

May 12, 2021
Committee of the Whole

The Fergus Falls City Council met as a Committee of the Whole on May 12, 2021 at 7:00 am in the City Council Chambers. Mayor Schierer called the meeting to order and the following council members were in attendance: Thompson, Arneson, Gustafson, Hicks, Fish, Hagberg, Kvamme and Rufer.

Rolling Meadows Plat Stormwater Agreement

The future owner of Lot 2 in the Rolling Meadows Plat is requesting to deed an existing stormwater pond (Outlot A) to the city, and this land conveyance could be facilitated by a quit claim deed. The existing and future owners of Lots 1 and 2 will be required to enter into a Stormwater Pond Agreement with the city. These owners will assume full responsibility for the regular maintenance of this lot including mowing, picking up litter and managing weeds. The city would be responsible for on-going monitoring, necessary repairs and/or sediment removal for water quality purposes. To complete the arrangement, the owner of Lot 1 will dedicate a 20' wide ingress/egress easement along the south side for the entire length of Lot 1 to provide city access to the pond area (Outlot A). The owner would be responsible for the reimbursement of the City Attorney's services and recording fees and no fencing would be required. This transaction helps the city's stormwater management program as our ordinance requires the monitoring of ponds. This agreement is necessary to clearly outline the roles and responsibilities of each party. A motion and second were made by Arneson and Fish to recommend the council accept the conveyance of a stormwater pond (Outlot A) to the city contingent on the authorization for the City Engineer and City Attorney to prepare the Storm Water Maintenance Agreement and preparation of the ingress/egress easement to allow city access to Outlot A and the motion carried.

Pebble Lake Golf Course Wetland Delineation

The city has been meeting with members of the Pebble Lake Golf Course, and the Minnesota Board of Water and Soil Resources to discuss on-going golf course water issues that have hindered course operations for many years. A number of water mitigation and drainage improvements have been discussed and some golf course wetlands must be delineated so any improvements the city makes do not violate the Wetland Conservation Act regulations. The delineation report will assist with the identification of cost effective course improvements and planning. Stantec would provide this report at a cost of \$8,050 and the proposed funding source is either the American Rescue Funds or the storm sewer enterprise fund. The City Engineer explained the certification required for engineering firms to have to conduct wetland delineations. A motion and second were made by Fish and Rufer to recommend the council initiate PI 7766, the Pebble Lake Golf Course delineation and drainage improvement project and to accept Stantec's professional services proposal for wetland delineation in the amount of \$8,050 and the motion carried.

CP 5955

May 25 is the scheduled date for the bid opening for CP 5955, the 2021 street and utility improvement project for the Whitford Street and Bancroft Avenue area. If the bids are favorable, the lower responsible bidder's itemized costs will be utilized to prepare the final assessment rolls for each affected property owner. Final assessment notices would be issued prior to the final cost hearing. The council would need to decide if they award the construction contract contingent upon potential objections at the final cost hearing. A motion and second were made by Gustafson and Thompson to recommend

the council set the final cost assessment hearing date for CP 5955 for June 21, 2021 at 5:30 pm in the City Council Chambers and the motion carried.

Pavement Management

Earlier this year the council requested staff provide an overview of the city's street conditions and the funding for street improvements. In an interview setting, City Engineer Brian Yavarow explained how our fluctuating temperatures, traffic volumes and time creates wear and tear on the streets. Proper maintenance can extend the useful life of a road, but eventually all roads must be replaced. The city has 100 miles of paved roadway to maintain plus alleys and gravel roads. Yavarow reviewed the processes the Engineering Department uses to evaluate the street conditions, how they prioritize which projects are to be completed and what funding sources are available. Examples of deterioration and preservation methods used by the city were shared. In 2021, the council approved spending nearly \$130,000 for seal coat projects and almost \$250,000 for mill and overlay work. This amount of funding the council has allocated to street improvements has increased significantly over the past few years and the project work is divided by city wards. Solutions for additional funding for streets were discussed including franchise fees. The city would need to work with our local utility companies to implement a fee for their access in the city's right-of-way. The fees would, by ordinance, require 100% of the funding to be dedicated to street improvement projects and would complement the amount of funding the city is already dedicating to street projects.

The council asked a number of questions including how we can get ahead of the curve on street projects and how much money would be required to fix all of the roadways. Yavarow stated even if the city had unlimited funds, the underlying utility conditions play a major role in determining how extensive an improvement is necessary and that greatly affects the overall cost. Fixing the infrastructure beneath our streets is dependent on the types of materials available, their cost, the weather, and the soil conditions. This presentation will be shared on the city's website and social media to inform our residents how the city prioritizes street improvement projects.

The meeting adjourned at 7:57 am

Lynne Olson