

Special Council Meeting, April 3, 2018 – Great West Engineering (Storm Drain District)

Council Members in attendance were Matt Greemore, Davey Banks, Annette McLean, Nolan Frandsen, and Joe Willauer. Also in attendance were Mayor Thomas O. Hyndman and Clerk/Treasurer Kristi Millhouse.

Guests included Jeremiah Theys and Dan McCauley of Great West Engineering.

Mayor Hyndman called the meeting to order at 5:35 pm.

Jeremiah passed out cost estimators for the different phases of the 6th Avenue project. He did not include the TSEP project which the Town has a match of \$44,000. The only big addition to the estimates was adding the paving of 6th Avenue. The paving project is \$128,597, the Storm water Project is \$303,837, and traffic feasibility study is \$119,080 which includes some curb and gutter. Great West felt that the traffic feasibility portion primarily benefits the school so they should pay that portion of the project. Jeremiah explained what each phase entailed and explained the costs.

Jeremiah stated that they can wait on the curb and gutter on the traffic feasibility study but it is not the ideal situation because there will still be water runoff. To do the entire project and do it correctly it would be \$552,000 which includes the traffic feasibility study.

Great West ran some funding scenarios based on the storm water and paving improvements and looked at some different loan options. They broke the project down into linear foot for a road maintenance district and impervious area for the storm water. Storm water comes out at a monthly cost of \$.18 per square foot of impervious area. They used State Cadastral information to pull out outbuildings, houses etc. to determine the impervious area. Impervious Area is anything that would cause water runoff. The storm drain district that was presented does not include the entire Town at this time. It is just a small district including a handful of parcels and the School. Jeremiah thought that it is not really feasible on the local small scale level to pay for the improvements on just the small area. The School would end up paying \$1,083 per month for the storm drain district and \$500 per month for the street improvements.

Matt asked if we could breakout the materials from labor and would it be possible for the Town to do the work? Jeremiah would have to break it out but there would be quite a bit of savings. The Town may have to rent an excavator if we don't have one. Dan stated that Sam is very capable of laying the pipes. It is a little different than the water and sewer lines. Discussion followed.

Jeremiah commented that he and Craig talked to Bob Murdo again about the districts and direction they thought was best for the Town to go. Bob said that the Town can create a special improvement district and access the entire Town. The district would be set up in phases starting with 6th Avenue. It can take 10 years to 50 years to complete the project. In 5 years we can address Phase 2 and everyone pays for Phase 2. In the PER Great West did for Storm Drains, they did a rate Structure for a fixed rate fee of \$12.75 per month and then commercial \$26.00 a month. Or we can do an impervious area fee.

When you go through the process of a District they have to protest out and if it is 50% protest then you usually opt out of doing the project. It is really up to the council what they want to do. Jeremiah explained the different ways the Town can determine the fees. Once the assessment is determined you can't change it.

Annette commented that there are two key players and one of them is the school and if they can help with that. If we go with an impervious area then the school has to determine whether they can do it and swing the votes within the County to their way. Discussion followed.

Annette asked what the Council thought about the district. Joe and Davey thinks that we need to go Town wide. Matt and Annette think we should go for a smaller district. Jeremiah commented that they need to talk to the School as they have a majority vote. Discussion followed.

Jeremiah will break down the cost for the Town doing the storm drain work. Jeremiah will also do an impervious area cost District for the entire Town. The Council may need to look at the entire Town if the School doesn't go for the project. Jeremiah will email the numbers to Kristi and she can provide them to the Council Tuesday night. Jeremiah will be available for phone calls Tuesday if there are any questions.

Meeting adjourned at 6:49 pm.

ATTEST:

Mayor Thomas Hyndman

Clerk, Kristi Millhouse