

**CITY OF EYOTA  
CITY COUNCIL PUBLIC HEARING MINUTES  
DECEMBER 9, 2015**

Members Present: Tyrel Clark, Tony Nelson, Ray Schuchard, Kurt Holst and Bryan Cornell

Members Absent: none

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

Guests: See list "Exhibit A"

Location: Eyota Volunteer Ambulance Service, 753 Robert Avenue SW, Eyota

**Call to Order:** Mayor Clark called the meeting and public hearing to order at 7:00 p.m.

**Agenda:** Mayor Clark announced the purpose of this public hearing is to hear public comment regarding the decision to move forward with the proposed 2016 Street and Utility Improvement project.

Bill Angerman explained this project will include assessments, which requires specific procedures be followed (MN Statute Chapter 429) including consideration of public comments at this hearing and the Council making a formal declaration to move forward with the project at tomorrow's Council meeting with a four fifths vote.

This will be phase two of three phases over four years: 2015, 2016 and 2018. The Feasibility Report was presented to the Council on December 17, 2014. Project addresses: existing watermains that are undersized and are beyond their useful life, long water services on streets that do not have water mains, narrow streets with no on street parking, poor drainage with little to no storm sewers and sanitary sewer manhole replacements. Minimum Minnesota standards require a six inch water main; existing lines are four inch and are at least seventy years old.

Eyota adopted a Complete Streets Policy (February 2011) which states in part "transportation projects should accommodate all users of the transportation system including, but not limited to pedestrians, bicyclists, people with disabilities, the elderly, motorists, emergency responders, freight providers and adjacent land users". It was decided in the 2015 street project to build the street at thirty two feet (32') wide (back of curb to back of curb) to accommodate street parking. Sidewalks were not required to be installed in the majority of the project area.

Proposed construction will be the same as the 2015 project:

Streets: The street right-of-way is seventy feet wide; up to the property line. The proposed street width is thirty two (32') feet from the back of the curb to the back of the curb.

Curbs: Will be B618 style. (tall, stand up curb, six inches high and 18 inch gutter depth)

Sidewalks: Replace existing ones and very minimal new construction.

Watermains: Replace all water mains and services; including the shut off/curb stop to homes.

Sanitary Sewer: Replace old manholes.

Storm Sewer: Replace and add additional storm sewer. Original ditches and culverts have been filled in over the years which inhibit drainage.

Trees: Some trees will need to be removed. Homeowners will be consulted.

Assessments: Twenty five percent (25%) of the project cost. Some parcels will only get new water service and will be assessed accordingly; 25% of the normal assessment amount. There are no parcels that are more than double; there will be no double assessments for large lots in this project.

Next steps will be as follows: the Council will consider input from this hearing, decide whether to proceed, if so, they will authorize preparation of the plans and specifications, bid the project publically,

hold a final assessment hearing, award the construction contract, and begin construction. Construction could begin as soon as May 2016. It was noted that research will be done to determine if the 2015 sod subcontractor can legally be banned from the 2016 project.

The estimated total project cost is \$1,187,000. Proposed assessments to property owners: 25% of the total project cost, assessable amount is \$296,750, assessment based on parcels/lots; there are 36 total lots, typical assessment \$8,243. If the bond (government version of a loan to pay for project) is a fifteen year bond, annual assessment estimate is \$768. The City will pay 75% of the project cost plus any other city owned property.

During the Engineer's explanation a few comments and questions were raised.

David Campbell 122 3 ST SW: His property tax statement list two lots.

Angerman: Campbell's lot is not more than two lots in square feet; it will be assessed as one.

Rachel Jones 226 3 ST SW: Questioned how wide Third Street is now, all five houses on Third are not in code, the road set back is two feet into the house.

Angerman: Tonight is to decide if the project should move forward; we will talk about details in a month or so. Some streets (pavement) are not in the center of the road right-of-way and will probably stay that way.

Jeff Peck representing Faith Church properties: Last year (2015 project) there was a two assessment maximum.

Angerman: Explained this project's assessment are per parcel, there are no double parcels in the project and the Church has three separate parcels and will be assessed three times.

Dick Roos 215 Center AVE S: Questioned what was happening on Center AVE. He will receive a new water service only; no street work or street assessment.

Rachel Jones 226 3 ST SW: Requested verification that the assessments are per parcel and not by linear foot. It was explained that is true; because everyone benefits equally from the new water service.

#### Public Comments:

Stan Jones 226 3 ST SW: Will there be an option for drive over curb?

Angerman: No, unless there is a reason because of a very unique lot.

Stan Jones 226 3 ST SW: But we park in front.

Angerman: A wider driveway may be an option and the details can be discussed later.

Rachel Jones 226 3 ST SW: Third Street is three feet too high and the storm water runs down the street from Franklin Avenue into our yard.

Jeff Peck Faith Church properties: The lot they just purchased is tax exempt; will they still be able to pay over years or need to pay all of the assessment right away.

Knowlton: Yes, payments can be spread out and the Church will receive a property tax statement with the assessment payable amount on it, even though there are no property taxes due.

Renee Horn 14 3 ST SW: When do we address specific driveway issues?

Angerman: We can start even now to start talking about that.

David Campbell 122 3 ST SW: He has one driveway, can he have another one on the other side. (he lives on a corner lot)

Angerman: Yes, generally. We will have to look at it.

Mark Woodward Faith Church properties: Questioned if the construction plans can be changed as the property use may change. Can driveways or drive over curbs be added now or later.

Angerman: Generally speaking we build according to what is there now. But we want to be practical and may be able to accommodate requests, as much as possible anyway.

Rachel Jones 226 3 ST SW: They are planning changes and an addition to the front of the house.  
Angerman: The property will need to be looked at. Contact Knowlton to start discussing plans.

Tony Nelson 211 Franklin AVE SW: (commented as a property owner in the project area) Sounds like property owners would like to see drive over curbs.

Schuchard: This was discussed before and we should stay uniform throughout the City.

Clark: B style curbs handle more storm water and Public Works maintenance recommends them for snow plowing.

Angerman: B style curbs are more expensive, but minimal.

Holst: B style curbs will help the Jones storm water problem.

Sikkink: Responded to a comment; sidewalks from the front door of a house to the curb will be replaced unless homeowner requests it is not necessary.

Mark Woodward Faith Church properties: Woodward and the Engineers discussed on street parking, the streets will be thirty two feet wide to allow parking on both sides. Angle and/or parallel parking will be kept where possible and all areas will be looked at in detail.

Clark: Existing, large, old trees may need to be removed. The City may replace trees.

Angerman: Large trees cost a considerable amount of money to be removed, so this would be the time to remove them; within the project.

Renee Horn 14 3 ST SW: Questioned if the new water service line will go just to the property line.

Angerman: Yes, however in the last project there were a few unique situations where the line went to the house to eliminate very long and odd connections.

David Campbell 122 3 ST SW: Just verified that the next meeting will be when specific parcel details are discussed and planned.

Dick Roos 215 Center AVE S: Questioned where will the water service be; and what about damage to sidewalks or yards.

Angerman: Water service will be installed to the shut off attached to your service line. Sidewalks that are damaged during construction will be replaced and the homeowner may be asked for permission to dig in their yard.

Stan Jones 226 3 ST SW: How wide will Third Street be? Will it be as wide as it is currently marked.

Sikkink: The current stakes are survey markers only, used as reference points, and do not represent the street width or property lines. The street will be thirty two feet wide.

No more comments or questions were brought forward. Mayor Clark declared the hearing closed.

**Adjourn:** Motion was made by Schuchard and seconded by Holst to adjourn the meeting.  
Ayes (5), Nays (0). The motion was declared carried. The meeting adjourned at 7:50 p.m.

  
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Tyrel Clark  
Mayor

  
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Markis Knowlton  
Clerk/Treasurer