

UNAPPROVED MINUTES
WATKINS CITY COUNCIL
PUBLIC HEARING
MONDAY, JUNE 16, 2014

Mayor Loch called the public hearing for Western Avenue Improvements to order at 7:15 p.m. at City Hall.

MEMBERS PRESENT: Mayor Dennis Loch, Jerry Hesse, Sue Unterberger, Melody Gertken, Jersey Piccerillo

MEMBERS ABSENT: None

Others: Tom Unterberger, Kent Louwagie, Tri-County News, Heidi Donnay, Duane Peterson, Erwin and Darlene Huckenpoebler

Purpose of the hearing was to consider the making of Western Avenue Improvements. City Engineer Kent Louwagie explained the project. The project being considered is street and utility improvements on Western Avenue North, from Fourth Street N (CSAH 2) to Luella Street. The scope of the project includes spot replacement of the existing storm sewer pipe, spot curb repair in areas of settlement or heaving, spot soil correction, and reconstruction of the pavement section between existing curbs. The sanitary sewer and water main are in good condition so neither of those will be replaced. The storm sewer will only be replaced where it crosses the road about 200 feet north of Fourth Street. The existing street will be excavated 16 inches deep between the curbs. Subsurface edge drains will be installed inside the curbs to drain the new pavement section, prolonging its life and minimizing frost heave. Geotextile fabric will be installed at the bottom of the street excavation to provide stability and separation of the subgrade soils from the aggregate base. In areas where driveways or turf are disturbed as part of the construction, they will be restored.

Total project costs, which includes legal, engineering and administrative costs, is estimated at \$109,000.00. Final costs and final assessment rates will be determined upon completion of project. The city's assessment policy states that 30% of street reconstruction costs are assessed to the benefitting properties. A preliminary assessment roll showing the estimated assessments for each parcel has been prepared. Using the estimated cost, the estimated assessment rate is \$22/front foot.

If the Council proceeds the next step would be construction in July. The actual costs would be available in August at which time an assessment hearing would be scheduled and term and rate would be determined. The final assessment roll would then be certified to Meeker County for certification to 2015 payable taxes.

Kent is anticipating the construction to begin in July. In 2007, the sewer pipe was lined on that section of street and property owners were assessed for that. No other improvements were done with the 2007 project on this section of street.

Tom Unterberger stated he would like to fill in the vacant lot to the north of him with fill from the project. Tom noted there was a tile line there that was cut when the Meeker County EDA units were built. When the EDA built the garage there the line was crushed. Kent will coordinate with Tom on this.

Mayor Loch advised Tom that if there are any future drainage issues this would become a civil issue between property owners.

There were no other comments.

A MOTION WAS MADE BY UNTERBERGER TO ADJOURN THE HEARING, SECONDED BY PICCERILLO.
MOTION CARRIED.

Adjourned at 7:27 p.m.

Submitted by

Deb Kramer
Clerk

ATTEST:

Dennis C. Loch
Mayor