



FRAZEE CITY COUNCIL

PUBLIC HEARING FOR PROPOSED ASSESSMENT STREET AND UTILITY IMPROVEMENT PROJECT 4th STREET SW AND MAPLE AVENUE

MEETING MINUTES

July 27th, 2017

Mayor Ludtke called the meeting to order

Council Members Present - Ken Miosek, Bonnie Julius, Mark Flemmer

Staff – Denise Anderson City Administrator, Chris Thorson, City Engineer and Tom Winters, City Attorney

Sign in Sheet – Dave and Karen Gray, James R. Nelson, Ross Mickelson, Mike Baumgart and Fred Daggett

Business of Meeting - Summary of Project - Chris Thorson/Ulteig Engineering

Chris Thorson gave a brief overview of the project

Project Summary

Utility and Street Construction

- Watermain - 6" diameter PVC piping will be installed. The existing watermain along Maple Avenue West will be abandoned. The watermain has an undocumented installation and the City has had freezing issues with this line throughout the years.
- Sanitary sewer - 8" diameter PVC piping will be installed along 4th Street SW to serve the Dollar General parcel.
- Street Construction – 4th Street SW will be constructed with a 36-foot-wide urban street section with concrete curb/gutter. This will tie into the similar street sections in place in the neighborhoods south of the project on 4th Street and Walnut. Also, the southerly half of Maple Avenue will be constructed as an urban street section with curb/gutter. The northerly half

of Maple Avenue will be constructed as a rural street section without curb/gutter

3. Project Costs

Table No. 1 CAPITAL IMPROVEMENT PROJECT COSTS

Improvement	Estimated Cost
Street Construction	\$207,950
Water Utilities	\$115,075
Sewer Utilities	\$35,175
Total:	\$358,200

Table No. 2 CAPITAL IMPROVEMENT PROJECT COSTS (Less Grant Funds)

Improvement	Estimated Cost
Street Construction	\$207,950
Water Utilities (less PFA Grant of \$76,525)	\$38,550
Sewer Utilities	\$35,175
Total:	\$281,675

4. Project Financing

City costs associated with the proposed improvements will be recovered in accordance with the City's Assessment Policy, which follows the State of Minnesota's Statutes for assessments.

5. Assessment Rates

Table No. 3 ASSESSABLE COSTS & CITY COST SHARE

Improvement	Assessable Cost	City Cost
Street Construction	\$190,980	\$16,820
City Utility Improvements	\$68,770	\$4,020
Total:	\$259,750	\$20,840

Table No. 4 – Street and Utility Assessments.

Watermain	\$0.0682	SF
1" Water Service	\$903.00	Each
1.5" Water Service	\$1,270.00	Each
Sanitary Sewer	\$30,180.00	LS
Sanitary Sewer Service	\$2,030.00	Each
Urban Street	\$52.91	LF
Rural Street	\$0.3215	SF
Concrete Curb/Gutter	\$27.47	LF

Public Forum

Ludtke ask attending residents if anyone now had questions.

Karen Gray – Did all properties come down as the same percentage?

Thorson agreed that yes, across the board when square footage in was accounted for.

James Nelson – No questions

Ross Mickelson – Said that the skyline property is not accessed to the correct owners. He said he feels that a few owners for the abutting property in the project area cannot afford the assessment for one new business that will benefit many in the community. Thorson informed the Council that with the wrong lot size it would change all of the assessments based on the square footage, it would not be a substantial increase but the numbers would need to be recalculated for all the parcels involved. Michelson said they are looking for the documentation of who owns the property.

Mark Flemmer - suggested that Maple be left gravel and be closed as a through street and pave only 4th street. This option was discussed but it was not determined the cost saving per parcel.

Thorson – asked the council to consider the increased traffic flow patterns and turning movements for surrounding neighbors if maple were to be closed as a through street.

Without the acceptance of special assessments, the other alternative would be to raise the city's tax levy.

Gray questioned how many bids were received and Thorson said 6. The bid was awarded to the same contractor that will be doing the SE project which affords the City a saving since they will already be mobilized in the City.

Mike Baumgart – quested why he is being assessed again for a water main when it is already in and he has service.

Thorson stated that the water line is undocumented and has freezing problems. Baumgart said he tied into the sewer line a few years back and feels the policy needs to be changed whereas the property owner would pay 50% and the balance be spread over the rest of the city by levy.

Tom Winters explained the current City assessment policy and noted that the City does not hold that type of capital to make such a plan feasible.

There was a discussion of what the Dollar General representatives had told property owners what they planned for street improvements and what they would pay for. Thorson explained that the plans submitted to him were substandard and the city will not accept concrete streets.

Ken Miosek – said he believes the improvements will benefit the property owners when it comes time to sell.

Baumgart question if only the improvable property on his lot is accessed and questioned how the unusable portion of his lot could be assessed.

Anderson asked Winters if the City could move forward on the assessment process when it has not been determined who owns the property at the Skyline. Winters said yes because the city is identifying ownership as stated on the county records.

Fred Daggett said he can't see the benefit of these improvements. Flemmer said he feels it is too much money on asphalt for dust control and Mickelson felt that only 2 owners are paying for the majority of the improvements. Thorson said that Maple is currently a substandard road due to placement and width. At this time Ludtke closed the Public comment of the hearing.

Council members had further discussions on the benefits and drawbacks if Maple was to be closed for through traffic and cost of the improvements for property owners.

A motion was made by Miosek to table the adoption of a resolution to adopt special assessments for the Fourth Street SW and Maple Avenue West Utility Construction until further discussion on the issue at the August 14th, 2017, Regular Council meeting.

Seconded by Julius. Motion carried.

The meeting was adjourned at 7:02 p.m.

ATTEST;

A handwritten signature in cursive script that reads "Denise Anderson". The signature is written in dark ink and is positioned above the printed name.

Denise Anderson/City Administrator