

Minutes of the Public Hearing
89TH STREET AND LINN AVE NW
Wednesday, January 26, 2005, 7 P. M.
Corinna Township Hall

Present: Donald Bayerl, Jerry Bruns, Jim Diorio, Pat and Carol Schomaker, Russell Vetsch, Kelly and Steve Bruggeman, Allen and Debs Dubbeldee, Tab Ashwill, Bryan McCreight, Cheryl Olson, Kathryn Brevik, Bud Garthe, and Gladys Bandemere
Marty Campion, Engineer, Otto and Associates
Rhonda Pagel, Attorney, Young, Brown and Pagel
Township Board: Dave Stumpf, Chairman; John Dearing and Bill Lieb, Supervisors
Vi Novotne, Town Clerk/Treasurer

Chairman David Stumpf opened the meeting at 7 p. m. The Chairman introduced Marty Campion, and asked that he present the scope of the proposed project

Marty Campion stated that this project has been petitioned by the majority of people owning property on a section of 89th and Linn. The proposed project will consist of removing the existing bituminous, correcting subgrade, and widening the roadway, where needed, and paving. In 1995, Linn Avenue was reconstructed and this road will be paved as is and upgraded to a 24' wide, 7-ton road with 10" of gravel, 3 ½" bituminous with 2' gravel shoulders and ditches. 89th Street will be paved to a width of 22' with 1' shoulders with a concrete curb in some areas. Work will be done with a minimum of disturbance to the property owners.

The estimated construction costs for this 3100' project is estimated to be \$177,000. In addition to construction costs, indirect costs for engineering, surveying, legal, administration and financing cost are estimated to be 25% making the total cost of \$220,000. The intent is that if a property owner received two hearing notices that means that property owner will receive two assessments. After on site research, the area has 24 assessable units. The township assesses on a per unit basis or any size parcel is one unit assessment. Mr. Campion reminded the property owners that they must notify the township of any reason why they should not have an assessment for instance, the consolidation of lots. This \$220,000 project of 24 benefiting property owners will each have a \$9204.00 assessment. Mary Campion asked that Rhonda Pagel continue by discussing the assessment payment.

Rhonda Pagel stated that the improvement project will be by special assessment that applies only to the properties receiving a benefit. Township usually considers a ten year assessment period. Property owners have the ability to prepay in one lump sum or the assessment may be added to the property tax with interest which is typically 6% spread over ten years. If the project goes forward and bids are received then the board can assess.

Ms Pagel announced that the meeting was now open for questions. Everyone was allowed to speak once by standing to identify with name. After everyone had a chance to speak, other questions were received. Questions were to be directed to persuade the board and questions or comments were received by Mr. Campion and Ms. Pagel.

Jerry Bruns, 11859 89th St: Stated seven years previous, the residents had a public hearing for this improvement. He has talked to the city regarding possibility of city sewer and water and timeline information is needed for this project.

Jim Diorio, 11847 89th St: Stated he has reviewed the City of Annandale Sewer and Water Feasibility Study and has been discussing the plan with the Pleasant Lake Association.. Mr. Diorio stated that he definitely does not want road dug up again for this installation. The roads need to be reshaped. If a dry line could be installed now, both installations would be cheaper.

Marty Campion: Cost should be considered to rebuild a road that will not always be necessarily in the center because of the swamp and road. In Mr. Diorio's area, the road needs to be moved to NW. In adding a dry pipe, a concern is the drying out of gaskets and when pressure tests are done, areas may need to be redug. If pipes are filled with water and flushed over a period of time, maintenance would be expensive.

Pat Schomaker, 8845 Linn: Asked if plan was for other areas along Pleasant Lake. He was told the sewer/water plan is for properties on the lake.

Tab Ashwill, 11969 89th Street: Stated that he has been pulling for this project for many years along with George Anderson, 11891 89th St. As there are no buildings on the west side of the road, could the pipe could be run on the West side?

Marty Campion: Issue is wetland area and slope and area would be outside of right of way. Easements would be feasible.

John Dearing: Contacts with the City of Annandale are that City has no plans for sewerage this side of lake as growth would be South of the City.

Steve Bruggeman, 11815 89th Street: Several years ago, when the East side of 89th was reconstructed, property owners purchased land. Could this be possible for this area to do the same?

Marty Campion: Understand that the Bruggemans gave the town a strip of land 50' in length and 16' wide. That does not allow moving the 600' or 700' of road in the wetland area.

Jim Diorio: This could help five homes.

John Dearing: A possibility would be if someone would talk to the local land owner, Lyndon Johnson.

Don Bayerl, 11989 89th Street: When township reconstructed the East end of 89th, township paid part of the costs.

Bill Lieb: In this part of 89th Street, garages were on the right of way. Property owners purchased the vacated existing right of way.

Bud Garthe, 8909 Linn Ave: Talked to council in the 1980's, when many property owners were opposed to a road paving project. When the work was done, these same property owners felt that paving their road was the greatest thing they had ever done.

Marty Campion: Board and engineers hear the opposition, but later indirectly hear differently.

Gladys Bandemere, 11747 89th St: Stated that sewer is in front yard.

Marty Campion: A site inspection revealed that driveway is East of Linn Avenue and property has been removed from the assessment rolls.

Cheryl Olson, 11995 89th St: Will trees and fences be moved?

Marty Campion: Trees in the right of way will be removed. Contractor will temporarily remove and reinstall fences.

Jim Diorio: Stated he had many reasons for the paving project but the project must be done right. What is best for the lake is a property owner concern. It is important to consider a sewer project along with the road improvement. The intersection of 89th and Linn must be realigned. Any work in the wetland should be done right even if it involves more work.

Pat Schomaker: Will the township share in part of these costs as in some projects.

Marty Campion: The 80th Street project from city to Cy Rd 6 was a cost entirely borne by the entire township with no assessments. In the Isaak Avenue and 78th Street Project, the entire cost was by the residents. Costs were lower due to the home density.

Steve Bruggeman: More information regarding sewer and water plans should be obtained from the city.

Tab Ashwill: That sewer/water project could be 10 or 20 years from now.

Marty Campion: A collector or common sewer could be something to consider. Another consideration when moving the road is the construction of a "T" intersection.

Jim Diorio: Farther west along 89, the road should be moved into the right of way. No road correction for a "T" appears in the plan. Property will need to be purchased near the "T".

Pat Schomaker: Property owners need a feasibility study for a sewer project. The city appears to be not promoting sewer-water in this area.

Cheryl Olson: Length of construction time?

Marty Campion: For this simple project, two and one-half months. There will be the inconvenience of 1-2 hour road closures, but by the end of day the road will be passable.

Bill Lieb: Jim Diorio, are you suggesting that Marty Campion pursue a dry line installation?

Jim Diorio: The study will add to the cost.

Steve Bruggeman: Could two week's time be allowed for someone to ask Lyndon Johnson if he would be willing to sell "X" amount of property. This purchase will affect the next step in the specs.

John Dearing: Town board can authorize at this time and could expect a response by February 1 or February 15 town board meeting.

Pat Schomaker: Please give an approximate cost for this additional project?

Marty Campion: Around \$23,000.

Jim Diorio: If City allows sewer to any area that is not a part of the city, the service area should be on the tax rolls.

Bill Lieb: The mayor, Sam Harmoning, has stated that no sewer service is possible except for city parcels. The township does not wish to spend money for the project if the land is annexed in two years.

Jerry Bruns, 11859 89th Street: This area was dealing with the State for rebuilding Highway 24.

John Dearing: Road plans are done for construction in 2006. The State will not be moving the road along the East Side of Pleasant Lake and the City then dropped plans for sewerage that area.

Jim Diorio: Township could be bargaining with the city for collection of taxes for perhaps the next year.

Marty Campion: Should bargain for ten years of tax value.

Rhonda Pagel: Agreements between the City and the Township should be made and the city can access without an agreement. A valid concern for the township is to have an agreement with the city. Strongly urge an agreement to be in place before this improvement.

Kay Brevik (representing her mother Ella Johnson, 11607 90th Street: Stated assessment payment concern.

Marty Campion: The suggested assessment has been removed.

Jim Diorio: Would a future development of a lot receive the benefit of one unit?

Marty Campion: Developments require internal roads to be built. The township does not think about future parcel division. If a home covers a double lot, the lot can be consolidated. No reversal of consolidation is possible.

Tab Ashwill: Several years ago at the informational hearing, many property owners were hostile and argumentive when the assessment per parcel was \$5,000.

Marty Campion: The assessment cost at that time for Pleasant Lake was \$2700 per parcel but the bid covered two other larger projects. The cost per parcel is higher now but the cost per parcel five years ago included a higher density of properties.

Jim Diorio: Stated that he did not like the overtone of possible annexation.

Rhonda Pagel: In response to Pat Schomaker's question, Rhonda Pagel stated that property owners do not vote, but that the board listens to the people's input, and board decides whether to proceed.

Marty Campion: Stated that a dry line installation cost would be a conservative estimate of \$32,000 per property owner. The pipe would be placed under the road. Marty added that a consideration should be for small pressure sewers. He referred to an effluent collector system installation for 24 homes in Stearns County. As homeowner associations should not be considered to handle line maintenance an electrical coop in Sherburne County offers maintenance contracts, or Wright Hennepin may have a sewer line maintenance contract at a cost of \$15,000 per property owner. Technology has allowed directional lines and other sewer alternatives to be available. Marty offered to obtain a copy of a study and acquire costs for a drainfield system that may be \$15,000 per property owner. Polyethylene pipe could be considered for a collector system with a lift and the system which should be ready to connect to property owner. Obtaining a MPCA Permit may be a six month process. Otto Associates will ask assistance of another firm for preparing this study.

Steve Bruggeman: Offered to be one of the persons to contact Lyndon Johnson as to the purchase of a couple acres of land for local property owner use as drainfield.

Jim Diorio: Asked Marty Campion to also consider an estimate per foot for a dry line either on West of road or in the center of the road, which may be the same cost. The system will be used eventually. He is concerned of the cost for feasibility study and purchase of land. Jim offered to ask Merle Anderson, Administrator for the Clearwater River Watershed District, to discuss the Watershed's proposed sewer systems with the property owners.

Dave Stumpf: In response to feasibility and land costs, Dave replied that he feels money spent for a study and land may be money better spent than for a dry line.

Pat Schomaker: Sewer line installed in 10-15 years, may cost less than at today's costs.

Bernard Garthe: Let's get this road project started and done.

Rhonda Pagel: Stated that the hearing is now closed.

Bill Lieb stated that at this time the board would order specs but even with the constraint of a time limit, there is still time to explore options. He stated that he chooses not to propose a resolution until board receives more input about sewer systems. If a decision were made now, the information may make a decision that would be quite different.

John Dearing added that additional information will need to be presented at the February 15 town board meeting.

Marty Campion added that property owners should contact owners of property East of Linn Avenue and ask if they are interested in a petition to improve their portion of 89th Street. The assessment would be less as this section of road has been recently reconstructed.

John Dearing responded that more properties being benefited with a road improvement will bring the individual expense down.

Dave Stumpf added that in Cedar Acres Project, property owners on 78th Street petitioned to be included in the project. Township does not initiate this road improvement.

In conclusion, Jim Diorio will obtain a copy of the City of Annandale's sewer/water feasibility study, inquire into the city's present plans for annexation and ask Merle Anderson to discuss sewer systems with the Pleasant Lake Association. Steve Bruggeman will meet with Lyndon Johnson to discuss the purchase of a couple acres of land. Marty Campion will prepare a study and costs for a drainfield system. Information is to be presented at February 15, town board meeting.

With motion by Bill Lieb. John Dearing, a second, the meeting adjourned at 8:50 p.m.

FOR THE TOWNSHIP BOARD

Vi Novotne,
Clerk/Treasurer