

Glyndon City Council

3/22/2017

6:00 p.m. Public Hearing

Proposed Improvements for Southview Addition

Glyndon Council Chambers

Call to Order: Mayor Cecil Johnson called the meeting to order at 6:00 p.m.

Roll Call: Council Members Present: Dave Owings, Justin Schreiber, Joe Olson and Kimberly Savageau, City Clerk Wendy Affield, City Attorney Ken Norman, City Engineers Chris Thorson and Alex Ranz.

As Per Sign-in Sheet: Kelly Richards, Troy Tooz, Todd Hallstrom, Anna Hallstrom, Ken Parke, Tony Riniker, Chris Goltz and Darren Tucker.

1. Discussion Concerning Proposed Improvements for Southview Addition – Chris Thorson Ulteig Engineering – Thorson greeted everyone in the room and explained the purpose of this Public Hearing is to provide information concerning the underground utility and street improvements to Phase 1 of Southview Addition which is owned by Kelly Richards. Thorson stated the agenda for the meeting will consist of the purpose for hearing, project development, proposed improvements, estimated project costs, assessment summary and questions and comments. Thorson stated he will take questions at any time during the presentation.

Thorson passed out pamphlets to follow and also had a power point presentation on the flat screen.

Purpose of a Public Hearing:

- Inform property owners of proposed project
- Minnesota Statute 429 – procedure for assessing improvements to the benefiting properties
 - Feasibility Report
 - Public Hearing
 - Design and Construction Bid Letting
 - Assessment Hearing
 - Project Construction
- Gain public comments and input

Project Development:

- Purpose
 - Construct utility and street improvements to serve the remaining areas of the original Centennial Addition plat
 - Phase 1 – would include infrastructure for a sanitary sewer lift station and stormwater conveyance/treatment to provide service to the entire Southview Addition
 - Phase 1 – Kelly Richards is the owner
 - Phase 2 (Future) – Jim Sullivan is the owner

Project Location: Thorson pointed out where Phase 1 is located and where the lift stations will be installed, these will provide service to the entire site. The stormwater pond will also provide service to the entire site. Thorson asked if anyone has any questions on the project location layout. A resident asked if construction equipment will be driving through the already developed area. Thorson stated the crew will access off of 12th Avenue right into the site, they want to keep the heavy equipment out of the residential area. Thorson thought it may be possible to have pickups driving in the area where the lift station will be installed but the heavy equipment will be kept on the project site. A resident asked if they will be connecting into the existing septic system and if so where will that be. Thorson showed where the current sewer system ends and stated the new connection will be 100 to 150' away from that location. *(map attached)*

Proposed Improvements Phase 1: Thorson explained the green lines and dots are the sanitary sewer system, the purple is the storm sewer piping which has multiple piping extending to the storm sewer pond, and the blue lines are the water main system and hydrants. A resident asked if all the water will be drained to the east. Thorson stated the water would be drained to the pond and then when it reaches a certain compacity the lift station will remove the water from the pond and expel it into the ditch on the south side of 12th Avenue. A resident mentioned a culvert in that area has a tendency to freeze up and would suggest making sure it was always open. Mayor Johnson informed Council it is the culvert on 14th Street and Parke Avenue. A resident asked if the pond was for temporary water storage from storm events. Thorson stated yes, it is for storm events but it should also have a constant water volume. Thorson informed everyone that it is called a dead storage which is what you want to see, better treatment that way. The dead storage water area in the pond should be filled to around 4-5 feet. A resident asked if the water will be circulated or will it be left to become stagnant. Troy Tooz stated Kelly Richards plans to install 2 – 3 fountains for decoration and to help circulate the water. Thorson wanted everyone to understand why the Public Hearing was being held, stating there is cost involved installing a lift station and also the stormwater treatment piping that serves this featured area. Thorson discussed the three (3) lots that were sold to homeowners prior to Jim Sullivan purchasing the land from Sefkow, explaining the anticipated costs needed to be announced to those owners informing them that improvements will be assessed to those parcels. If Sullivan would have owned all the parcels that would receive the improvements this Public Hearing would not have been necessary. *(map attached)*

Estimated Project Costs:

• Sanitary Sewer – Lift Station -	\$205,102	
• Stormwater Conveyance and Treatment	<u>\$714,292</u>	
	\$919,394	Total

****Costs shown are for Phase 1 Only, does not include future Phase 2****

Estimated Assessment Rates:

• Sanitary Sewer – Lift Station	Per Lot	\$1,496.48	
• Stormwater Conveyance & Treatment	Per Lot	<u>\$3,527.80</u>	
		\$5,024.28	Total

****Costs shown are for Phase 1 Only, does not include future Phase 2****

Thorson stated these are estimated figures and once the bid has been awarded they will have actual numbers to work with. A final assessment hearing will be held at a later date with those figures.

Estimated Project Schedule – Phase 1:

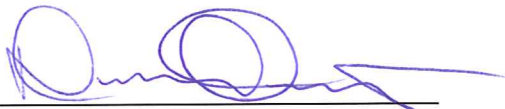
- Feasibility Report February 8, 2017
- Public Hearing March 22, 2017
- Finalize Plan Design March 2017
- Project Bidding April 12, 2017
- Assessment Hearing April – May 2017
- Construction Start – Phase 1 May 2017
- Finish Construction – Phase 1 September 2017

Thorson informed Council following the construction in 2017 there will be laying of the final lift of asphalt in 2018. Ulteig likes to make sure everything settles after a winter freeze and spring thaw to make sure issues are dealt with prior to the final layer of pavement. Thorson stated his presentation was finished, asking if anyone has any questions. A resident asked about the fees assessed per lot and wanted to make sure the funding for the project does not come from the existing residents of Glyndon. Thorson stated only the three (3) homeowners that purchased the lots prior to Sullivan purchasing the land will see an assessment amount. A resident asked if the City has to bond for this project. Mayor Johnson stated yes, that is what the Developer is requesting. A question was asked concerning what will happen if the specials are not paid. City Attorney Ken Norman addressed the question stating, part of the financial arrangement with the Developer is that they will be acquiring a letter of credit for a portion of that security, enough to carry several years in the future on the assessment end of it if there are any defaults. The resident does not want to see the same thing happening as what happened to the development by Highway 10. A question was asked how many bids does the City request. Thorson stated “it is an open bid, so it will depend on who is interested in the project.” Council discussed the bidding process and mentioned residents are welcome to attend the bid opening on Tuesday, April 11th at 11:00 a.m. Thorson explained the sealed bids will be opened at City Hall on the 11th, they will be reviewed by Mayor Johnson, Wendy Affield, Chris Thorson and Troy Tooz then brought to the Council meeting on Wednesday, April 12th at 7:00 a.m. with the recommendation either to go or not to go with the lowest bidder. Norman stated the City Engineer will make sure all the information is completed and they are qualified to be bidding on the project. Term limit on the bond package was discussed after a question was brought up from a resident. Norman stated the paperwork is not finalized yet but you should be looking at 15 to 20 years. Savageau explained if a lot has not been sold the Developer (owner of the lot) is responsible for making those assessment payments. Tooz and Richards discussed the estimated costs of the Specials for the lots will be around \$36,200, stating that does not include the price of the lot. Tooz informed Council Mr. Sullivan is planning on doing a replat of the 2nd Phase of Southview Addition. A resident asked if the curb and gutter will eventually be extended to the other area in the Centennial Addition. Thorson stated at this point there are no plans to take the current homes in that area towards curb and gutters. Tooz informed Council they were required as part of the design of the development to contain the water within the development so they are not pushing any water to adjacent properties. Mayor Johnson discussed the way the water flows in that area. A resident asked about the width of the emergency access path. Thorson stated ten feet (10’) wide with eight inch (8”) thick concrete and will be kept open for emergency authorized equipment only, not for public use. Council discussed the replat Jim Sullivan is looking at doing since he has heard some of the concerns from the residents. Sullivan plans to keep Parke Avenue extending straight through which will take away some of the congestion the prior replat had in that area. Norman explained the project needed to move forward so Phase 1 could start construction this spring. Richards informed residents he is hoping to see some homes constructed in that area this fall. A resident asked Kelly Richards if there are plans for multi-family dwellings

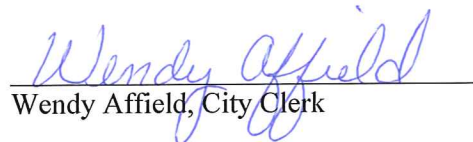
or townhomes in his development. Richards stated “no”. A question was asked as to what has been decided concerning Parke Avenue from 14th Street to 12th Avenue and the possibility of a parking lot at Johnson Park. A suggestion was to use the minimum maintenance road on the east side of the park. Mayor Johnson informed the resident the City does not own that property; the low maintenance road is for the farmer to get onto his own land. Mayor Johnson informed the residents there will be further discussions at a later time concerning the widening of Parke Avenue from 12th to 14th, sidewalks being installed on the east side of the road and a possible parking lot at the park. Thorson informed the resident the Safe Routes to School grant will not cover the sidewalks in that area. A resident stated she has concerns as to whom will be responsible for paying for the project they are discussing. Thorson is in the process of putting numbers together on the cost for stormwater, curb & gutter, wider street and a side walk in that area. A resident asked Council what they are doing to make sure the minutes are more current on the website. Mayor Johnson explained the City Hall has had one person in the office doing two jobs for the last 7 months and as of March 14th a new worker is being trained in at the front desk so you should be seeing a difference shortly. Olson informed the audience the minutes must be approved by the Council before they can be published on the website for residents to review.

2. Open Forum –

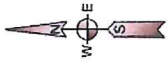
3. Adjournment – Justin Schreiber made a motion to adjourn the Public Hearing at 6:38 p.m., seconded by Kimberly Savageau.
Motion Carried



Dave Owings, Vice Mayor

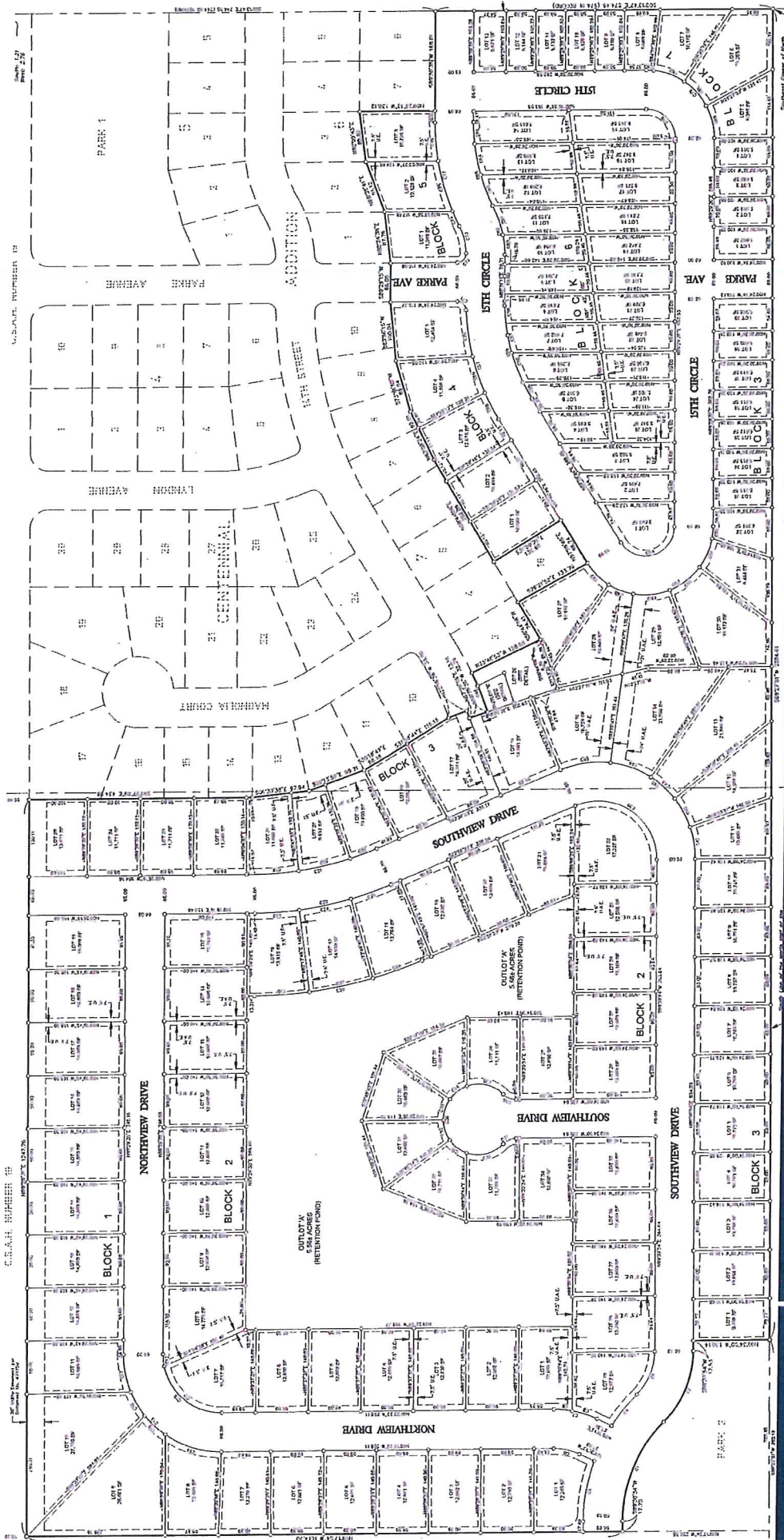


Wendy Affield, City Clerk



Ulteig

Project Location



Proposed Improvements (Phase 1)

