78	353022210062	10, 22	3515 Midland Court	54.31	80.00	\$2,272.80	\$0.00	\$2,272.80	78
79	353022210063	10, 22	3511 Midland Court	77.11	80.00	\$2,272.80	\$0.00	\$2,272.80	79
80	353022210064	10, 22	3505 Midland Court	85.69	80.00	\$2,272.80	\$0.00	\$2,272.80	80
81	353022210065	22	3497 Midland Court	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	81
82	353022210066	1, 22	3487 Midland Court	230.30	135.30	\$3,843.87	\$0.00	\$3,843.87	82
83	353022210071	1, 22	1908 County Road E E	349.00	213.49	\$3,032.63	\$0.00	\$3,032.63	83
84	353022210072	22	3568 Highland Avenue	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	84
85	353022210073	22	3562 Highland Avenue	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	85
86	353022210074	22	3556 Highland Avenue	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	86
87	353022210075	1, 22	3550 Highland Avenue	230.40	135.41	\$3,847.00	\$0.00	\$3,847.00	87
88	353022210076	1, 22	3536 Highland Avenue	235.39	135.37	\$3,845.86	\$0.00	\$3,845.86	88
89	353022210077	22	3530 Highland Avenue	86.34	86.34	\$2,452.92	\$0.00	\$2,452.92	89
90	353022210078	22	3526 Highland Avenue	86.34	86.34	\$2,452.92	\$0.00	\$2,452.92	90
91	353022210079	22	3522 Highland Avenue	86.34	86.34	\$2,452.92	\$0.00	\$2,452.92	91
92	353022210080	22	3518 Highland Avenue	86.34	86.34	\$2,452.92	\$0.00	\$2,452.92	92
93	353022210081	22	3514 Highland Avenue	86.34	86.34	\$2,452.92	\$0.00	\$2,452.92	93
94	353022210082	1, 22	3510 Highland Avenue	235.26	135.27	\$3,843.02	\$0.00	\$3,843.02	94
95	353022210085	1, 22	3550 Dell Court South	215.19	135.19	\$3,840.75	\$0.00	\$3,840.75	95
96	353022210086	22	3540 Dell Court South	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	96
97	353022210087	10, 22	3530 Dell Court South	84.96	80.00	\$2,272.80	\$0.00	\$2,272.80	97
98	353022210088	10, 22	3520 Dell Court South	85.11	80.00	\$2,272.80	\$0.00	\$2,272.80	98
99	353022210089	10, 22	3510 Dell Court South	65.16	80.00	\$2,272.80	\$0.00	\$2,272.80	99
100	353022210090	3, 22	1939 Elm Street	165.57	100.00	\$2,841.00	\$0.00	\$2,841.00	100
101	353022210091	3, 22	1919 Elm Street	165.57	100.00	\$2,841.00	\$0.00	\$2,841.00	101
102	353022210092	10, 22	3500 Dell Court South	50.00	80.00	\$2,272.80	\$0.00	\$2,272.80	102
103	353022210093	10, 22	3505 Dell Court South	65.00	80.00	\$2,272.80	\$0.00	\$2,272.80	103
104	353022210094	10, 22	3515 Dell Court South	65.00	80.00	\$2,272.80	\$0.00	\$2,272.80	104
105	353022210095	10, 22	3525 Dell Court South	85.11	80.00	\$2,272.80	\$0.00	\$2,272.80	105
106	353022210096	22	3535 Dell Court South	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	106
107	353022210097	1, 22	3545 Dell Court South	216.00	136.00	\$3,863.76	\$0.00	\$3,863.76	107
108	353022210098	1, 22	3560 Dell Court North	215.19	135.19	\$3,840.75	\$0.00	\$3,840.75	108
109	353022210099	10, 22	3570 Dell Court North	95.71	80.00	\$2,272.80	\$0.00	\$2,272.80	109
110	353022210100	10, 22	3580 Dell Court North	47.87	80.00	\$2,272.80	\$0.00	\$2,272.80	110
111	353022210102	10, 22	3590 Dell Court North	59.00	80.00	\$2,272.80	\$0.00	\$2,272.80	111
112	353022210106	10, 22	3585 Dell Court North	50.47	80.00	\$2,272.80	\$0.00	\$2,272.80	112
113	353022210107	10, 22	3575 Dell Court North	55.32	80.00	\$2,272.80	\$0.00	\$2,272.80	113
114	353022210108	10, 22	3565 Dell Court North	95.86	80.00	\$2,272.80	\$0.00	\$2,272.80	114
115	353022210109	1, 10, 22	3555 Dell Court North	216.00	136.00	\$3,863.76	\$0.00	\$3,863.76	115
116	353022220005	1, 22	3546 Willow Avenue	225.03	66.22	\$1,881.31	\$0.00	\$1,881.31	116
117	353022220006	1, 22	3532 Willow Avenue	225.02	66.21	\$1,881.03	\$0.00	\$1,881.03	117
118	353022220012	1, 22	3482 Willow Avenue	224.92	66.15	\$1,879.32	\$0.00	\$1,879.32	118
119	353022220016	22	3585 Auger Avenue	78.00	78.00	\$2,215.98	\$0.00	\$2,215.98	119

120	353022220017	22	3579 Auger Avenue	78.00	78.00	\$2,215.98	\$0.00	\$2,215.98	120
121	353022220018	22	3573 Auger Avenue	77.00	77.00	\$2,187.57	\$0.00	\$2,187.57	121
122	353022220019	22	3563 Auger Avenue	77.00	77.00	\$2,187.57	\$0.00	\$2,187.57	122
123	353022220020	22	3553 Auger Avenue	97.50	97.50	\$2,769.98	\$0.00	\$2,769.98	123
124	353022220022	1, 22	3529 Auger Avenue	230.39	135.37	\$3,845.86	\$0.00	\$3,845.86	124
125	353022220023	22	3521 Auger Avenue	79.09	79.09	\$2,246.95	\$0.00	\$2,246.95	125
126	353022220024	22	3513 Auger Avenue	79.09	79.09	\$2,246.95	\$0.00	\$2,246.95	126
127	353022220025	22	3505 Auger Avenue	79.09	79.09	\$2,246.95	\$0.00	\$2,246.95	127
128	353022220026	22	3497 Auger Avenue	79.09	79.09	\$2,246.95	\$0.00	\$2,246.95	128
129	353022220027	22	3489 Auger Avenue	79.08	79.08	\$2,246.66	\$0.00	\$2,246.66	129
130	353022220028	1, 22	3481 Auger Avenue	230.52	135.27	\$3,843.02	\$0.00	\$3,843.02	130
131	353022220030	22	1846 County Road E E	95.00	95.00	\$2,698.95	\$0.00	\$2,698.95	131
132	353022220031	22	3576 Auger Avenue	85.00	85.00	\$2,414.85	\$0.00	\$2,414.85	132
133	353022220032	22	3568 Auger Avenue	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	133
134	353022220033	22	3560 Auger Avenue	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	134
135	353022220034	22	3552 Auger Avenue	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	135
136	353022220035	1, 22	3542 Auger Avenue	236.70	136.03	\$3,864.61	\$0.00	\$3,864.61	136
137	353022220036	1, 22	3530 Auger Avenue	231.29	135.83	\$3,858.93	\$0.00	\$3,858.93	137
138	353022220037	22	3522 Auger Avenue	79.16	79.16	\$2,248.94	\$0.00	\$2,248.94	138
139	353022220038	22	3514 Auger Avenue	79.15	79.15	\$2,248.65	\$0.00	\$2,248.65	139
140	353022220039	22	3506 Auger Avenue	79.15	79.15	\$2,248.65	\$0.00	\$2,248.65	140
141	353022220040	22	3498 Auger Avenue	79.15	79.15	\$2,248.65	\$0.00	\$2,248.65	141
142	353022220041	22	3490 Auger Avenue	79.15	79.15	\$2,248.65	\$0.00	\$2,248.65	142
143	353022220042	1, 22	3482 Auger Avenue	230.26	135.27	\$3,843.02	\$0.00	\$3,843.02	143
144	353022220044	22	1865 Dell Street	82.77	82.77	\$2,351.50	\$0.00	\$2,351.50	144
145	353022220045	22	1875 Dell Street	82.77	82.77	\$2,351.50	\$0.00	\$2,351.50	145
146	353022220046	22	1864 Dell Street	82.77	82.77	\$2,351.50	\$0.00	\$2,351.50	146
147	353022220047	22	1874 Dell Street	82.77	82.77	\$2,351.50	\$0.00	\$2,351.50	147
148	353022220048	22	1865 Elm Street	82.77	82.77	\$2,351.50	\$0.00	\$2,351.50	148
149	353022220049	22	1875 Elm Street	82.77	82.77	\$2,351.50	\$0.00	\$2,351.50	149
150	353022220054	22	3563 Highland Avenue	94.95	94.88	\$2,695.54	\$0.00	\$2,695.54	150
151	353022220055	22	3557 Highland Avenue	95.00	95.00	\$2,698.95	\$0.00	\$2,698.95	151
152	353022220056	1, 22	3551 Highland Avenue	235.80	140.82	\$4,000.70	\$0.00	\$4,000.70	152
153	353022220057	22	1893 Dell Street	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	153
154	353022220058	22	1885 Dell Street	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	154
155	353022220059	22	1884 Dell Street	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	155
156	353022220060	22	1892 Dell Street	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	156
157	353022220061	1, 22	3537 Highland Avenue	235.78	140.76	\$3,998.99	\$0.00	\$3,998.99	157
158	353022220062	22	3529 Highland Avenue	90.85	90.85	\$2,581.05	\$0.00	\$2,581.05	158
159	353022220063	1, 22	3521 Highland Avenue	235.00	133.94	\$3,805.24	\$0.00	\$3,805.24	159
160	353022220064	10, 22	1893 Sunrise Court	60.00	80.00	\$2,272.80	\$0.00	\$2,272.80	160
161	353022220065	10, 22	1885 Sunrise Court	50.74	80.00	\$2,272.80	\$0.00	\$2,272.80	161
162	353022220066	10, 22	1886 Sunrise Court	50.84	80.00	\$2,272.80	\$0.00	\$2,272.80	162
163	353022220067	10, 22	1892 Sunrise Court	60.00	80.00	\$2,272.80	\$0.00	\$2,272.80	163
164	353022220068	1, 22	1898 Sunrise Court	234.96	133.86	\$3,802.96	\$0.00	\$3,802.96	164
165	353022220069	22	3515 Highland Avenue	90.85	90.85	\$2,581.05	\$0.00	\$2,581.05	165

166	353022220070	1, 22	3511 Highland Avenue	235.51	140.53	\$3,992.46	\$0.00	\$3,992.46	166
167	353022220071	22	1893 Elm Street	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	167
168	353022220072	22	1885 Elm Street	80.00	80.00	\$2,272.80	\$0.00	\$2,272.80	168
169	353022220076	1, 22	1830 County Road E E	240.80	67.77	\$1,925.35	\$0.00	\$1,925.35	169
170	353022220079	1, 22	1846 County Road E E	220.54	67.77	\$1,925.35	\$0.00	\$1,925.35	170
171	353022220081	1, 22	1892 County Road E E	265.96	87.98	\$2,499.51	\$0.00	\$2,499.51	171
172	353022220084	22	1801 Elm Street	82.63	82.63	\$2,347.52	\$0.00	\$2,347.52	172
173	353022220085	22	1809 Elm Street	82.63	82.63	\$2,347.52	\$0.00	\$2,347.52	173
174	353022220086	22	1817 Elm Street	82.63	82.63	\$2,347.52	\$0.00	\$2,347.52	174
175	353022220087	22	1825 Elm Street	82.63	82.63	\$2,347.52	\$0.00	\$2,347.52	175
176	353022220090	22, 25	1800 County Road E E	330.73	80.00	\$2,272.80	\$0.00	\$2,272.80	176
177	353022220091	1, 22	3545 Rooney Place	230.36	135.35	\$3,845.29	\$0.00	\$3,845.29	177
178	353022220092	22	3535 Rooney Place	83.00	83.00	\$2,358.03	\$0.00	\$2,358.03	178
179	353022220093	10, 22	3525 Rooney Place	87.44	80.00	\$2,272.80	\$0.00	\$2,272.80	179
180	353022220094	10, 22	3515 Rooney Place	83.38	80.00	\$2,272.80	\$0.00	\$2,272.80	180
181	353022220095	10, 22	3505 Rooney Place	63.27	80.00	\$2,272.80	\$0.00	\$2,272.80	181
182	353022220096	10, 22	3500 Rooney Place	63.13	80.00	\$2,272.80	\$0.00	\$2,272.80	182
183	353022220097	10, 22	3510 Rooney Place	83.34	80.00	\$2,272.80	\$0.00	\$2,272.80	183
184	353022220098	10, 22	3520 Rooney Place	87.53	80.00	\$2,272.80	\$0.00	\$2,272.80	184
185	353022220099	22	3530 Rooney Place	83.00	83.00	\$2,358.03	\$0.00	\$2,358.03	185
186	353022220100	1, 22	3540 Rooney Place	230.36	135.35	\$3,845.29	\$0.00	\$3,845.29	186
187	353022220103	22	3571 Highland Avenue	90.00	90.00	\$2,556.90	\$0.00	\$2,556.90	187
188	353022220106	1, 22	3543 Auger Avenue	265.46	165.46	\$4,700.72	\$0.00	\$4,700.72	188
189	353022220107		0 Auger Avenue	0.00	0.00	\$0.00	\$0.00	\$0.00	189
190	353022230066	1, 22	1818 Elm Street	275.30	140.00	\$3,977.40	\$0.00	\$3,977.40	190
191	353022230096	22	0 Willow Court	185.39	185.39	\$5,266.93	\$0.00	\$5,266.93	191
192	353022230105	22	3454 Willow Court	76.18	76.18	\$2,164.27	\$0.00	\$2,164.27	192
193	353022230106	22	3448 Willow Court	81.00	81.00	\$2,301.21	\$0.00	\$2,301.21	193
194	353022230107	22	3442 Willow Court	81.00	81.00	\$2,301.21	\$0.00	\$2,301.21	194
195	353022230108	22	3438 Willow Court	91.39	91.57	\$2,601.50	\$0.00	\$2,601.50	195
196	353022230111	1, 22	1834 Elm Street	267.80	67.65	\$1,921.94	\$0.00	\$1,921.94	196
197	353022230115	1, 22	1852 Elm Street	275.51	70.07	\$1,990.69	\$0.00	\$1,990.69	197
198	353022230128	3, 22, 25	1894 Elm Street	165.30	100.00	\$2,841.00	\$0.00	\$2,841.00	198
199	353022230129	23	1780 Willow Court East	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	199
200	353022230130	23	1782 Willow Court East	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	200
201	353022230131	23	1784 Willow Court East	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	201
202	353022230132	23	1786 Willow Court East	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	202
203	353022230133	23	3455 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	203
204	353022230134	23	3453 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	204
205	353022230135	23	3451 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	205
206	353022230136	23	3449 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	206
207	353022230137	23	3445 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	207
208	353022230138	23	3443 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	208
209	353022230139	23	3441 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	209
210	353022230140	23	3439 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	210
211	353022230141	23	3435 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	211

212	353022230142	23	3433 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	212
213	353022230143	23	3431 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	213
214	353022230144	23	3429 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	214
215	353022230145	23	1791 Willow Court East	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	215
216	353022230146	23	1789 Willow Court East	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	216
217	353022230147	23	1787 Willow Court East	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	217
218	353022230148	23	1785 Willow Court East	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	218
219	353022230163	23	1780 Elm Street	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	219
220	353022230164	23	1782 Elm Street	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	220
221	353022230165	23	1784 Elm Street	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	221
222	353022230166	23	1786 Elm Street	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	222
223	353022230167	23	1788 Elm Street	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	223
224	353022230168	23	1790 Elm Street	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	224
225	353022230169	23	1790 Willow Court East	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	225
226	353022230170	23	1792 Willow Court East	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	226
227	353022230171	23	3420 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	227
228	353022230172	23	3418 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	228
229	353022230173	23	3416 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	229
230	353022230174	23	3414 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	230
231	353022230175	23	3412 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	231
232	353022230176	23	3410 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	232
233	353022230177	23	3408 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	233
234	353022230178	23	3400 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	234
235	353022230179	23	3394 Willow Court	47.81	47.81	\$1,765.62	\$0.00	\$1,765.62	235
236	353022230180		0 Willow Court	0.00	0.00	\$0.00	\$0.00	\$0.00	236
237	353022230185	22	1860 Elm Street	82.65	82.65	\$2,348.09	\$0.00	\$2,348.09	237
238	353022230186	22	1864 Elm Street	82.65	82.65	\$2,348.09	\$0.00	\$2,348.09	238
239	353022230188	22	1876 Elm Street	82.65	82.65	\$2,348.09	\$0.00	\$2,348.09	239
240	353022230189	22	1880 Elm Street	82.65	82.65	\$2,348.09	\$0.00	\$2,348.09	240
241	353022240005	22	1936 Elm Street	87.30	87.30	\$2,480.19	\$0.00	\$2,480.19	241
242	353022240006	22	1940 Elm Street	78.00	78.00	\$2,215.98	\$0.00	\$2,215.98	242
243	353022240032	1, 22	1904 Elm Street	285.30	67.62	\$1,921.08	\$0.00	\$1,921.08	243
244	353022240081	1, 22	1920 Elm Street	265.13	67.60	\$1,920.52	\$0.00	\$1,920.52	244
245	353022240086	22	1948 Elm Street	82.65	82.65	\$2,348.09	\$0.00	\$2,348.09	245
246	353022240087	22	1956 Elm Street	82.65	82.65	\$2,348.09	\$0.00	\$2,348.09	246
247	363022110006	1, 21, 25	2650 County Road E E	553.20	254.23	\$5,750.68	\$0.00	\$5,750.68	247
248	363022110007	1, 21, 25	0 Rolling View Drive	58.51	58.51	\$1,323.50	\$0.00	\$1,323.50	248
249	363022110008	1, 21, 25	3564 Rolling View Drive	250.25	250.25	\$5,660.66	\$0.00	\$5,660.66	249
250	363022110009	19	3540 Rolling View Drive	80.93	80.46	\$1,142.53	\$0.00	\$1,142.53	250
251	363022110010	19	3532 Rolling View Drive	87.91	83.95	\$1,192.09	\$0.00	\$1,192.09	251
252	363022110011	19, 25	3526 Rolling View Court	96.65	88.33	\$1,254.29	\$0.00	\$1,254.29	252
253	363022110012	19	3518 Rolling View Court	82.80	81.40	\$1,155.88	\$0.00	\$1,155.88	253
254	363022110013	19	3510 Rolling View Court	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	254
255	363022110014	19	3502 Rolling View Court	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	255
256	363022110015	19	3494 Rolling View Court	69.87	80.00	\$1,136.00	\$0.00	\$1,136.00	256
257	363022110016	19	3488 Rolling View Court	56.65	80.00	\$1,136.00	\$0.00	\$1,136.00	257

258	363022110017	19	3482 Rolling View Court	56.56	80.00	\$1,136.00	\$0.00	\$1,136.00	258
259	363022110018	10, 19	3476 Rolling View Court	81.10	80.00	\$1,136.00	\$0.00	\$1,136.00	259
260	363022110019	10, 19	3470 Rolling View Court	59.66	80.00	\$1,136.00	\$0.00	\$1,136.00	260
261	363022110020	3, 19, 25	3495 Rolling View Court	230.19	100.00	\$1,420.00	\$0.00	\$1,420.00	261
262	363022110021	19	3509 Rolling View Court	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	262
263	363022110022	1, 19	3517 Rolling View Court	241.22	159.41	\$2,263.62	\$0.00	\$2,263.62	263
264	363022110023	3, 19, 25	3531 Rolling View Drive	193.06	100.00	\$1,420.00	\$0.00	\$1,420.00	264
265	363022110024	19	3539 Rolling View Drive	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	265
266	363022110025	3, 19	0 Rolling View Drive	116.98	100.00	\$1,420.00	\$0.00	\$1,420.00	266
267	363022110026	3, 19	0 Rolling View Drive	227.80	100.00	\$1,420.00	\$0.00	\$1,420.00	267
268	363022120001	19, 25	2600 County Road E E	777.00	487.00	\$6,915.40	\$0.00	\$6,915.40	268
269	363022120002	19	2608 Rolling View Drive	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	269
270	363022120003	19	2600 Rolling View Drive	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	270
271	363022120004	1, 19	3524 Glen Oaks Avenue	223.49	126.79	\$1,800.42	\$0.00	\$1,800.42	271
272	363022120005	19	3514 Glen Oaks Avenue	95.00	95.00	\$1,349.00	\$0.00	\$1,349.00	272
273	363022120006	19	3500 Glen Oaks Avenue	95.00	95.00	\$1,349.00	\$0.00	\$1,349.00	273
274	363022120007	19, 25	3490 Glen Oaks Avenue	130.00	100.00	\$1,420.00	\$0.00	\$1,420.00	274
275	363022120008		0 Glen Oaks Avenue	128.81	0.00	\$0.00	\$0.00	\$0.00	275
276	363022120009	10, 19	3481 Rolling View Court	50.00	80.00	\$1,136.00	\$0.00	\$1,136.00	276
277	363022120010	10, 19	3487 Rolling View Court	50.00	80.00	\$1,136.00	\$0.00	\$1,136.00	277
278	363022120011	10, 19	3493 Rolling View Court	50.00	80.00	\$1,136.00	\$0.00	\$1,136.00	278
279	363022120012	19, 25	0 Glen Oaks Avenue	49.00	49.00	\$695.80	\$0.00	\$695.80	279
280	363022120013	3, 19	3532 Glen Oaks Avenue	133.52	100.00	\$1,420.00	\$0.00	\$1,420.00	280
281	363022120014	19	3534 Glen Oaks Avenue	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	281
282	363022120015	1, 19	3544 Glen Oaks Avenue	228.81	125.96	\$1,788.63	\$0.00	\$1,788.63	282
283	363022120016	10, 19	3546 Glen Oaks Court	85.05	80.00	\$1,136.00	\$0.00	\$1,136.00	283
284	363022120017	10, 19	3548 Glen Oaks Court	50.27	80.00	\$1,136.00	\$0.00	\$1,136.00	284
285	363022120018	10, 19	3550 Glen Oaks Court	50.27	80.00	\$1,136.00	\$0.00	\$1,136.00	285
286	363022120019	10, 19	3552 Glen Oaks Court	50.27	80.00	\$1,136.00	\$0.00	\$1,136.00	286
287	363022120020	10, 19	3554 Glen Oaks Court	78.30	80.00	\$1,136.00	\$0.00	\$1,136.00	287
288	363022120021	1, 19	3556 Glen Oaks Court	232.33	137.03	\$1,945.83	\$0.00	\$1,945.83	288
289	363022120022	19, 25	3564 Glen Oaks Avenue	86.00	86.00	\$1,221.20	\$0.00	\$1,221.20	289
290	363022120023	19, 25	3566 Glen Oaks Avenue	88.20	88.20	\$1,252.44	\$0.00	\$1,252.44	290
291	363022120024	19	3574 Glen Oaks Avenue	68.96	80.00	\$1,136.00	\$0.00	\$1,136.00	291
292	363022120025	19	3576 Glen Oaks Avenue	68.96	80.00	\$1,136.00	\$0.00	\$1,136.00	292
293	363022120026	3, 19, 25	3578 Glen Oaks Avenue	169.37	100.00	\$1,420.00	\$0.00	\$1,420.00	293
294	363022120027	21	2502 County Road E E	599.00	183.00	\$4,139.46	\$0.00	\$4,139.46	294
295	363022120028	3, 19, 25	3598 Glen Oaks Avenue	353.79	100.00	\$1,420.00	\$0.00	\$1,420.00	295
296	363022120029	19	3596 Glen Oaks Avenue	160.24	40.12	\$569.70	\$0.00	\$569.70	296
297	363022120030	19	3594 Glen Oaks Avenue	160.24	40.12	\$569.70	\$0.00	\$569.70	297
298	363022120031	19, 25	3592 Glen Oaks Avenue	191.14	50.00	\$710.00	\$0.00	\$710.00	298
299	363022120032	10, 19, 25	3590 Glen Oaks Avenue	272.19	80.00	\$1,136.00	\$0.00	\$1,136.00	299
300	363022120033	10, 19	3589 Glen Oaks Avenue	70.46	80.00	\$1,136.00	\$0.00	\$1,136.00	300
301	363022120034	10, 19	3587 Glen Oaks Avenue	123.68	80.00	\$1,136.00	\$0.00	\$1,136.00	301
302	363022120035	19	3585 Glen Oaks Avenue	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	302
303	363022120036	19	3583 Glen Oaks Avenue	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	303

304	363022120037	3, 19, 25	3581 Glen Oaks Avenue	127.44	87.41	\$1,241.22	\$0.00	\$1,241.22	304
305	363022120040	19	3561 Glen Oaks Avenue	91.11	86.03	\$1,221.63	\$0.00	\$1,221.63	305
306	363022120041	19	3559 Glen Oaks Avenue	91.11	85.89	\$1,219.64	\$0.00	\$1,219.64	306
307	363022120042	19	3541 Glen Oaks Avenue	89.56	84.85	\$1,204.87	\$0.00	\$1,204.87	307
308	363022120043	19	3539 Glen Oaks Avenue	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	308
309	363022120044	19	3537 Glen Oaks Avenue	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	309
310	363022120045	19	3529 Glen Oaks Avenue	80.00	80.00	\$1,136.00	\$0.00	\$1,136.00	310
311	363022120046	19	3527 Glen Oaks Avenue	93.21	81.97	\$1,163.97	\$0.00	\$1,163.97	311
312	363022120048	3, 19	3525 Glen Oaks Avenue	123.05	100.00	\$1,420.00	\$0.00	\$1,420.00	312
313	363022120049	19	3515 Glen Oaks Avenue	100.00	95.26	\$1,352.69	\$0.00	\$1,352.69	313
314	363022120050	19	3505 Glen Oaks Avenue	95.00	95.01	\$1,349.14	\$0.00	\$1,349.14	314
315	363022120051	19	3495 Glen Oaks Avenue	95.00	95.01	\$1,349.14	\$0.00	\$1,349.14	315
316	363022120052	19	3485 Glen Oaks Avenue	86.44	94.35	\$1,339.77	\$0.00	\$1,339.77	316
317	363022120053	3, 19	3475 Glen Oaks Avenue	100.00	100.00	\$1,420.00	\$0.00	\$1,420.00	317
318	363022120056	1, 19	2515 Oak Court	260.00	82.50	\$1,171.50	\$0.00	\$1,171.50	318
319	363022120057	19	2523 Oak Court	72.94	80.00	\$1,136.00	\$0.00	\$1,136.00	319
320	363022120058	3, 19	2531 Oak Court	90.73	100.00	\$1,420.00	\$0.00	\$1,420.00	320
321	363022120059	19	2539 Oak Court	71.40	80.00	\$1,136.00	\$0.00	\$1,136.00	321
322	363022120060	10, 19	2555 Oak Court	107.75	80.00	\$1,136.00	\$0.00	\$1,136.00	322
323	363022120062	10, 19	2530 Oak Court	196.28	80.00	\$1,136.00	\$0.00	\$1,136.00	323
324	363022120063	19	2522 Oak Court	80.03	80.01	\$1,136.14	\$0.00	\$1,136.14	324
325	363022120064	1, 19	2514 Oak Court	240.00	72.50	\$1,029.50	\$0.00	\$1,029.50	325
326	363022120065	10, 19	2542 Oak Court	110.44	80.00	\$1,136.00	\$0.00	\$1,136.00	326
327	363022120066	19	3569 Glen Oaks Avenue	82.61	80.72	\$1,146.22	\$0.00	\$1,146.22	327
328	363022120067	3, 19	3571 Glen Oaks Avenue	147.00	100.00	\$1,420.00	\$0.00	\$1,420.00	328
							\$656,619.50	\$0.00	\$656,619.50

	Residential street assessment	\$ 40.52
1	Corner lot	
2	Bound by streets on 3 or all sides	
3	Interior lot 100 ft maximum	\$ 4,052.00
4	Maximum residential corner lot assessment	\$ 5,545.93
5	1/2 maximum residential corner lot assessment	\$ 2,772.97
6	Commercial lot per front foot assessment	\$ 64.66
7	Apartment/Townhome per foot assessment	\$ 53.29
8	Lot splits in future to be assessed at future rate per front foot	
9	Lot split in future will be assessed at future rate per sq ft	
10	Cul de sac lot	
11	Residential irregular interior lot	
12	Lot has been assessed maximum storm sewer rate	
13	Alley Assessment	\$ 2,266.00
14	Residential storm sewer rate	\$ 0.12
15	Commercial storm sewer rate	\$ 0.24

16	Park & public storm sewer rate	\$ 0.06
17	Sanitary sewer service repair	varies on repairs
18	Assessment in lieu of charges	
19	Residential Street Mill & Overlay Rate	\$ 14.20
20	Apartment/Town Home Mill & Overlay Rate	\$ 18.58
21	Commercial Mill and Overlay Rate	\$ 22.62
22	Residential Total Pavement Replacement Rate	\$ 28.41
23	Apartment/Townhome Total Pavement Replacement Rate	\$ 36.93
24	Commercial Total Pavement Replacement Rate	\$ 45.46
25	Appraiser's Opinion	

ASSESSMENT PERIOD - 10 YEARS FOR RESIDENTIAL - 15 YEARS FOR APARTMENTS AND COMMERCIAL
INTEREST RATE (2019) - 4.41%

RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 10 YEARS = \$25.00)

RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 15 YEARS = \$37.50)

			NON-RESIDENT PROPERTY ADDRESS
17	143022230085	1	4701 Highway 61, WBL MN 55110
23	143022230114	1	1415 Birchcrest Dr, WBL MN 55110-2920
29	143022230134		3205 White Pine Way, Stillwater MN 55082-7048
31	143022230136		295 Meadwood Ln, Vadnais Heights MN 55127-6010
38	143022320006		427 Wildwood Ave, St. Paul MN 55110
43	143022320058		2186 3rd St Ste 107, WBL MN 55110-3266
51	153022140007		29325 Glader Blvd, Lindstrom MN 55045-8009
55	153022140011		1717 Main St Ste 2000, Dallas TX 75201-4657
64	153022410007		12691 Foxhill Cir N, Hugo MN 55038-7496
65	153022410008	1	1218 Ravenswood Ct, Shoreview MN 55126-8613
73	353022210057	1	PO Box 24649 West Palm Beach, FL 33416-4649
89	353022210077		6531 Clearwater Creek Dr, Hugo MN 55038-7717
121	353022220018		11068 66th St N, Stillwater MN 55082-9647
131	353022220030	22	2244 Reiling Rd, WBL MN 55110
170	353022220079	1, 22	2244 Reiling Rd, WBL MN 55110
177	353022220091	1	16046 Xingu St NE, Forest Lake MN 55025-9457
184	353022220098		1555 Selby Ave Unit 318, St. Paul MN 55104-3941
185	353022220099	22	180 N Stetson Ave Ste 3650, Chicago IL 60601-6709
189	353022220107		4701 Highway 61, WBL MN 55110
190	353022230066	1	2186 3rd St, WBL MN 55110-3263
191	353022230096		4701 Highway 61, WBL MN 55110
192	353022230105		PO Box 141044, Minneapolis MN 55414-6044
196	353022230111	1	PO Box 10611, St Paul MN 55110-0611
201	353022230131	20	355 Quail St, Mahtomedi MN 55115-1455
204	353022230134	20	648 Florence Ave, Mahtomedi MN 55115-2043
206	353022230136	20	2766 Cohansey Cir, St. Paul MN 55113-2346
221	353022230165	20	PO Box 13576, Roseville MN 55113-0576
232	353022230176	20	23143 Rountree Ave, Port Charlotte FL 33980-5845
236	353022230180		PO Box 1022, Burnsville MN 55337-0022

247	363022110006	1, 21	2800 Lake St, Minneapolis MN 55406-1930
248	363022110007	1, 21	2800 Lake St, Minneapolis MN 55406-1930
253	363022110012		2539 County Road E E WBL MN 55110-4906
254	363022110013		1515 131st Ln NE Blaine MN 55449-5714
266	363022110025		2600 County Road E E WBL MN 55110
267	363022110026		2600 County Road E E WBL MN 55110
272	363022120005		2001 Oak Glen LN Stillwater MN 55082-9643
275	363022120008		4701 Highway 61, WBL MN 55110
276	363022120009	10	120 S Riverside Plaza, Chicago IL 60606-3910
279	363022120012		2600 County Road E E WBL MN 55110
288	363022120021	1	2692 Riviera Dr N WBL MN 55110-4919
294	363022120027		327 Ulysses St NE, Minneapolis MN 55413-2502



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Ellen Hiniker, City Manager

From: Rick Juba, Asst. City Manager

Date: February 13, 2020

Subject: **Local 49 – Public Works Union – Memorandums of Understanding**

BACKGROUND

In January of 2020, following the retirement of the Public Works Superintendent, the Public Works Department was restructured through the combination of the two Superintendent positions into one and elevating four (4) of the current Lead Worker positions to Working Foreman positions. The Working Foreman job descriptions added responsibilities including first line supervision, work planning, budgeting and training. This change created a new position classification and therefore required an amendment to the current Union contract to be negotiated.

The Union and the City met and negotiated in good faith the following terms to accommodate the change and structure, which is cost neutral to the City due to elimination of the higher paid Park/Facilities Superintendent, which will be replaced with a Facilities Maintenance position (Maintenance III grade):

- 1) Create new Working Foreman classification in Section B.

Hourly wage starting January 18, 2020- \$34.29

Hourly wage starting July 1, 2020- \$36.69

By July 1, 2020 each individual Working Foreman is expected to have demonstrated the ability to perform all duties described within their new job description. If that expectation is not met, that individual's status will revert back to a Lead Worker or Public Works Maintenance Worker.

These terms are proposed in a Memorandum of Understanding (MOU) and will be amended into the 2021 Union contract. There is an additional term in the MOU allowing for the temporary appointment of a Lead Worker in the absence of a Working Foreman.

The Union has also voted to contribute to the Central Pension Fund, which must be approved by the City by MOU. The CPF is a supplemental Pension Fund authorized by Minnesota Statutes, §356.24, Subdivision 1(10). The City and the Union agree that the agreed upon amount (\$.50/hr) that would otherwise be paid in salary or wages will be contributed instead to the CPF as pre-tax

Employer contributions. Contributions from the Employer will not be funded from any source other than this wage reduction. The CPF does not have withdrawal liability. Several other Cities allow their 49er Unions to participate including Cottage Grove, Forest Lake, Lino Lakes, Oakdale, Ramsey County, Vadnais Heights, Woodbury and White Bear Township. This proposal is cost neutral to the City and is supported by the Administrative staff. The Employment Attorney at our City Attorney's office is familiar with the Central Pension Fund and has reviewed this proposed MOU.

SUMMARY

Two separate MOU's have been voted on and approved by the Union, one approving the wages for the newly created Working Foreman positions and a second requesting to participate in the Central Pension Fund. Both are supported by the Administrative staff and are recommended for approval.

RECOMMENDED COUNCIL ACTION

Consider adopting the attached Resolution authorizing the City Manager to execute a Memorandum of Understanding for the new Working Foreman wages and a Memorandum of Understanding allowing participation in the Central Pension Fund.

RESOLUTION NO.

**RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE
TWO MEMORANDUMS OF UNDERSTANDING
WITH LOCAL 49 PUBLIC WORKS UNION**

WHEREAS, In January of 2020, City Administration changed the structure of the Public Works Department by combining the two Superintendent positions into one and elevating four (4) of the current Lead Worker positions to Working Foreman positions; and

WHEREAS, City staff and the Union have met and negotiated in good faith a Memorandum of Understanding establishing wages for the Working Foreman positions; and

WHEREAS, the Union has also voted to contribute to the Central Pension Fund; and

WHEREAS, the Central Pension Fund is a supplemental Pension Fund authorized by Minnesota Statutes, §356.24, Subdivision 1(10); and

WHEREAS, a Memorandum of Understanding approving participation in the Central Pension Fund must be approved by the City; and

WHEREAS, participation in the Central Pension Fund is cost neutral to the City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake that the Mayor and City Manager are hereby authorized to execute a Memorandum of Understanding establishing wages for the Working Foreman positions and a Memorandum of Understanding allowing contributions to the Central Pension Fund by Local 49 Public Works Union Members.

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

RESOLUTION NO.:

**RESOLUTION SUPPORTING TH 244 JURISDICTIONAL
TRANSFER FROM MnDOT TO WASHINGTON COUNTY**

WHEREAS, Trunk Highway 244 (TH 244) is an arterial roadway, traversing Washington County, between TH 120 (Century Avenue) and Trunk Highway 96 (TH 96) and under the jurisdiction of the Minnesota Department of Transportation (MnDOT); and

WHEREAS, MnDOT has determined that the best jurisdiction of the portion of Trunk Highway 244 from TH 120 to County State Aid Highway 12 (CSAH 12/Stillwater Blvd.) is a County State Aid Highway; and

WHEREAS, the 2040 Washington County Comprehensive Plan identified the portion of Trunk Highway 244 from TH 120 to County State Aid Highway 12 as a candidate for a future County State Aid Route, and

WHEREAS, MnDOT and the County have agreed upon terms to transfer the jurisdiction of the portion of Trunk Highway 244 from TH 120 to CSAH 12 to the County, and

WHEREAS, this jurisdictional transfer of the portion of Trunk Highway 244 from TH 120 to CSAH 12 from MnDOT to the County occurred on May 7, 2019, and

WHEREAS, after the transfer, the portion of TH 244 and from TH 120 to CSAH 12 will become a County State Aid Highway within the boundary of White Bear Lake.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake, Minnesota that the jurisdictional transfer of the portion of Trunk Highway 244 from TH 120 to CSAH 12 from MnDOT to Washington County, and the subsequent designation of the route as a County State Aid Highway located within the City Boundary is hereby approved.

The foregoing resolution offered by Councilmember_____, and supported by Councilmember_____, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Ellen Hiniker, City Manager

From: Paul Kauppi, Public Works Director/City Engineer

Date: February 20, 2020

Subject: **Resolution supporting jurisdictional transfer of State Highway TH 244 (Wildwood Road) to Washington County**

SUMMARY

Washington County recently acquired jurisdiction of MnDOT TH 244 from Century Avenue to Stillwater Blvd (CSAH 12) on May 7th 2019. As part of this jurisdictional transfer, State Aid is requesting resolutions supporting Washington County's designation change of this roadway from TH 244 to CSAH 12. State Aid is asking for a resolution of support from neighboring communities that abut Wildwood Road from Century Avenue to Stillwater Boulevard. The City of White Bear Lake has two parcels within our City limits that abut this section of road. More information here: <https://www.co.washington.mn.us/WildwoodRoad> Staff fully supports this jurisdictional transfer and name change.

RECOMMENDED COUNCIL ACTION

Staff recommends that the City Council adopt the Resolution Supporting TH 244 Jurisdictional Transfer from MnDOT to Washington County.

ATTACHMENTS

Resolution



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Ellen Hiniker, City Manager

From: Kara Coustry, City Clerk

Date: February 7, 2020

Subject: Tobacco and Gas Station Licenses - White Bear Bait, Mahmood Enterprises, LLC

BACKGROUND

The City received an application from Kashif Mahmood on behalf of Mahmood Enterprises, LLC for tobacco and gas station licenses at the business located at 4648 Highway 61 N.

The White Bear Lake Police Department conducts background investigations on liquor/tobacco license applications to provide the City Council with objective data regarding any concerns with the applicant. These elements have been shown to contribute significantly to the successful and legal operation of our community business establishments.

This business license location of 4648 Highway 61 N. is owned by Salva Inc. doing business as First Your Convenience.

SUMMARY

Mahmood Enterprises, LLC is in the process of buying the gas station at 4648 Highway 61 N.

On February 6, 2020, the White Bear Lake Police completed a background investigation on Kashif Mahmood who is listed as the business owner. The business will sell gasoline in addition to tobacco and cigarettes. There was no criminal or negative history on the applicant who provided the appropriate paperwork and insurance documentation.

Staff found no disqualifying information throughout the background investigation.

RECOMMENDED COUNCIL ACTION

Staff recommends approval of the gasoline and tobacco licenses for the applicant.

ATTACHMENTS

Resolution

RESOLUTION NO.

A RESOLUTION APPROVING ISSUANCE OF GAS STATION AND TOBACCO LICENSES TO MAHMOOD ENTERPRISES, LLC

WHEREAS the gas station located at 4648 Highway 61 N. is in the process of being sold by Salva Inc. (dba First Your Convenience) to Mahmood Enterprises, LLC dba White Bear Bait; and

WHEREAS applications for gas station and tobacco licenses have been submitted for licensure at the location of 4648 Highway 61 N. on behalf of the new owner; and

WHEREAS the City had previously approved these same licenses for the existing business owners – Salva Inc. for the business cycle ending March 31, 2020; and

WHEREAS the applicant has paid the appropriate licensing fees and passed the criminal background check; and

NOW, THEREFORE, BE IT RESOLVED that the White Bear Lake City Council approves the following for a Gas Station Business License and a Tobacco License:

Mahmood Enterprises, LLC
dba White Bear Bait
4648 Highway 61 N.
White Bear Lake, Minnesota 55110

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:

Nays:

Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Mayor and Council

From: Ellen Hiniker, City Manager

Date: February 20, 2020

Subject: **First reading of an ordinance amending the City's Municipal Code, Section 204 Compensation for Mayor and Council**

BACKGROUND / SUMMARY

The Council has had some discussion regarding the appropriate timing for consideration of an adjustment in compensation for the positions of Mayor and Council. Compensation for these positions is set forth in the City's Municipal Code as follows:

§204.010 COMPENSATION; MAYOR AND COUNCIL. The salary of the Mayor is hereby fixed at eight-hundred dollars (\$800.00) per month and the salary of each member of the City Council is hereby fixed at six-hundred twenty-five (\$625.00) dollars per month. Such salaries shall be in effect from and after January 1, 2016. (Ref. Ord. No. 597, 2/28/77; Ord. No. 686, 2/12/85, 755, 12/8/87; 939, 1/14/97; Ord. No. 1098, 4/28/15)

This provision was first adopted in 1977 with subsequent amendments in 1985, 1987, 1997 and 2015. In the absence of an articulated review process, the length of time that passes between adjustments is very irregular and has the potential to be controversial. In addition to reviewing current compensation in consideration of an adjustment, staff would recommend that the Council consider amending the municipal code to include a provision for regular review. A regular review would not obligate the Council to make an adjustment if not deemed appropriate. Rather, it would simply set in place a mechanism for periodic discussion.

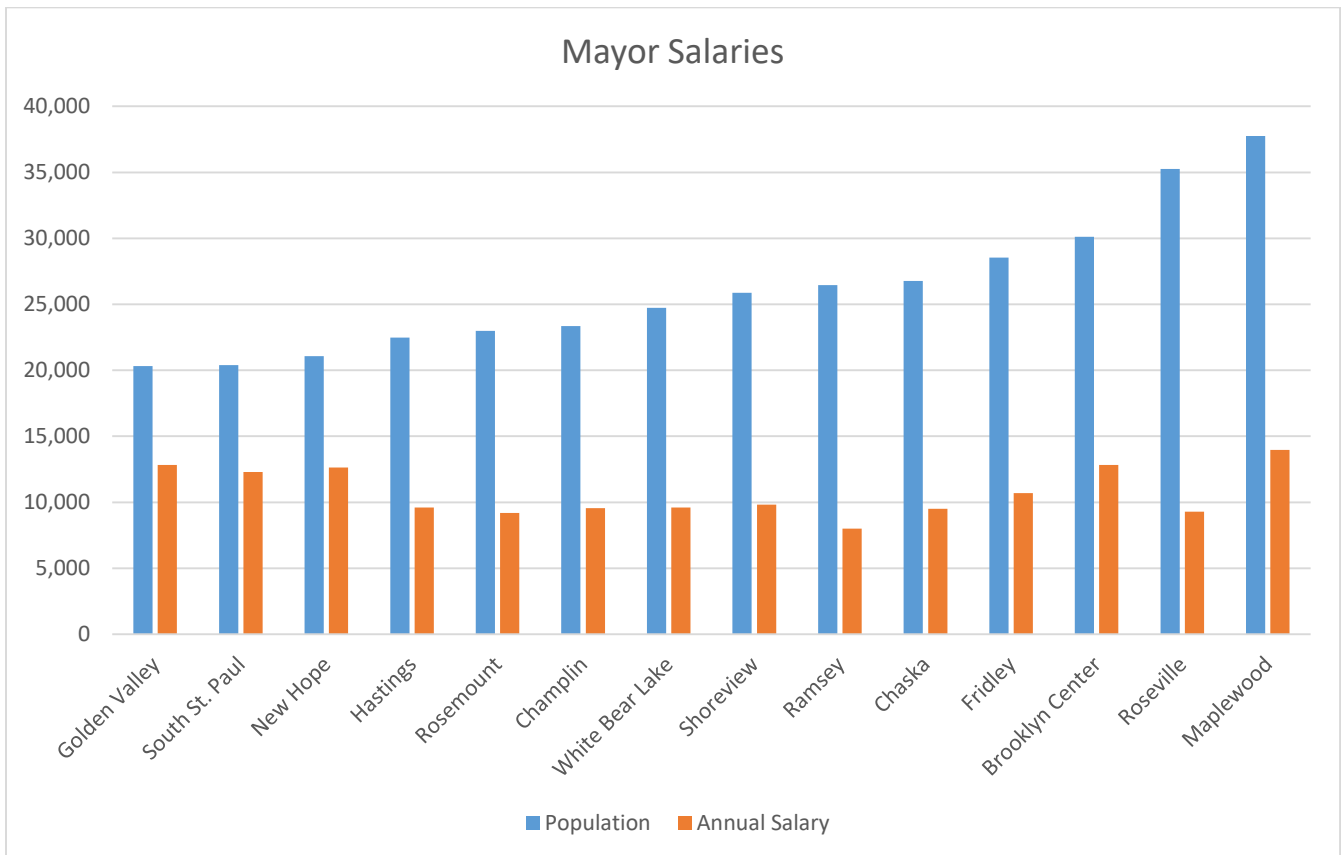
One option could be to review compensation once every four years to occur the first month of the year preceding the year during which the Mayor's seat is up for election. Any adjustment would then take effect the first day of the year following that election. For example, we have a Mayoral election in 2021. Under the described scenario, the Council would have reviewed compensation in January, 2020 with any change to take effect January 1, 2022. If preferred, the frequency for review could also be every two years.

Attached is a list of compensation for Mayors and Councilmembers from cities with populations 20,000 – 40,000 for Council's consideration of a 2020 adjustment. If Council chooses to proceed with an adjustment, staff will bring back an ordinance for first reading at the next regular meeting.

Salaries of Mayor and Council in Cities with Population 20,000 – 40,000

MAYOR SALARIES

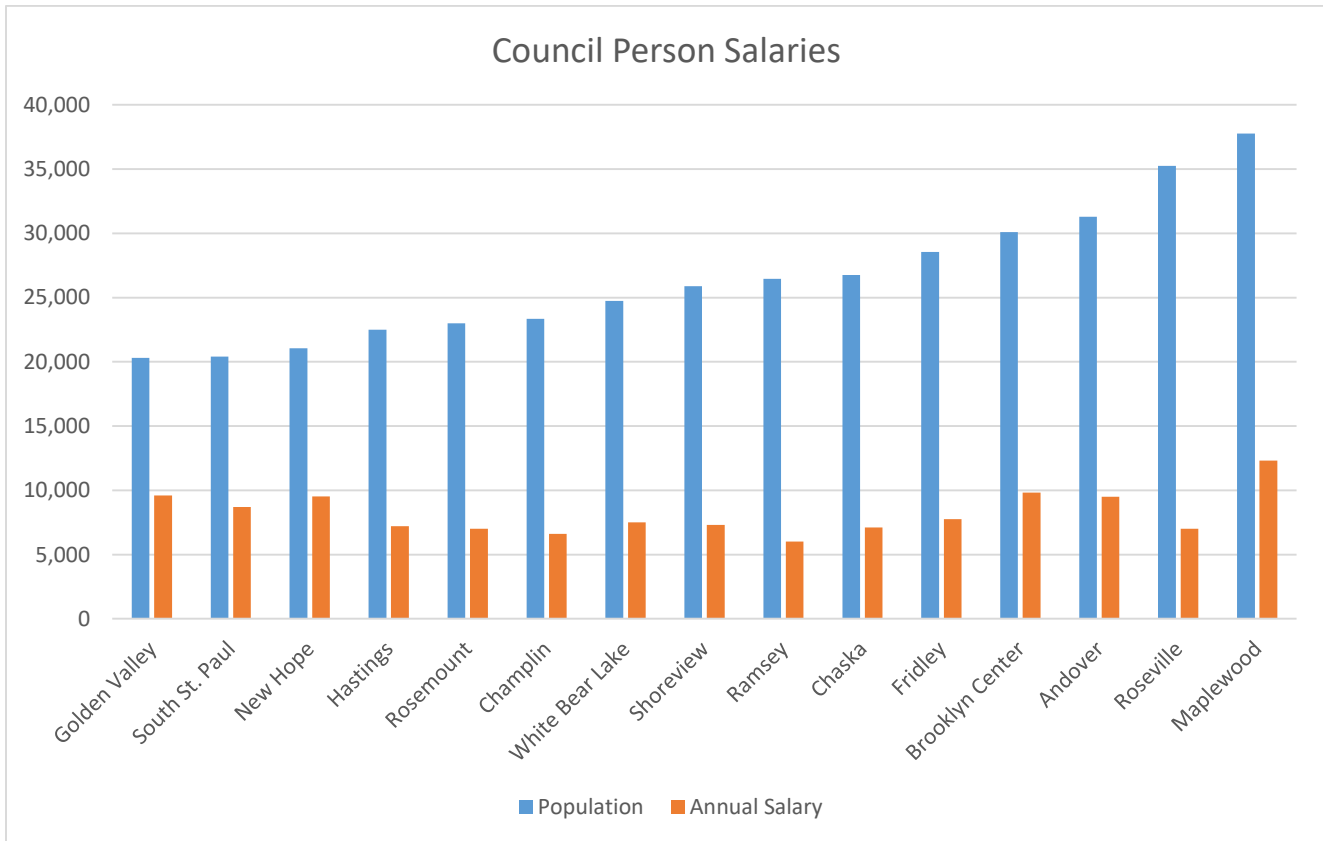
Organization	Population	Annual Salary
Golden Valley	20,312	\$12,825
South St. Paul	20,405	\$12,300
New Hope	21,063	\$12,646
Hastings	22,491	\$9,600
Rosemount	23,000	\$9,200
Champlin	23,343	\$9,550
White Bear Lake	24,734	\$9,600
Shoreview	25,882	\$9,828
Ramsey	26,462	\$8,000
Chaska	26,765	\$9,500
Fridley	28,547	\$10,689
Brooklyn Center	30,104	\$12,823
Roseville	35,244	\$9,300
Maplewood	37,755	\$13,978



Salaries of Mayor and Council in Cities with Population 20,000 – 40,000

Council Person Salaries

Organization	Population	Annual Salary
Golden Valley	20,312	\$9,598
South St. Paul	20,405	\$8,700
New Hope	21,063	\$9,516
Hastings	22,491	\$7,200
Rosemount	23,000	\$7,000
Champlin	23,343	\$6,610
White Bear Lake	24,734	\$7,500
Shoreview	25,882	\$7,296
Ramsey	26,462	\$6,000
Chaska	26,765	\$7,100
Fridley	28,547	\$7,762
Brooklyn Center	30,104	\$9,817
Andover	31,298	\$9,500
Roseville	35,244	\$7,020
Maplewood	37,755	\$12,303





Northeast Youth & Family Services
Transforming Lives

FYI

January 31, 2020

Ellen Hiniker, City Manager
City of White Bear Lake
4701 Highway 61
White Bear Lake, MN 55110

Dear Ellen:

Part of the way we keep our municipal partners informed about services provided by Northeast Youth & Family Services (NYFS) to residents in your community is through quarterly reports.

Enclosed is a copy of a report outlining the services provided in 2019 through December.

Contract services are those outlined in our agreement. These services are assured to all community residents regardless of their ability to pay. Non-contract services represent those received by your residents through other programs at NYFS. Taken together, this report demonstrates how your partnership helps leverage resources for all services received by your residents. To complement the hard statistics we like to provide a success story, which brings those numbers to life.

If you have any questions about this report or would like to talk about any other aspect of our partnership, please do not hesitate to contact me at jerry@nyfs.org or at 651-379-3404.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jerry Hromatka', with a stylized flourish at the end.

Jerry Hromatka
President & CEO

Shoreview Headquarters
3490 Lexington Ave. N.
Shoreview, MN 55126

phone 651-486-3808 fax 651-486-3858

www.nyfs.org

White Bear Lake Area Office
1280 N. Birch Lake Blvd.
White Bear Lake, MN 55110

phone 651-429-8544 fax 651-407-5301

City of White Bear Lake
Report Period: January 1, 2019 to December 31, 2019

The following is a brief report on Northeast Youth & Family Services' programs that directly affect the residents of your community. If you have any questions about this report, please call Jerry Hromatka, President & CEO, at (651) 379-3404.

Annual City Contract for Service 2019	\$55,684
Total cost of all services through December 31	\$213,936 **

(Please note that these numbers represent the actual cost of services provided, not what NYFS charges clients for these services. Because of your collaboration with NYFS, many of these services are offered free of charge or on a sliding-fee scale based on income.)

Services Provided	City Totals		
	# of Clients	Hours	Service Cost
Contracted Services			
Mental Health	111	971	\$ 121,405.00
Diversion Services	47	189	\$ 7,570.00
Senior Chore			
Youth	8	253	\$ 6,312.50
Seniors	22	391	\$ 9,773.75
Community Case Management	15	151	\$ 7,097.00
Total for Contracted Services	203	1955	\$ 152,158.25

Non Contracted Services			
Northeast Educational & Therapeutic Services	5	930	\$ 60,475.35
Out-of-School Time	2	186	\$ 1,302.00
Totals for Non-contracted Services	7	1,116	\$ 61,777.35

Totals for all Individual Services	210	3071	\$ 213,935.60
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*In addition to services provided by NYFS Staff, as part of the Diversion Program, 24 youth provided 365 hours of community service valued at \$3650.

**The contracted amount includes the funds for the community case management program.

Northeast Youth & Family Services Success Story

Mental Health

A youth was referred to NYFS by a parent for individual therapy because he was beginning to act out at school. He was normally a well-mannered and conscientious student. After speaking with the youth, the therapist recommended family therapy.

During family therapy, the youth revealed that he was acting out largely because of the pressure to succeed that he felt from parents and school faculty. He was afraid to tell them this because he didn't want to disappoint them further.

Family therapy was used to help the youth clearly communicate his true feelings and over time he and his parents were able to discuss how they all felt unsupported by each other. Family therapy offered them the opportunity to explore alternative perspectives and to practice more effective and direct communication.

The youth and his family have completed therapy and his parents report that their son is back to thriving in school and his anxiety is greatly reduced now that he can share his concerns with his parents. His parents have also reported that their relationship with each other has improved. All family members report feeling more valued by each other and have a greater sense of connection and well-being.