

**CITY OF EYOTA  
SPECIAL CITY COUNCIL MINUTES  
DECEMBER 17, 2014, 7:00 p.m., Eyota City Hall**

Members Present: Mayor Tyrel Clark, Ray Schuchard and Kurt Holst

Members Absent: Tony Nelson and Bryan Cornell

Staff Present: Marlis Knowlton, Clerk/Treasurer; Brad Boice, Public Works Supervisor and WHKS & Co. City Engineers Bill Angerman and Daren Sikkink

**Call to Order:** Mayor Clark called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

This meeting was called and posted as a special council meeting to meet with City Engineers from WHKS & Co. to discuss and plan the scheduling of street and utility improvements in the original platted areas of Eyota; main objective to replace aging and undersized water service mains.

Angerman and Sikkink reviewed the proposed feasibility study and explained details of the proposed improvements.

The street and utility improvement project is meant to address the following deficient items in the original platted areas of Eyota:

- Inadequate sized watermains. Existing mains are four inch diameter, standard is eight inch. Inadequately sized watermains compromise fire protection efforts.
- Old pipes with a history of breaks. Most mains are original, estimated to be seventy or more years old.
- Long water services which results in poorer water quality and maintenance issues. These are the service lines from the watermains in the street to the serviced building.
- Poor storm water drainage. Few storm sewers exist and original culverts and ditches have been filled in over the years.
- Narrow streets which are less than the City standard. Streets are proposed to be widened to improve traffic flow.
- On street parking. Parking will be improved with wider streets.
- Sidewalks. Pedestrian, or non-motorized vehicle features, are included to comply with the City's Complete Street Policy implemented in 2011.

The project area is substantial and is being proposed to be completed in three phases, in three different years: 2015, 2016 and 2018. Current estimate for the entire project is four million dollars. Construction areas and timing were designed with many factors in mind: financial, traffic congestion, storm water planning, etc. See "Exhibit A"

Key decision points:

Streets

Street widths (blacktopped area) vary, but some are as narrow at eighteen to twenty feet; substantially below today's standards. The Council agreed thirty two feet width is less than new construction requirements but adequate and reasonable for established older neighborhoods. The road right-of-ways in the original plat of town are seventy feet. Curbs will be a standard stand up curb B-6-24, not drive over curbs.

Sanitary Sewer

Sanitary sewer lines were recently lined; there are aging block manholes that will be replaced. Although these manholes may be currently adequate, their life expectancy is far less than the new street that will be

installed. A couple places within the project area will include new sanitary sewer mains to address current maintenance issues and remove non-standard and long service lines.

#### Water

The existing four inch water mains are undersized, aged and creating substandard fire protection service. Mains on Center Avenue S will be abandoned, new mains will be installed on virtually all other streets; which will improve services, create desired looped water system and eliminate very long service lines to certain properties.

#### Storm Sewer

There are minimal storm sewers in the original part of town. Ditches and culverts, the original storm sewer control features, have been filled in over the years. Storm sewers will be installed where feasible. Storm sewers are an important part of the decision to create the project phases as proposed. Storm water runs downhill, so a project area has to include where the storm water will end up.

#### Sidewalks

The City implemented a Complete Streets Policy in 2011 that requires all construction improvement projects to include the consideration of all types of travel, for instance walking and biking. Some sidewalks are included in this project.

#### Assessments

Special assessments are included in the financial planning of this project. Assessments on specific project features and amounts are required in order to qualify for tax exempt bonding. Assessments will be added to parcel owner's property taxes. In consideration of things like new water mains, an assessment based on linear feet is not viewed as being as fair as using a per lot assessment calculation. Twenty five percent assessment percentages was agreed on. The Council agreed assessment charged per lot makes more sense. The City's current assessment policy is dated; the Council deemed it a priority to update it.

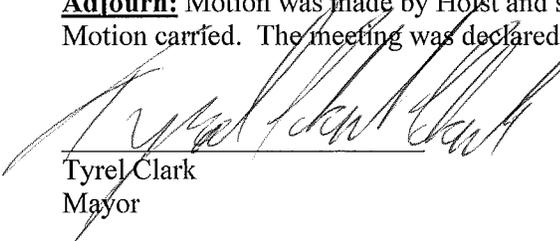
#### Procedures

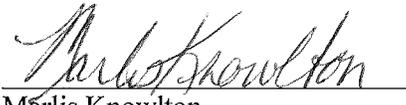
The first assessment hearing is for the Council to receive public comment about the project. They will then decide to proceed with the project. Construction bids will be requested, those bids determine the cost of the project and assessments will be calculated. Another hearing will be held to receive public comments on the assessments. The Council will then decide to award the bid and start construction.

Motion was made by Schuchard and seconded by Holst to schedule the first public hearing Wednesday, January 7, 7:00 p.m. at the Eyota Volunteer Ambulance Service facility, second location option would be the American Legion. Ayes (3), Nays (0). Motion carried.

Motion was made by Holst and seconded by Schuchard to move RESOLUTION #2014-37 RESOLUTION RECEIVING PRELIMINARY REPORT AND CALLING PUBLIC HEARING ON 2015 STREET & UTILITY IMPROVEMENTS, approving the feasibility report, calling for the public hearing to be January 7, 2015 and authorizing the Clerk to publish and mail the hearing notices. Ayes (3), Nays (0). Motion carried. See "Exhibit B"

**Adjourn:** Motion was made by Holst and seconded by Schuchard to adjourn. Ayes (3), Nays (0). Motion carried. The meeting was declared adjourned at 9:05 p.m.

  
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Tyrel Clark  
Mayor

  
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Marlis Knowlton  
Clerk/Treasurer