

**NOTES FROM A PUBLIC WORKS COMMITTEE MEETING HELD WEDNESDAY,
APRIL 28, 2010 – 6:00 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Mayor Hagen. The following members were found to be present: Mayor Hagen, Council Members John Koerber, Randy Volkmuth & Duane Willenbring. Alternate: Bill Becker Absent: Jerry Schmitt.

Staff Members present were: Judy Neu Administrative Asst & Rick Hansen-Public Works Director.

Others present: Mike Lutgen, Charles Grell, Councilor Susan Palmer & Joe Wenner.

GRAND LAKE ROAD AND FOWLER ROAD– INFORMATIONAL MEETING TO CONSIDER IMPROVEMENTS –

Mayor Hagen called the meeting to order to discuss the cost of Grand Lake Road – reconstruct, Fowler Road –new tarvia and Grand Lake Court- Access.

(Refer to attached spreadsheet marked Exhibit A and Exhibit B)

- ◆ Preliminary Assessment Summary is based on low quotes and high quotes.
- ◆ Total assessment to the property is bases on the schedule of cost. *That is why you don't see the number on total assessment charge change on Low quote/High quote.*
- ◆ The Public Works Committee is not here to push the road project; we are here to present the estimates and to find out what the residents want to do.

Mayor Hagen questioned "What was the cost to patch the road last year?"

Public Works Director Rick Hansen stated it was \$16,000 to repair the road.

Mayor Hagen explained a year later now more spots need to be repair.

Mayor Hagen stated the quotes are from Harold Molitor's to Agate Beach Road and the involvement would be taking the road down 18" inches and putting fabric down.

Mayor Hagen explained the options would be:

- ◆ Do the job right and replace it
- ◆ Patch it in pieces until the road is all repaired
- ◆ Or figure out away to let it go back to gravel

Member Willenbring questioned "Why was the City only looking at starting the road improvement project after Harold Molitor's property on Grand Lake Road?"

Mayor Hagen explained that everything West of Harold Molitor's to County Road 8 is shared with Maine Prairie Township and that portion of the road is not in that bad of shape.

A Resident questioned if we don't fix the whole road won't it shift to the area that is not getting replaced.

Member Volkmuth explained if the project would move forward the City may want to look at sitting down with Maine Prairie to see if they have the funding to repair their portion of the road.

Mayor Hagen explained that the City has only so much money available to spend on roads and is trying to take care of the worst roads first.

Susan Palmer questioned if the City would do the whole road maybe we could get some type of agreement with Maine Prairie on when they could pay the City back. She has the same concerns regarding improving only a portion of the road.

Member Volkmuth stated that he had a conversation with Maine Prairie a while back and they won't do anything on those roads for at least 3 years.

A Resident questioned "If this improvement is made what guarantee for maintenance?"

Public Works Director Rick Hansen explained that once the road is improved it will be put on the 5 year seal coating plan, so every 4 years crack filling and 5 years seal coating.

Member Willenbring questioned if there is time frame on when the City wants this done.

Public Works Director Rick Hansen explained the goal is to have it done this summer.

A Resident questioned "If the width would stay the same?"

Public Works Director Rick Hansen stated at this time "yes".

A Resident questioned "If the City goes ahead with the project he would like to see the whole road from County Road 8 all the way down get done. We would only have the inconvenience once vs. blocking it off in 2 years or three years and doing it all over again.

Mayor Hagen questioned "What was the length of the road that is not being done?"

Public Works Director Rick Hansen explained a little under half.

Mayor Hagen explained that we would have to add about 80% to the current figures to get the total cost to do the whole road.

Member Volkmuth stated the City doesn't have that in the budget.

A Resident stated the assessment you show other than the Wenner's is economical. The road needs to get done.

Grand Lake Road-Reconstruct (4 property owners attended meeting)

- ◆ David Ebnet
- ◆ Randy & Georjean Fabel
- ◆ Scott & Heidi Harris
- ◆ Doreen & Alvin Kern
- ◆ Mark & Deborah Magnuson
- ◆ Gregory & Barbara Melson
- ◆ Harold Molitor
- ◆ Jayson & Patty Molitor
- ◆ Rita Molitor
- ◆ Donald & Ruth Nystrom
- ◆ Shawn & Simonne O'keefe
- ◆ Karol & Dennis Ringsmuth
- ◆ Russell & Rose Ann Roth
- ◆ Randy Sandy
- ◆ Arnold & Jeannette Steinhoff

**These residents were not here for the informational hearing.*

Shawn & Simonne O'Keefe

Arnold & Jeannette Steinhoff
Rita Molitor
Randy Sandy
Randy & Georjean Fabel
Donald & Ruth Nystrom
Shawn & Simonne O'keefe
Harold Molitor

Grand Lake Court-Access(2 property owners attended meeting)

- ◆ Jacob Fischer
- ◆ Carl & Sharon Grewe
- ◆ Michael & Judy Lutgen
- ◆ Paul Wenner
- ◆ Wenner Exchange

**Residents were not here for the informational hearing.*

Jacob Fischer
Carl & Sharon Grewe
Paul Wenner

Joe Wenner explained that he is here representing his brother (Paul Wenner) and his family farm (Wenner Exchange) which owns property in Rockville and in Maine Prairie. The farm is about 160-200 acres but most of the acreage is in Maine Prairie.

Mike Lutgen questioned "What is being done with Grand Lake Court?"

Mayor Hagen stated Grand Lake Court is a private road. It is not the Cities responsibility.

Mike Lutgen questioned "Then why is he being assessed?"

Public Works Director Rick Hansen explained the engineer is basing Mr. Lutgen's assessment on the fact that they use Grand Lake Road as an access road to their private road.

Mike Lutgen questioned "Who takes care of the road from Grand Lake Road to my lot?"

Member Volkmuth explained Grand Lake Court is a private road. The City doesn't maintain the road.

Mayor Hagen explained that Grand Lake Court is a private road (private driveway) so instead of having a driveway for each property owner to access their properties, there is one shared driveway (road) and it is the property owners reasonability to maintain the road (driveway). The reason for the assessment is Grand Lake Court (private road/driveway) accesses off of Grand Lake Road.

Joe Wenner stated that something has to be done with the road but thinks their assessment amount needs to be looked at.

Member Volkmuth explained that the City does need to look into it and if the City could get your assessment into range of \$4000-\$5000. Would you be in favor of that?

Joe Wenner stated something needs to be done with the road but doesn't want to see a four (4) lane highway. Just wants a good quality road. If that is what it costs to construct the road we just need to suffer.

Mayor Hagen stated that he didn't know why a portion of the farm remained in the City limits maybe the thought was in the future to plat into some lots.

Joe Wenner stated "no" not in his life time. I think it was divided by the section. The family put the whole farm in CRP land. They are trying to do right and it is not going to be platted. We supported Rockville and were not in favor of going to Maine Prairie.

Susan Palmer questioned the Wenner's parcel being that they have a lot of frontage doesn't the City have something in the policy regarding paying so much per 40 acres and would their land factor into this.

Member Volkmuth stated that we should get the Engineer's input regarding this.

Public Works Director Rick Hansen explained that talking with the Engineer he stated that it would have to be a Council decision on what they would like to do with Wenner's assessment.

Mayor Hagen explained that he thinks the reason why Paul Wenner didn't follow under the agricultural provision that says 200' feet per every 40 acres is because he doesn't have 40 acres in the City of Rockville he only has 12.25 acres, he would fall under the same lineal feet as the other residents.

Fowler Road-New Tarvia (2 property owners attended)

- ◆ Charles & Polly Grell
- ◆ Elizabeth Klein
- ◆ Scott & Susan Palmer

** Residents were not here for the informational hearing.*

Elizabeth Klein

Charles Grell explained that he is not happy with his assessment because the City wants to charge him with Fowler Road and Grand Lake Road. He doesn't want Fowler Road tarred because that will bring more traffic down the road.

Susan Palmer stated that she would like Fowler Road to be tarred.

Public Works Director Rick Hansen explained the Fowler Road residents will only be assessed for Fowler Road.

Member Willenbring stated that the reason he thought that Fowler Road was brought into the project was because the travel time to get there to grade the road.

Charles Grell stated that you mean the one time a year that they may come or when he does the plowing and the City comes 2 days later and does it.

Susan Palmer stated that they would be interested in having it done because the road is not in that great of shape.

Mayor Hagen explained that we heard from 2 out of the 3 residents on Fowler Road and would like to see 100% for it.

Public Works Director Rick Hansen explained that another reason why Fowler Road was brought into the improvement was because the equipment would be there. It is basically a fact finding if the residents want it done or not.

Charles Grell stated that he pretty much maintains that road. He thought the road was disbanded a long time ago but you still claim it's a dedicated public road. When he brought the property it was showing it was an easement.

Mayor Hagen questioned "Whose property does the easement go over?"

Charles Grell stated "his" property.

Public Works Director Rick Hansen explained that how the Engineer figured Fowler Road was by front footage, another way is to take the total cost and divided it by three (3) and everyone pay the same amount.

Mayor Hagen explained that the 3 property owners need to decide on what they want done on Fowler Road. The resolution needs to come from them.

Member Volkmuth stated the 5-6 residents that showed for the Informational Meeting sound like they would be in favor of it.

Public Works Director Rick Hansen explained that you would need to follow the assessment policy and believe that the steps are approving assessment hearing (everyone would receive the notice on the date, time and assessment amount).

Motion by Member Becker, second by Member Volkmuth, to schedule a public hearing on 05/19/10 at 6:30 p.m. for Grand Lake Road and Fowler Road Improvements and to hold a Special Council Meeting on 05/12/10 if needed. Motion carried unanimously.

ADJOURNMENT – Motion by Member Volkmuth, second by Member Koerber, to adjourn at 6:48 p.m. Motion carried unanimously.

Submitted by
Judy Neu – Administrative Asst

**NOTES FROM A PUBLIC WORKS COMMITTEE MEETING HELD THURSDAY,
MAY 13, 2010 – 5:30 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Mayor Hagen. The following members were found to be present: Mayor Hagen, Council Members, Bill Becker, Jerry Schmitt, Randy Volkmuth & Duane Willenbring. Absent: John Koerber

Staff Members present were: Rena Weber Administrator/Clerk & Rick Hansen-Public Works Director.

Others present: Randy Lange, Bill Molitor, Councilor Sue Palmer, Pat & Denny Smith, Tony Schmitt, Rick Orth, Deb Byram, Dave Heinz, Rhonda Longtin, & Nancy Schmitt.

RANDY LANGE – Mr. Lange was present to discuss the bids that were requested in April and found out from Rick that we were not doing Grand Lake Road at this time. His bid was not broken out and included Grand Lake Road. Hi bid was less money than what was awarded. He stated the city could have saved money and further feels it wasn't done right.

Rick Hansen requested the request for bids was done verbally by meeting with 4 contractors. Three of the 4 contractors submitted bids that were broken out. Mr. Lange's bid was received late in the afternoon on the day the bids were to be considered. Rick tried to call Mr. Lange to get it broken out. No response was received.

Member Volkmuth stated we all learned a lesson and in the future written specs will be given out.

Rena Weber cautioned the council that Mr. Lange was contacted to split his bid, however, that did not happen. The concern is that these bids were reviewed at a public meeting and that the council accepted the low bid.

Member Willenbring voiced concern that this is a prime example of things gone bad. The city is a professional organization and apologized to Randy Lange for the error. Member Willenbring felt the city still needs to go with the Krippner bid that was approved.

Randy Lange stated he is not arguing, just so this doesn't happen again.

Sue Palmer stated that in the future we need to be clear about the deadline. Further we should ask for a phone # for questions. Also we should ask that they be in a day or two before the meeting. In addition we should add statement "if the bid is not clear and we can't contact you, the council will make a decision on the information we have."

BILL MOLITOR – Mr. Molitor was present to request not having to pay to hook up to the sewer using the low profile retrofit as requested by the city engineer. Mr. Molitor reported that he chose to re-plate the eastern lots on Prairie Drive. 4 hookups are there now, but we are short 3 hookups. He went out for bids additional manhole and there is an additional cost of \$2300 to \$2400.

- ◆ Prairie Drive sewermain is 25' deep
- ◆ They will tap in 15' down and put in an outside drop
- ◆ They will tap into the main water line
- ◆ They will have to cut into Prairie Drive

Rick reported that using the Low profile method requires Mr. Molitor to dig down 8' so the city is helping him out by not making him go 25' deep. This will affect how the city maintains the manhole and this is the first time this is happening in Rockville. Other cities have used this process for a few years.

Member Willenbring voiced concern that this was over engineered.

The retrofit is recommended by the engineer and adds 3 or more inches of working space for the city staff.

Motion by Member Volkmuth, second by Member Becker, to table action on this request until council can discuss this with the engineer at the 5/19 meeting. Motion carried.

80th, 81st & HOLLY AVENUE – Mayor Hagen announced the meeting was called to update the residents on the costs to improve these three roads.

Member Volkmuth reported the soil boring tests came back recommending we dig down 4' and add fabric. Instead of an estimated cost of \$3200 per lot it is now an estimated \$8100 per lot. Randy reported that a bid to dig down remove and replace soil came in at \$79,000.

A resident asked if we can get any help with this.

Rena Weber cited the median household income being too high and further that grants are not likely.

Another resident asked about Holly Road and do we have to go down 4' too.

Member Becker cited information from the soil testing report to coincide with the two other projects.

Another resident asked "Can we get the dirt road improved and add gravel and crown it?"

Rick Hansen reported the city did add gravel two years ago and if we continue to do this people will end up with a lip at the area where their driveways meet.

Another resident reported that Holly Road is 25 years old, but now with the construction it is breaking up.

Rick explained the process in that estimates were obtained to get the feeling of the residents and that soil boring tests show the need to dig out the bad stuff and replace with good material.

Motion by Member Becker, second by Member Volkmuth, to recommend the city obtain a number of bids to do the revised project, and using the lowest bid, give each resident an estimate on what it is going to cost.

Member Willenbring asked "Will this bid require 4000 yds. of fill and removal of 5000 yds. of the present soils?" He wants written specs from Rick Hansen.

Cul-de-sacs are not included.

AYES: Becker, Hagen, Schmitt & Volkmuth

NAYS: Willenbring

Motion passed on a 5 to 1 bid.

Susan Palmer questioned when do we use the engineer. She is thinking long term and in the best interest of the city. We may save a dollar now, but need to make sure we are doing this right.

Member Willenbring indicated that Susan stole his thunder. He does not want to give a false picture.

A resident asked what the policy is for Holly Road that is presently tarred.

Mayor Hagen reported the assessment policy for replacing existing is 30% assessed.

MARY KAY KRAEMER – Rick Hansen reported that Mary Kay Kraemer wants to sell the house and wants to know if they have to hook up to city sewer.

Rena Weber read the minutes of the 05/07/08 Council meeting where this was discussed:

Motion by Member Volkmuth, second by Mayor Herberg, to approve the request to hold off on the requirement to hook up to city sewer until:

- a) If water/sewer comes up County Road 82 or***
- b) If the use changes from anything but residential***
- c) The agreement must be in writing***
- d) New owner will have to pay the current WAC charge***
- e) The city will terminate paying the Erken's Water bill upon the sale.***

AYES: Ahles, Herberg, Palmer, Pflapsen, Simon & Volkmuth

Motion passed on a 6 to 0 vote.

It was determined to let them replace the septic as there is no change in use, however, the Erken's Water bill will terminate.

ADJOURNMENT – Motion by Member Becker, second by Member Volkmuth, to adjourn the meeting at 6:29 p.m. Motion carried.

Submitted by Rena Weber
Administrator/Clerk