Special Meeting
October 29, 2014
6:30 p.m.

With due call and notice thereof, the October 29, 2014 Special Council Meeting of the City of Eden Valley was called to order by Mayor Korman at 6:30 p.m. in the Civic Center meeting room. Present were Mayor Korman, Councilors Gabrelcik, Bradshaw, and Thielen and Clerk Haag. Absent: Councilor Kern. Also present City Engineer Kent Louwagie and Mike Kalahar. Mayor Korman presided.

The purpose of the special meeting was to discuss the Highway 22 Project, including costs to be assessed, preparation of proposed assessment, and setting assessment hearing date. Mayor Korman asked City Engineer Kent Louwagie to present his report.

Louwagie reported even though the project has not been completed, there is enough information for them to have projected final project costs ready in order to hold the assessment hearing before the end of the year. In addition to the original project proposed, two additional water services were added, one to Assumption Church and one to Todd's Place, plus Assumption Church added some additional storm sewer work, and those costs additions were requested by the property owners, with the understanding the costs would be added to the final assessments. Preliminary assessments were higher than final, with the exception of the two additions noted. McCarthy Avenue water and sewer services were added to the project as well, and those property owners affected had met with the Council early in 2014 to review the costs and agreed to waive appeal of the assessments, but those numbers were included in the total assessment. Louwagie reported the total project cost was $3,695,763.29, and total assessed cost was $284,089.27. Preliminary street assessment rates were $32.75/ft., while final rates were $30.19/ft. and preliminary curb rates were $14.00/ft. and final rates were $15.60/ft. A breakdown of the assessments with preliminary and final numbers was presented to the Council. Street Commissioner Bradshaw reported he had completed the walk-through of the project and reviewed the punch list items with Lougwagie, and that it was very educational and thanked Louwagie for his time and information provided. Several items on the punch list, including the LED stop signs at the intersection and the concrete by the box culvert, as well as warranty issues were discussed. Louwagie reminded the Council there is a 2-year warranty that begins after completion of the project, and that retainage is held until punch list items have been completed.

After discussion, Resolution #2014-15, A Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment, including setting the term of the assessment and interest rate based on the Improvement Bond issued and recommendations by City Financial Advisor Todd Hagen, was introduced and moved for adoption by Thielen and seconded by Bradshaw. Voting in favor were Gabrelcik, Bradshaw, Korman and Thielen; Against: none, whereby Resolution #2014-15 was duly adopted.

Resolution 2014-16, A Resolution for Hearing on Proposed Assessment, setting the final assessment hearing for November 19, 2014, at 7:00 p.m. in the Civic Center, and causing notice to be published and mailed, was introduced and moved for adoption by Gabrelcik and seconded by Bradshaw. Voting in favor were Gabrelcik, Bradshaw, Korman and Thielen; Against: none, whereby Resolution #2014-16 was duly adopted.

As there was no further business, the meeting was adjourned at 6:40 p.m. on a motion by Gabrelcik, seconded by Thielen.

Attest:

Mona Haag, Clerk/Treasurer	Peter Korman, Mayor