

MINUTES OF COUNCIL MEETING/FINAL ASSESSMENT HEARING
November 21, 2011

A regular council meeting was duly called to order by Mayor Robert Roesler at 5:00 p.m. on Monday, November 21, 2011 with members Robert Roesler, Jeff Ross, Kurt Olson, Carroll Behne and Brad Ringnell present. Absent, none. Also present, City Admin/EDA Director Jamie Letzring.

In Public Forum, Dorothy Behne spoke to the council on behalf of the Task Force regarding the fundraisers they have held for ceiling repairs behind the theatre screen and to move the screen back, making more room for performances, and asking the city to seek estimates so they know how much more money will be needed. Mayor Roesler asked who the spokesperson for this project would be once estimates are received. Pastor Wilson will be this contact. City Admin Jamie Letzring will seek local contractors who are interested in this winter project.

Motion by Ross to approve the updated agenda, second by Olson, carried.

Motion by Behne to approve the minutes of the November 7, 2011 council meeting and the November 7, 2011 EDA meeting, second by Olson, carried.

Consent agenda including payment of bills was declared approved. Mayor Roesler reminded the council that Magney Construction payments are complete; Civil Ag final payment has not yet been made.

At this time the final assessment hearing for the N Osborne/W First Street, E Third St and South Street projects was called to order. Greg Mitchell of Bolton & Menk was present to recap the improvements made on these streets and to answer questions regarding the assessments. He explained that there are a few more repairs and adjustments Svoboda Excavating will be making before final payment is made. These repairs will be made in the spring.

Mr. Mitchell then explained the assessment policy and the portion (20%) of the project that will be assessed. The gravel portion of West First Street will not be assessed, as there are no assessable services in that area. Statute requires that a minimum of 20% must be assessed when a bond is issued. Mr. Mitchell then explained how frontage is calculated and City Admin Jamie Letzring spoke of the deferred assessment option for qualifying residents Information is available for those who are interested.

Mr. Mitchell shared total costs and assessable costs of each portion of this project: Total assessed costs are \$177,689, which is 20% of the total final costs. Preliminary estimates came in at \$1,046,535; final total project costs were significantly less at \$876,809.00. Mayor Roesler inquired about the reasons for this difference; the salvaged aggregate and market conditions were contributing factors.

Duane Nelson inquired about the deferred assessments; City Admin Jamie Letzring reviewed the qualifying conditions and explained that when the property is sold, the amount will be due in full. Mayor Roesler stated that the payment could be made in full on or before November 30, 2011 without the 6% interest if the resident so chooses. Mr. Nelson inquired about a neighbor who has a damaged driveway and was assured that it is on the list to be repaired; final payment will be withheld until all work is completed. Marsha Sickler inquired about detailed costs for work done at her property; the information is available to her.

Motion by Ringnell to approve Resolution 2011-19 Adopting Final Assessments for the North Osborne, West First Street, South Street, East Third Street projects, second by Olson. Olson, yea; Ringnell, yea; Ross, yea; Behne, yea; Roesler, yea; Resolution 2011-19 approved.

At this time the second reading of Ordinance 2011-02 was held, an ordinance amending Sherburn City Code Section 506.11 accumulations to include unlicensed, unregistered or inoperable motor vehicles, household furnishings or appliances to be removed within three days of receiving notification. Motion by Ringnell to approve Ordinance 2011-02, second by Ross, carried unanimously and effective upon publication.

Mayor Roesler called upon Greg Mitchell regarding inflow and infiltration that was discovered while examining infrastructure in the Elm Street area. This I & I causes surface water to escape into the sanitary sewer system in violation of MPCA and DNR regulations. Mr. Mitchell distributed maps and information that showed substantial flow in a three-block area of Elm Street, as well as preliminary costs and a sanitary sewer manhole in an undeveloped section of Elm Street between Third and Fourth Street. An aerial photograph showed sanitary sewers platted, perhaps without an easement. He spoke of options available to the council if they choose to pursue this project, including redirecting the sanitary sewer line and replacing a 4" water main. Easements must be secured and decisions must be made as to where lines will be placed to the benefit of the residents. Tile lines may exist north of this area, but there are no storm sewer lines in existence. City Admin Letzring asked whose obligation it would be to remove tile lines, if it should prove that they exist. Mr. Mitchell also recognized that nothing can be done about private properties with water leaking into the basement, so the

problem will not be eliminated, merely significantly reduced. City Admin Letzring inquired if any PFA money would still be available; it is possible, but the driving factor was the WWTP improvements and it may not be worth pursuing for a low interest rate.

Costs to date are estimated at 190,206.35. Additional repairs to catch basins and storm sewers on Lake, Manyaska and Lynn Streets and other areas around town could be coupled with this project. Any bituminous patching is not included; Councilor Ringnell inquired about bituminous work at Temperance Lake Ridge, if that expansion does occur. Timing will be one of the factors determining whether this is feasible. Total assessable amount is estimated at \$58,000 out of a total \$190,000, or close to \$3850 per property owner. There is bond money left from the 2010 project. Time frames would depend on who gets the bid and if they stay on schedule. The first step is topography shots that could be done before the snow falls, and this information will not change for several years if the project is delayed. Regarding including this project with the proposed Temperance Lake Ridge expansion, the architect must be contacted, as it will reduce our costs but would be a disadvantage for architect. We can try to stay on TLR schedule of March/April, but would have to get started soon. Just having two projects in same area may produce an attractive price. There is more work out there, so the bidding climate is not quite the same as last year, but is still competitive based on recent numbers. Replacing the water main on Elm Street at the same time will cost an additional \$100,000 (\$3,000 assessable), unless it is assumed to be in good condition. Bidders on TLR project can be made aware that this project is also on the table, which may be advantageous.

Motion by Olson to direct Bolton & Menk to move forward with the topography study for sanitary sewer improvements on Elm Street, second by Ringnell, carried.

In related business Councilor Ringnell inquired about the gate valve on Prairie and First Street and was informed that it can be repaired next summer.

Motion by Ross to approve the 2001 and 2005 bond finance application for a savings of \$22,000 after paying associated fees, second by Olson, carried.

Motion by Ringnell to approve a pull tab request from the Sherburn Branch of the Martin County Library for the summer reading program in the amount of \$100.00, second by Olson, carried.

Mr. Tim McBrayer arrived for the assessment hearing and will be given the information; he thanked staff and construction crews for their work and patience during the project.

Admin update:

- City Hall will be closed for Thanksgiving on November 24th and November 25th.
- Alliant Energy is trimming trees around power lines and the chips are being stockpiled at the former city burn site, available to anyone who wishes to help themselves.

Councilor Behne commented that the MCW play at the theatre was excellent. Mayor Roesler informed all present that a committee meeting is scheduled at 1:00 on November 22nd with Thrifty White, a potential pharmacy partner. While this project is still uncertain, the Blandin Foundation grant has been awarded, and clinic roof repairs are complete.

Motion to adjourn by Olson, second by Ringnell, carried. Meeting declared adjourned at 6:37 p.m.

Irene Schlaphoff, Deputy Clerk