



City of Glyndon Public Hearing

Special Assessment Hearing for 2015 Street & Drainage Improvements – Lyndon Ave., Lund Ave. & 9th Street

October 26, 2015, 6:00 p.m.

Glyndon City Community Center

Council Members Present – Mayor Johnson, David Owings, Joe Olson and Kimberly Savageau.

City Staff – City Engineer – Chris Thorson and City Clerk – Denise Anderson

As per sign in Sheet: Allen Tollagson, Jeremy Scholz, Chad Freier, Roger Wyland, Rollie Greuel, Karan Ambuehl, Mark Uhler and Lori Miller.

The Meeting was called to order at 6:00 p.m. by Mayor Johnson.

Mayor Johnson opened the meeting by instructing all property owners present that in accordance with Minnesota State Statute 429 the City is required to hold a public assessment hearing to correct any errors or inequities in the assessments and that a hearing was held in May of 2014 to discuss the proposed improvements.

City Engineer Chris Thorson presented a Power Point illustrating the purpose of the hearing as follows

- Reasons for the Improvement – Street Deterioration and Drainage Issues
- Project Summary – Consisted of Location Maps
- Assessment Methodology – Explanation that City paid 100% for Water Main repairs and that Street and Drainage Items are assessable at 80%.
- Cost Sharing – Explanation and chart of the City share, the assessable costs and the total cost of the project.
- Assessments Rates - This consisted of a graphs outlining Estimated Rate at Public Hearing, Actual Rate Assessed and Units of FF (front Footage) and SLF (Side Lot Footage) for each area assessed.

After the presentation Mayor Johnson stated that questions from attending residents would be addressed.

Allen Tollagson – expressed a concern about paying assessments before the project was completed and stated concerns regarding a drainage issue. Thorson stated that drainage has and always will be a problem in Glyndon because of its topography, however: he will inspect the site and make a determination.

Points of discussion:

- Pro-rating in the event that the wear course fails before its 20 year life expectancy.
- The City can and will use the performance bond issued with this contract should KPH not complete the project to the specifications set forth by the City Engineer.

Chad Freier – Stated that he is not satisfied with the final product of the wear coat in the Cul-de-sac in which he lives. He also has new drainage issues and feels the water will freeze causing further damage to what he feels is a substandard product.

Points of discussion:

- Ditch elevation drop of 120 feet.
- Possible alternatives for drainage solutions
- Clarification of a 20 year assessment policy.

Karan Ambuehl – Questioned if the elevations of the ditches would be reassessed because she does not feel the ditch is performing as well as it had before the reconstruction and drainage improvement. Also the contractors damaged the skirting on her driveway approach and informed her she would be responsible for the cost of repairing the damage.

Roger Wyland – Feels that he should only be assessed for 60 FF and not 90 FF. His property was assessed for 30 FF during the improvement project #55109. Thorson will review the assessments for that project and make any needed corrections.

Allen Tollagson – questioned when Lyndon Avenue had originally been constructed. Thorson stated that homeowners were never assessed for it because the developer constructed the street but unfortunately used substandard materials. Tollagson stated that the ditches are now full of weeds, asked for further clarification on the “1 year warranty” and reiterated his concern of the current condition of the wear course in the Cul-de sac where he resides.

Points of Discussion:

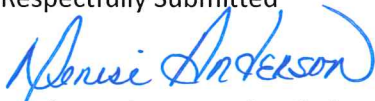
- Anderson gave an explanation of the mechanics of a Performance Bond
- Owings and Savageau both explained the criteria the City expects before the City Engineer will sign off on the project and safe guards for the City in the contract regarding the Performance Bond.
- Olson stated that by waiting until the spring to complete the wear coat repairs this will give the residents actually 2 years of freeze cycles to insure the project is completed correctly.

Rollie Greuel – Addressed his concern that the “T” on 9th and Lund wasn’t repaved that long ago and he feels that wear course failed. He wants the City to fill cracks as soon as they appear so to prevent moisture from deteriorating the asphalt. Mayor Johnson stated that it will be the responsibility for the Maintenance Department to inspect the wear course and apply a fill or hot mix. Greuel feels that residents drive too fast in that area and would like a solution to that issue.

Conclusion – Affected residents would like to revisit their stated issues again in the spring of 2016 once the wear course has been replaced. Anderson has been instructed to place this request on the Council agenda in June 2016.

At 7:05 Kimberely Savageau made a motion to close the hearing, seconded by Joe Olson.

Respectfully Submitted



Denise Anderson – City Clerk