

Wahpeton City Council Special Meeting

June 4, 2012
6:00 p.m.

Members Present: Mayor Sturdevant, Bajumpaa, Dale, Hansey, Hartman, Mitskog, and Bertsch.

Members Absent: Bohn, and DeVries

Others Present: Huwe, Nelson, and consultant engineer Randy Pope

Citizens Present: Allen Yaggie of 1504 Oakwood Ave., George “Jody” Schuler of 1513 Oakwood Ave. Alan & Thamara Klein of 1534 Oakwood Ave., and Perry Miller of 1566 Oakwood Ave.

Mayor Sturdevant called the meeting to order at 6:10 p.m.

Overview of Special Improvement District 10-02-04 Cul-de-sac Street Improvements Various Locations Area A, Oakwood Ave.

City Engineer Randy Nelson distributed a map and parcel ownership listing for the proposed project area explaining the scope of the project, the estimated cost of \$225,982.10 including a 15% contingency cost factor. Nelson also explained the special assessment calculation for corner lots at 1487 15th St. and 1504 Oakwood are based on 50% of the lot square footage as is customary practice for distributing special assessments to corner lots. Nelson explained the current cost estimate includes a sidewalk on the south side of the street at an estimated cost of 9% of the project or \$20,338. Nelson specified that 50% of the cost of the west end hydrant and 50% of the cost of the storm sewer would be special assessed to the proposed Oakwood Court project. Nelson stated the average assessment would be \$20,543 per parcel (if a per-parcel spread of special assessments is chosen by the Special Assessment Commission) with an annual payment of approx. \$2,054 annually for 15 years for each parcel. Nelson further explained the tentative timeline for the project is Council adoption of the Resolution of Necessity on June 18, 2012, Bid Opening on August 2, 2012 and Bid Award on August 6th, 2012.

Sturdevant called on the audience for comment. Miller presented questions about storm water drainage to the west end and the need to construct a turn-around at the western end of the project. Nelson responded that if the platted street for Oakwood Court is not constructed concurrently, a provision will be made in construction for a hammer-head turn-around to enable waste removal/snow plow trucks adequate area to exit the Ave. to the east. Nelson also commented that concurrent construction of the Oakwood Court project with the Oakwood Ave. reconstruction would be optimal for addressing drainage. Sturdevant added the Finance Committee has reviewed a proposed development agreement for the construction of Oakwood Court, the preliminary discussions indicate a concurrent construction project is quite possible.

Schuler provided a brief history of the Oakwood Ave. development, explaining the condition of the avenue to be poor and incomplete from inception by the developer (Gast Construction Co.), the contractor (Meide & Son) and the City. Schuler and Kleins inquired about the costs for street improvements that have been previously special assessed, Nelson explained the expense of the missing second lift was not paid for, special assessed or applied (obviously) to the construction/special assessment project. Schuler reiterated the special assessments paid for street improvements that should have resulted in a road in good condition with a useful life of more than 15 years. Schuler and Kleins also requested the Council to consider requesting the original 1994 project developer (Gast Construction

Co.) to contribute the dollar value of the second lift as a buy-down to the overall Oakwood Ave. Street Improvement Project. Sturdevant noted the comment, stating it can be addressed by the Council. Sturdevant inquired with the audience regarding their preferences for construction of the Oakwood Court area in conjunction with the Oakwood Ave. reconstruction, the group unanimously concurred they do not want the Oakwood Ave. project implemented without the Oakwood Court project constructed simultaneously. The group also concurred they want the proposed sidewalk removed from the project. Sturdevant explained the value of sidewalks in providing pedestrian safety and connectivity to other shared use paths, and explained the property owners may petition to remove the sidewalk improvements from the project.

Schuler reiterated the importance of completing the Oakwood Court infrastructure prior to making repairs to Oakwood Ave. Schuler also inquired about creating an alternative construction access point from the ND St. Hwy. 210 by-pass. Pope explained the by-pass is a limited access state highway and access for this project is improbable. Mitskog asked Pope if it is common practice to omit the second lift of asphalt paving in a residential subdivision and the consequences of doing so. Pope responded it is not typical practice but does happen occasionally, Pope also commented that omission of the second lift would be a contributing factor to degradation of the road surface. Schuler and Kleins questioned Nelson if the second lift was paid for and not constructed, Nelson responded he checked the quantities of materials in the projects constructed; they do not appear to include the materials or costs of a second lift. Nelson was also questioned regarding alternatives for creating a thru-street on the Oakwood Court project, Nelson explained the development could be re-platted with a thru street to the south rather than a cul-de-sac, but adjacent property owners do not seem to favor that alternative at this time.

Dale commented there are multiple examples of streets constructed in Wahpeton that were done quickly rather than well, this is an opportunity to provide input and construct a well thought out project that will last. Bertsch thanked the residents in attendance. Sturdevant concluded the meeting stating follow-up with Gast Construction will be made and the Oakwood Ave. residents will be informed on the project status.

Motion by Mitskog to adjourn at 6:55 p.m.

Mayor Sturdevant

Darcie E. Huwe, Auditor