

**NEW YORK MILLS CITY COUNCIL
PUBLIC HEARING
October 9, 2014
6:30 P.M.**

CALL TO ORDER AND DETERMINATION OF A QUORUM

The Public Hearing of the New York Mills City Council was called to order at 6:36 p.m. in the Ballroom of the City Hall Building at 28 Centennial 84 Dr., New York Mills, Minnesota, all members of the Council having been notified of the Hearing.

Members Present: Gerber, Maki, Roder and Hoaby

Members Absent: None

Staff Present: D. Berry, J. Geiser, R. Salo, K. Mattson

Guests Present: J. Berube of Apex Engineering

Residents/Others Present: Jon Niemela, Marlene Boedigheimer, David Fraki, David E. Delaney, Dale & Sharon Thompson, Debbie Porkkonen, Roger & Kayleen Salo, Sara O'Day, Dan Welter, Arles Kumpula, Jordan Uselman, Dale Jokela

Call to Order The Hearing was called to order at 6:33 p.m.

Introduction

Mayor Gerber welcomed all attendees to the Public Hearing. She noted that the hearing was being held according to Chapter 429 of the Minnesota State Statutes. The purpose is to provide notifications to the public regarding the proposed improvements, improvement schedules, and assessment procedures. She noted that APEX engineer Jade Berube would be making a presentation. She stated that after the presentation, attendees could ask questions. Before asking a question, she asked that the speaker should state their name and address first. She then asked Jade Berube to begin his presentation.

Presentation

This hearing is being held concerning the improvements proposed pursuant to Chapter 429 of Minnesota State Statutes governing assessments. We are looking for input, concerns, and questions on the proposed 2015 street and utility improvements. Berube explained that he would be giving presentation of the history & conditions for the proposed improvements, estimated costs, financing and assessments, and scheduling. Then we will open it up for questions and comments.

Berube referred to his power point presentation. He showed as background the project area with a slide showing those streets and alleyways being affected, including Gilman Street from Walker to Smith Avenue, Tousley from Gilman to Centennial, Main from Gilman to Centennial, the downtown alleys from Walker to Broadway, Nowell Street from Walker to Main, and Cornwell from Park to Centennial. As background, this project itself has been on the City's capital improvement plan for several years. The primary focus of this project is for replacement of sanitary sewer and water mains. It is the last major large scale project planned in the City.

The City has been vigilant over the last ten to fifteen years, completing a number of larger projects, cleaning up the remaining clay sewer and cast iron water mains. The preliminary engineering report

(PER) for this improvement project was prepared and approved in February of 2014. This allowed the City to pursue some funding options. The Council has approved that PER. Informational meetings were held a couple of nights ago, there are some familiar faces here from those meetings, with those being held for the smaller sections of the project.

Existing Conditions – the sanitary sewer pipe is on average more than 60 years old, constructed of petrified clay pipe. There are numerous deficiencies noted in the inspection. As you can see on the overhead, these are some of the more troublesome areas, cracked joints, root growth is common in a lot of the pipes, and cracks are prevalent in many areas. These are images from the televised report. The water main itself is more than 60 years old also, it is constructed of cast iron pipe, and it is prone to cracks and joint failures also at this age. City staff stays on top of that when there are any breaks, especially after winters like this last year. Storm sewer, there is minimal storm sewer within the project. Drainage is mostly handled by service or overland flow; some storm sewer exists on Main and at intersections. There are no significant drainage and storm sewer issues like we've seen other places. We are also looking at culvert improvements in the Cornwell area. Existing condition on the streets, most streets are bituminous surface, urban sections, which means they have curb and gutter. Cornwell Avenue is the only rural section street, with no curb and gutter. Street widths vary from 24' to 60' wide Main Avenue is 60' wide where there is diagonal parking, Cornwell is 24' wide. Conditions range from fair to poor. Transverse or longitudinal cracking, or alligator is common. There is a lot of patching from utility repairs throughout the year. Sidewalk exists along Main, Tousley, and Gilman. Some of it is segmented, or stops at random locations. There is no sidewalk on Cornwell or Nowell.

So, what we are looking at, we are looking at the replacement of the sanitary sewer and water mains with PVC pipe; replacing all the manholes, valves, and hydrants; and replacing the service laterals from the mains to the property lines. Recently replaced service lines, which the homeowner has had to replace recently, will remain whenever possible and they will be reconnected to the new mains. Storm sewer will be replaced as necessary given the sanitary sewer and water main replacements being done. We will be looking at the culverts and replacing or repairing those on Cornwell. Streets will generally be repaired with similar sections, alignments, and widths. It would be a bituminous surface. Diagonal parking would remain in the southern portion of Main Avenue where the business district is located up to the Credit Union and Modern Assemblies locations. We will consider narrowing Main Avenue in the residential area at the northern end to be a 40' width, matching the same width as is currently on Tousley. Cornwell would be reconstructed with a rural section similar to what is currently is. All existing sidewalk would be reconstructed, generally new sidewalk would be 6' wide, wider sidewalk in the downtown area may include some colored and/or stamped decorative concrete, these are options the Council is considering. We would look at extending the sidewalk from Gilman to Broadway on the north side. There is some consideration of possibly adding sidewalk on the south side of Gilman from Smith to Broadway. Lighting improvements are being looked at in the downtown area. We may consider doing some tree replacement in the boulevards given feedback received at the meetings earlier this week. Different tree species would be used to minimize root damage to sidewalks and main infiltration issues. The trees would be ornamental or utility friendly tree species.

Estimated cost for entire project area is about \$3.15 million dollars. Proposed financing would be City funds, special assessments, and through the Public Facilities Authority (PFA). PFA has separate funding for sanitary sewer via the Clean Water Fund and water main through the Drinking Water Revolving Fund. The City applied for this funding last spring, and was just recently notified that they are eligible for financing through both of these funds. This means at least we can receive low interest loans for sewer and water. We may be eligible for grant funds, but this won't be known until sometime in the spring, from March-April to May-June timeframe. The assessments are handled according to the City's Special Assessment Policy. For street, they assess 75% of a standard street cost – that is a street with a width of 36' and five ton roadway. The City assumes the remaining 25% as well as any oversizing costs.

Sidewalk is paid for 100% by the City. Sewer and water, 75% of the standard costs are assessed, standard water main is 6", sewer main is 8", City picks up the remaining 25% plus any oversizing, looping, or hydrant costs. Service laterals are assessed at 100%. Storm sewer is 100% paid by the City. Lighting and streetscapes are also 100% City share. Based on that assessment policy, that \$3.15 million project, as you can see here, is approximately 50-50 assessable, slightly over, so 55-45. \$1.64 million is assessable per the Policy, while the balance of \$1.5 million is City share.

Assessments themselves – adjacent and benefitting properties are assessed. Assessments based on property length, so a per foot charge, or in the case of service lines the cost is derived by taking the total service line costs divided by the number of service lines. Jade discussed how lot is assessed based on its width, say a 50' or 75' lot, with the per foot cost applied. If the parcel has a side lot, the improvements are not happening on the shorter front side but only on the longer side lot length, then it is assessed at half the length of the longer side lot, up to 150', so it would be assessed based on one half, or 75'. For corner lots, assessed for the frontage on the short side plus half the frontage on the longer side yard side. This is for the street costs. Irregular shaped lots are looked at individually, with an average dimension usually assigned. Interior lots if less than 150' feet total or 200' commercial, it is assessed for only one of the streets. Larger frontage interior lots get assessed for both the streets. For sewer and water, you are only assessed for the shortest side of your lot, even if that is not where the service lines abut your property. This only applies when the service is provided by the improved main.

Following rates per the policy based on estimates would be as follows

Sanitary sewer main	\$46/foot
Sanitary sewer service	\$1,302 each
Water main	\$45/foot
Water service	\$1,878
Street – urban	\$103/foot
Street – rural	\$60/foot

Typical assessments per the policy and assuming no reductions to the policy from grants or otherwise, and based on these cost ESTIMATES, are: 50' lot \$12,880, 75' lot \$17,730, or 100' lot \$22,580 for the Gilman, Tousley, and Main areas. On Cornwell, the typical would be 100' lot \$18,280, or 200' lot \$33,380. On Nowell, the typical for a 75' lot is \$12,477. Nowell has no water mains or service lines, there are no assessments on those. These assessments normally will go on tax rolls for likely 20 years, at a rate that is currently not known, but typically 3% to 6%.

Berube again went over the timeframes for this project. An assessment hearing would be next fall with the actual assessments based on as bid costs. Those assessments would go on the tax rolls in 2016. Jade now turned it back over to Mayor Gerber.

Questions/Answer Phase

Mayor Gerber thanked Jade for his presentation, and she invited the attendees to ask any questions and to remember to first give their name and address.

Dave Delaney, 205 Gilman – asked about the house sitting on the corner of a lot – Jade said that is if the house is on the corner of a block.

Sara O'Day, 203 Gilman – How many of these projects have been done to date. Julie responded, Roger? Roger Salo said three – Broadway, Main South, Hayes,

Approved Minutes
11/10/2014

O'Day – how many years ago did this start? Berry notes first one she is aware of was in 2005 or so, but Salo stated that South Walker was prior to that. Next one per Salo was Nowell, and the area by Lund's and all that. Also, we did both Hidden Trails and Broadway.

O'Day – Did you use the same 75%-25% split, obviously costs are less back then. Are we paying the same as they did 10 years ago.

Hoaby – at this point that is the policy that is in place – he said that we will look into the policy.

O'Day – Shouldn't you have looked at it already? Berry noted that these are estimates, and once we have costs we can compare and we can see if we should adjust the policy or the assessments.

Hoaby – Ideally we can look at it then.

O'Day – Shouldn't you have done it already?

Berube – Prior to next November we can do it at anytime.

Hoaby – This is something we can't really do until we have more firm costs, now all we have is estimates.

Berube – With that, these are major items that the Council could stop at any point, or they can move forward, the whole thing can be stopped. If they move forward next week at Council meeting, it still could be stopped and modifications can still occur.

Hoaby – I think we will look at this given the high costs being estimated

Berube – A lot depends on the funding

Salo – Depends on funding, costs of contractors.

O'Day – This is not fair as we are at tail end of years of improvements and we are paying highest.

Deb Porkkonen of Centennial Realty – Asked about Grants and how would that be treated? Given to property owners or the City Share??? Who will get the credit for any grants received?

Mayor Gerber – There are lots of ways to do it, until we find out if we get it, we plan to look at it at that time. She would like to share with property owners as well as City. Council has to decide that.

Porkkonen – How was that utilized in the past when we received grant funding?

Berry – It was applied to the City share entirely. It was two projects ago. Berry explained that all of the costs are applied to taxpayers in the City, either through assessments or general bond debt levies, so either way it helps the taxpayers. 100% of the project costs, one way or another, falls on the taxpayers. So any application of grant funds helps reduce those costs either on property tax rates or reduced assessments on property owners along the project areas or some combination. Policy right now says 75% assessable, so depending on costs, if they come in really high, at that point we look at how to adjust the policy or the assessments to make it more fair given amounts in the past.

Hoaby – Notes that he would like to see a split – share any grant with both those being assessed as well as the City share for the general property taxes.

Marlene Boedigheimer, 19 East Gilman Street – Are you saying that it could be that we will have to pay the assessment plus our taxes go up to pay more, are we getting a double whammy?

Darla – that is how every project has worked. The City doesn't have some other source of funding. Everything is paid for by the residents of this City one way or another. Berry talks about the three loans we will need to have for this one project. The City has to repay all three bonds, all of this comes from property taxes, special assessments, or utility funds or liquor store funds. Street improvements are generally a bond, and would not be repaid with any utility revenues directly. Berry notes that all the projects have had a general debt levy, it has happened already, so that should give you as a taxpayer a sense of how much you've experienced in higher taxes due to that other debt being levied for on the projects already completed. Berry explained that we currently have a debt servicing levy that is \$169,000 a year. That is a part of the overall City property tax levy. The balance of the levy is for operating needs. Berry explained that utility revenues are sometimes used for debt repayment when appropriate, such as the water tower painting bond, that is repaid with water revenues and is not funded with general property levy.

Dale Jokela, ??? Gilman – Dale asked about his understanding does this mean that people are already levied for other projects around town?

Berry – Yes, parts not assessed in past projects goes on the City wide property taxes.

Jokela – I understand that Wadena only assesses 20%, City keeps 80%.

Berry – That must be per their policy.

Jokela – But when north Broadway was done, wasn't that high costs and didn't the City change it then?

Berry – My understanding is that the City did an across the board reduction in all assessments, so no the policy didn't get changed, just all assessments were reduced by a certain percentage to write them down a bit, so that reduction because the City share.

Porkonnen – Same thing on south Main in 2012, County paid for all of this, but City still assessed the property owners. Where are those funds for things the City didn't pay for yet the property owners were assessed? This was the same thing as on North Broadway.

Berry – The assessment policy is written so that it is applied to the costs of the project, no matter how it is paid for, and how the City funds it is not really considered – we are getting county assistance because of County/State aid that the county receives but the City does not. So the assessments are based on the cost of the improvements, and to keep this fair all over town for those folks that live on a county highway and those folks who don't, all area assessed based on the costs of the improvements. The County assistance or cost sharing then helps as the City can keep its overall property taxes lower, so this is benefitting all the taxpayers in the town. Now we don't have to service that debt, so we can use those funds to service other existing debt and keep our property taxes as low as possible. This keeps the neighborhoods on par with other neighborhoods. The City doesn't get the money that the County does, so this is the way it helps us.

Porkonnen asks if all the streets listed in the project will all be done in 2015?

Berube – yes that is the plan. It would be phased over the summer so they won't be ripped up all at the same time.

Approved Minutes
11/10/2014

Porkonnen – How will the alleys be handled, with the City own much of it, then there are several businesses.

Berube – City’s policy does not assess for alley improvements. However, the sewer in the alleys is an assessable item. So if the sewer service comes off the street or the alley, your business would only be assessed for one or the other, not both. The surface improvements would all be the City share. Our goal is to keep the alleys closed when the streets adjacent are closed to keep access to all parts of downtown.

Arles Kumpula of 201 east Gilman – Asked if the amount listed would be the 75%, or is it the entire amount?

Berube – the amounts listed there are the 75%, not the entire amount.

Kumpula – And how about the County offices, are they going to be assessed the same way? Who pays for that?

Berube – Yes, the County will be assessed just like any other property owner, the County will pay its share.

David Fraki – The County already raised its taxes 3% to pay for this. I saw it in the paper. It’s a now win deal, costs go up, if we had been served first we would have paid less, correct.

Berube – that’s the deal with improvements.

Fraki – about 90% of the people here are on fixed income. Can we bill Warren Buffet for running his trains through here?

Muffled talking from audience and council members

O’Day – talks about all the taxes already born by the community, and she can expect her regular taxes to go up in addition to the assessment, from \$800 to \$1800 a year anyway, that is more than doubled. The policy should be looked at, and she is upset that over several decades, residents enjoyed living in town without having to bear any costs, and they should have been assessed back then for these improvements, but now here she just recently bought and will have to bear the entire cost, and even if she moves she will have to pay off the assessments so it seems so unfair, what about all those that benefitted before and after her that lived in this house? So how is that fair? Why should one homeowner shoulder all that responsibility.

Berry – Ideally, back in the 70s and 80s, if people would have had the foresight to raise rates some and take the extra revenue and set it aside for the future, so that we would have the money on hand for these upgrades, then we wouldn’t be in this situation. That way it would have been spread over all the occupants of these properties. However, elected officials don’t really want to raise taxes, they don’t really want to raise utility rates. So that was not done, it didn’t happen. So we are stuck now with needing to make these improvements and having to go borrow the funds to get them done, and find the ways to pay for them. This infrastructure is failing. We had a water main break on Tuesday, two days ago.

Unknown voice – I’ve had that happen to my service line, I had my own repairs to make.

O’Day – I’m not saying this doesn’t need to be done, I’m saying others should have had to help pay for it other than just me.

Hoaby comments that he also will be assessed; he owns a house on the street being improved. He will bear his own assessments, as will the others, and the rest of the town will help pay the City share, but many folks in town have their own assessments from earlier projects, and we are all helping pay the City share on those already.

Salo – The City several years ago looked at where the worst areas were in town, those were done first, we prioritized. But the County came through earlier than we had planned, so we had to move that area up to take advantage of the County assistance. So we are now getting this final part done. So this area needs to be done now. I too am in the improvement area and I don't want to pay either, it's going by my place just like it's going past Dave's place and some on the council here. It's not like we are, uh, it's just the way it is.

Kyle Mattson – Well it seems to me that prices nowadays are pretty comparable to what they were when they did North Broadway where I live, I had assessments on my lot and I think those were like \$15,000 for my 75' frontage, so it is pretty close, it has a lot to do with fuel costs. They have down a bit now compared to what they were then. And my taxes are like \$2500 a year, which is high but that's what you have to pay to have these improvements.

Marsha Maki – As we have said, we do plan to look at the past projects to see that the costs on this project are in line with those in the past.

Hoaby – What I've found is that having owned a house in town it just is one of those costs that come with living in town. When you live out of town they don't come up as often. It's a learning experience for me too. It is the first time I've had this happen on property I own.

Kyle Mattson – Well even when you live out of town you are still going to have costs for having water and sewer, and stuff, those private septic and wells don't last forever, eventually you incur those costs even if you didn't have to initially for a place that already had those private systems place.

Hoaby pointed out that living out of town you have additional costs of travel expenses to get to town.

David Fraki – Sad part is that it should have been addressed, but it wasn't. Clay tile should have a 30 year life expectancy, that should have been done in 1987, the City fathers should have taken care of this, but they didn't and they moved out of town and they still have their fingers in the pie. There is nothing I can do about that.

Porkonnen – Deb addressed Sara O'Day, and she shared that she has a gentleman sitting next to her today, and he just purchased his house in the project area a month ago, and he purchased it knowing that this project and assessments for it were in the planning stages and they would be facing assessments in the next couple of years. He has 130' lot on Cornwell. He bought it anyway. Having assessment on a property does adversely affect me in real estate; this does affect the ability to sell properties. There is no doubt about that. These people knew there would be special assessments coming, but they loved the house, they loved the yard, and they were willing to take that on. Sitting next to Deb was the new homeowner, Jon Niemela, and Deb asked if she was speaking for him? He said I don't want that – laughter. Deb told Sara that special assessments can be negotiated, she can negotiate with a buyer, as the buyer will reap the benefits of that. But Darla you said it too that our forefathers should have done something about this years ago and had an ordinance or something. I've had special assessments on all of the rental property I own, it is something like \$100,000.

O'Day – I was blindsided I didn't know about this. I have no money for this, it is not in my budget. I don't know what I can do.

Berry – If I could make another comment, we say that our forefathers didn't anticipate it, but this is not unique to New York Mills, it happened this way all over the State, all over the Country. No one anticipated this or gave it much thought or planning. Cities all over are dealing with it, and a lot of cities haven't even started to address these problems. We are ahead of the ball game compared to many others. We are almost done, some haven't started yet. I don't know what that says, but it is not unique to New York Mills that these things were planned for by city administration back in the 1970s, 1980s, and 1990s. Again, elected officials don't want to raise taxes, they don't want to raise utility rates.

Marlene Boedigheimer - How does the County's share work on public buildings across the street?

Berube - It's a commercial building so they will be assessed on three sides for the street as it is more than 200', and for water and sewer they are only assessed on the short side.

Marlene B – So how about the football field?

Berube – The football field is owned by the school, so yes the school will be assessed for the improvements per the policy for the street.

Berry – When we did Gilman, the other part of it, the school was assessed. They were able to go and get a bond to pay off the assessments up front at a lower cost than the financing the City could provide on the tax rolls.

Marsha Maki – She explained that the school has their funds in separate purpose funds, those funds are segregated so the school cannot take operating funds, but rather use the correct source of funds to pay an assessment, different from the general expenses. Just because the school had to pay the assessments, this did not affect the general fund and salaries to teachers.

Berry – She noted that she had a visit from a taxpayer earlier today who could not attend tonight's meeting. Berry explained something to him that he felt was good information to share tonight, and that is about the economies of doing one larger project. Berry explained that doing all of these various areas in town in one large project, so one set of plans, one set of permits, one set of financing (even if it involves three bonds), is more efficient and cost effective than doing these smaller areas as separate projects over several years. This is the best way to do this from a financing perspective given the high costs of doing bonds over several projects. We get better bids from contractors if it is one larger project. This business owner suggested I share this information tonight, that this really is the best way to do this and saves all of you the extra costs if these were done as separate projects.

Josh Hoaby – Say we split this project up over more years, if we could do it at the same costs, it still needs to be done, and it will still affect all of you in the next several years so it would just be a temporary delay to divide it into a series of smaller projects. This is the most cost effective way to do this, as the contractors and the equipment and the materials will be here anyway, so more of all of this adds cost, yes, but not proportionately as much more cost as if they had to be brought in multiple times over multiple years. This is the time to do it, best price, save most money, by doing it all at once. This work has to be done sooner or later.

Gerber – Anyone else have any other questions? Roger? Jade?

No one had anything else. Julie invited those present to contact the Council members, Jade, Darla, or any of us if anything comes up.

Dave Delaney – Jade, another question, my property was adjacent to the old county road, so they split that road right of width between me and the apartments next door. My house sits in the corner of the property. You can quit once you are past my house.

Jade – Correct me if I'm wrong, but the property is in your name now, right? We had a similar thing on Cornwell Street with some other large parcels that have a house and don't really benefit much from the additional size and the assessments are so high.

Jordan Uselman - Why did this project get extended past Smith? Same service line?

Jade – That is the last distance of clay, for a ways past Smith, then at about 100' east of Smith it is plastic, it is only sewer in that area. Cast iron stops at hydrant for the water lines at Delaney's, but the sewer continues as clay another 100' past Smith. Water is pvc east of the hydrant.

Jordan – Does this go on curb footage or property lines?

Sara O'Day – are you going to look at these high costs?

Julie Gerber – These are just estimates, we will look at this closer when we get more final numbers. Final numbers will come at the end of the project.

Berry – We will have another hearing in about a year, with the final numbers. Fall of 2015. They will have a 30 day period to appeal after that hearing.

Sara O'Day – I thought you will look at the numbers and now you are saying final numbers will be in a year.

Berry – Before that hearing in a year we will have the final bid and change orders to estimate the best we can what the as-built costs to consider, and then we will look at those compared to past projects, and we will see if we should adjust the policy itself or whether we would do an across the board write down similar to what was done in the 2005 North Broadway project, or whatever, and that work would all be done prior to us holding the public hearing next fall where we have those final considerations done and have reflected any changes we make in those proposed final assessment amounts.

Sara O'Day - But you are giving us these costs now but you should be giving us the correct information now.

Several council members now express again that the current estimates are only estimates at this point. We are not able to have better costs at this point as we must hold this hearing before we proceed further, to design and bid and construction. As we move forward we will get better information and will do the work we've mentioned tonight, reiterating that tonight these are merely estimates.

Sara O'Day continued to raise objections to the high estimates and that the City should have better numbers now being that they are giving this information to the taxpayers affected. She stated that she wants to see what the costs were for all the past projects.

Berry replied that she would be able to get these figures as they are on file in the City offices, that she could pull it up and share the information with Sara if she wants to come in a see it.

Approved Minutes
11/10/2014

Kyle Mattson said he believes that these estimates are probably on the high side, that they typically have a large contingency figure built in as you don't know what problems you might run into.

Berube noted that he agreed these are probably high. These figures are preliminary. When we move through the design phase we will know in more detail, we estimate based on worst case scenario. As we move forward we will refine our estimates. When we move towards final design and bid it out, we have a pretty good idea then what kinds of bids we expect to receive.

Berry – When bidding is done, we are pretty much required to accept the lowest bid. So, the bids are the key. At that point, we have a pretty good idea of costs, then about then we will find out what funding package we get, and then we are in a much better position to get closer estimates. Change orders during the project can result in some adjustments. We will know late spring, early summer, what the costs are going to come in at. Then we can deal with these things once we know more, we can look at the past project costs, we can look at our assessment policy, we can see how these figures compare to the estimates we are working off of tonight, and we can decide then how to adjust things in time for the hearings that will give you those final figures next fall.

Josh Hoaby – If Sara O'Day or anyone else wants the information, Darla, you can get it, correct, on what the amounts were for the past projects, and they should just contact you or stop by sometime?

Berry – Yes, I can.

Dale Jokela – what about doing sidewalks, some are missing, and there is a sign where there should be a sidewalk about not walking on the grass, there should be sidewalk for the school kids.

Berube – Sidewalks are included in the estimates. The one that is missing will be added, it is the one you are talking about.

Dale – That is city boulevard, they can't tell people not to walk there. Also around the park there is no sidewalk.

Berube – We are looking at putting sidewalk on the south side of Gilman to the east of Broadway, along the park and football field area.

Delaney and Jokela both express comments that a sidewalk is needed in that area.

Delaney comments that on south Main no body uses the sidewalk, they walk in the street. What a waste of money.

Berube said the intent would be to add sidewalk on the South side of Gilman, and notes that is all City share.

Arles Kumpula – The information suggests that the sidewalk would be located on the south side, whereas the sidewalk that exists on the other side is on the north side on the other side of Broadway.

Berube – yes, it is on the north side on the west of Broadway, and then on the east side of Broadway would be on the south side. The sidewalk on the east side of Broadway would go from Broadway to Smith and then stop, on the south side of Gilman.

Berry commented that they have to cross Broadway and Gilman to get from the north side sidewalk to the south side sidewalk, so perhaps some crossing area could be established.

Approved Minutes
11/10/2014

Unidentified speakers asks about places where the sidewalks in town are sloped, and asks why that is.

Berube - There are ADA requirements for sidewalk, 1-1/2% to 2% slope is required. Americans with Disabilities Act.

Roger Salo – The Safe Routes to School Committee will be looking at this stuff also, and see if we can get a plan in place and maybe some funding too.

Another unidentified person asked about getting stop signs or something at the intersection, and Berry commented that this is a county road. That would be up to the County, and the City fought with the county for a long time to get the 4-way stop at the intersection of Walker and Centennial. It is there road, they don't want to put in 4-way stops.

Gerber – Any other questions or comments? No? Alright. I thank you very much for coming and expressing your opinions and questions. That pretty much closes our public hearing. Thank you.

The Public Hearing concluded at 7:43 p.m.

Respectfully submitted by,

Darla Berry
City Clerk