

**MINUTES OF THE SPECIAL ASSESSMENT BOARD  
PUBLIC HEARING – 2017 STREET PRESERVATION PROJECTS  
October 25, 2016, 5:00 PM, City Council Chambers**

**MEMBERS PRESENT:** David Montgomery, Chief Administrative Officer; Wayne Parson, Chief Financial Officer; Keith Hamre, Director of Planning & Construction Services; Jim Benning, Director of Public Works & Utilities.

**ALSO PRESENT:** Patrick Loomis, Engineering; City Councilor Gary Anderson.

**PERSONS PRESENT FOR AGENDA ITEMS:** Dave Hamilton, 9413 Congdon Blvd.; Richard Anderson, 5103 North Shore Drive; Jerry & Pat Anderson, 8915 & 8911 Congdon Blvd.; Clarence Whelan, 7811 Congdon Blvd.; Kim Gilbertson, 7647 & 7711 Congdon Blvd.; Kathy & Jim Antilla, 8501 Congdon Blvd.; Joanne Elliott, 8741 Congdon Blvd.; Michelle & Reuben Fischer, 8331 Congdon Blvd.; Earl Gawboy, 9439 Congdon Blvd.; James Suchan, 9436 Congdon Blvd.; Robert Kuettel, 9440 Congdon Blvd.; Mary & Greg Kopel-Anderson, 8211 Congdon Blvd.; Tom & Christina Cotruvo, 7800 Congdon Blvd.; Bob Heller, 9129 Congdon Blvd.; Christine Penney, 9305 Congdon Blvd.; Susan Kruse, 9402 Congdon Blvd.; Tim Sheriff, 9533 Congdon Blvd.; Bill Hardesty & Georgette Sarkela, 9203 Congdon Blvd.; Sharon Johnson, 7911 Congdon Blvd.; Rick Cleath, 9101 Congdon Blvd.; Cynthia Donner, 9439 Congdon Blvd.; S. Charles Spencer, 9327 Congdon Blvd.; Jessie Walsh, 9401 Congdon Blvd.

David Montgomery called the hearing to order at 5:02 PM.

**1. Public Hearing on the 2017 Street Preservation Project**

Patrick Loomis explained the scope of the project. Congdon Boulevard from Brighton Beach/Highway 61 to the city limits at McQuade Road will undergo pavement reclamation, in which eight inches of asphalt will be milled off, the remaining six inches will be ground, regraded and repaved. This will result in the lowering of the road by about five inches, plus improved shoulders. Ditches alongside the road will be cleaned up and driveway culverts and guardrails will be replaced. The work is to take place between Grandma's Marathon (June 17, 2017) and the North Shore Inline Marathon (September 16, 2017). There will be a posted detour but the road should be open to traffic most of the time. The project will result in 11-foot driving lanes and 8-foot shoulders. The assessment has been set at \$14 per linear front foot and is based upon a typical 28-foot roadway.

David Montgomery explained how assessment amounts are calculated. A resident asked if the speed limit on Congdon Boulevard could be lowered and if the road could be entirely designated a no-passing zone. Another resident added that semi trucks should not be allowed on the road. Jim Benning replied that because Congdon Boulevard is an MSA route, the city cannot prohibit truck traffic. He added that the city monitored traffic speeds there in 2014 and 2015, and will monitor them again once the project is completed, and will address them then if necessary. However, he said, the slightly narrower traffic lanes will have a traffic-calming effect, and that the city would have to get permission from MnDOT to lower the speed limit. A resident asked if a flashing speed indicator was a possibility, and Jim agreed that it was another thing the city could consider. David said that if the next traffic study demonstrates that excess speeds are still an issue, the city will allocate the necessary enforcement resources.



A resident stated that he considers the proposed project to be more of a maintenance issue than a special benefit, particularly since the vast majority of the traffic on Congdon Boulevard is not the property owners. He also felt that an improved road would have the effect of inviting more traffic. He said that he thinks the road is still in reasonably good shape. Jim said the road is over 20 years old and needs to be caught and fixed before it completely falls apart.

Another resident brought up the topic of funding. He said that he was aware that the city had received a \$2.2 million federal Scenic Byways grant for this project and wanted to know where the rest of the money would be coming from. David responded that the estimated cost of the project is \$3.2 million, and of that additional million, \$800,000 will be from city MSA funds and \$200,000 will be from special assessments. Patrick added that the Byways Grant is associated with tourism, and that the MSA money is from the state gasoline tax, so in essence non-residents are paying their share as well, and that if the project goes over budget, the city will cover the extra costs.

A resident indicated that she believes there is an error in her frontage calculation and was told she could follow up on that with Patrick after the hearing. Another resident inquired as to whether the improved road would result in a higher valuation of his property and therefore higher property taxes. David said that is something that would be determined by the county auditor.

A resident asked if the city has coordinated with the North Shore Sanitary District on this project, saying that he'd hate to see the brand-new pavement torn up in a year or two if sanitary sewer work is needed. Jim said the district would be notified of the pending project. David added that funding to fix Congdon Boulevard was not available when the public sewer went in several years ago, but if it had been, the property owners still would have been assessed for the road work.

A couple of attendees brought up the fact that many of the residents of Congdon Boulevard are senior citizens on fixed incomes, and that even a small assessment such as this one will be a hardship for some of them. David explained that the aging infrastructure, the relatively small population and the flat economy all make it a struggle to cover the costs of maintenance, but that the city does have the obligation to maintain the infrastructure and tries to do it as cost-effectively as possible.

The hearing closed at 6:15 PM. Keith Hamre moved to request that the council order in this project at the November 21 meeting. Wayne Parson seconded. The motion passed unanimously. David Montgomery reminded the attendees that they will have the opportunity to speak about this project at that council meeting.

**Next regular meeting: Tuesday, November 8 in Room 106A at 2:00 PM.**

Respectfully submitted,

David Montgomery  
Vice-Chair, Special Assessment Board

Jeanne Horn  
SAB Secretary