

MINUTES OF THE PUBLIC IMPROVEMENT HEARING
OF THE BRAHAM CITY COUNCIL
FOR THE 2016 STREET IMPROVEMENT
TUESDAY, FEBRUARY 2, 2016
7:00 P.M.

The meeting was called to order with the following present: Acting Mayor Jeremy Kunshier; Council Members Vicky Ethen and Traci Leaf; and City Administrator Sally Hoy. Mayor Patricia Carlson and Council Member Wayne Seiberlich were absent.

Also present: Chief Knowles, City Engineer Brian Miller, Ashley Haynes from the Isanti County News, State Representative Brian Johnson, Dennis and Vicki Olson, and School Supt Ken Gagner.

City Engineer Brian Miller did a power point presentation on the 2016 Street Improvement Project. He noted that the City was redoing the public improvement hearing from last year for the reconstruction of Elmhurst Avenue South and Southview Avenue. He said the estimated project costs had not changed. Miller said there were some smaller repairs the City intended to include with this project as well, including some valves and repaving the intersection from a recent water main break, but noted that the public improvement hearing is for the purpose of the parts of the project that would be assessed.

Miller presented drawings of the two streets. He said the properties along S. Elmhurst are mostly School property and City property. He noted there is one segment of private property, but he did not know if they would be assessed because they have a very small frontage on S Elmhurst, and there is a judicial ditch and wetland in the way of them developing and having access off S. Elmhurst. He said that would be determined at the assessment hearing as to whether that property is benefiting from the improvement. Administrator Hoy noted the street address for that property is S. Ferndale, and not S. Elmhurst, and in the past project, the assessment was based on the street address. Miller said S. Elmhurst included curb and gutter, and sidewalk.

Miller stated the total project costs of the street portions is \$548,676 with 30% to be assessed to the benefitting properties. This is an assessment amount of \$163,602 with \$131,265 for S. Elmhurst and \$32,978 for Southview Avenue. He said the S. Elmhurst assessment is proposed per foot, where the Southview Avenue is assessment is per lot. Miller noted that in the past assessment, the church was considered one parcel. He explained the \$32,978 assessment for Southview Ave is based on 21 units with an estimated cost of \$1,570.39 per lot.

Miller explained that this project was held over from last year. He said the School's bond issue passed, so the City held off with this street project until the heavy construction work for the School project would be done without the City and School getting in each other's way.

Miller noted this is a public improvement hearing, being held this date of February 2, 2016. He said there was conditional work that needed to be done for the plans & specs, so he expected them to ready for the council at the March 7 meeting, and bids back at some time in April or

beginning in May, with construction to begin a couple weeks after that. He noted it would be great to have S. Elmhurst done before school opens in the fall. Miller anticipated the assessment hearing to be held in October so it meets the November 15 deadline to certify special assessments to the County. He said the first payment of the special assessments will be in May of 2017.

Miller explained that the assessment process has two hearings—the first is the public improvement hearing where the council takes testimony from the public on whether or not the project should be done. The second hearing that will be part of this process is the assessment hearing, where the council will take testimony from the public on whether or not the assessment is justified and fair.

School Supt Ken Gagner expressed his support for the project because of safety concerns with the students on S. Elmhurst. Vicki Olson expressed her agreement, noting she is a bus driver, and that S. Elmhurst is very dangerous.

Council Member Leaf noted that she knows firsthand that Southview Avenue also needs to be done because of its condition and heavy traffic.

Acting Mayor Kunshier asked Miller if he and Street Supt Dan Eklund went out and looked at streets today. Miller noted they did, and there were a number of things to be added to the project, including adding a valve at 8th Street SW, culverts, including the church's culvert and the culvert by the elementary school. He noted other areas may need a light overlay to hold them over for a few years until that particular street can be improved. He also noted the sanitary sewer line between 3rd St SW and the Wastewater Treatment Facility is in relatively good condition but takes in water, so it needs slip lined. He said the line going south from the WWTF is clay tile, so slip lining should extend south in this clay tile up to the PVC. He said some manholes would be looked at as well.

Administrator Hoy asked if there were any comments or questions from the audience. Hearing none, Ethen moved, and Leaf seconded to close the public hearing. Motion carried 3-0. The hearing closed at 7:20 p.m.

Respectfully Submitted,

Sally A. Hoy
Clerk/Administrator