



**City of Newport  
City Council Minutes  
August 1, 2013**

**1. CALL TO ORDER**

Mayor Geraghty called the meeting to order at 5:30 P.M.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL -**

**Council Present** – Tim Geraghty; Tom Ingemann; Bill Sumner, Tracy Rahm, Steven Gallagher

**Council Absent** –

**Staff Present** – Deb Hill, City Administrator; Bruce Hanson, Supt. of Public Works; Mark Mailand, Fire Chief; Renee Helm, Executive Analyst; Fritz Knaak, City Attorney; John Stewart, City Engineer

**Staff Absent** – Curt Montgomery, Police Chief;

**4. ADOPT AGENDA**

**Mayor Geraghty** – There are a couple updates on the agenda, under the Engineer's Report, I'd like to add the update on the sanitary sewer repairs and under the Superintendent's Report, I'd like to remove the task order.

**Admin. Hill** – Renee will be talking about the community survey under my report.

**Motion by Rahm, seconded by Ingemann, to adopt the Agenda as amended. With 5 Ayes, 0 Nays, the motion carried.**

**5. ADOPT CONSENT AGENDA**

**Motion by Sumner, seconded by Gallagher, to approve the Consent Agenda as presented which includes the following items:**

- A. Minutes of the July 18, 2013 Regular City Council Meeting
- B. List of Bills in the Amount of \$246,966.59

**With 5 Ayes, 0 Nays, the motion carried.**

**6. VISITORS PRESENTATIONS/PETITIONS/CORRESPONDENCE**

**Property Owner's Son, 812 18<sup>th</sup> Street** – My mother resides at 812 18<sup>th</sup> Street and owns three parcels. We had been advised that there was going to be a single assessment per resident for the street improvement project. Since she owns three parcels, two of which are vacant, she received a letter stating that she would owe \$2,900 for the parcel with the house and \$2,900 for the other two parcels. We are wondering why that is since there is no water or sewer to those parcels. My mom sold the house but in the agreement she agreed to pay the assessments. Why are we being charged for the empty parcels? It was supposed to be a onetime charge no matter lineal footage. Did someone make a mistake? Why is she getting screwed on the empty lots?

**John Stewart, City Engineer** – We actually said one assessment per property, not one per person. What we will do is talk to the Council about combining lots to get them to the point of being buildable and we'll take the two parcels and turn it into one so you'll get two total.

**Property Owner's Son** - She doesn't live there so who cares? She was agreeable to pay an assessment for the residents. If the new owner wants to combine all three properties that's fine. The thing is there's not really any improvement to that property because of the project so there shouldn't be an assessment to the property. It makes sense for the one parcel but all you're doing here is connecting one end of the street to the other and you're not rerouting anything to go into that property so it doesn't make sense to pay for a nothing fee. She doesn't even live there and is only being agreeable to pay an assessment for the house, not the empty lots.

**Engineer Stewart** – It was per property and it's very clear in the State Statute that the assessment is for the benefit on the raw land. The highest and best use of those three lots is combining them into two parcels. The way the City ordinance is written we have to put it on per property. I would be happy to recommend combining them into two but I think two is the minimum that we could allow because those vacant lots would be buildable.

**Property Owner's Son** - What is the project value to the lot? If you do this project, what is the benefit? If you are running water and sewer lines into the property that makes sense but you're not improving her property, you're not making any additional value to the property, you're just charging her to be able to drive down the street. Does that make sense to you?

**Mayor Geraghty** – They're overlaying the street.

**Property Owner's Son** - Realistically, the City is not helping my mom; she already has curb and gutter and paid those assessment years ago. That was an improvement, this is not. What's the matter with the street in front of mom's house? It doesn't make sense since you're not doing anything to benefit this property.

**Mayor Geraghty** – This should come up during the public hearing, we'll end your discussion here and bring it up then. We'll accept your comments here.

## 7. MAYOR'S REPORT –

**Mayor Geraghty** – We attended the Pioneer Day Committee meeting Pioneer Day is August 11. The parade starts at 11:00 a.m. and the route will be marked. It's a pretty good size this year. Also, at 5:30 there will be a special show with an Elvis Impersonator.

## 8. COUNCIL REPORTS –

**Councilman Gallagher** – I attended a Red Rock Corridor meeting where we discussed the over budget on the transit station. It looks like it'll be next year before the project starts. I did suggest that they at least tear down the buildings this year. We also looked at the AU Analysis update and determined that the plans that we have for the transit station are still the best fit.

**Councilman Sumner** – Nothing to report

**Councilman Ingemann** – Nothing to report

**Councilman Rahm** – Nothing to report

## 9. ADMINISTRATOR'S REPORT –

### A. Discussion Regarding Hiring a Consultant for the Strategic Plan Process

Admin. Hill presented on this item as outlined in the August 1, 2013 City Council packet.

**Mayor Geraghty** – Do you have any preference or recommendation?

**Admin. Hill** – Staff is still recommending that we hire a consultant. Both would do a fine job.

**Councilman Sumner** – Have you had a chance to talk with any other cities?

**Admin. Hill** – No because we haven't gotten to that point yet.

**Councilman Sumner** – They have different capabilities and I don't know if we've determined which would best fit our needs. I would like to look into this a little more, have a presentation at a workshop, and get some feedback from some of the other cities they've worked with.

### **B. Reimbursement Request from Newport on the Move**

Admin. Hill presented on this item as outlined in the August 1, 2013 City Council packet.

**Mayor Geraghty** – Was there a grant for this?

**Executive Analyst** – There was one from the 2011 project.

**Councilman Sumner** – So the overage came from the grant?

**Executive Analyst Helm** – The grant was about \$2,000 and they raised about \$3,000.

**Councilman Gallagher** – So the grant was closed out?

**Executive Analyst Helm** – Yes.

**Councilman Ingemann** – Money given to the City is not someone's saving account to be used later. I don't believe Newport on the Move is part of the City, part of the City function or a department. Normal procedure says that before you do something you get permission to go ahead and spend the money. What's going to happen when someone comes by and does something that benefits the public and wants to get reimbursed, are we going to do that then too? There are procedures to be followed. I believe this is the same group that was on our backside complaining and discussing that we were not following proper procedures in spending.

**Councilman Gallagher** – Different group and different people.

**Councilman Ingemann** – The point is that someone complained that we were not following proper procedures and here we are following the proper procedures and someone wants to circumvent the whole thing. There are procedures. I disagree in paying for religious symbols, that shouldn't even be discussed. Money that is donated to the City goes into the General Fund and then the City distributes that. I believe that happened here, it was moved to the Parks Fund. Are we setting precedence paying for something that another group did?

**Attorney Knaak** – If there is a justifiable public purpose involved you have the discretion to spend or not to spend funds.

**Councilman Rahm** – They just did them on their own and didn't contact us.

**Mayor Geraghty** – I knew they were doing it, I didn't expect that they would be asking for money. It does bother me that they come in after the fact.

**Councilman Gallagher** – If I remember right, the City was the fiscal agent for the 2011 project correct?

**Mayor Geraghty** – Yes.

**Anita Perkins, Newport on the Move Member** – When we did the mosaic project in 2011, we had people donate for that project specifically. We had the City be the fiscal agent because we were applying for a grant and needed one for it. We had extra money and had planned from the start to continue doing projects with students in order to get the community involved in different art projects and we thought we had the money and decided on our own to continue mosaic projects. We did not think that people were donating money to the City, that they were donating money to a

mosaic project for the kids. That's what I donated my money and time to.

**Mayor Geraghty** – It is technically the City's money, why didn't they come in advance and ask.

**Ms. Perkins** – I'm not sure. I guess we thought we were putting money into an account that the City was holding for us.

**Mayor Geraghty** – You are correct that it is in an account but it's the City's money it's not a group of citizens' money to go out and do projects and then ask for reimbursements.

**Ms. Perkins** – I think that this group thought that that money was held by the City for Newport on the Move to continue projects. I'm not here tonight for that reason though; I'm here to tell you what I think the group believed. We did not know that we were just donating to the City to give the City money. We thought we were putting it into a pot so we could continue doing art projects with students.

**Councilman Ingemann** – The City is not a bank.

**Councilman Gallagher** – That's what a fiscal agent is and what we agreed to in 2011.

**Councilman Ingemann** – The project was finished and the surplus was turned over to the City.

**Ms. Perkins** – That's not what we understood.

**Executive Analyst Helm** – If I may, Linda did notify me of this project in May but we didn't get the letter until July.

**Councilman Rahm** – When did you make these?

**Ms. Perkins** – In June.

**Executive Analyst Helm** – When Linda did notify me she did say that they may be requesting reimbursement. They asked me to look into how much was left over from the 2011 project but again they didn't send the letter until July.

**Councilman Sumner** – And it didn't come before the Council until now.

**Ms. Perkins** – When we let the students decide what pattern they would like to make we looked at what business was accepting the planters. That is why the one for Newport Lutheran has religious symbols. The students were thinking of what type of design would represent the certain business.

**Councilman Rahm** – That does change my thinking a little bit because there was intent there. I don't think the City should reimburse that one. I say that as a Christian too.

**Councilman Sumner** – I think if we reimburse we should pull out 1/10<sup>th</sup> of the reimbursement for that planter. I still have a problem with them coming to the Council after the fact. We are hearing that some contact was made with the City, I just don't think it went through the right channels.

**Mayor Geraghty** – When Linda talked to you originally was there implied consent?

**Executive Analyst Helm** – She asked me to gather the revenue and expenses from the 2011 project and I let her know that there was an excess of about \$1,100.

**Councilman Gallagher** – I think there was an implied consent.

**Councilman Rahm** – I know it didn't follow proper protocols and there's a learning experience. I'm willing to vote for reimbursing 90% of the requested amount, leaving out the religious planter. I do like them because they involved the City, residents, and children and I think that's a good thing to fund. I don't think it'll kill us.

**Councilman Ingemann** – I just don't like the backdoor approach.

**Motion by Gallagher, seconded by Rahm, to approve the reimbursement request for the full amount of \$638.63. With 1 Aye, Geraghty, Ingemann, Sumner, and Rahm voting Nay, the motion was denied.**

**Motion by Rahm, seconded by Sumner, to approve the reimbursement request for 90% of the full amount (\$574.77) and requiring that Newport on the Move and other groups come before the City Council before conducting a project if they are going to request a reimbursement from the City. With 5 Ayes, 0 Nays, the motion carried.**

**Admin. Hill** – Just to reiterate, we are no one's bank.

### **C. Internal Controls Policy**

Executive Analyst Helm presented on this item as outlined in the August 1, 2013 City Council packet.

**Councilman Sumner** – The staff reimbursements will still be explained in full?

**Executive Analyst Helm** – Yes, they'll still be on the list of bills.

**Councilman Sumner** – Do you issue these once a week?

**Executive Analyst Helm** – Yes, on Thursdays.

**Councilman Rahm** – And we'll have the receipts for reimbursements?

**Executive Analyst Helm** – Yes.

**Councilman Sumner** – Do you see this in other cities?

**Attorney Knaak** – Yes.

**Executive Analyst Helm** – I also sent it to our Auditor and he approved.

**Councilman Rahm** – Do we have a maximum amount for the prepaid bills, especially the reimbursements?

**Admin. Hill** – I wouldn't allow that without a receipt.

**Executive Analyst Helm** – The credit card bill is not on the recurring list of bills so those will come before you for approval before issuing the check. Additionally, reimbursements are not typically over \$1,000 and they'll still come before you on the list of bills.

**Motion by Sumner, seconded by Ingemann, to amend the Internal Controls Policy as presented. With 5 Ayes, 0 Nays, the motion carried.**

### **D. Ordinance No. 2013-8 – Amending Section 810.10, Procedures for Removal of Infected Trees and Wood**

Admin. Hill presented on this item as outlined in the August 1, 2013 City Council packet.

**Councilman Sumner** – Isn't Oak Wilt spread by the roots?

**Superintendent Hanson** – Both roots and spores.

**Councilman Sumner** – How bad is the problem in the City?

**Superintendent Hanson** – It's the same as it has been in the past few years. It'll get into an area and spread, it's been pretty steady.

**Councilman Sumner** – How's the Dutch Elm problem?

**Superintendent Hanson** – There are virtually none left.

**Councilman Sumner** – What about Ash?

**Superintendent Hanson** – We have a couple traps that the DNR put out and we haven't seen anything.

**Councilman Sumner** – So we're able to hold off on removal even in dormancy?

**Superintendent Hanson** – Yes.

**Motion by Gallagher, seconded by Rahm, to approve Ordinance No. 2013-8. With 5 Ayes, 0 Nays, the motion carried.**

**Executive Analyst Helm** – As you may recall, part of the Local Performance Measurement program is conducting a community survey. The survey will be available online beginning August 15 and we'll also have hard copies at the Library and City Hall. There are 12 mandatory questions for the performance measures that the Council adopted in April. You can add up to five questions. I had sent out an email last week and Councilman Gallagher responded saying that he would like a question regarding the responsiveness of the City Council and City Administrator. I was wondering if that would be ok to add and if there were any other questions.

**Councilman Rahm** – What is the phraseology for the questions?

**Executive Analyst Helm** – One of the questions is "How would you rate the overall appearance of Newport?" and then the answers are "Fair, Poor, Good, Excellent, and Don't Know" so the questions that Councilman Gallagher wants to add would have the same answers.

**Councilman Rahm** – Can we have an open-ended question for comments?

**Executive Analyst Helm** – I'll ask the League of Minnesota Cities who will set up the survey.

## **10. ATTORNEY'S REPORT –**

### **A. Resolution No. 2013-33 - Detailing an Agreement to Defer Prosecution to Achieve a Full Phase Out of a Chronic, Non-Conforming Use and Enforcement Issue on Certain Property in the City Owned by Daniel Van Theobald**

**Attorney Knaak** – I have two reports for you. The first is a preliminary report on prosecutions. We are back up to a high number. The second report is on Resolution No. 2013-33 regarding the Theobald matter that we had discussed.

**Councilman Sumner** – Has this been signed by all parties?

**Attorney Knaak** – The parties have agreed but I haven't received anything in writing from Mr. Theobald's attorney. There are two Council meetings between now and the time that this is necessary so you can take some time to think on it.

**Councilman Ingemann** – Who determines the percentages?

**Attorney Knaak** – That would be a determination of the City based on their observations.

**Councilman Ingemann** – That should be added.

**Attorney Knaak** – I can certainly add that.

**Councilman Gallagher** – I don't see what's going to happen if this is not done.

**Attorney Knaak** – There isn't anything specifying that. What would happen is we would go after him and he wouldn't be able to say that he couldn't comply.

**Councilman Gallagher** – Is there a way to bump it up to gross misdemeanor if it's not completed?

**Attorney Knaak** – If we could do that, we would have.

**Councilman Gallagher** – We're giving him another two years to get stuff done and it seems like it's been a while already.

**Attorney Knaak** – That is a fair observation. The trade off is that it's an agreement for complete clean up of the site instead of the City going in to clean it up and maybe getting paid or not. I would point out that this is something that the City was prepared to do in negotiations with Mr. Theobald.

**Councilman Ingemann** – I would like it added that City staff determines the percentages.

**Councilman Rahm** – I just want to note that this has been happening for the last 25 years and has come up through multiple Councils.

**Councilman Gallagher** – Can there be any negative consequences placed into the Resolution?

**Attorney Knaak** – We would be able to enforce this separately as a civil matter if there is a violation. He's already admitted a violation. If he violates this Resolution, he's already admitted the wrongdoing and we can go back to court and say that we want a sentence imposed.

**Councilman Gallagher** – Why should we have this Resolution and not just say that he's already admitted guilt so he has to clean it up with the Resolution?

**Attorney Knaak** – That gets us back to the other issue as to whether or not he would be willing to be done and declare guilt or if he wants to drag it on through multiple appeals. My objective here would be to get it done.

**Councilman Gallagher** - Can he not appeal later on?

**Attorney Knaak** - You have to assume a certain measure of good faith. I've talked with his attorney and Mr. Theobald has indicated to me that he intends to abide by this.

**Motion by Sumner, seconded by Ingemann to approve Resolution No. 2013-33 as amended. With 5 Ayes, 0 Nays, the motion carried.**

**11. POLICE CHIEF'S REPORT** – Nothing to report

**12. FIRE CHIEF'S REPORT** – Nothing to report

**13. ENGINEER'S REPORT** –

**A. Public Hearing** – To consider and possibly adopt the proposed assessment for the 2013 Street Improvement Projects

**The Public Hearing opened at 6:22 p.m.**

John Stewart, City Engineer, presented on this item as outlined in the August 1, 2013 City Council packet and attached memo.

**Engineer Stewart** – This project is being completed under Minnesota Chapter 429 which states that the City can determine an assessment against a property that is equal to or less than the benefit to that property by doing the improvement. The improvement being completed in 2013 is replacing streets that have reached the end of their useful life. To determine the benefit, we received a report from an appraiser. The appraiser indicates that the benefit is not on the property with the buildings on it, it's on the raw land. The appraiser looked at several properties in Newport and provided a range for the benefit. The benefit ranged depending on what type of project was being completed. This hearing is to discuss the amount of assessment that the City proposes to place on the property that abuts or affronts the street that is scheduled to be improved. There are two projects for 2013. The first is the Century Avenue project, which is being completed with Woodbury. Woodbury has taken over the administration of the Century Avenue project to rebuild the street and put in a number of stormwater control facilities. Our share of that project is estimated to be around \$160,000. We have a number of properties that are serviced on that road and we are proposing that the City go mid-range on the benefit for Century Avenue at a cost of \$4,000. The City Council can reduce the proposed assessment but cannot increase it. The second project is in the Ford Road/8<sup>th</sup> Avenue area. We have a construction cost of about \$950,000 for that project. That project is sensitive to the number of sewer line connections that are leaking and letting clear water get into the City sewer system. As part of the project, staff was directed to get a televising program underway and televise all of the main line sewers and all of the services that were in some way contributing to the I & I in this town. We have done that and have compiled a list of the pipes and services that need to be replaced. I would recommend that the City Council schedule another meeting to discuss which lines need to be replaced and why. When we bid this project, we included 60 Wyes and 1,200 feet of service line to be replaced. After reviewing the televising tapes, we've determined that 64 Wyes and 600 feet of service line need to be replaced.

For tonight's meeting, we sent out individual letters to each property owner notifying them of tonight's public hearing and indicating the proposed assessment, \$4,000 per unit for Century Avenue, and \$2,900 per unit for the Ford Road/8<sup>th</sup> Avenue Area. We have not yet told those individuals who need repairs done to their sewer service lines. I think it would be fair to send a letter to those individuals and invite them to another meeting to discuss what needs to be done to their service line and the cost. The City has talked about offering an extended payment plan for those property owners to pay that cost, which is theirs because they own the service line to their house. For tonight, I would like the Council to think about closing the hearing at the end once everyone has been able to get their questions answered and consider approving the Resolution for the Century Avenue assessments. I would like to recommend that we hold off on the Resolution for the Ford Road/8<sup>th</sup> Avenue assessments until we have that meeting regarding the sewer service lines.

Getting back to the assessment for tonight's hearing, everyone should have seen an advertisement in the paper as well as received a letter indicating the amount for their property. Tonight, you are officially being told what the assessment is likely to be for your property and if you find your name on that list you'll be invited in again and we'll tell you what the likely cost will be for the sewer line to be replaced. Chapter 429 allows us to assess between 20% and 100% of the total project cost in order to fund it. We've gone through and we've put these numbers on your properties that fall above the minimum 20%. If you feel the City is unjustly charging you for the road work in front of your house. You don't have that option for the sewer work but do for the road work. According to the City Attorney, if you have an objection to the assessment, you will need to notify the City of that in writing by the end of the public hearing tonight. City staff will then review that objection and make a recommendation for the Council. In regards to paying for the assessment, there are four options:

- *Option 1:* Pay full amount within 30 days from adoption of Assessment – no charged interest.
- *Option 2:* Pay full amount after 30 days from adoption but before City certifies to County in 2013, interest added from adoption through payment date.
- *Option 3:* Pay with installments: The period of payment for the assessment is proposed to be 10-years at an interest rate of 5% or less. The interest rate will be determined at the time the assessment roll is approved.
- *Option 4:* Pay off in subsequent year: Full payment made prior to November 15<sup>th</sup> – interest added through December 31<sup>st</sup> of current year. Full payment made after November 15<sup>th</sup> but before December 31<sup>st</sup> – interest added from following year as well.

We have a meeting with the contractor next Wednesday and I believe work will begin 10 days after that. We're hoping that it will be done by November.

**Gordon Bailey, 1033 Century Avenue** – I own three parcels along Century Avenue. I would like to question two of the parcels. One of them has 515 feet of frontage and about 120 feet of that is still gravel. I question whether or not I should have to pay the full assessment on that parcel since 23% of it is gravel. I would be fine with paying 77% of the assessment. The second parcel I question is a very small parcel with only 150 feet of frontage and 1.55 acres, which I don't believe is buildable.

**Engineer Stewart** – Mr. Mayor, the assessment is determined more on providing an access to the property. You'll have to consider Mr. Bailey's information when you look at the assessment roll. I believe the second parcel in question has sewer available so it would be buildable per the Code.

**Superintendent Hanson** – The requirements for buildable lots in the RE District change if there is sewer available so the 1.55 acres would be buildable.

**Jim Murr, 780 19<sup>th</sup> Street** – I have a couple questions. The storm and sewer lines are separated right?

**Engineer Stewart** – Yes.

**Mr. Murr** – How do you deal with corner lots?

**Engineer Stewart** – The City Council determined that if you have been assessed on any side of a lot within the past ten years, we cannot put a street assessment against that property.

**Mr. Murr** – So you're saying I won't be billed again when you come down 19<sup>th</sup> Street?

**Engineer Stewart** – That's what the City policy states.

**Mr. Murr** – 8<sup>th</sup> Avenue has a nice gutter system and a nice road. When I remodeled years ago I came before the Council and they said that I needed curb and gutter for the parking lot. There is no curb and gutter on 19<sup>th</sup> Street so I can see doing that but 8<sup>th</sup> Avenue is in really good shape so I'm not sure why you're doing that.

**Engineer Stewart** – Some of the gutter will be replaced.

**Mr. Murr** – Why don't we take care of 19<sup>th</sup> Street first? Every time it rains, Fritz's place floods my property.

**Engineer Stewart** – When we had the Highway 61 project, we were successful in convincing the State that since their trucks were using City streets, especially 19<sup>th</sup> Street, they should replace 19<sup>th</sup> Street. Within the past 10 years, you've had an overlay on 19<sup>th</sup> Street, which is why we didn't include it in this project.

**Mr. Murr** – But 8<sup>th</sup> Avenue is in good shape and a lot of water flows off of Fritz's property.

**Engineer Stewart** – I would have you take a look at the number of sewer services that need to be replaced along 8<sup>th</sup> Avenue.

**Mr. Murr** – But you're just doing an overlay.

**Engineer Stewart** – Correct, we're going to grind it down. Is the property you own on the north corner of 19<sup>th</sup> and 8th?

**Mr. Murr** – Southwest.

**Engineer Stewart** – What did we assess you for?

**Mr. Murr** – 1.25 units.

**Engineer Stewart** – What is your frontage on 8<sup>th</sup>?

**Mr. Murr** – It's a standard lot.

**Engineer Stewart** – Does one of the residential lots front onto 8<sup>th</sup> Avenue?

**Mr. Murr** – No

**Engineer Stewart** – Your job at this point is to convince the City Council that your property won't increase in value 1.25 times \$2,900.

**Mr. Murr** – It would if you did 19<sup>th</sup> Street.

**Engineer Stewart** - You would benefit from the City policy at such time that the City does 19<sup>th</sup> Street.

**Mr. Murr** – That's within the next 10 years?

**Engineer Stewart** – That's correct.

**Troy Kingore, 780 Ford Road** – I'm all for this project, I just have a couple concerns with my property. First, you are putting in a curb and gutter and I have not gotten a firm answer in regards to parking on Ford Road. I was told that we can no longer park on Ford Road with it being 28 feet wide. That is a bit of an inconvenience for my property, I'll have to go around the corner to park and the opposite street. I imagine there are a lot of other roads that are 28 feet or less. Will that no parking rule follow suit throughout the City?

**Engineer Stewart** – Because you've brought up this issue at every meeting, I am recommending that the City Council delay Ford Road until 2014 so that we can review this issue. I would recommend that they not adopt an assessment for the Ford Road project this year and repeat the process next year.

**Mr. Kingore** – The road is higher than my property and there is one section of the road at 8<sup>th</sup> and Ford where the flow of water goes around the inlets and drains into my neighbor's driveway which then drains into my yard and so on. I saw that you mentioned that aprons would be installed where drainage problems are. How is that being addressed since the elevation of the street, even if you slope it at a 5% grade to the curb, it'll still be higher than my property?

**Engineer Stewart** – You'll have an opportunity to beat on us all winter and make sure that we get it a way that you're happy with and the project will be reconfigured to address with those issues. There are a whole bunch of issues regarding Ford Road which is why I'm recommending that it be delayed a year.

**Councilman Gallagher** – Would that be okay with you Troy, if we take a year to address these issues?

**Mr. Kingore** – That would be great. I think the whole point of this project is to eliminate any of the rain runoff from getting into the sewer system and if it drains into my yard there will always be that opportunity.

**Cheryl Wrisky, 1685 Cheri Lane** – Cheri Lane is off of Century Avenue. Everything that I've heard is that your land needs to abut against the area being assessed.

**Engineer Stewart** – In your packet, there is a picture of your lot.

**Ms. Wrisky** – My issue is the assessment since its not abutting Century Avenue. Cheri Lane has never been taken care of by the City, I have issues with the road running down, and the City has never plowed it or fixed the road. To me, to pay for Century and have my road a mess doesn't make any sense.

**Engineer Stewart** – If I could go through the rationale as to why we placed her property on the assessment roll. If you recall we're talking about the issue of access, not frontage. Cheri Lane is an unimproved street; it's basically just a driveway to their property from which they get access to from Century Avenue.

**Councilman Gallagher** – Do we snowplow Cheri Lane at all?

**Ms. Wrisky** – No.

**Councilman Sumner** – Is Cheri Lane a personal driveway?

**Engineer Stewart** – Yes.

**Ms. Wrisky** – Our land had to be donated in order for us to build.

**Councilman Sumner** – But it's named a road.

**Engineer Stewart** – It is named a road but I don't believe that piece of property is owned by the City according to Washington County.

**Councilman Gallagher** – I would like to know who owns that road.

**Lynn Murray, 1130 Mark Court** – Mayor, I have a question for you because last time I was here I asked about the 5.5% interest rate and you said that it could come down. When I received my letter it stated 5.5%.

**Mayor Geraghty** – We don't know where the rates will come in, it still could come down.

**Mr. Murray** – I can take a loan out at my bank for 2.5% so is my credit better than the City of Newport?

**Mayor Geraghty** – We're hoping that it will come down.

**Mr. Murray** – I also have a question for Mr. Stremel, I wrote you an email two weeks ago and still haven't heard back from you regarding the sewer thing. It would have been nice if you had responded since your letter says "do not hesitate to contact me."

**Engineer Stewart** – We just finalized that at 4:30 this afternoon and that is why I am recommending that we delay approving the assessment tonight so we can wrap it all in together. I apologize to you for that.

**Mr. Murray** – I believe Mr. Hanson would have asked that as well because he left a message and never heard back. We both agree that he doesn't get back to anyone. Lastly, I don't see any difference between any of you people and Kevin Chapdelaine. I've seen some bad things the way you people are spending money and the plans you have for Knox Lumber Company. I'm going to get out and politic for Kevin if he decides to run again. I know you all came in saying that you were going to change things and nothing's changed for the better.

**Eric Smith, 765 18<sup>th</sup> Street** – Over the years, the grading of the road has left a big puddle at the end of my driveway and the blacktop is gone. What is with the aprons?

**Engineer Stewart** – What we have proposed is that if there is a property like yours, we would install an apron at the end of the driveway. We would come through with the curb that would have about 1 ½ inch lip on it and the apron would come back so that there's a 6 inch rise. We believe that putting that on your lot will get us to a point so that you will not have that problem on your property.

**Mr. Smith** – How wide is the apron?

**Engineer Stewart** – It can be up to 24 feet but typically we try to match it with the driveway.

**Mr. Smith** – No, I mean how deep.

**Engineer Stewart** – We have a MnDot apron that is 4 feet deep.

**Mr. Smith** – Back to the driveway, the road has deteriorated it. I'm looking for some kind of a break on the driveway because the road has deteriorated it.

**Mayor Geraghty** – Are you contesting the assessment amount?

**Mr. Smith** – Yes and I would like something done with the driveway. Can I get an answer on that today?

**Mayor Geraghty** – No.

**Engineer Stewart** – The issue is, with that street, 2<sup>nd</sup> Avenue, the road was constructed from oiled gravel and there was no thought given to drainage and there are a number of places in town that are like that. In the number of projects that we've done, we've run into that issue and the City has been pretty consistent in trying to treat everyone the same and I believe I've told that to you before.

**Councilman Gallagher** – Are we going to go through the appeals specifically?

**Engineer Stewart** – What I've done in other communities is prepared an exhibit that has a copy of the appeal and the basis for it, an aerial photo of the property and a determination of the estimated market value of the raw land. It would be my intention to come back at the next Council meeting and go through each one with you to determine if there is benefit to the project. It would be my recommendation that we close the meeting, consider Century Avenue, and postpone the Ford Road/8<sup>th</sup> Avenue area until we can have a meeting regarding the sewer services.

**Mayor Geraghty** – I'm almost considering postponing Century Avenue as well.

**John Rantala, 900 18<sup>th</sup> Street** – The letter I got was my proposed assessment and I thought I would be getting a number tonight and I don't know now if my proposed assessment is my real assessment.

**Mayor Geraghty** – It's called proposed until we adopt it.

**Individual from Audience** - Since this is our way of telling you that we're not satisfied, what's next? Will you contact us or do we have to chase you down?

**Mayor Geraghty** – We'll look at the written complaints and make a judgment call as to whether it's a reasonable request or not.

**Engineer Stewart** – I think he's asking if he'll be able to look online and see if that's an item on the agenda.

**Individual from Audience** – What if you don't have a computer?

**Mayor Geraghty** – Will there be any written communication?

**Engineer Stewart** – That is up to the Council.

**Mayor Geraghty** – I think the intent is to bring it back on the 15<sup>th</sup> and there will be a hard copy of the proposed assessment roll available at City Hall.

**Individual from Audience** – What are they going to do on 18<sup>th</sup> Street in front of my house?

**Mayor Geraghty** – It's an overlay.

**Individual from Audience** – I know from 8<sup>th</sup> Avenue up it's a mess but from my house all the way down to the end it's fine and I paid for 8<sup>th</sup> Avenue years ago. I don't see why I should be charged again.

**Attorney Knaak** – What you can do is simply say that the consideration of the matter will be continued until a certain meeting date and that's sufficient notice.

**Engineer Stewart** – One thing I did not talk about is that the City has a policy where you can request that your assessment be postponed if you fall within certain categories. You can request it to be postponed if it's agricultural land, if you're over a certain age, or if you have a social security payment in lieu of earnings.

**Mayor Geraghty** – So we should just close the hearing and then continue the assessment roll till the next meeting?

**Attorney Knaak** – I believe that's what John is recommending. What you would be doing is closing the public hearing and adjourning the meeting until the next meeting. You're allowed to continue the consideration of any objected two parcels, subject to notice, which you're giving, at any subsequent meeting called for that purpose.

**Mayor Geraghty** – At this time I'll close the public hearing and we'll continue the discussion on the assessments at the next meeting, August 15, and I would assume that the recommendations will be available a week or so prior to review.

**The Public Hearing closed at 7:22 p.m. and the proceedings were adjourned until the August 15, 2013 City Council meeting.**

At this time, Engineer Stewart presented recommendations for the sanitary sewer repairs for the 2013 Street Improvement Project as outlined in the attached memo. Engineer Stewart recommended postponing Ford Road to 2014 and add the main line sewer repairs at a cost of \$79,450.

**Councilman Sumner** – So these deteriorated sewer lines are under the street and getting infiltration through the Wyes?

**Engineer Stewart** – Yes, and through the cracks.

**Councilman Sumner** – So the soil under the road, around these pipes is not compacted enough to prevent water from building up?

**Engineer Stewart** - A lot of the sewer in town is built in rock so no matter what the soil compaction is we're going to have the issue of water running down. In this area, we were under the opinion that we could see groundwater increase two feet over the top of that pipe.

**Councilman Ingemann** – The entire reason we're doing these roads is that once they're done they should last 20 years and we shouldn't have to rip it up again.

**Engineer Stewart** – Yes. When we did the televising of this sewer we were going through the pipes and there were a couple instances where the gasket was hanging down from the top of the pipe. If we lose a gasket we've obviously created an opportunity for I & I to get in between the two pipes. At this time, I don't think we know enough to recommend repairing all of the pipes. What we'll come back and talk about is an opportunity for Public Works to buy their own camera so they can check the joints when there is a rainfall. Unfortunately, the camera costs about \$50,000.

**Mayor Geraghty** – Could that be shared with other cities?

**Superintendent Hanson** – I've done that before but the issue is that we need it immediately because it's gone within 24 hours of the rainfall.

**Councilman Sumner** – So if we bought the camera, could we rent it out to other cities?

**Superintendent Hanson** – I'll be exploring all of the options.

**Councilman Sumner** – I would recommend looking at the camera.

**Mayor Geraghty** – I assume that we were originally going to bond for the \$984,000 are we going to bond for the \$970,000 now?

**Stacie Kvilvang, Ehlers** – In our discussions about the increased costs for the sewer repairs, I think it's something that we'll be able to include that in the bond, I just need to go back and review the resolutions for the hearings just to see how it reads. In regards to the camera, I'm going to see if we could include that as part of the sewer project.

**Mayor Geraghty** – Were we going to bond for the three years right away?

**Ms. Kvilvang** – We were going to bond for the 2013 project.

**Mayor Geraghty** – Can't we address the increased cost next year when we do Ford?

**Engineer Stewart** – We certainly have that opportunity. Brian had the concept that we could sell bonds for two years worth of projects and save money. When we looked at the actual interest that it would cost, that would outweigh the extra cost of selling the second bond so Ehlers recommended bonding for only one year.

**Ms. Kvilvang** – Yes, in this case it makes sense to break it into two separate bonds.

**Mayor Geraghty** – This was bid out, do we need to amend the contracts?

**Engineer Stewart** – Yes, there will be some change orders if you move forward with the recommendations.

**Councilman Sumner** – This is on 8<sup>th</sup> Avenue and we heard from some people tonight that they don't think we need to repair 8<sup>th</sup> Avenue but we do need to do the street repairs and it only makes sense to fix the sewers at the same time.

**Superintendent Hanson** – They're scattered throughout the project.

**Councilman Rahm** – This is basically due to the way they were installed in the 1960's.

**Mayor Geraghty** – The integrity of the rest of the lines is good? I want to make sure this isn't a band aid repair.

**Engineer Stewart** – I talked about the gaskets coming out, that could be as significant, if not more significant, than the stuff we're getting coming in from the cracks in the Wye. I don't want you to go away thinking this is the end of the action on these streets. If we get the camera we can come in and do spot repairs that wouldn't require digging.

**Councilman Rahm** – And this came to light because of the videos?

**Engineer Stewart** – Yes. I can't stress enough that the cost-effective way of doing this would be to purchase a camera.

**Councilman Rahm** – What is the life cycle of this repair?

**Engineer Stewart** – We have excellent examples now of what needs to be done. I could put together a presentation for work session to go through that.

**Councilman Gallagher** – Will our assessment rates still be around the 20-25% for these projects?

**Engineer Stewart** – The assessment is for the street improvement, I asked the appraiser specifically if there would be a benefit if we did sewer repairs. He said that it's difficult to prove benefit when you already have a sewer line.

**Councilman Gallagher** – So the percentage will go down compared to the bond rates? Will that affect our bond rating or the interest rates?

**Ms. Kvilvang** – No.

**Engineer Stewart** – The main line repairs are City-owned pipes so we're dealing with something that is a City cost.

**Councilman Gallagher** – I'm talking about the bonding package and if there's a way to spread it out to make sure we have the best interest rate.

**Councilman Rahm** – There is a benefit to us in regards to what Met Council could charge us.

**Councilman Gallagher** – Does it make more sense to include Ford Road now?

**Engineer Stewart** – Ford Road has about the same amount of repairs as 8<sup>th</sup> Avenue but there are too many uncertainties with a couple of the properties so I think it would make sense to delay that so we can look at those.

**Motion by Ingemann, seconded by Geraghty, to remove Ford Road from the 2013 Street Improvement Projects, add the main line sewer repair at a cost of \$79,450, and direct the City Engineer to work with the contract to create a change order. With 5 Ayes, 0 Nays, the motion carried.**

#### **14. SUPERINTENDENT OF PUBLIC WORKS REPORT –**

##### **A. Task Order for the Well Head Protection Project**

This item was removed from the Agenda.

#### **15. NEW/OLD BUSINESS**

#### **16. ADJOURNMENT**

**Motion by Gallagher, seconded by Rahm, to adjourn the regular Council Meeting at 7:51 P.M. With 5 Ayes, 0 Nays, the motion carried.**

Signed: \_\_\_\_\_

Tim Geraghty, Mayor

Respectfully Submitted,

Renee Helm  
Executive Analyst



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## MEMO

**To:** Deb Hill - City Administrator & City Council of Newport  
**From:** John Stewart, P.E. - City Engineer  
**Subject:** Update Sanitary System Repairs 2013 Street Project  
**Date:** August 1<sup>st</sup> 2013

### INTRODUCTION:

We have finally collected all the information and pricing required to update the City Council on the recommended scope of sewer repairs that should be accomplished in conjunction with the City's 2013 Street Project. The delay in getting this information is attributable to getting a late start on the initial televising of the 8,300 Lf of main line sewer, 130 services wyes and 9,400 Lf of service lines lying under the streets in this year's project. This final analysis was further postponed because 5-10% of the televising contractor's work resulted in out of focus or inadequate video footage. The contractor's final work product was received by the City on 7/15/2013.

We indicated to the Council at the outset that the bidding was to proceed with an estimate of the sewer service work which would be required. Construction bids were solicited based upon the need to repair 6 service wyes and 1,200 Lf of service line repair. Our review of the televising tapes indicates the need to repair 64 wyes and 600 Lf of service line. As to the street project scope, the contractor's bid did a good job of pricing the service line work required. Typically problems in the service lines and wyes result from root intrusion or cracked mainline pipe where a service pipe was punched into the mainline pipe causing cracking and fracture in the 4 or 8 foot sections of clay main line sewer. Examples of these problems are shown below:

786 21<sup>st</sup> Street:



1830 8<sup>th</sup> Avenue:



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**MEMO**

Page 2

August 1, 2013 Council Meeting

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Along with public works, we were not expecting the extent of mainline problems that were discovered under 8<sup>th</sup> Avenue and Ford Road. In the past 20 years, the City has reconstructed over 10 miles of streets. To design these projects, we televised the main line sewers and at this time found only 8 sections of clay or concrete main line sewer that needed to be repaired.

When the final televising tapes were available we discovered 10 instances where main line sewer shows significant damage that requires repair or replacement of City owned sanitary mains. The main line pipe defects consist of Radial or Longitudinal cracking shown as:

Radial Cracking 8<sup>th</sup> Avenue



Longitudinal Cracking 8<sup>th</sup> Avenue



The defects discovered are structural in nature and will eventually result in pipe collapse, blocking sewage flow and creating a sink hole in the street. These types of cracks usually contribute high rates of I&I during periods when the water table is above the pipe crest.

During the past 2 weeks we have worked with the Public Works Department and the contractor, McNamara Contracting, Inc., to develop options to address the mainline sewer problems. The available options and probable outcomes are:

1 **DO NOTHING to MAINLINE SANITARY:** at some time in the future the cracked sections of pipe will collapse. We expect that these failures would not all occur at the same time but will extend out over the next 1 to 20 years. The repairs to the mainline sewer will require street excavation resulting in replacement of at least 25% of street length of 8<sup>th</sup> Avenue which is included in the 2013 project.

2. **PROJECT SCOPE MODIFICATION:** Delete sections of Ford Road and 8<sup>th</sup> Avenue from the 2013 project and rebid these blocks along with the 2014 project. This action eliminates all except 2 of the defects, resulting in a much smaller change order (estimated to be around \$10k), on this year's project. Adding 8<sup>th</sup> Avenue and Ford Road to the 2014 project will be unlikely to result in a lower cost than we can negotiate with McNamara Contracting, Inc.

3. **PLACE CIPP LINER:** structurally support the pipe walls by lining the entire sewer length on the 2013 street project. Using updated costs for placing CIPP liner we estimate that this option will cost in excess of \$300,000.

4. **EXCAVATE & REPAIR:** this option proposes that the City negotiate a change order with the contractor McNamara Contracting, Inc. to accomplish the repairs to the mainline sewer main as part of the 2013 project. We note that there will be increases in the project quantities for Gravel, Base Bituminous, and Excavation which should provide an economy of scale to the Contractor. We have requested and received a proposal from McNamara Contracting, Inc. adding and adjusting the contract unit costs.

Due to the number of mainline defects on the Ford Road sanitary sewer mainline, and to allow more flexibility in addressing alignment and curbing issues; we recommend that the portion of Ford Road that is on the 2013 project be delayed until 2014. The resulting increase in project cost and funding sources is estimated to be:

<b>Construction Costs</b>				
<b>2013 Project Elements Postponing/ Ford Road</b>	<b>2013 As Bid Construction Cost</b>	<b>2013 Project Cost : Actual Services and Wyes</b>	<b>2013 Project Elements Postponing Ford Road &amp; Including Main Line Sewer Repairs</b>	<b>2014 Project Elements, 2 Main Line Sewer Repairs/Postponing 8th Ave &amp; Ford Road</b>
Mill, Overlay Street and Curb Repair	\$915,620	\$915,620	\$847,573	\$163,200
Service and Wye Repair	\$68,842	\$48,487	\$43,222	\$21,575
Main Line Sewer Repair (Including Gravel and Base)	\$0	\$0	\$79,450	\$51,050
<b>Total Cost</b>	<b>\$984,462</b>	<b>\$964,107</b>	<b>\$970,245</b>	<b>\$235,825</b>

<b>Funding</b>				
<b>2013 Project Elements Postponing/ Ford Road</b>	<b>2013 As Bid Construction Cost</b>	<b>2013 Project Cost : Actual Services and Wyes</b>	<b>2013 Project Elements Postponing Ford Road &amp; Including Main Line Sewer Repairs</b>	<b>2014 Project Elements, 2 Main Line Sewer Repairs/Postponing 8th Ave &amp; Ford Road</b>
Assessments	\$419,775	\$419,775	\$408,175	\$56,550
City Portion Street Cost	\$495,845	\$495,845	\$439,398	\$106,650
Property Owner Cost Wyes and Services	\$68,842	\$48,487	\$43,222	\$21,575
Total Construction Cost	\$984,462	\$964,107	\$890,795	\$184,775
Funding Shortfall	\$0	\$0	\$79,450	\$51,050
Assessment per - Unit Mill Overlay With Curb	\$2,900	\$2,900	\$2,900	\$2,900
Assessment per Unit - Mill Overlay	\$2,400	\$2,400	\$2,400	\$2,400
Property Owner Cost Replace 4x8 Wye	\$585	\$585	\$585	NA
Property Owner Cost per 10 LF 4 Inch Service Line	\$260	\$260	\$260	NA

**RECOMMENDATIONS:**

All 4 options provided are implementable. Council should evaluate which option is best for the City.

Tonight we held the Assessment hearing for the 2013 Street project.

The recommendation provided in the Engineers Council Meeting Memo proposes that only the portion of the Assessment Roll that applies to Century Avenue be adopted at the August 1, 2013 Council meeting and the remaining roll be adopted for Newport's 2013 Street Project.

The principal reason being that there are 2 component costs that will apply to each property owner: an Assessment, and a charge to replace a sewer wye and or a portion of the property owner's sewer service line.

We have notified all property owners on the 2013 project of the potential Assessment amount but have only recently determined which service wye and service line will be replaced.

We suggest that property owners that will be charged for service repairs be notified of the City's determination and have an opportunity to discuss the proposed charge at a City Council meeting.

This would allow us to modify the assessment roll should Council determine that the assessment charged to 2013 Property Owners be changed from the amount of \$2900 per unit (assessment discussed for Mill and Overlay with Curb).

It would also be helpful if Council could provide staff direction as to which option is selected to address the repair of the Sanitary Main.

We could then prepare an updated roll containing property assessment, and service line replacement charges.

## 2013 Sanitary Sewer Repairs

### City of Newport

#### Mainline Joint Repair (within 5' of Service Wye)

Street Name	Upstream MH	Downstream MH	Pipe Material	Pipe Size (in)	Approx. Depth (ft)	Joint Repair
10th Avenue	303	302	VCP	8	12	2
18th Street	116	115	RCP	15	17	1
18th Street	114A	114	RCP	18	11	1
21st Street	187	182	VCP	10	9	4
Barry Drive	297	116	VCP	8	9	1
Barry Drive	298	297	VCP	8	11	2
Barry Drive	299	298	VCP	8	10	1
Ellen Court	307	306	VCP	8	10	2
Mark Court	305(M)	303	VCP	8	11	1
<b>Joint Repair Total</b>						<b>15</b>

## 2013 Sanitary Sewer Repairs

### City of Newport

#### Mainline Crack Repairs

Street Name	Upstream MH	Downstream MH	Pipe Material	Pipe Size (in)	Approx. Depth (ft)	Replacement Length
Barry Drive	298	297	VCP	8	11	6
Mark Court	305	303	VCP	8	11	5
8th Avenue	180	115	VCP	12	17	4
8th Avenue	181	180	VCP	12	17	5
8th Avenue	181	180	VCP	12	17	4
8th Avenue	181	180	VCP	12	17	6
8th Avenue	181	180	VCP	12	17	4
8th Avenue	181	180	VCP	12	17	4
8th Avenue	181	180	VCP	12	17	4
8th Avenue	182	181	VCP	12	23	4
<b>Crack Repair Total</b>						<b>46</b>

## 2013 Sanitary Sewer Repairs City of Newport Service Wye Listing

Owner Information			Tap/Wye Information			
Street Name	Property Address	Owner Name	Infiltration Present @ Tap	Roots @ Tap	Pipe Condition @ Tap	Joint Condition @ Tap
10th Ave.	1797	GERVAIS DIANA M	Yes, major (runner)	No	Poor, scaling	Good, no apparent separation
10th Ave.	1810	NILIUS JOEL & REBEKAH	No	Yes, minor root intrusion	Good, no breaks or distortion	Average, minor separation
10th Ave.	1830	PACKER SANDRA	No	No	Good, no breaks or distortion	Average, minor separation
10th Ave.	1850	ZACHARIASON INVESTMENTS LLCs	Yes, major (runner)	Yes, minor root intrusion	Average, scaling	Average, minor separation
10th Ave.	1855	WHITE ROBERT A & PATRICIA A	No	Yes, minor root intrusion	Good, no breaks or distortion	Average, minor separation
10th Ave.	1870	GROEN NATHAN	No	Yes, minor root intrusion	Good, no breaks or distortion	Average, minor separation
10th Ave.	1875	GRUBE TERI L	No	Yes, major root intrusion	Good, no breaks or distortion	Average, minor separation
10th Ave.	1945	LEONARD MICHAEL J	No	Yes, minor root intrusion	Average, hairline cracks	Average, minor separation
18th St.	745	HAPPEL WALTER J & GITTRA W	No	No	Good, no breaks or distortion	Average, minor separation
18th St.	760	TINUCCI BROS REST HOLDINGS LLC	No	Yes, minor root intrusion	Average, hairline cracks	Average, minor separation
18th St.	765	SMITH ERIC V & SHARON K	No	No	Average, scaling	Average, minor separation
18th St.	784	URBANO SR FRANSISCO & DEBRA K	Yes, major (runner)	Yes, minor root intrusion	Average, scaling	Average, minor separation
18th St.	812	BILD JULIA	No	Yes, minor root intrusion	Good, no breaks or distortion	Average, offset
18th St.	825	MURPHY STEVEN T & DAWN	No	Yes, minor root intrusion	Good, no breaks or distortion	Average, minor separation
18th St.	880	VICK CHRIS R & MELISSA A	Yes, major (runner)	Yes, minor root intrusion	Good, no breaks or distortion	Average, offset
19th St.	780	MEWMAR LLC	No	Yes, minor root intrusion	Average, hairline cracks, scaling	Good, no apparent separation
21st St.	755	BERGMAN DAWN M	No	No	Average, scaling, distortion	Poor, major separation
21st St.	760	TINUCCI BROS REST HOLDINGS LLC	Yes, minor (dripping, trickle)	No	Good, no breaks or distortion	Average, minor separation
21st St.	765	HACKEN ALVIN K & DEBORAH A	No	Yes, major root intrusion	Average, hairline cracks, scaling	Poor, major separation
21st St.	774	KIRITSCHENKO JASON R & ANDREA	No	Yes, minor root intrusion	Good, no breaks or distortion	Average, minor separation
21st St.	780	KIRCHNER TROY & JULIE	No	No	Good, no breaks or distortion	Average, minor separation
21st St.	786	KW REALTY INVESTORS LLCs	No	Yes, major root intrusion	Good, no breaks or distortion	Poor, major separations, offset
21st St.	794	SAGSTETTER STEVE & RAVEN K	No	No	Good, no breaks or distortion	Average, offset
21st St.	794	SAGSTETTER STEVE & RAVEN K	Yes, minor (dripping, trickle)	No	Average, hairline cracks, scaling	Poor, major separations, offset
21st St.	817	KABAT MICHELE & PATRICK	Yes, minor (dripping, trickle)	Yes, major root intrusion	Poor, break in pipe, distortion	Poor, major separations, offset
21st St.	820	KNAUFF ROBERT & JILL & JILL KNAUFF	No	No	Average, hairline cracks, scaling	Good, no apparent separation
8th Ave.	1791	BEUMONT RICHARD & JANE	No	No	Good, no breaks or distortion	Average, offset
8th Ave.	1830	JANNETTO JON M & JEAN A	Yes, major (runner)	No	Poor, numerous cracks	Poor, major separations, offset
8th Ave.	1850	JANNETTO JON M & JEAN A	Yes, minor (dripping, trickle)	No	Average, scaling	Average, minor separation, offset
8th Ave.	1890	MICHELS TIMOTHY D	Yes, major (runner)	No	Average, scaling	Average, minor separation, offset
8th Ave.	1950	STAMNESS ALICIA J	Yes, major (runner)	No	Average, scaling, distortion	Poor, major separations, offset
8th Ave.	1960	NOWICKI KIMI LAURENE	Yes, major (runner)	No	Poor, numerous cracks	Poor, major separations, offset
8th Ave.	1970	BANASZEWSKI GARY K & PAMELA J	No	No	Poor, numerous cracks	Average, minor separation, offset
8th Ave.	2070	HOWARD SCOTT E	Yes, major (runner)	No	Average, hairline cracks, scaling	Average, minor separation
8th Ave.	2080	VITULLO SHIRLENE M	No	No	Good, no breaks or distortion	Average, minor separation
8th Ave.	2080	VITULLO SHIRLENE M	Yes, major (runner)	No	Average, hairline cracks, scaling	Average, minor separation
8th Ave.	1850-Capped	JANNETTO JON M & JEAN A	No	Yes, minor root intrusion	Average, hairline cracks, scaling	Average, offset
8th Ave.	1960-Capped	NOWICKI KIMI LAURENE	No	Yes, minor root intrusion	Good, no breaks or distortion	Poor, offset

Owner Information

Tap/Wye Information

Street Name	Property Address	Owner Name	Infiltration Present @ Tap	Roots @ Tap	Pipe Condition @ Tap	Joint Condition @ Tap
8th Ave.	2070-Capped	HOWARD SCOTT E	No	No	Good, no breaks or distortion	Average, offset
Barry Dr.	1810	ANTHOLZ CHRISTOPHER	No	No	Good, no breaks or distortion	Average, minor separation
Barry Dr.	1830	HOBKINS RANDY W & JENNIFER M	No	Yes, minor root intrusion	Good, no breaks or distortion	Average, minor separation
Barry Dr.	1950	ADELHELM GLORIA M	No	Yes, minor root intrusion	Good, no breaks or distortion	Average, minor separation
Barry Dr.	1989	SCHORN GREGORY S & JOAN A	No	Yes, major root intrusion	Good, no breaks or distortion	Poor, major separation
Barry Dr.	2080	ALWEN JASON	No	No	Poor, scaling, distortion	Poor, major separation, offset
Barry Dr.	1810-Capped	ANTHOLZ CHRISTOPHER	No	Yes, minor root intrusion	Good, no breaks or distortion	Good, no apparent separation
Barry Dr.	2080-Capped	ALWEN JASON	No	Yes, minor root intrusion	Average, hairline cracks, scaling	Average, minor separation
Ellen Ct.	925	MITCHELL DENNIS P TAMARA L	No	No	Average, hairline cracks	Average, offset
Ellen Ct.	930	HAUGAN JOSEPH S	No	No	Average, hairline cracks, scaling	Good, no apparent separation
Ellen Ct.	945	BIBEAU RICHARD C & JUDY A	No	No	Average, hairline cracks, scaling	Average, offset
Hastings Ave.	1806	RECHTZIGEL GENE A	No	Yes, major root intrusion	Average, hairline cracks	Average, offset
Hastings Ave.	1912	FRITZ/HASTINGS PROPERTIES LLC	No	Yes, major root intrusion	Good, no breaks or distortion	Average, minor separation, offset
Hastings Ave.	1912	FRITZ/HASTINGS PROPERTIES LLC	No	Yes, major root intrusion	Average, hairline cracks	Poor, major separation
Mark Ct.	1102	SCHUSTER DUANE A & CAROLYN L	No	No	Average, hairline cracks	Average, offset
Mark Ct.	1105	MARK COURT LLC	Yes, major (runner)	No	Average, scaling	Average, minor separation
Mark Ct.	1125	MARK COURT LLC	No	No	Average, hairline cracks	Average, minor separation, offset
Terrace Rd.	915	VANG E	No	Yes, minor root intrusion	Good, no breaks or distortion	Average, minor separation

## 2013 Sanitary Sewer Repairs City of Newport Service Pipe Listing

Owner Information		Service Pipe Information (<30' from tap)			
Street Name	Property Address	Owner Name	Roots	Pipe Condition	Joint Condition
10th Ave.	1850	ZACHARIASON INVESTMENTS LLC	No	Average, scaling	Average, minor separation
10th Ave.	1855	WHITE ROBERT A & PATRICIA A	No	Average, scaling	Average, minor separation
18th St.	812	BILD JULIA	Yes, minor root intrusion	Average, hairline cracks, scaling	Average, minor separation
18th St.	825	MURPHY STEVEN T & DAWN	No	Good, no breaks or distortion	Average, minor separation
18th St.	880	VICK CHRIS R & MELISSA A	Yes, major root intrusion	Poor, roots at 0, 4 & 8 ft from tap	Average, minor separation
19th St.	780	MEWMAR LLC	No	Good, no breaks or distortion	Average, minor separation
21st St.	820	KNAUFF ROBERT & JILL & JILL KNAUFF	No	Average, scaling	Average, med separation @ 25.2 ft
8th Ave.	1960	NOWICKI KIM LAURENE	No	Average, scaling	Average, minor separation
8th Ave.	2070	HOWARD SCOTT E	No	Good, no breaks or distortion	Average, minor separation at 14.7'
Barry Dr.	1810	ANTHOLZ CHRISTOPHER	No	Average, scaling	Average, minor separation
18th St.	875	ALSIDES ABEL & DELORES B	Yes, major root intrusion	Poor, roots at 0 & 4 ft from tap	Average, minor separation
18th St.	950	KNUTSON BRADLEY S	No	Good, no breaks or distortion	Average, minor separation
21st St.	793	MALLAND MARK S & DIANE L	No	Average, scaling	Poor, med. separation 16.8 ft from tap
21st St.	809	LEE GORDON O & BEVERLY J	No	Good, no breaks or distortion	Average, minor separation
8th Ave.	2190	COSTIGAN LARRY M & LOISE	No	Average, scaling	Average, minor separation
Barry Dr.	1810	ANTHOLZ CHRISTOPHER	No	Good, no breaks or distortion	Average, minor separation
Barry Dr.	1829	WAGNER GREG S & BRENDA R	No	Average, scaling	Average, minor separation
Barry Dr.	1889	GERTSON MARK G & SHERILYN R	No	Good, no breaks or distortion	Average, minor separation
Barry Dr.	1890	JOHNSON JEFFREY A & JODI L	No	Average, scaling	Average, minor separation
Barry Dr.	1930	CAVALIER DEBORAH A	No	Good, no breaks or distortion	Average, minor separation
Barry Dr.	1949	STRONG JOSHUA J	No	Good, no breaks or distortion	Average, minor separation
Barry Dr.	1959	LOVELL DAVID & DIANE M	No	Good, no breaks or distortion	Average, minor separation
Barry Dr.	2083	TERRY ANGELA & JEFFRE	No	Average, scaling	Poor, major separation 20.4 ft from tap
Ellen Ct.	970	DOMBROCK TODD	Yes, minor root intrusion	Average, scaling	Good, no apparent separation
Terrace Rd.	935	STRICKLAND JONELL MARIE	No	Average, scaling	Average, minor separation
21st St.	760	TINUCCI BROS REST HOLDINGS LLC	No	Good, no breaks or distortion	Average, minor separation
21st St.	774	KIRITSCHENKO JASON R & ANDREA	Yes, minor root intrusion	Average, hairline cracks	Average, minor sep w/ roots@4.5'
21st St.	786	KW REALTY INVESTORS LLC	Yes, major root intrusion	Good, no breaks or distortion	Poor, major sep w/ roots 1-8 ft from tap
8th Ave.	1791	BERG PATRICIA J	Yes, major root intrusion	Average, scaling	Poor, major separation 10.7 ft from tap
Hastings Ave.	1806	RECHTZIGEL GENE A	Yes, major root intrusion	Average, scaling	Poor, major separation, roots first 20 ft