

CITY OF EYOTA  
CITY COUNCIL MINUTES  
PUBLIC HEARING  
NOVEMBER 15, 2017

Members Present: Bryan Cornell, Tony Nelson and Ray Schuchard

Members Absent: Kurt Holst. Tyrel Clark was absent at roll call but did arrive later at 7:30 p.m.

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

Guests: See "Exhibit A"

**Call to Order:** Mayor Pro-tem Cornell called the meeting to order at 7:00 p.m.

**Agenda:** This is a special meeting called to hold a public hearing for the future 2018 Street and Utility Improvements.

Daren Sikkink, City Engineer explained the history of the projects that are included in the proposed 2018 improvements.

Project area that includes the original part of town: South Front ST SW from Madison to Franklin AVE SW, Fourth ST SW from Center to Madison AVE SW, Franklin AVE SW from the alley between 3 ST and 4 ST to 5 ST SW, Lafayette AVE SW from the alley between 3 ST and 4 ST to 5 ST SW. Some of the basics used in the previous two original plat improvement projects were: thirty two foot street width (back of curb to back of curb), B618 concrete curb and gutter (high back curb), 25% assessments on a per lot basis, double assessment for double lots, seventy foot wide street right-of-way, water mains and services replaced, replace sanitary sewer manholes as needed, replace and add storm sewer and very few new sidewalks. A few properties will only have water hook up to get the service lines out of the back yards and will be assessed accordingly. South Front Street SW will have a sidewalk on the south side. Some boulevard trees will be affected and some will be removed.

The project estimated cost is \$1,295,000. 25% of that would be assessed, total of \$323,750. Divided by 41.5 lots is \$7,800 per typical lot.

Project area of: 5 Street SW from Madison Avenue SW to Jefferson Avenue SW. Previously property owners have had concerns and complaints with storm water issues. This is a county road and there is a permitting process that needs to be completed and permission granted before moving forward. The county road (the middle of the street/driving lanes) can not be altered and in some places the street will continue to be higher than the driveways. New curb and gutter will not fix all the problems because of the road height. Improvements will be installed only on the south side. A subdrain and storm sewer being installed will lower overall water levels.

The project estimated cost is \$164,000. 25% of that would be assessed, total of \$41,125. Divided by 6 lots is \$6,850 per typical lot.

Project area of: Jefferson AVE SW from Madison AVE SW to Knowledge RD SW, and Glen ST SW from Jefferson AVE SW to Donna CT SW. The City already installed a drain tile across the high

school property and a subdrain in the back yards of some of the properties adjacent to the school. A sub drain sewer behind the exiting curb will be installed to collect ground water and sump pump discharges. This will include removing and replacing (in kind) a portion of the existing driveways.

The project estimated cost is \$263,500. 25% of that would be assessed, total of \$65,875. Divided by 27 lots is \$2,450 per typical lot.

In order for the City to borrow money through tax free bonds with lower interest rates, assessments are required per regulations MN 429. This is the first assessment hearing to take comments to decide to proceed. If the projects are approved to move forward the Council will order the engineers to continue planning. Tentative 2018 schedule would be to approve the plans in March, receive bids in April, in May have the final assessment hearing and award the construction contract. Construction would begin in June and completion in the fall. In March there will probably be a public informational meeting to review the plans.

Mayor Pro-tem Cornell opened the public hearing for comments at 7:20 p.m.

Mike Green 115 4 ST SW His sidewalk dead ends and can he remove the sidewalk if it does not continue down the street. Asked when decisions are made about the boulevards and driveway aprons. His apron does not match and is three feet off.

Daren Sikkink In the past we have removed real short dead end sidewalks or it is just shy of the curb, or if it is logical it is extended.

Mike Green 115 4 ST SW Just wants it to look nice; either connect it or remove it.

Daren Sikkink We have connected sidewalks to the curb from the house. For driveways, we have typically added a five foot apron and then connect to the existing driveway with whatever was there, gravel, asphalt or concrete. We make it look nice with the width of the driveway or garage.

Mike Green 115 4 ST SW Questioned if he can replace his water line to the house at the same time as the project.

Daren Sikkink Yes, it is an option and you need to work with a contractor. We go to the shut off at the property line we will let folks know if there is an old lead service. It is not mandatory to replace lead, but it is advised.

Chris Hallett 123 4 ST SW Is the seventy foot easement for the road right-of-way measured from the center of the street?

Daren Sikkink Some centers (street) are not in the middle of the right-of-way, so in the past phases we centered the black top not to mess up people's yard. We will center the street if it does not adversely affect one side or the other; or by centering it, it would take ten feet from someone.

Chris Hallett 123 4 ST SW Do you know the existing grade and how it will change, because the street is now higher than the garage and water drains into the garage.

Daren Sikkink We are looking at lowering roads to accommodate the new curb and gutter; and trying to get yards to drain to the street. But some places won't work because houses are too low.

Gerry Dallmann 808 Jefferson AVE SW The tile along the curb (Jefferson AVE), how deep will it be?

Daren Sikkink It will PVC perforated pipe, roughly three to four feet deep, depending on the grade and to keep it draining, it will be behind the curb one to one and one half feet and incased in some sort of material like pea rock. Each lot will get a service line to be able to hook up to the sump pump and we will accommodate for the hook up location depending on where the discharge comes out of the house. It will be an eight inch main and four or six inch service line to the house; which will be stubbed in to the property line for the owner to hook up to that line. Answering another follow up question from Dallmann, a service line straight from the curb could maybe cost \$1,000 for the homeowner to install; the cost will vary and be very individual.

Gerry Dallmann 808 Jefferson AVE SW Personally I don't need it (tile). I have two lines now. I'm not knocking the project, but I wouldn't use it. I have two lots and am very satisfied because I have the new tile in the back.

Daren Sikkink Some of the neighbors has hooked up to the back tile and it has helped them. The Council is concerned with the rest of property owners.

Mayor Tyrel Clark joined the hearing at 7:30 p.m.

Gerry Dallmann 808 Jefferson AVE SW On his second lot he has a fourteen foot blacktop apron which is smaller than some comparable driveways. He requested his assessment be reduced in half and submitted pictures.

Jamie Ward 820 Jefferson AVE SW Voiced concerns if the project moves forward because the previous tile across the school field wasn't originally done correctly, the tile installed was the wrong size. Maybe we should give it time to work at capacity before doing more improvements.

Tyrel Clark Asked if they wanted the city to wait to do this (2018) project.

Jamie Ward 820 Jefferson AVE SW Asked who would be the project manager from Eyota to make sure it is done right, because the 2016 project wasn't.

Ray Schuchard We already have an agreement with the tile installer (2016) to put in a second line at the same price of the first line.

Gerry Dallmann 808 Jefferson AVE SW Who was in charge of the tile then, a city engineer?

Tyrel Clark No, not engineers, it was a city project and it was supposed to be simple. Engineers were not involved to keep cost down. The tile contractor misplaced the order paperwork and guessed; and put in the wrong tile size. Public works assumed they were proceeding correctly and didn't know to

go double check the size of the tile. We assumed the ten inch tile was installed and it was only later we were informed an eight inch was installed, and made the deal with the installer for a future tile.

Gerry Dallmann 808 Jefferson AVE SW I have used that contractor before and he does good work. It was an eight inch tile but I wasn't aware at the time that the Council had requested an increased ten inch tile to be installed.

Tyrel Clark You wouldn't think two inches would make a big difference; but two inches is thirty percent.

Jamie Ward 820 Jefferson AVE SW What is the impact of another line.

Terry Waletzki 928 Jefferson AVE SW I'm assuming you are looking at drainage on both sides. Isn't the east side property owner going to (drain) the (school) woods and so we don't need it on the east side. I am on the corner, unique spot and don't need this new tile line. It would be a waste for me and the house next to me. I pump into the ditch (south) and there is no sense to spend over \$2,000 to hook up to the front; to go around the house. Makes no sense for me, the tile should start south of my house. Nobody needs it on the east side of the street.

Gerry Dallmann 808 Jefferson AVE SW Lots of the houses on the east don't need it, because they are split level homes.

Tyrel Clark, Gerry Dallmann and Terry Waletzki conversed back and forth when Clark explained the city can't install tile on private property and the school is being a good neighbor accepting storm water. The line needs to be continuous. The homeowners requested help and now are saying they don't need it in the front. Clark stated the west side needs it.

Jamie Olson 816 Jefferson AVE SW Questioned where this new tile would drain, referencing the existing easement.

Daren Sikkink We would go into the easement, with catch basins and drain tile and probably directional drilling.

Jamie Olson 816 Jefferson AVE SW So there would be more digging on both sides of my house where the existing tile is now.

Daren Sikkink If we need additional grade yes, might hook into the existing tile.

Jamie Olson 816 Jefferson AVE SW The existing tile is not handling the rain we have been getting. We are cleaning it out all the time; it's plugged up all the time. It can't handle it now and the little yellow thing is worthless and needs cleaning. And the original project hasn't been finished, referring to landscaping and rock.

Tyrel Clark It is supposed to stop the silt and leaves, etc. There's a good reason to keep leaves out of the street. I have a drain tile in my yard and keep it clean.

Jamie Ward 820 Jefferson AVE SW It still fills up all the time. And who is supposed to clean it out every time. James Ward: technically it is on the school property.

Tyrel Clark It is on the school property and is the city's job to clean it.

Jamie Olson 816 Jefferson AVE SW Maybe it's not a big issue to clean it, but it isn't big enough.

Tyrel Clark We made an agreement with the school. They don't want it to be plugged and they are being good neighbors.

Jamie Olson 816 Jefferson AVE SW We are putting up with a fifteen year old mistake when this area was developed and we are still paying for it.

Bryan Cornell We are trying to fix it and to help and to respond to complaints. I live on the street and have the same problem.

Jamie Olson 816 Jefferson AVE SW Nobody pumps to the front anymore.

Tyrel Clark That's true now that there is a tile line in the back.

James Ward 820 Jefferson AVE SW Or find another place to discharge.

Tyrel Clark There is no other place to discharge. We could do a better job to discharge if we dig and go under the road.

Mark Manahan 805 Jefferson AVE SW What will be the maintenance on the lines, will they need to be blown out or will they freeze.

Daren Sikkink If leaves and such get in, there will be clean outs in the eight inch main tile. We can jet it out, camera it and continue jetting like we do in a sanitary sewer. If the tree roots get in, the city can hire someone like Rooter Router to cut the roots. Keep in mind to keep boulevard trees away from the tile because roots find water and will go in the tile.

Tyrel Clark This is not the only place we have tile in town, there is tile on Rena Belle and Carolann Streets.

Daren Sikkink Yes, both Carolann and Rena Belle have eight inch line put in behind the curb in 2009.

Mark Manahan 805 Jefferson AVE SW What is the benefit to do that and to hook up versus just letting the hose dump in the curb; for me or a benefit to the neighborhood.

Daren Sikkink and Tyrel Clark explained there would be no water in the street which would mean the street would not continue to degrade. No hose in the yard and it will keep the water levels lower. You don't have to hook up. We don't want water running in the street all the time.

Jamie Olson 816 Jefferson AVE SW Keep in mind near 805 Jefferson might consider replacing some of the curb and the water areas where the road is deteriorated and settled; and it needs black top because it is very low.

Tyrel Clark Our original wish list included reclaiming the street because it is degraded, but the cost was too much and it was pulled from the project list. The Council acknowledges the street condition.

Gerry Dallmann 808 Jefferson AVE SW How do you assess for a street when it is reclaimed?

Tyrel Clark We do not assess; that would be considered normal maintenance. Daren confirmed that a regular overlay is normal maintenance and there are no assessment costs.

Rhonda Miller representing 110 Madison AVE SW Questioned why we need a sidewalk on South Front Street. It will not meet up with any trail now, what trail will be installed later and does the sidewalk need to be included in this current project.

Daren Sikkink We have applied for grants for trails on the north side of West Side Park, past the new childcare center and the American Legion. The city is actively pursuing grants and working on completing that trail. It would connect to this new sidewalk and on to the post office.

Rhonda Miller 110 Madison AVE SW Can we wait to install the sidewalk until the trail is actually there.

Tyrel Clark It (trail) will eventually happen, within three or four years. If we put in the sidewalk, this is the cheapest time.

Rhonda Miller 110 Madison AVE SW Questioned if the trees would go.

Tyrel Clark The city will replace trees. If a tree or two is removed, we will replace them.

Bryan Cornell We take great consideration with trees, deciding to remove.

Jamie Olson 816 Jefferson AVE SW Confirmed that the city will replace trees, not the homeowners.

Tyrel Clark We have a list of good trees at city hall that we will install; no ash or specific elms in the future.

Jeff Miller 110 Madison AVE SW The South Front Street sidewalk, will that stop at the corner or will you go south with it; will it eventually go up on Madison AVE SW.

Daren Sikkink The master plan does not include any sidewalk on Madison.

Don Wehseler 419 Lafayette AVE SW Where will we park during construction?

Daren Sikkink We have worked on this during past projects, if you don't have an alley we try to do one section at a time so it is passable, try to phase construction to have some parking and passable. But that does mean gravel some of the time.

Tyrel Clark There won't be a hole in front of your house overnight. But they will dig more than once.

Daren Sikkink Yes, they will dig at least three times and you will probably think they don't know what they are doing. But they dig in the sanitary sewer first, fill it in, come back and dig in the water main, fill it in and come back to install the storm sewer and eventually the service lines. So they can dig and fill as many as for times.

Don Wehseler 419 Lafayette AVE SW The sidewalk in front is very rough and looks like it has been mud jacked. Will it be replaced in this project?

Daren Sikkink Yes, we would replace if it is a continuous section.

Don Wehseler 419 Lafayette AVE SW Listening to others, he was involved with a problem regarding trees in the lines (sewer). Who is responsible?

Daren Sikkink It is the city's responsibility for the main and if it is the private service it is the homeowner's expense.

Gerry Dallmann 808 Jefferson AVE SW Off subject, the electrical project was done very nice and it was a good job. They cleaned up well and the boring equipment worked very well.

Terry Waletzki 928 Jefferson AVE SW So you will be deciding in two weeks what you are going to do?

Bryan Cornell Yes, it will be at the next Council meeting on Wednesday, November 29.

Terry Waletzki 928 Jefferson AVE SW So if all the property owners on the east side say no, you won't do it?

Bryan Cornell, Yes, and I know what I would do.

Tyrel Clark We can not make a decision tonight.

Gerry Dallmann 808 Jefferson AVE SW How do you decide?

Tyrel Clark Based on some of this input tonight. I think maybe not on the east side.

Jamie Ward 820 Jefferson AVE SW If they don't do the east side, than it is all assessed to the west?

Tyrel Clark The assessment would reduce because relatively speaking the cost also reduces. It would need to be re-calculated.

Daren Sikkink If you wanted us to, we can run the numbers without the east side.

Tyrel Clark Yes, run the numbers.

Rhonda Miller 110 Madison AVE SW She explained that the family member at this property Audrey Bornholdt and Frank Urban (218 South Front ST) do not want the sidewalk now.

Mike Green 115 4 ST SW Questioned again if the sidewalks were included. His sidewalk doesn't go anywhere and the city yells at him to shovel it every year and nobody walks on it.

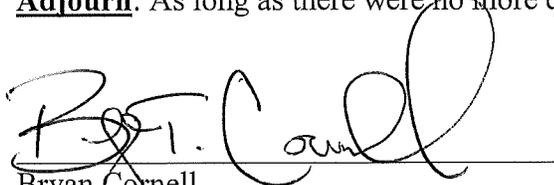
Daren Sikkink We will have to decide if it should continue. In past situations they have looked at each section.

Mike Green 115 4 ST SW And he talked to Chris Hallett about the elevations and the water that goes to his garage and alley.

Daren Sikkink We can look at it during the further design and talk about it at the informational meeting. The sidewalk is already in the project costs.

Bryan Cornell asked for any more questions.

**Adjourn:** As long as there were no more questions Cornell adjourned the meeting at 8:00 p.m.

  
Bryan Cornell  
Mayor Pro-tem

  
Marlis Knowlton  
Clerk/Treasurer

# Guest Sign In

Eyota City Council Meeting

Date: 11/15/17

Name: Please print.

Company represented and address:

James Ward

820 Jefferson Ave SW

JAMIE WARD

"

"

Karen Burbanck

800 Jefferson Ave. S.W.

Ronda Miller

110 Madison Ave S

JEFFM.

Rose Bale

318 West 5th ST SW

Don Wehsele

419 Lafayette Ave SW

Terry Walecki

Jefferson Ave SW (928)

Mike Green

115 West 4th St SW

Chris Hallett

123 West 4th St S.W.

Jay Kellan

808 Jefferson Ave S

Mark Manahan

80 S Jefferson Ave SW

Jamie Olson

816 Jefferson Ave SW

Patti Lund

323 Center Avenue S

Sandy Jones

214 4th St. S.W

~~Danyl Smith~~

~~214 South Iron St.~~

"Exhibit A"