

UNAPPROVED MINUTES
WATKINS CITY COUNCIL
THURSDAY, OCTOBER 8, 2015
PUBLIC HEARING

Mayor Eder called the public hearing to order at 6:40 p.m. at City Hall.

Members present: Mayor Frank Eder, Marc Wirz, Brenda Carlson, Tootz Tschumperlin

Members absent: Sue Unterberger

Others: Carl & Kelly Larson, Tony Faber, Art Hesse, Kent Louwagie

Purpose of the hearing was the Luella Street Improvements Proposed Assessment.

City Engineer Kent Louwagie stated the city completed a street and utility improvement project along Luella Street in 2015 from CSAH 2 to Meeker Avenue. The sanitary sewer service to Hilltop Health Care Center was replaced with PVC pipe in the public right of way. The sanitary sewer main extending to the sewer service for 420 Luella Street was also replaced with PVC. There were two gate valves replaced at the intersection of Luella Street and Western Avenue. The existing drainage structures at the Luella Street/Western Avenue intersection and at the western driveway to Hilltop Health Care Center were rehabilitated. New drainage structures were added to the existing storm sewer at the Luella Street/Western Avenue intersection and at the drainage swale west of the Luella Street/Western Avenue intersection. The existing street was reconstructed with spot soil corrections at various locations. Portions of the existing curb that were severely cracked were also replaced. Subsurface edge drains were installed inside the existing curbs. The total cost is \$143,982.47. The estimated project cost was \$143,500.00. The portion to be assessed is \$37,792.06, based on the city's assessment policy, which states that 30% of street reconstruction costs are assessed to benefitting properties. The final assessments were calculated using as-bid prices and actual quantities used throughout the project. Due to the costs coming in slightly higher than estimated, the final assess rates (\$24.44 / LF) are slightly higher than the preliminary rates (\$23.70 / LF) that were presented at the March Improvement Hearing. The assessments can be paid in full with no interest within 30 days of adoption by the City Council (October 8, 2015). If not paid within 30 days, assessments will be certified to the county, to be repaid over 10 years with property taxes, bearing interest at 6%. At any time in the future, assessments can be paid in full with interest accrued to December 31 of that year. The payment must be made by November 15 or interest will be charged for the succeeding year. The payment procedure is per MN Statute 429.

Carl Larson asked the reason this was done in the first place. Kent stated the street was in need of repair. Carl asked if it was just a coincidence it happened when Hilltop was doing its addition. Kent replied yes. The council was looking at doing Luella Street in 2014 along with Western Avenue North but cut that off the plan. Tony Faber asked if the cost per foot was the same. Kent replied yes and noted that corner lots get a break. The long side of a corner lot gets ½ assessed. Tony asked if it was physically measured. Kent noted it was not. The measurements are taken from legal descriptions by finding the plat and using that. Kent noted they could verify the measurements and make any corrections before certifying the assessments. Kent will check the numbers and get back to Tony. An adjustment can be made if incorrect. Art Hesse questioned if Hilltop could be assessed more than the rest of the property owners due to its high volume of traffic on the street. There is no way to make that

determination. Carl again questioned the timing of the project and Hilltop's project. Wirz noted there were no repairs to Luella when the 2007 project was done. Kent noted again that the repairs to Luella Street were cut off in 2014 and budgeted for 2015.

A MOTION WAS MADE BY TSCHUMPERLIN TO ADOPT RESOLUTION #2015-40, RESOLUTION ADOPTING ASSESSMENT, WITH ANY CHANGES THAT MAY NEED TO BE MADE, SECONDED BY CARLSON. MOTION CARRIED.

A MOTION WAS MADE BY WIRZ TO ADJOURN THE HEARING, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Adjourned at 7:00 p.m.

Submitted by

Deb Kramer
Clerk

ATTEST:

Frank Eder
Mayor