

PUBLIC HEARING – 2023 Street & Utility Improvements Project: November 1, 2023

CALL TO ORDER: 6:00PM

MEMBERS PRESENT: Mayor Kerry Taylor, Council Robert Smestad Jr., Carolyn Brooks, Terrill Anderson, Randy Ebert.

MEMBERS ABSENT:

STAFF PRESENT: Administrator/Clerk/Treasurer Brenda Fisk, City Engineers Jake Saulsbury and Ryan Johnson

OTHERS PRESENT: Todd Stejskal, Carmein McCurry, Todd Halstead

The purpose of the hearing was to hear public comment regarding the Final Assessment for the 2023 Street & Utility Improvements Project.

City Engineer Ryan Johnson presented a report of the project on file at the city office. Cost Summary as follows:

Total Cost \$3,758,301

Assessed \$800,936

Street and Utility Reconstruction: Industrial Park including water/sewer \$22,438 per lot. Included a water main replacement assessment of \$8,951.

Street Reclaim including spot repair of Curb Project:

Glacier area single family homes assessed \$2,926 per lot.

Partridge Road townhomes assessed \$526 per lot.

Assessed @ 5% interest for 15 years, payoff options available to avoid interest.

Assessments were down 33% from the preliminary assessment amounts.

Engineer Johnson explained contractors suggested to estimate high in 2022 due to supply issues, when bids came in during 2023 issues were resolved.

Fisk reported the city council has passed a deferred assessment resolution for those over 65 or disabled if owner meets income guidelines. Program does not waive the assessment or interest it defers until certain situations occur as listed in the application and city ordinance.

AUDIENCE COMMENTS:

Todd Halstead – 8930 Glacier Road

Has the water on Glacier Road been resolved?

Engineer Johnson – they had hoped the puddle on the south side would get to north side with final wear course. This was not the case, but the problem was solved, and costs were paid by Hennepin County who stated it was their drainage problem. The drainage issues at Kwik Trip seem to be much improved, not sure if it has been completely solved.

Carmein McCurry – 4319 Steiner Street

Is everyone assessed the same is it based on front footage?

Engineer Saulsbury & Johnson – every single-family home was charged the same amount. Based on average front length of 102 feet is what it equated to for non-single-family homes.

Was the way it was figured a city council decision or state rules?

Engineer Saulsbury – there are various ways to figure. Because there were so many properties of the same, the engineers recommended the per unit figuring. This may not be the case in future projects. (City Council has adopted an assessment policy listing several methods used to assess different improvements in the city such as water, sewer, storm sewer, sidewalks, streets etc. several different formula options are available depending on the uniqueness of each development in town.)

Todd Stejskal – 9019 Glacier Road

How did it go, from original thought per scope of work bid and labor versus what you ended up doing? Did it go to plan? Did you uncover everything we need to look at in 5 years and was anything found that would be concerning to the city in the next 5-10 years?

Engineer Johnson – the project went very well. In general resident feedback was that the contractor was considerate and cleaned up for the most part. The work scope was similar to the original; some small items were added while the contractor was in town. Not a lot of unknowns were found. Glacier Road had some depth odd paving from original streets, but the reclamation and digging out issue was corrected. At Industrial Park there were some utility services found that were not known but are now documented. The cost piece was also very positive. Projected construction bid should be below bid.

What is left?

Engineer Johnson – Industrial Park has some driveways to be completed and a lift of pavement. Wear course is planned for next year. Partridge Road – complete the wear course on the parking lot. There are spot areas that need to be hydroseeded. Final completion scheduled in 2024 at end of contract.

How does the city plan on how to prevent this from happening again?

Engineer – the city is reviewing a pavement management plan and will be meeting in February to discuss.

The city had discussed using funds to pay for a portion of project and bonding the rest, did this happen?

Mayor – the city could have used water and sewer funds to fund a portion but chose not to because the rates that have been charged have been low and the council felt that the funds needed to be built up so that money was available for any emergencies that may come up.

CLOSE TO PUBLIC COMMENT:

Motion made by Mayor Taylor and seconded by Brooks to close to public comment. All aye 5/0

OPEN FOR COUNCIL DISCUSSION:

Motion made by Mayor Taylor and seconded by Anderson to open for council discussion. All aye 5/0

RESOLUTION 2023-34; A RESOLUTION ADOPTING A FINAL ASSESSMENT FOR THE 2023 STREET & UTILITY IMPROVEMENT PROJECT:

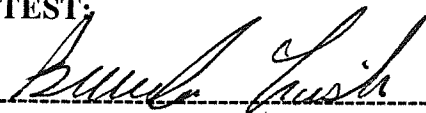
Motion made by Mayor Taylor and seconded by Brooks to approve Resolution 2023-34. All aye 5/0

CLOSE HEARING:

Motion made by Mayor Taylor and seconded by Anderson to close the hearing. All aye 5/0

6:25pm

ATTEST:



Adm/Clerk/Treasurer Brenda Fisk