



**City of Newport
Public Hearing Minutes for Street Improvement Project
July 12, 2016 - 5:30 p.m.**

ROLL CALL

Council Present – Tim Geraghty, Tom Ingemann, Bill Sumner, Dan Lund

Council Absent – Tracy Rahm,

Staff Present – Deb Hill, City Administrator; Jon Herdegen, City Engineer

1. OPEN PUBLIC HEARING

Mayor Geraghty opened the Public Hearing at 5:31 p.m.

2. STREET IMPROVEMENT PROJECT PRESENTATION

Engineer Herdegen presented on this item as outlined in the attached PowerPoint.

Mayor Geraghty - You have October 2017 for the bid date and award and it should be 2016.

Engineer Herdegen - That's correct.

3. RECEIVE PUBLIC OPINION

Allie Boyd, 924 12th Street - Will the cost be the same for every property?

Engineer Herdegen - Yes, it's based on the benefit to the property.

Ms. Boyd - I've seen some other road improvement projects going on previously, this is separate from that right?

Engineer Herdegen - Yes.

Jim Smith, Imperial Campers - The letter that we received said the estimated cost of improvements was more than this.

Engineer Herdegen - That's for both phases of the project. This group is the only part that will be doing a sewer lining project. The feasibility study was for both projects combined. The Council may consider one project or the other or both. The remainder of the cost is for the street reconstruction.

Mr. Smith - We take up a lot of it, we're only using the same amount of sewer with 2 connections. Will we be charged double?

Engineer Herdegen - If we put 2 in, you'll be charged for 2.

Mr. Smith - How did this come about? Does it have anything to do with the Raceway property being sold and water and sewer not being there?

Engineer Herdegen - No, we would have had this problem regardless.

4. CLOSE PUBLIC HEARING

Mayor Geraghty opened the Public Hearing at 5:52 p.m.

5. ADJOURN

Motion by Geraghty, seconded by Ingemann, to adjourn the special City Council meeting at 5:52 p.m. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

Signed: _____
Tim Geraghty, Mayor

Respectfully Submitted,

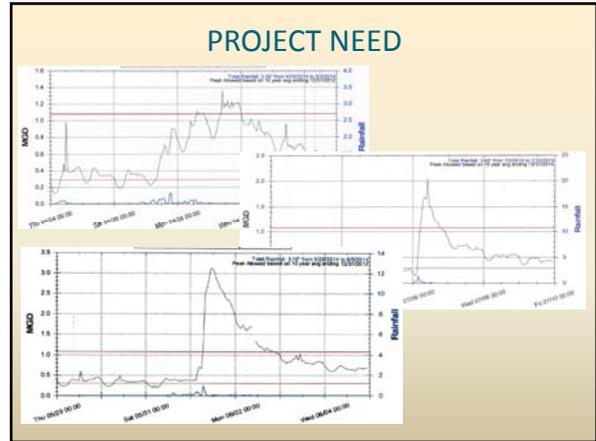
Renee Eisenbeisz
Assistant to the City Administrator



PROJECT SCOPE

Lateral: T-Liner®

Please Click Any Button for Additional Details.



PROJECT COSTS & ASSESSMENTS

TOTAL PROJECT COST	\$79,000
ASSESSMENTS (CITY CONSIDERING):	
SERVICE LINER	\$2,500
LATERAL TELEVISION	\$160*
CLEANING	\$370*
*BASED ON QUOTES RECEIVED FROM PREVIOUS PROJECTS. ACTUAL COST MAY VARY.	

FEASIBILITY FINDINGS

THE PROJECT IS NECESSARY AND COST EFFECTIVE:

- ❖ LARGE PROJECT TO ENSURE ECONOMY OF SCALE, COMPETITIVE BIDDING ENVIRONMENT
- ❖ REDUCE I/I WITH SERVICE LINE IMPROVEMENTS

PROJECT SCHEDULE

Improvement Hearing	July 12, 2016
Council Orders Improvement & Preparation of Plans/Specs	July 21, 2016
Preparation of plans and Specifications	Aug/Sept 2016
Bid Date & Award	Oct 2016
Assessment Hearing	Oct/Nov 2016
Assessment Certified to County	Nov 2016/2017
Begin Construction	Nov/Dec 2016
Construction Substantially Complete	Mar 2017
First Assessment Payment with Real Estate Taxes	May 2017/2018

PUBLIC TESTIMONY

PLEASE PROVIDE NAME & ADDRESS ON
SIGN-IN SHEET FOR RECORD

QUESTIONS?

THANK YOU FOR ATTENDING!

JON HERDEGEN, P.E. – CITY ENGINEER
612-548-3124 – JHERDEGEN@MSA-PS.COM



**City of Newport
Public Hearing Minutes for Street Improvement Project
July 12, 2016 - 6:30 p.m.**

ROLL CALL

Council Present – Tim Geraghty, Tom Ingemann, Bill Sumner, Dan Lund

Council Absent – Tracy Rahm,

Staff Present – Deb Hill, City Administrator; Jon Herdegen, City Engineer

1. OPEN PUBLIC HEARING

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2. STREET IMPROVEMENT PROJECT PRESENTATION

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3. RECEIVE PUBLIC OPINION

Chuck Gruber, 1095 10th Avenue - How much wider will the street be?

Engineer Herdegen - It's roughly about 24 feet now. On 10th Avenue, we would go about four feet into the yard.

Mr. Gruber - There were also charges for sewer, will you run new lines?

Engineer Herdegen - We'll be replacing lines from the main in the street to your property line for water and sewer. Where your shut off is now, we would replace that.

William Pierce, 623 11th Street - I'm aware of the old City land there and some of the flooding. I understand that will be placed for sale. Will some of the proceeds from the sale of that land go to offset this cost?

Mayor Geraghty - That will be a Council decision.

Mr. Pierce - It would seem to me that that area has the most to gain from these improvements.

Councilman Lund - Just a quick point, the total assessed amount is a small portion of the total cost, the City will be funding the majority of this. The proposed cost is \$7,500.

Mr. Pierce - That portion of the land will be charged as well?

Mayor Geraghty - No, there are no assessments to City property because we're paying 70-80% already.

Mr. Pierce - There's defiantly a flooding problem there.

Troy Landburg, 511 12th Street - According to the diagram, the construction is from 11th to 12th or is that coming all the way down 5th?

Engineer Herdegen - We haven't determined that yet. It'll most likely begin at the south edge of 12th and proceed south to 11th.

Mr. Landburg - We have a 24 foot road and if we go to 32 feet, that'll put it six feet from my house.

Engineer Herdegen - All of the improvements will be done in the right-of-way. I believe it's 60 feet total. Until we do the survey, I don't know where the road will sit in the right-of-way.

Mr. Landburg - So you'll take the right-of-way and then some?

Engineer Herdegen - No.

Mayor Geraghty - We have 60 feet to work with, the question is where the road will be placed because the current road might not be in the center.

Mr. Landburg - I'm on the north side of 12th Street.

Councilman Ingemann - This doesn't affect you.

Engineer Herdegen - Were you noticed on this project?

Ms. Landburg - Yes.

Mr. Landburg - I'm still a concerned citizen.

Councilman Lund - That's a question I proposed is how wide do we need this street because that's a common complaint because people will lose trees and yard.

Engineer Herdegen - You shouldn't have received a notice.

Mr. Landburg - I understand that but I know eventually it'll come. This is an issue. I have a 30 foot driveway now and it's going to be reduced to 24 feet.

Engineer Herdegen - City Code says a driveway cannot be more than 24 feet. Generally, new construction has matched the existing width of the driveway. I can't speak to it without knowing the specifics of your driveway. That's something that will be identified at the neighborhood meeting.

Mr. Landburg - As of right now, it's not going north?

Engineer Herdegen - Correct. If we were to go north, we would need to hold a new public hearing.

Candy Bichner, 1153 5th Avenue - I'm right next to the City lot. You'll do all of that? Will everyone be paying for that City lot?

Engineer Herdegen - The City lots will not be assessed. Typically, we do not assess a City lot.

Ms. Bichner - Because you own on both sides.

Engineer Herdegen - The City is funding 75-80% of the project through bonding.

Ms. Bichner - I thought that property was supposed to be used by the County.

Mayor Geraghty - No, we've owned it and have been trying to sell it as separate lots.

Ms. Bichner - Will you be putting a street through there?

Mayor Geraghty - No.

Councilman Lund - It'll be single-family lots.

Ms. Bichner - It won't be senior living or low income housing?

Councilman Lund - No.

Ms. Bichner - You might want to check the land because the salt and sand went right on the ground. Will they be keeping the equipment there?

Engineer Herdegen - That hasn't been identified yet but I wouldn't rule that out. To reduce costs, a lot of times, cities will let them use city-owned parcels. It'll start next year.

Ms. Bichner - We're not assessed per footage?

Engineer Herdegen - No. In the past, the City has charged more if a lot is able to be divided.

Ms. Bichner - Will there be new street lights?

Engineer Herdegen - We'll look at that. The costs right now don't include lighting.

Councilman Lund - What's your opinion on that?

Ms. Bichner - It's right outside my house. It's just based on the amount of people then? We don't have any sewer, it's in front of my mailbox.

Engineer Herdegen - We'll look to correct that, that's the main reason for the project.

Kathleen Duclos, 1168 5th Avenue - Will we be burying power lines?

Engineer Herdegen - We've always reached out to the utilities to bury them. There is a city cost involved in burying them if it's not driven by Xcel. Generally, we haven't paid for that. We will certainly ask Xcel to do it but if there's a substantial cost involved, we haven't absorbed that.

Ms. Bichner - What is the value of the lots?

Engineer Herdegen - I don't know, the City will likely do an analysis after the street is done. I do want to make it known that the City Council ultimately decides the scope of the project.

Councilman Lund - I'd appreciate any feedback on that because it is a big leap to not do what we've done in the past. If there's preference either way, I'd appreciate hearing it.

Brenda Gruber, 1095 10th Avenue - Our driveway is lower than the road, will that be fixed?

Engineer Herdegen - When we do the survey, we get the elevations and to the greatest extent feasible, we make it so that the road is lower than the driveway so it won't drain in to your property. In some cases, we will need to go far into people's driveways to ensure we address it. We match the existing driveway.

4. CLOSE PUBLIC HEARING

Mayor Geraghty opened the Public Hearing at 7:05 p.m.

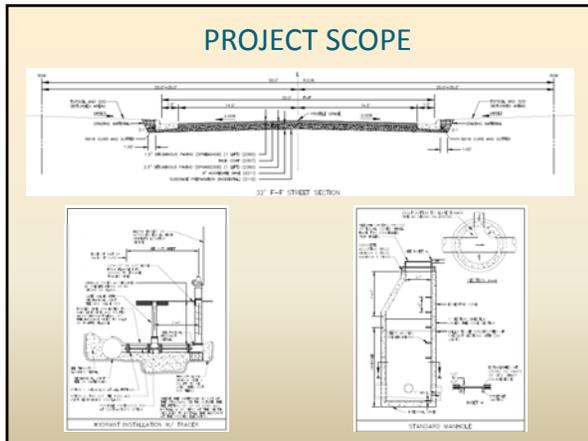
5. ADJOURN

Motion by Geraghty, seconded by Ingemann, to adjourn the special City Council meeting at 7:05 p.m. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

Signed: _____
Tim Geraghty, Mayor

Respectfully Submitted,

Renee Eisenbeisz
Assistant to the City Administrator



PROJECT COSTS & ASSESSMENTS

TOTAL PROJECT COST	\$1,273,000
ASSESSMENTS (APPRAISER):	
STREET RECONSTRUCTION	\$2,500 TO \$6,800
ASSESSMENTS (CITY CONSIDERING):	
STREET RECONSTRUCTION	\$5,500
SEWER SERVICE REPLACEMENT	\$1,000
WATER SERVICE REPLACEMENT	\$1,000

FEASIBILITY FINDINGS

THE PROJECT IS NECESSARY AND COST EFFECTIVE:

- ❖ NEW PAVEMENT SURFACE REDUCES MAINTENANCE COSTS
- ❖ CORRECTION OF DRAINAGE ISSUES TO PROLONG PAVEMENT LIFE, LESS MAINTENANCE
- ❖ LARGE PROJECT TO ENSURE ECONOMY OF SCALE, COMPETITIVE BIDDING ENVIRONMENT
- ❖ REDUCE I/I WITH SERVICE LINE IMPROVEMENTS

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Assessment Certified to County	Nov 2017
First Assessment Payment with Real Estate Taxes	May 2018

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