

CITY OF MAHTOMEDI
WASHINGTON COUNTY, MINNESOTA
NOTICE OF PROJECT PUBLIC IMPROVEMENT HEARING
MAHTOMEDI AVENUE (TH 244) RECONSTRUCTION PROJECT
TO WHOM IT MAY CONCERN:
NOTICE is hereby given that the City Council of the City of Mahtomedi will hold a public hearing and meet in the City Council Chambers at 600 Stillwater Road, Mahtomedi, Minnesota, at 7:00 p.m. on Tuesday, October 21, 2025, to consider the making of the following improvements for the Mahtomedi Avenue (TH244) Reconstruction Project between Stillwater Road and Tamarack Street.

The area proposed to be specially assessed is generally described as properties abutting or with direct access to Mahtomedi Avenue (TH 244). The roadway improvements include full street reconstruction including sidewalk, curb and gutter, storm sewer, watermain, stormwater quality, street lighting, restoration, easement acquisition and appurtenant work.

ESTIMATED COST OF PROJECT -
\$13,697,020 - The estimated cost includes construction and indirect costs for the project. The indirect costs include funds for administration, legal, fiscal, engineering design, preparation of plans and specifications. The indirect costs are estimated as a percentage of the construction cost. The estimated unit prices for construction costs are based on actual bid tabulations from recent local projects of similar scope. The project cost estimates reflect the estimated construction cost, which includes contractor costs for labor, equipment and materials and a 5% construction contingency and 4.5% inflationary contingency for anticipated 2027 construction. Estimated costs include all utility improvement costs associated with the street improvements. Identified optional costs for street lighting and sidewalk north of Neptune Street is estimated to be an additional \$1,718,850.

The area proposed to be specially assessed is generally described as properties along Mahtomedi Avenue. These properties (proposed to be specially assessed) are more particularly described in the project feasibility study by Washington County Tax Parcel Identification Numbers, and the parcel owners according to the Washington County Property Tax Records are listed in the project feasibility study.

The project is proposed to be specially assessed against tax parcels abutting said improvements. The area, described above, will be subject to special assessment of the project costs pursuant to Minnesota Statutes, Chapter 429. The City's Consulting Engineer will be present to describe the physical and financial impact of the proposed project as described in the project feasibility study and proposed plans and specifications. Persons desiring to be heard with reference to the proposed improvements will be heard at said time and place of the public hearing. Written or oral objections will be considered at the public hearing.

The City's assessment policy and a project feasibility study are on file with the City Clerk and the City's Consulting Engineer. The City's assessment policy and the feasibility study are immediately available for public inspection by contacting the City's City Clerk Jerene Rogers at City Hall, 600 Stillwater Road, Mahtomedi, Minnesota 55115, or by telephone at 651-426-3344. The project feasibility study can be viewed by visiting the city website at: www.ci.mahtomedi.mn.us.

The feasibility study includes a reasonable estimate of the total amount to be assessed, and a description of the methodology used to calculate individual assessments for affected parcels. Any updates on estimated assessment amounts will be available at the hearing together with the assessment methodology. A reasonable estimate of the total amount to be assessed, and a description of the methodology used to calculate individual assessments for all affected parcels will be available at the hearing.

Jerene Rogers, City Clerk
Published two times in the White Bear Press on October 1 and 8, 2025.



WHITE BEAR TOWNSHIP
NOTICE OF HEARING ON ASSESSMENTS FOR
PORTLAND WOODS IMPROVEMENT 2024-2
NOTICE IS HEREBY GIVEN, That the Town Board of the Town of White Bear, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in the Town of White Bear, Minnesota, at 7:00 p.m. on Monday, October 20, 2025, to hear and pass upon objections, if any, to the proposed assessment in respect of Portland Woods Improvement 2024-2. A reasonable estimate of the impact of the assessments will be available at the hearing.

The proposed assessment roll is now on file and open to public inspection by all interested persons in the office of the Town Clerk. Each of these assessments will be payable, unless prepaid, in ten equal, annual consecutive installments, the first such installment will be payable with the general taxes payable in the year 2026, collectable with such taxes during the year 2026. The first installment will be payable with interest at the rate of 6.3% per annum on the entire assessment from October 20, 2025 to December 31, 2025, and each subsequent installment will be payable with one year's interest at said rate on all unpaid installments.

The general nature of the improvement is set forth as follows: construction of bituminous paving, concrete curb and gutter, storm drainage and other appurtenances thereto within the following area of the Township including: Portland Woods from Portland Avenue to Dead-End, Ramsey County, Minnesota.

The proposed area to be assessed for such improvement is every lot, piece or parcel of land benefitted within the area of the improvement, to-wit: Portland Woods from Portland Avenue to Dead-End, Ramsey County, Minnesota.

The total amount to be assessed is \$102,000.
An owner may appeal an assessment to the District Court pursuant to Section 429.081 of Minnesota Statutes, by serving Notice of the appeal upon the Chair of the Town Board or the Clerk of the Town within thirty (30) days after the adoption of the assessment and filing such Notice with the Clerk of the District Court within ten (10) days after service upon the Town Board Chair or Town Clerk providing a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Sections 435.193 to 435.195 provide that a Town making a special assessment may, at its discretion, defer the payment of that special assessment for any homestead property owner by a person 65 years of age or older from whom it would be a hardship to make the payments.

The Town of White Bear has elected to defer some special assessments and has adopted Ordinance No. 53 establishing the standards and guidelines. Dated: September 15, 2025.

BY ORDER OF THE TOWN BOARD OF SUPERVISORS
PATRICK CHRISTOPHERSON, Clerk-Treasurer
Published two times in the White Bear Press on September 24 and October 8, 2025.



WHITE BEAR TOWNSHIP
NOTICE OF HEARING ON ASSESSMENTS FOR
ANDERSON LANE IMPROVEMENT 2024-3
NOTICE IS HEREBY GIVEN, That the Town Board of the Town of White Bear, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in the Town of White Bear, Minnesota, at 7:00 p.m. on Monday, October 20, 2025, to hear and pass upon objections, if any, to the proposed assessment in respect of Anderson Lane Improvement 2024-3. A reasonable estimate of the impact of the assessments will be available at the hearing.

The proposed assessment roll is now on file and open to public inspection by all interested persons in the office of the Town Clerk. Each of these assessments will be payable, unless prepaid, in ten equal, annual consecutive installments, the first such installment will be payable with the general taxes payable in the year 2026, collectable with such taxes during the year 2026. The first installment will be payable with interest at the rate of 6.3% per annum on the entire assessment from October 20, 2025 to December 31, 2025, and each subsequent installment will be payable with one year's interest at said rate on all unpaid installments.

The general nature of the improvement is set forth as follows: construction of bituminous paving, concrete curb and gutter, storm drainage and other appurtenances thereto within the following area of the Township including: Anderson Lane, Ramsey County, Minnesota.

The proposed area to be assessed for such improvement is every lot, piece or parcel of land benefitted within the area of the improvement, to-wit: Anderson Lane, Ramsey County, Minnesota.

The total amount to be assessed is \$234,000.
An owner may appeal an assessment to the District Court pursuant to Section 429.081 of Minnesota Statutes, by serving Notice of the appeal upon the Chair of the Town Board or the Clerk of the Town within thirty (30) days after the adoption of the assessment and filing such Notice with the Clerk of the District Court within ten (10) days after service upon the Town Board Chair or Town Clerk providing a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Sections 435.193 to 435.195 provide that a Town making a special assessment may, at its discretion, defer the payment of that special assessment for any homestead property owner by a person 65 years of age or older from whom it would be a hardship to make the payments.

The Town of White Bear has elected to defer some special assessments and has adopted Ordinance No. 53 establishing the standards and guidelines. Dated: September 15, 2025.
BY ORDER OF THE TOWN BOARD OF SUPERVISORS
PATRICK CHRISTOPHERSON, Clerk-Treasurer
Published two times in the White Bear Press on September 24 and October 8, 2025.



WHITE BEAR TOWNSHIP
NOTICE OF HEARING ON ASSESSMENTS FOR
JENNI LANE F/K/A SILVER FOX IMPROVEMENT 2024-4
NOTICE IS HEREBY GIVEN, That the Town Board of the Town of White Bear, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in the Town of White Bear, Minnesota, at 7:00 p.m. on Monday, October 20, 2025, to hear and pass upon objections, if any, to the proposed assessment in respect of Jenni Lane Improvement 2024-4. A reasonable estimate of the impact of the assessments will be available at the hearing.

The proposed assessment roll is now on file and open to public inspection by all interested persons in the office of the Town Clerk. Each of these assessments will be payable, unless prepaid, in ten equal, annual consecutive installments, the first such installment will be payable with the general taxes payable in the year 2026, collectable with such taxes during the year 2026. The first installment will be payable with interest at the rate of 6.3% per annum on the entire assessment from October 20, 2025 to December 31, 2025, and each subsequent installment will be payable with one year's interest at said rate on all unpaid installments.

The general nature of the improvement is set forth as follows: construction of bituminous paving, storm drainage and other appurtenances thereto within the following area of the Township including: Jenni Lane, Richard Drive, Cristine Court, Katie Lane, Paul Place, Suzanne Circle, Westergren Court, Ridge Court, Franklin Avenue, Buffalo Street, Taylor Avenue, Grand Avenue, Cantwell Avenue, 8th Street, and Jefferson Court, Ramsey County, Minnesota.

The proposed area to be assessed for such improvement is every lot, piece or parcel of land benefitted within the area of the improvement, to-wit: Jenni Lane, Richard Drive, Cristine Court, Katie Lane, Paul Place, Suzanne Circle, Westergren Court, Ridge Court, Franklin Avenue, Buffalo Street, Taylor Avenue, Grand Avenue, Cantwell Avenue, 8th Street, and Jefferson Court, Ramsey County, Minnesota.

The total amount to be assessed is \$877,500.
An owner may appeal an assessment to the District Court pursuant to Section 429.081 of Minnesota Statutes, by serving Notice of the appeal upon

the Chair of the Town Board or the Clerk of the Town within thirty (30) days after the adoption of the assessment and filing such Notice with the Clerk of the District Court within ten (10) days after service upon the Town Board Chair or Town Clerk providing a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Sections 435.193 to 435.195 provide that a Town making a special assessment may, at its discretion, defer the payment of that special assessment for any homestead property owner by a person 65 years of age or older from whom it would be a hardship to make the payments.

The Town of White Bear has elected to defer some special assessments and has adopted Ordinance No. 53 establishing the standards and guidelines. Dated: September 15, 2025.
BY ORDER OF THE TOWN BOARD OF SUPERVISORS
PATRICK CHRISTOPHERSON, Clerk-Treasurer
Published two times in the White Bear Press on September 24 and October 8, 2025.

WHITE BEAR LAKE AREA SCHOOLS INDEPENDENT SCHOOL DISTRICT #624 NOTICE TO BIDDERS

Independent School District #624, White Bear Lake Area Schools, White Bear Lake, Minnesota, will receive sealed bids for:

PARTIAL ROOF REPLACEMENT
WHITE BEAR LAKE AREA HIGH SCHOOL
Until 2:00 P.M. November 4, 2025, at the White Bear Lake Area Public Schools, District Center, Building Operations office, 2399 Cedar Avenue, White Bear Lake, Minnesota 55110 at which time and place all bids will be opened and read aloud in the room 205B. Bidders are invited to attend. Bids received after 2:00 P.M. will be returned unopened.

A Pre-bid meeting will be held at White Bear Lake Area High School, 5045 Division Avenue, White Bear Lake, MN at 9:00 AM on October 23, 2025. Contractors are to meet at main entrance on Division Avenue side.

Bids shall be upon bid forms provided within specifications. No oral, telegraphic, or telephonic proposals or modifications will be considered. Separate envelopes containing bids must be sealed, marked (PARTIAL ROOF REPLACEMENT WHITE BEAR LAKE AREA HIGH SCHOOL with the name and address of the bidder and the date and hour of the opening, addressed to Kevin Fernandez, Director of Building Operations.

The complete form shall be without alterations, additions, or erasures, all bids must be on a lump sum basis. White Bear Lake Area Schools reserves the right to accept or reject any or all bids or parts of such bids and to waive any informalities or irregularities in bidding.

Bidding documents, including the Bid Form, Drawings and Specifications, will be available upon request by email to Andrea Noonan, RSI Building Envelope andien@roofspec.com. The copies will be available October 8th, 2025. The following information must accompany the request: Contact name, email, Company name, mailing address, street address, and phone numbers. Hard copy sets will also be available for pick up upon request.

Each Bidder must accompany his bid with a Cashier's Check, Bid Bond, or Certified Check equal to 5% of the total amount of the Bid payable to Independent School District #624 as a guarantee of prompt execution of the contract in accordance with the Proposal and Contract Documents.

The successful bidder will be required to furnish satisfactory Labor and Material Payment Bond, and Performance Bond.

Bids may not be withdrawn within sixty (60) days after the scheduled time of opening bids, without the consent of the School Board of Independent School District #624 of Minnesota.

WHITE BEAR LAKE AREA SCHOOLS
2399 CEDAR AVENUE, WHITE BEAR LAKE, MINNESOTA 55110
Published two times in the White Bear Press on October 8 and 15, 2025.

NOTICE TO CREDITORS AND CLAIMANTS

Estate of Charles Roger Nellessen, Deceased
Notice is hereby given that Michael Nellessen, is the Executor for the estate of Charles Roger Nellessen, who resided at 654 9th Avenue NW, New Brighton, MN 55112, and passed away on June 9, 2025.

All persons having claims against the estate are required to present them in writing to the Executor within 30 days of the date of this notice's publication, after which date the estate will be distributed having regard only to the claims of which the Executor then has notice.

Claims should be sent to:
Michael Nellessen, Executor
654 9th Avenue NW
New Brighton, MN 55112
Dated: October 2, 2025
Published two times in the White Bear Press on October 8 and 15, 2025.

OFFICE OF THE MINNESOTA SECRETARY OF STATE CERTIFICATE OF ASSUMED NAME

Pursuant to Chapter 333, Minnesota Statutes; the undersigned, who is or will be conducting or transacting a commercial business in the State of Minnesota under an assumed name, hereby certifies:

- The assumed name under which the business is or will be conducted is: White Bear Psychological Services
- The street address of the principal place of business is or will be: 4756 BANNING AVE STE 208 WHITE BEAR LAKE MN 55110 USA
- The name and street address of all persons conducting business under the above Assumed Name, including any corporation that may be conducting this business.

White Bear Psychological Services LLC
4756 BANNING AVE STE 208
WHITE BEAR LAKE MN 55110 USA

I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in section 609.48 as if I had signed this certificate under oath.

Dated: 10/02/25
Signed: Matthew Hall
Published two times in the White Bear Press on October 8 and 15, 2025.