

## PUBLIC WORKS/SAFETY COMMITTEE MEETING

Tuesday, April 9, 2013

Present: Mayor Williams and Council Members Danforth, Jones, Rieffenberger & Solberg

Also Present: Tom Drake, Sarah Caron, Mike Rye, Mike Boerger, Todd Swenson, Stanton Fox and Kyle Horst

### Approval of the Agenda.

City Engineer Tom Drake proposes to amend the agenda by adding a discussion on proposed Ordinance No.13-11 amending Chapter 17.02 adding a sewer connection charge and tapping charges. Motion was made by Dennis Solberg and seconded by Mike Danforth to approve the agenda as amended. Motion carried.

### Minutes.

Motion was made by Dennis Solberg and seconded by Dana Jones to approve the minutes from the March 26, 2013 meeting. Motion carried.

### Consideration of Development Agreements:

Tom Drake reviewed four development agreements for new plats. The purpose of the development agreements is to establish responsibility for infrastructure improvements.

**a. Hosanna Church Addition:** This is seven acres of land north of 14<sup>th</sup> Avenue North, just east of 15<sup>th</sup> Street. The developer will ultimately be responsible for the installation of ½ of the improvements to 15<sup>th</sup> Street East from 14<sup>th</sup> Avenue to the north edge of the plat. Motion was made by Dennis Solberg and seconded by Dana Jones to recommend approval of the development agreement. Motion carried.

**b. Prairie View Addition:** This area is in the northeast part of town, just south of 14<sup>th</sup> Avenue and east of East Woods Additions. Required street improvements by the developer include ½ the cost of 14<sup>th</sup> Avenue from the existing pavement to 27<sup>th</sup> Street NE, and all of the cost to improve 27<sup>th</sup> Street NE and an extension of Cherry Drive, all to be constructed as urban sections. Cost estimates for improving all three streets were handed out. The engineering consultant recommends the installation of a full street on 14<sup>th</sup> Avenue to control drainage. One half of the cost of installing a full street would be the responsibility of the City, at an approximate cost of \$144,000.00. A decision will need to be made whether or not to extend the improvements to the west and how to phase in the improvements. A discussion ensued regarding half streets and full streets in new developments. The policy has been to build half streets at the developer's expense, but at times it makes sense to build a full street with the city funding the other half. A cost recovery can then be set up to recover the costs at a later date. After discussion, motion was made by Mike Danforth and seconded by Bill Rieffenberger to recommend approval of the development agreement. Motion carried.

**c. Prairie Hills Development Second Addition:** This area is east of Hidden Valley Addition at the lake. It is being replatted to include a cul-de-sac entitled Prairie Hills Circle, to be constructed and funded by the developer. The zoning will be determined with the approval of the plat. Motion was made by Mike Danforth and seconded by Bill Rieffenberger to recommend approval of the development agreement. Motion carried.

**d. Marvined Second Addition:** This area is north of Willow Creek Drive and east of 19<sup>th</sup> Street East. The developer will plat a 66' right-of-way to the city on the east side, and 10' of right-of-way along Willow Creek Drive. In exchange, the City will vacate 5' of the land acquired previously for the Willow Creek Drive right-of-way. This land was intended to be used when the intersection was widened, but instead the intersection was widened on the south side of Willow Creek Drive. The City would also vacate 20' of the original 132.5' of utility easement on the east end of the development. The developer will install sanitary sewer services for each lot

served. Motion was made by Mike Danforth and seconded by Bill Rieffenberger to recommend approval of the development agreements. Motion carried.

**Discussion on Sanitary Sewer Connection Fees.**

Proposed Ordinance No. 13-11 was distributed to the committee for their consideration. This ordinance amends Chapter 17.02 of the Ordinances by adding a sewer trunkline connection fee. Currently there are 28 different assessment resolutions pertaining to different areas of town, and it is becoming difficult to keep track of them. The new system will provide a standardized system that is fairer across the board, and will make it easier to inform developers of these costs up front. The existing tapping fee is also included in the ordinance revision. Currently the tapping charges are set by a separate resolution, and this ordinance revision will enable those fees to be included in the fee resolution with the other city fees that the council adopts annually. Staff will return to the next Public Works Committee meeting with the fee resolution. Motion was made by Dennis Solberg and seconded by Mike Danforth to recommend approval of Ordinance No. 13-11. Motion carried.

***Old Business***

None

***New Business***

None

***Executive Session***

None

Motion made by Mike Danforth and seconded by Dennis Solberg to adjourn meeting at approximately 1:00 p.m.

Respectfully submitted,  
Lori Marscheider