

**CITY OF EYOTA
CITY COUNCIL PUBLIC HEARING MINUTES
JANUARY 7, 2015**

Members Present: Tyrel Clark, Tony Nelson, Ray Schuchard, Kurt Holst and Bryan Cornell

Members Absent: none

Staff Present: City Engineers Bill Angerman and Daren Sikkink, WHKS & Co., and Marlis Knowlton, Clerk/Treasurer

Guests: See list "Exhibit A"

Location: Eyota Volunteer Ambulance Service, 753 Robert Avenue SW, Eyota

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

Agenda: Mayor Clark announced the purpose of this public hearing is to hear public comment regarding the decision to move forward with the proposed 2015 Street and Utility Improvement project.

Bill Angerman explained this project will include assessments, which requires specific procedures be followed (MN Statute Chapter 429) including consideration of public comments at this hearing and the Council making a formal declaration to move forward with the project, probably at tomorrow's Council meeting. Proposed assessments are twenty five percent of the project cost.

The goal is to replace the four inch water mains in areas of the original plat. This will be accomplished in three phases over four years: 2015, 2016 and 2018. The first phase, construction in 2015 will be the areas in the east side of town. The Feasibility Report was presented to the Council on December 17, 2014 to construct phase one in 2015. Project addresses: existing watermains that are undersized and are beyond their useful life, long water services on streets that do not have water mains, narrow streets with no on street parking, poor drainage with little to no storm sewers and a portion of the sanitary sewer that requires monthly maintenance to keep from backing up. Minimum Minnesota standards require a six inch water main; existing lines are four inch and are at least seventy years old. Minimum street width is normally thirty two feet; many of the existing streets are only eighteen feet. Standard minimum road width for a fire lane is twenty feet.

Eyota's Complete Streets Policy (February 2011) states in part "transportation projects should accommodate all users of the transportation system including, but not limited to pedestrians, bicyclists, people with disabilities, the elderly, motorists, emergency responders, freight providers and adjacent land users". Any reconstruction projects are required to consider other transportation; sidewalks are being proposed on north and south streets.

Proposed construction:

Streets: The street right-of-way is seventy feet wide; up to the property line. The proposed street width is thirty two feet from the back of the curb to the back of the curb.

Sidewalks: Along north and south streets, on one side only. Unknown which side at this time.

Watermains: Replace all water mains and services; including the shut off/curb stop to homes.

Sanitary Sewer: Replace a limited section of main and replace all manholes.

Storm Sewer: Replace and add additional storm sewer. Original ditches and culverts have been filled in over the years which inhibit drainage.

Trees: Some trees will need to be removed. Homeowners will be consulted.

Next steps, required by MN 429, will be as follows: the Council will consider input from this hearing, decide whether to proceed, if so, they will authorize preparation of the plans and specifications,

bid the project publically, hold a final assessment hearing, award the construction contract, and begin construction. Construction could begin as soon as June 2015.

The estimated total project cost is \$2,500,000. Proposed assessments to property owners: 25% of the total project cost, assessable amount is \$625,000, assessment based on parcels/lots; there are 81.5 total lots, typical assessment \$7,669. If the bond (government version of a loan to pay for project) is a ten year bond, annual assessment estimate \$945; if it is a fifteen year bond, annual assessment estimate \$714. The City will pay 75% of the project cost plus assessments for railroad right-of-way, park land and other city owned property.

During the public hearing, many comments were made during general conversations that were not necessarily considered official public comment. For instance, property owners requested maps or drawings to show exactly how a wider street and sidewalks would affect properties. For instance, Washington Avenue is known to be not centered, it is farther to the east. Detailed plans and drawings are not available at this time because the Council has not approved to move forward or to authorize plans to be prepared. Angerman: a driving lane should be a minimum of eleven feet and need six to eight feet for parking. Curbs will not be drive over curbs, sidewalks are typically five feet wide, and boulevards vary but are normally about five feet wide.

David Tritten 127 3 ST SE: Questioned the need for sidewalks, specifically why on north and south streets and people do not use them anyway.

Renee Stanchfield 123 4 ST SE: A sidewalk would take out a portion of the front yard and it would be eight feet from the kitchen window. They bought the house in 2012 partly because of the green space in the front yard, a sidewalk would take that away and there won't be any place to play.

Bill Angerman: For reference, on a typical street, from the back of the curb to the road right-of-way would be nineteen feet; the sidewalk would be inside that area.

Renee Stanchfield 123 4 ST SE: asked how much are we loosing (front yard green space) realistically for a five foot sidewalk.

Jeff Peck 114 S Front ST SE: commented it would be nice to have details and drawings to see this.

Bill Angerman: with the required assessment proceeding process, detailed plans are not available until after this hearing and the Council has authorized the project to move forward including preparing just such plans.

Mary St. Mane 222 Washington AVE SE: do you know where the center of Washington Avenue is?

Bill Angerman: yes, survey crews know; but we may not fix (move) it 100% if it doesn't make sense to do that in the neighborhood.

Jeff St. Mane 222 Washington AVE SE: he doesn't know what the new street will look like; there isn't a lot of room (for change). Hard to visualize without a map; should have a map to see the effect on the properties before the Council votes on it.

Jim Nigon, representing the funeral home 115 South AVE SE: confirmed that the assessments are being based on per lot, not per linear foot. Will there be any credit for existing sidewalks; because we will tear up the existing walk and charge to replace it.

Tony Nelson: I don't think so, for the funeral home it probably won't matter because the sidewalk there is set back so far anyway.

Bob Lovejoy 15 2 ST SE: I own the property next to the railroad, north side of Front ST. This will be the third time the city has dug up this section of street; first for sewer line, second to eliminate the lift station and now again. Requested to put a water main in that section of street, and service line to his property.

Bill Angerman: that parcel is not proposed to be assessed because it is considered a non-buildable lot.

Bob Lovejoy 15 2 ST SE: there are four houses in that block to be serviced with water, why not put a main in. He mentioned it last time the street was tore up.

Bill Angerman: commented, responding to another conversation; there are some other large properties, nine of them and the city will also share in assessment costs.

Bob Lovejoy 15 2 ST SE: can the city afford the debt? With the DMC and other road construction projects going on, the city probably can't get it done for \$2.5 million. And then there will be more debt coming in the next few years with the other phases of this project.

Tyrel Clark: yes, the city can afford it. We talked with Mike Bubany, David Drown Associates (city financial advisor) and we can keep our levy constant by timing the phases as it is proposed.
(Bob – hope that's true. Tyrel – yes it is true)

Bernie Richards 318 Washington AVE SE: was the City given money for this repair? He put new plumbing in his house; the city blamed discolored water on the water softener. A sidewalk would be ten or fifteen feet from their front window. They will only have room for one car in the driveway. We don't need sidewalks, not set up for it and people don't use sidewalks.

Scott Trogstad 122 2 ST SE: I have similar thoughts; he uses Washington AVE and agrees with no sidewalks. They are good, but this neighborhood isn't designed for them. I won't even be able to park in my own driveway. Do we really need street parking? I think the utility update is great, but not for widening the street.

Bill Angerman: in a new development the standard street width is thirty seven feet. The Council said no to thirty seven feet, that it too wide for this project and area.

David Tritten 127 3 ST SE: you're talking about applying 2014 standards to a house a built in 1941, our neighborhood wasn't designed for that.

Bill Angerman: Washington AVE currently varies from twenty two to twenty eight feet; Daren Sikkink confirmed it is narrower on the south end and wider on the north end. Bill responded to more than one comment: the proposed sidewalk will only be on one side of the street, the side that makes the most sense on each street.

Don Horman 123 2 ST SE: have there been complaints about water (storm) issues?

Bill Angerman: yes, and cross country there is no proper drainage. Exact areas and details of problems are known by public works staff, Brad Boice, Supervisor.

Don Horman 123 2 ST SE: questioned the need for the curb and gutter; he understands it on the north/south streets. Doesn't think the street needs to be wider and doesn't understand only north/south sidewalks, they don't tie into anything.

Jeff St. Mane 222 Washington AVE SE: stated he thought a sidewalk in front of Sunrise Park would be ok.

Bob Lovejoy 15 3 ST SE: questioned Tony Nelson – how wide is your street? (Tony lives on Franklin AVE SW) Tony wasn't exactly sure.

Bill Angerman: the Council talked about the width of the street; people maybe have to wait for cars when meeting them on a narrow street.

Bob Lovejoy 15 3 ST SE: on 3 ST by the apartment building (22 3 ST) there is a real drainage issue; what would be done there? Bring fill in?

Tyrel Clark: install a storm sewer so the water quits going into the property. But we can not fix the problems already existing on the property.

Ray Schuchard: the storm water will go into the storm sewer and get out of the neighborhood.

Don Horman 123 2 ST SE: I completely agree with the water and sanitary sewer upgrades, but say no to the sidewalks and the street widening. We (city) don't even require new subdivisions to have sidewalks.

Bill Angerman: Yes, sidewalks are required in new subdivisions.

Jon Tangen 115 4 ST SE: I was on the Planning Commission back in the 1970's and all subdivisions needed sidewalks, at least to set the grade to deal with storm water.

Renee Stanchfield 123 4 ST SE: What is the demand for on street parking? I don't see the need to have parking on both sides of the street. Can we compromise and have parking on only one side?

Tyrel Clark: can we put no parking on one side?

David Tritten 127 3 ST SE: will we be allowed to park in the street in the winter?

Ray Schuchard: No.

Jeff Peck 114 S Front ST SE: I share a driveway with my neighbor, what is the likelihood of parking on both sides of the street on Front ST?

Tyrel Clark: Front ST probably won't widen much more than it already is.

Jon Tangen 115 4 ST SE: ten years ago a brand new sanitary sewer line was put in on 4 ST, is it going to be replaced?

Tyrel Clark: no, not sanitary sewers.

Jon Tangen 115 4 ST SE: what about the water line, it is only five feet deep. I get dirt and mud in my yard from the street.

Bill Angerman: a new eight inch water main will be installed. And answering Jon's other question, yes it will be looped.

Lynette Richards 318 Washington AVE SE: we have a double lot, so will we pay more?

Bill Angerman and Tyrel Clark: no, that lot is considered only one lot because the frontage stops.

Lynette Richards 318 Washington AVE SE: a sidewalk will have people really close to the house and starring right in the house. I understand the water, yes; and widening the street is reasonable. But please delete the sidewalks.

Tyrel Clark: the sidewalks are only \$60,000 of the total cost of \$2.5 million project. But it is a large front yard reducer.

Bryan Cornell: read a portion of the Complete Streets policy, in part: "transportation projects should accommodate all users of the transportation system including, but not limited to pedestrians, bicyclists, people with disabilities, the elderly, motorists, emergency responders, freight providers and adjacent land users". And commented that this was implemented before his time on council.

Tim Wiebusch 118 Washington AVE SE: he is all for the water improvement, street surface improvement, including curb and gutter; but widening it to thirty two feet is too wide. Twenty eight feet would probably be ok; we don't need on street parking. Don't need a sidewalk; nobody walks on them and nobody wants to clean them.

David Tritten 127 3 ST SE: have people requested sidewalks?

Tyrel Clark: No, except for on our city property.

Jeff Peck 114 S Front ST SE: has a huge issue with the alleys, his specifically has drainage issues. Are we looking at them in this project?

Tyrel Clark: no, not now. Continued conversation: gravel builds up; we need to talk to Brad Boice about this specific issue.

Jim Hobbs representing the Catholic Church properties: 23 3 ST SE, 18 and 22 2 ST SE: Jim explained a little bit how the properties are connected and water runs from 3 ST to 2 ST. Have we looked at the culvert under the street and will it remain?

Daren Sikkink: we will try to get a storm sewer on 3 ST to eliminate some of the surface water.

Jim Hobbs Church properties: the water from the apartment building (22 3 ST) runs downhill to the church property.

Bill Angerman: by putting in storm sewers, that is what we are trying to avoid, surface water runoff.

Bob Lovejoy 15 3 ST SE: but how? And went on to comment about elevations.

Bill Angerman: explained how a lot of the surface water will be collected by the curb and gutters and storm sewer and removed from the spot.

Daren Sikkink: adding some sort of stand pipe or grating system will be used because the apartment property is lower than the street.

Scott Trogstad 122 3 ST SE: questioned what kind of curb will be used.

Bill Angerman: B6-24 style. Concrete. Not a drive over curb. The 6 stands for six inches high and the 24 is the width of the gutter. These curbs collect storm water better and they make snow plowing easier.

Crystal Holtz 14 3 ST SE: lives across from the apartments and her driveway fills in with snow and rain water all the time.

Bob Lovejoy 15 3 ST SE: you can't cut the street down or the water mains will freeze up, that happened on 5 ST SW.

Bill Angerman: one challenge will be rock; we can drop the road and the water main, but it will cost more if we hit rock.

Jeff St. Mane 222 Washington AVE SE: this has been talked about before; sewer lines are sitting on bed rock.

Bill Angerman: soil borings have already been done and they show water mains are in rock. We may be able to pull out the rock with a backhoe.

Jeff St. Mane 222 Washington AVE SE: has a percentage been added in to the project cost in case of added rock expenses?

Bill Angerman: yes, and assessments are set before construction begins, so if there is added expense due to the rock that will be a city expense.

David Tritten 127 3 ST SE: conversed with Bill Angerman – how wide is 3 ST? It varies from eighteen to twenty two feet. It will be widened to thirty two feet? Yes.

Bill Angerman: Engineers and staff walked the streets prior to the feasibility study being started.

David Tritten 127 3 ST SE: commented about taking off street parking away, specifically in reference to one neighbor that made a parking area in his front yard and now that will be taken away, that is a real problem for him. (in reference to 18 3 ST SE) Bob Lovejoy additionally commented that property probably has no room to add any parking in the side yards. Bill Angerman assured folks that they typically would talk to a property owner with a situation like this, along with a lot of other property owners.

Jenni Horman 123 2 ST SE: their street was just overlayed about two years ago and now it will be ripped up. Bill Angerman commented that was a chip seal project, not an overlay. Jenni asked if other people are really asking for street parking, because they aren't; it just isn't that busy in their area.

Bill Angerman; the cheapest time to install a new street is when it is ripped up for utility work. That's the time to get rid of drainage issues, install curb and gutters, and get rid of the original ditches.

Jeff Peck 114 S Front ST SE: what if the house is lower than the street?

Bill Angerman: most times the storm water runs next door, and you still need to remove it.

Renee Stanchfield 123 4 ST SE: appreciates a new water main being installed, does not support off street parking, maybe curb and gutters; what will the driveway apron look like?

Bill Angerman: the first section off the street will be concrete and then it will match the existing driveway material.

Jeff St. Mane 222 Washington AVE SE: we own a large lot, will it be considered two lots and assessed as two lots. Confirmation: yes, assessed as two lots, roughly \$7,669 times two. If it is a fifteen year bond it would be \$1,428 per year (\$714 x 2)

Tyrel Clark: questioned all present what they thought would be better; ten or fifteen year bond and assessment payments.

Consensus of the crowd: Fifteen years.

Tim Wiebusch 118 Washington AVE SE: again asked if sidewalks could be deleted from the project.

Bill Angerman: commenting on additional conversation regarding street widths. A fire lane is twenty feet wide. As an engineer, he does not see streets less than twenty four feet; typically they are thirty four feet in situations like this. Curb and gutters are installed for drainage. The street cost difference for twenty eight, thirty two, thirty four feet is not a lot of money. To address drainage issues you need curb and gutter installed.

Jeff St. Mane 222 Washington AVE SE: concerns are more about losing green space than money.

Jim Nigon regarding 115 South AVE SE: in regards to the green space, if you take out the ditch and gravel, and then add curb it won't be that much different.

Marlys Tritten 127 3 ST SE: voiced her concern about widening 3 ST and Washington AVE; later when they try to sell their home and have no yard, it may be an issue. David: will you please consider no sidewalks.

Tyrel Clark: yes, we will consider removing sidewalks from the project.

Tim Wiebusch 118 Washington AVE SE: what about considering changing the thirty two foot width.

Tony Nelson: Sure, we will consider that; because the old part of town isn't designed for that; he understands that because of where he lives, on a narrow street. Need to be able to get fire trucks through.

Tim Wiebusch 118 Washington AVE SE: the current variance of eighteen to twenty six foot wide streets is a big difference. Will the project have a universal width for all streets, or will the width be based on each individual street?

Bill Angerman: they will look at it. But it is preferred and easier to build with uniform widths throughout a project. For instance it is harder to design and build intersections with different sized streets.

Bob Lovejoy 15 3 ST SE: understands the old part of town and the city wrestled with this for years; and understands Tritten's problem. He thinks we should stay with one uniform street width; do not vary widths all over town. We (city) talked about these improvements before but the assessments at that time would have been way more.

Ray Schuchard: some of those prior assessments amounts would be more than the home values.
Bob Lovejoy 15 3 ST SE: you have to increase the property value by as much as the assessment amount.

Bill Angerman: Assessments can not be based on home value (an expensive house pay more than a lower valued home). If the assessments are \$7,000 then the property should be worth that much more when the project is done. There are deferred assessment provisions for seniors and financial hardships; those will be discussed later, during the final assessment process.

Scott Trogstad 122 3 ST SE: commented about Washington AVE having a road right-of-way to continue the road to the north into the agricultural field (SE of city shop).

Bob Lovejoy 15 3 ST SE: chatted a bit about the water mains being looped from Pine AVE. Confirmed, yes it is looped to 6 ST SE.

Jeff St. Mane 222 Washington AVE SE: questioned why an eight inch main when some on the map are ten inch.

Bill Angerman: explained water mains are larger in areas to distribute the water efficiently. Similar to your body, your spine is bigger than your ribs.

Marlys Tritten 127 3 ST SE: during construction how hard will the city try to save a tree.

Bill Angerman: we do try to save trees. We talk to property owners about trees. Ash tree will be removed; soft maple trees will be removed. Otherwise each tree is a bit different in reference to the construction and the property owners will be consulted.

If there are no other comments or questions for Bill, than the Council can now comment.

Tyrel Clark: he had previously asked about the length of the assessments and understands fifteen years is preferred. He was looking for comments about the sidewalk proposal and appreciated the comments received.

Ray Schuchard: believes the street widths should be uniform, whatever that width ends up to be.

Bryan Cornell: concerning the comments regarding no need for on street parking; maybe it isn't an issue now but we have to think about the future, what might happen twenty years from now.

David Tritten 127 3 ST SE: off street parking (in yards) is needed for winter, don't take that away.

Kurt Holst: questions Bill Angerman, we vote tomorrow if the project is going to move forward, do we also need to decide on the street width now?

Bill Angerman: No, this is just an authorization to move forward or not. Then we will consult with staff and have neighborhood meetings, etc.

Kurt Holst: commented to the crowd that he heard comments about the sidewalks and street width, but what about the price of the project and cost of assessments.

Don Horman 123 2 ST SE: our taxes will double, that is a concern.

Kurt Holst: he was in that same position when he lived on Madison AVE SW and was assessed for street and utility improvements.

Jenni Horman 123 2 ST SE: will we get hit twice? Once with the assessment and then our property taxes will increase because the value went up?

Bill Angerman: no, the property tax (based on the value) will not go up.

David Tritten 127 3 ST SE: is 3 ST and Washington AVE getting new sanitary sewer?

Tyrel Clark and Bill Angerman: yes, but just a specific section (referred to map) because everywhere else it is ok because it was recently lined.

Tony Nelson: the one section is being installed because that is where you see public works staff constantly flushing the sewer main to keep it working.

Tony doesn't think there should be sidewalks and will help fight against them. Twenty six or twenty eight foot road should be wide enough, because thirty two feet won't fit in old parts of town. He stated he was happy the citizens are willing to go through with the project; four inch water mains are inadequate and we have some places that there is only an inch and a half flow.

Jon Tangen 115 4 ST SE: asked how often does the city flow test?

Bill Angerman: typically cities do not do flow tests, insurance companies do those.

Jon Tangen 115 4 ST SE: commented that the flow on Park Drive has been bad for a long time.

Bill Angerman: the northwest section of town was fixed when the main was looped when the Kwik Trip area was developed. They did flow test at 6 ST and Lafayette AVE SW, because of a water main break; but the city doesn't test regularly.

Sanitary sewer manholes will be replaced because they are the original old stacked block, precast will be installed. Referring to people looking at the utility maps; all the red lines on the map are four inch water mains and will be replaced with eight inch. Future west section of town replacement; Madison AVE SW will be fed off South AVE loop with an eight inch main.

Bob Lovejoy 15 3 ST SE: Jeff St. Mane will pay for two lots, doesn't seem fair for corner lots that have more footage than Jeff to pay for only one lot assessment.

Bill Angerman: there is no good answer in reference to exact ways to assess.

Bob Lovejoy 15 3 ST SE: a fair way to do it would be to assess by linear foot.

Bill Angerman: what about in reference to a water improvement, there is only one service going to the one building. Council discussed this earlier in the process and decided it was easier to assess per lot. And larger lots were looked at and determined if the lot could be split into two lots someday. Council reviewed all the lots and decided there were 81.5 lots in this project area.

Jeff St. Mane 222 Washington AVE SE: this is for 2015, what is the next step, vote tomorrow to go ahead with the project? He was ok with that. When will we see maps and the final width of the streets?

Bill Angerman: tomorrow night the Council will decide to move forward with the project, then we will start working on the plans and specifications and decide the details within maybe the next three weeks.

Jeff St. Mane 222 Washington AVE SE: will we be able to review the plans?

Bill Angerman: yes, property owners will be able to see the plans and discuss details, suggested at a public meeting.

Marlis Knowlton: yes, it is my intention to send out information in a special mailing or newsletter; and hopefully schedule an open house type meeting where the plans can be discussed.

David Tritten 127 3 ST SE: all the decisions, specifically street width, will be made at council meetings?

Tyrel Clark: yes, we will talk about it at council meetings.

Bill Angerman: if we want to go with something other than thirty two feet wide we need to know sooner than later.

Renee Stanchfield 123 4 ST SE: respectfully requests the Council to physically go on the narrowest roads and see the impact before deciding on the final width. It is hard to decide without really seeing the impact to people's property.

Jeff Peck 114 S Front ST SE: have all the other construction projects planned this summer been talked about, the roundabout. What about safety issues, extra traffic?

Ray Schuchard: this project needs to be completed and we cannot continue to wait.

Other comments: we can wait another year, but we will still have the same problems. It will just push all the projects back another year.

Ray Schuchard and Bill Angerman: as far as the project costs go, oil prices are in our favor right now. Blacktop could be less expensive.

No more comments or questions were brought forward.

Closing the Hearing and Adjourn: Mayor Clark declared the hearing and meeting closed at 8:45 p.m. No objections.

*Impact of Assessments document was made available at the end of the meeting. See "Exhibit B"


Tyrel Clark
Mayor


Marlis Knowlton
Clerk/Treasurer