

HEARING PROCEEDINGS
2008 Street, Sidewalk, and Utilities Improvement Project

October 21, 2008

The City Council of Thief River Falls, Minnesota, conducted a public hearing at 6:30 p.m. on October 21, 2008 in the Council Chambers of City Hall. The following Councilmembers were present: Bendickson, Cullen, Kajewski, Lee, Schmalz, and Mayor Nordhagen. Councilmembers Erickson and Holten were absent. Mayor Nordhagen chaired the meeting.

No members of the public were present.

PRESENTATION AND DISCUSSION

Mark Borseth, Assistant Public Works Director, submitted the 2008 Street and Utilities Improvement Project presentation to the Council at the start of the hearing. It is included here in its entirety.

ASSESSMENT HEARING PRESENTATION - 2008 STREET, SIDEWALK AND UTILITIES IMPROVEMENTS

On April 15, 2008, a public hearing was held regarding proposed street, sidewalk, storm sewer and utilities improvements scheduled for the 2008 construction season. Bids for the project were opened on June 5. The Engineer's Estimate was \$420,672.00. Low bidder was Davidson Construction with a bid of \$467,396.50. After minor revisions to the bituminous project scope, the Council awarded a \$449,716.50 contract to Davidson.

This assessment hearing is for portions of the following improvements constructed under the contract:

Willow Court – Street Construction

- The improvements involved the installation of curb and gutter, concrete driveway aprons and bituminous surfacing. Excavation and aggregate backfilling was completed in the Fall of 2007 by the Street Department.

LaBree Avenue and Twelfth Street – Street Construction

- The improvements consisted of construction of 670 feet of roadway to an urbanized, 7-ton designed, 36 feet wide section of excavation, aggregate backfill, curb and gutter and 2-1/2 inches of bituminous surfacing. Storm sewer located at the intersection of Twelfth Street and LaBree Avenue was replaced and funded through the use of storm water utilities reserves.

Nora Street Water Main Replacement – Crocker Avenue to Kneale Avenue South

- The improvements involved replacing 800 feet of water main, including the main line to the water tower base, and bituminous trench patching of Nora Street.

Kneale Avenue Water Main Replacement – First Street to Nora Street

- The improvements involved replacing 1,650 feet of 6-inch water with an 8-inch diameter water main and reconnecting 45 existing residential service lines. Aggregate back-filling and bituminous paving of the east half of the street will facilitate cost effective future reconstruction of Kneale Avenue.

Eighth Street (Hwy 1) Water Main Replacement – Atlantic Avenue to Davis Avenue

- The improvements involved replacing 510 feet of 8-inch PVC water main, including jacking 100 feet of casing pipe under the Canadian Pacific Railroad Line, and installing bituminous patching of the roadway surfaces.

Greenwood Street Water Main Relocation

- Relocation of a 240 feet segment of 16-inch water main was accomplished west of Columbia Avenue to facilitate construction of Greenwood Street road approaches to the new bridge.

Miscellaneous Hydrant Replacement and Sanitary Sewer Repairs

- The 20 feet of water main and sanitary sewer, damaged from a water main break, was replaced at Kendall Avenue and Michael Street. Three fire hydrants were also replaced at various locations, and four combined sewer services were separated on Kneale Avenue.

Miscellaneous Sidewalk Repairs

- The project included 10 sidewalk repairs at various locations.

Construction began on July 22 and was completed on September 29. Final turf establishment is currently being completed.

To fund the cost of the improvements the City Council determined that the benefited properties be assessed or invoiced for part of the project costs in accordance with past assessment policies. As discussed at the April 15 Project Hearing, benefited properties would be assessed 60% of the cost of construction of a typical 36-foot wide residential street; 100% of the cost of driveway improvements; and invoiced 80% of the cost of required sidewalk replacements.

The estimated assessment rates discussed at the project hearing were \$42/ft. for new street construction; and \$55/sq.yd. for concrete driveway construction. The final determined assessment rates are \$43.50/ft. for street construction and \$52.50/sq.yd. for concrete driveway pavement.

Total project cost for all street construction, water main replacement, and miscellaneous utility replacements is approximately \$617,000. The City Council will resolve to fund the costs through the use of the following estimated revenue:

\$ 51,700 Street Department Force Account

\$ 28,000	Storm Water Utilities
\$ 5,000	Private Owner Invoicing
\$ 55,000	Assessment Billings
\$ 477,300	General City & Utility Department Bonding Costs

PAYMENT OPTIONS FOR AFFECTED PROPERTY OWNERS

Jodie Torkelson, City Administrator, summarized the assessment process as follows:

The City Administrator's Office will mail notification of the adoption of the assessment roll to property owners. This notification will also outline the following options property owners have regarding the payment of their assessment.

- Property owners may pay their assessment in full to the City Administrator's Office within thirty (30) days without interest. The final day to pay their assessment in full would be Monday, November 21, 2008 if the assessments are approved following this hearing.
- Property owners may elect not to pay their assessments in full and their assessment will become a part of their real estate taxes payable over twelve (12) years with interest at 5.5% on the unpaid balance. Interest will start as of the date of the adoption of the assessment roll.
- Property owners may make a partial payment on their assessment, but any balance remaining as of November 21, 2008 will become part of their real estate taxes payable over twelve (12) years with interest at 5.5% on the unpaid balance. Interest will start as of the date of the adoption of the assessment roll, October 21, 2008. A partial payment would reduce the amount certified to the property owners' real estate taxes annually.
- If property owners choose not to make payment at this time, they may at any time pay to the City Administrator's office the entire amount of the assessment remaining unpaid with interest accrued to December 31st of the year in which payment is made. Payments must be made before November 15th or the interest will be charged through December 31st of the succeeding year.

Property owners are encouraged to contact the City Administrator's Office if they have any questions.

CLOSURE OF HEARING – ADJOURNMENT TO MEETING

There being no further discussion, Councilmember Cullen moved, being seconded by Council Lee, to adjourn the hearing at 6:34 p.m. On vote being taken, the Chair declared the motion unanimously carried and the hearing adjourned.

Steve Nordhagen, Mayor

Attest:

Jodie R. Torkelson, City Administrator