

MINUTES OF THE PUBLIC IMPROVEMENT HEARING
OF THE BRAHAM CITY COUNCIL
TUESDAY, DECEMBER 5, 2017
7:00 P.M.

The Public Improvement Hearing for the 2018 Street Improvement Project was called to order with the following present: Mayor Patricia Carlson; Council Members Lowell Jaques, Shawn Sullivan, Jeremy Kunshier, and Traci Leaf; and City Administrator Sally Hoy.

Delwayne Hahn and Scott McKinney were present from the press.

Present in the audience were: Jerry Wallen, Paula Graham, Brenda Turner, Brian Johnson, James Moore, Vern Fix, Vicky Ethen, Darlene Hintz; County Commissioner Terry Turnquist; Police Chief Robert Knowles, and Interim Chief Eric Baumgart.

City Engineer Brian Miller presented costs and potential assessments for the proposed 2018 Street Improvement Project. He explained this was the first of two hearing required for the assessment project. He said that for this Improvement Hearing, people will have the opportunity to tell the council whether or not the project should be completed.

Miller noted that the City has been taking on an improvement project about every other year. He explained the 2018 Street Improvement included Cypress Ave S from CR 4 to 3rd St SE, Eastgate Ave S from 2nd St SE to 80' south of 3rd St SE, and 3rd St SE from Eastgate Ave S to Beechwood Ave S. He said that Cypress has a segment of undersized water line that needs replacement, but the assessments are only for the street improvement. He said there is also a section of sanitary sewer under Cypress where there appears to be some settling, so that will be televised to see if it needs repaired or slip-lined. He said 3rd St SE and Eastgate are both planned for replace recycle. He explained this is done by a reclaim machine what grinds up the existing street surface and mixes it with gravel underneath, which is reformed and compacted, then a new surface is put on it. He said the streets will have a 22' pavement width, which is the minimum recommended by the MN Department of Transportation.

Miller explained that the process the City has taken is that the assessments are applied to the properties based on their street address. He showed on a map how properties at intersections may not get the assessment for this project if their street address is actually on the side street, where they would get an assessment when that side street was in a project.

He said that numerous streets were looked at in the City, but these three streets fit together, hopefully getting a better bid because the contractor won't have to move equipment across town.

Miller said the Cypress/3rd St/Eastgate project has a proposed total cost of \$334,296 including construction costs and overhead costs that included financing, engineering, and administrative fees. He said the City's standard has been to assess 30% of the total costs. He said the assessable cost comes to \$100,289 with 51 assessable properties, resulting in an expected assessment cost per property of \$1,966. He explained that the City has taken action in the past

where very large are given one assessment, but if they subdivide, it would collect a pro-rated amount from the property to be put into a street fund to offset street costs in the future.

Miller showed that on S. Cypress, there is the water main replacement and the possible slip-lining of the sewer line. He said on Eastgate, the utility improvements are minor. He said the total project cost is \$542,420. He said the City's target was to be at a bond amount of \$500,000 so as shown today, it would be exceeded by a little bit.

Miller said the project schedule is the current Public Improvement Hearing, and the council then has the option of taking action to order the project and authorize the engineer to prepare plans and spec. If they did, construction would be anticipated to start in May or June, depending on when financing got set up. He said the project would be completed by August, and holding the assessment hearing in September, certified to the County, and first payment of the assessments would be in May 2019.

The hearing was opened for public comments and questions.

Miller was asked by the audience where the anticipated utility work was located. He replied that on S. Cypress the undersized water main was located between 3rd St. SE and 4th St. SE. James Moore stated that when the development behind them was put in, the sewer line was never upgraded, and he was concerned the sewer line was running at full capacity. Miller replied that he didn't believe so, noting that an 8" sanitary sewer can take a lot of flow.

Moore said he'd had sewer backups in the past, and that was what he'd been told. Miller said he could take a look at it. Moore said that right in front of his place there is a dip in the road that is concerning. Miller said that sewer line will be televised. Discussion took place on past sewer repairs in the neighborhood.

Council Member Sullivan asked Miller if he wouldn't be troubleshooting these things as the project went along, and Miller said he would. Miller said that's part of the reason he wants Cypress cleaned and televised. He said that if there's parts of the sewer that need fixed, that should be done before the pavement is put on the road. He said minor offsets of joints or leaking could be corrected with slip-lining. He said when leaks get bad enough, they can make the road settle and cause problems. He said where the work on the intersection had been done, it could just be bad soils, but the sewer needed to be checked.

The location of the water line replacement was asked again, and Miller explained it would be between 3rd and 4th.

Concern of the drainage from the new addition was expressed, and whether that could be a cause of the settling in the street. He noted that if the City is redoing the road, they have to have a place for the water to go. Miller said he would have to take a look at it. He explained with crowning and shouldering the road, they can do some minor work to divert the water off the edge of the road, but if there are larger drainage issues, the council could direct them to take a look at it.

Lengthy discussion continued on the drainage concerns and integrity of the sanitary sewer in their area. Miller noted that there is clay pipe from the 1930's in town that is in great shape. When the need for ditch cleaning was brought up, County Commissioner Terry Turnquist said the County has a Ditch Committee that is in the process of evaluating the drainage and coming up with a Ditch Plan. He noted it wasn't going to happen tomorrow, but that it was on their radar.

Council Member Sullivan noted that the drainage complaints were all over town. Miller asked to meet with the neighborhood on site to look at their concerns to see if the project can't improve it.

With no other comments or questions, Jaques moved, and Leaf seconded to adjourn. Motion carried 5-0.

Respectfully Submitted,

Sally A. Hoy
Clerk/Administrator