



**200 Center Avenue South
Montrose, Minnesota 55363**

**CITY COUNCIL
SPECIAL MEETING
January 10, 2011 MINUTES**

Pursuant to call and notice the Montrose City Council met in special session on Monday, January 10, 2011 at 8:45p.m. Those present were Mayor Andy Kauffman, Council Members Scott Czanstkowski, Roy Henry, Scott Jensen and Jeff Petersen. Also present were Brad DeWolf, city engineer, Justin Kannas, city engineer, Sean Diercks, public works director, and Barb Swanson, city administrator.

Below is a listing of public works projects including a brief description and current status of each project at this time: (prepared by Justin Kannas, Bolton & Menk, Inc.)

1) Country View Estates Streets (Mindy Lane, Sherri Lane, Charity Lane, Crystal Ct.)

The streets in this neighborhood have deteriorated beyond repair. The streets were constructed back in 1984 with minimal aggregate base and pavement thicknesses. Also, curb and gutter is not present in this area and very minimal storm sewer is installed. The streets are in need of reconstruction and additional storm sewer should be installed.

It is recommended that we review the City's current assessment policy and make any necessary clarifications to the policy. Upon completion of the assessment policy review, we recommend that a preliminary engineering report be prepared to determine the necessary improvements and estimated costs. Attached is a map showing the location of the Country View Estates streets.

2) 3rd Street North Wear Course

3rd Street North from County State Aid Highway 12 to the east side of Pheasant Hills Addition was paved with the Pheasant Hills Development. Since this road was planned to be re-aligned with a concept plan that was received for the property to the north of 3rd Street, it was decided not to install the bituminous wear course at the time that Pheasant Hills was completed. The future alignment

will come into County State Aid Highway 12 at 5th Street North to meet Wright County intersection spacing requirements.

With the downturn in the housing market, there are no immediate future plans for constructing a development to the north of 3rd Street by the property owner. 3rd Street is beginning to show signs of stress from not having the full depth of bituminous pavement on the street. Recently, a couple of patches were completed by public works staff. If the wear course is not installed, the roadway will continue to deteriorate. A permanent weight restriction of 5 TN is currently in place. It is recommended that the final lift of bituminous be placed in the summer of 2011 to alleviate future damage to the existing road surface. Attached is a map showing the location of 3rd Street North.

3) Aspen Lane Wear Course

During the negotiations with Klein Bank for payment of fees owed on the Rolling Meadows Development, \$12,000 was secured for placing the final lift of bituminous pavement on Aspen Lane from Emerson Avenue to the dead end cul-de-sac. It is recommended that the final lift of bituminous pavement be placed in the summer of 2011 to prevent future damage to the roadway by not having the designed pavement section in place.

4) Clementa Avenue & Trunk Highway 12 Intersection Improvements

As part of the Development Agreements with White Tail Ridge and Meadow Brook Cottages Developments along Clementa Avenue, the City of Montrose has collected fees for future intersection improvements at Clementa Avenue and Trunk Highway 12. The total fees collected from these two developments is \$66,007. A stipulation of collecting these fees was that construction of the intersection improvements must be initiated within five years of the date of the Development Agreements. Since there are not adequate funds to construct the intersection improvements at this time, these funds will need to be returned to the Developer.

5) Transportation Improvements Districts

Creation of Transportation Improvement Districts would allow the City of Montrose to collect fees for future roadway improvements from developments that are built within the City of Montrose. This provides a method for the City to collect fees from Developers for projects like the Clementa Avenue and Trunk Highway 12 Intersection Improvements project. Some work was completed by City Staff a couple years ago to draft the required ordinances to create these districts. We would recommend that City Staff finalize the required ordinances to create these Transportation Improvement Districts so that fees can be collected from future developments for transportation needs.

6) TH 12 Trail (Safe Routes to Schools)

The City received a \$175,000 grant from the Safe Routes to Schools program to construct a trail along Trunk Highway 12 from Garfield Avenue to the 12-Hi Mobile Home Park. As part of the Montrose Business Park project, a portion of

this trail is being constructed along the Montrose Business Park plat west of Clementa Avenue. The estimated cost to complete the remaining portion of the trail is about \$175,000. These costs would be reimbursed with the Safe Routes to Schools grant up to \$175,000. Attached is a map showing the location of the proposed trail.

7) TH 12 East Side Trail

The project includes the construction of a bituminous trail from the Clark Gas Station's east driveway to Arizona Avenue. Funding would come from TIF funds. If the EDA proceeds, we would prepare plans and specifications to be bid with the TH 12 / Center Avenue Bump Out project.

8) TH 12 / Center Avenue Bump Outs

We are continuing to work with Mn/DOT on the layout of bumpouts at the intersection of Center Avenue and Trunk Highway 12. Based upon traffic counts that were completed and reviewed, Mn/DOT has indicated that they would allow bump outs at all four corners. We hope to finalize the preliminary layout in January. If the EDA proceeds, we would prepare final plans and specifications for bidding and construction purposes. Funding would come from TIF funds.

9) Well 6 & 7 and Wellhouse 3

This project would replace the City's existing Well No. 2 and No. 3 and Wellhouse No. 1 located east of the Community Center / Fire Station. One of these wells is not in production due to a crushed casing. The other well is 36 years old and has limited pumping capacity. The wellhouse is not capable of delivering polyphosphate into the distribution system, does not meet code requirements for containment of sodium hypochlorite and the electrical system is outdated.

Two new wells would be drilled and a new wellhouse constructed as part of the project. The project has been placed on the Public Facility Authorities (PFA) list of fundable projects for the 2010/2011 fiscal year. We have been told that the fundable range for projects will be going up substantially next year so this project may not be fundable by the PFA after this fiscal year.

To be eligible to receive a PFA low interest loan for this year, we must have plans and specifications submitted to the Minnesota Department of Health by March 29, 2011.

10) Greenway Corridor

In November 2009 a grant application was submitted for the purchase of a conservation easement on property between Malardi Wildlife Management Area and Woodland Wildlife Management Area. This greenway corridor is identified in the City's AUAR plan, park and trail map and on the land use map as a critical natural resource to link the two wildlife management areas and mitigate the effect of development. The grant application was unsuccessful at that time, but during the application process the DNR indicated that other grant programs are available for these types of projects.

Staff would like to meet with the DNR to discuss these other grant opportunities and find out if any of these grant opportunities may be beneficial to apply for the Montrose Greenway Habitat Corridor. Attached is a figure showing the location of the proposed corridor.

The items of immediate interest and concern were Wells 6 & 7 and Wellhouse #3, Aspen Lane Wear Course, 3rd Street North Wear Course and TH 12 Trail (Safe Routes to Schools).

Adjournment

The meeting was adjourned at 10:00p.m.

Andy Kauffman, Mayor

Barbara Thwing-Swanson, Administrator

APPROVED