



May 17, 2017

Leroy Clausen
Township Clerk
New Market Township
8950 230th St E
Lakeville, MN 55044

Re: New Market Township – 2017 Street Reconstruction Open House Summary

Dear Leroy,

The Township held a Neighborhood Open House on Tuesday, May 16th from 5:30 to 7:30 pm at the Town Hall to present the draft design of the street project to the neighborhood.

This Open House was not required by the Special Assessment Statute. It is a best practice to involve the public and increase transparency of the project. The intent was for an informal discussion with residents, allowing their input on the upcoming street project. Special Assessments, assessment policy and cost were not formally discussed or presented at the Open House.

This letter serves to provide a summary of the Open House.

Format

Engineering drawings of the project were displayed in the Town Hall on tables for people to find their property. The Hall had tables setup in a horse shoe shape for people to see all the project at once. Plan notes were done in plain English for clarity, and every Board and staff member had a marker to write attendees comments directly on the drawings.

Participation

The night was lightly attended. Those who came are:

- Six households signed in.
- The unofficial head count from observation estimates 12 to 15 non Board members.
- Three Board Members of Popovich, Mohn and Anderson.
- Clerk Clausen and Treasurer Frame.
- Town Engineer, Chris McKenzie of AE2S.

All but one property owner resided in the Plateau Dr / Woodland Rd & Ln neighborhood.

Comments

People provided comments throughout the evening regarding the project. Omitting names for privacy, the comments and concerns, in no particular order, can be found below:

- Residents shared historical knowledge of a 'rubber membrane' placed immediately under the existing pavement, circa 1985
 - It was said to be fairly consistent under Plateau Dr and Woodland Road
 - Stories were told of ground water seeping through the road until this membrane was installed.

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- Most of the six households attending generally opposed the project
- It was said “I wouldn’t mind if the road reverted back to gravel”
- Many questioned the process and legality of the Minnesota 429 Statute for Special Assessment Public Improvement Projects.
 - Staff assured them it is legal, and very common practice in most communities in Minnesota to fund public improvement projects.
- Those who attended did not like enforcement of the one driveway per parcel ordinance, but generally understood.
- About six households contacted me either before or after the Open House to discuss the project as they could not attend the Open House.
- A few questions regarding access during construction were answered.
- A few drainage concerns people had were addressed

Next Steps

The upcoming steps in the project are as follows:

- June 6 – Board Considers Approval of the Plans and Specifications at the Board Meeting
- June 20 – Hold the Assessment Hearing
 - This is the second Public Hearing in the process.
 - Official notice will be provided for this Hearing.
 - It is required by Statute to hold the Assessment Hearing, and consider a Resolution to Adopt the Assessment Roll.
 - At the assessment hearing the Board shall hear and consider all objections to the proposed assessment, whether presented orally or in writing. The Board has some flexibility before it adopts the assessment roll and may change, or amend, the proposed assessment as to any parcel. Board must, by resolution, adopt the same as the special assessment against the lands named in the assessment roll.
 - Once the assessment roll is adopted the assessments are set and become liens against the properties listed. The Board must prepare a record of the proceedings and written findings as to the amount of the assessment roll at this hearing.
- July 11 – Board Considers Award of the Construction Contract to the apparent low bid contractor.
 - Construction can occur any time after the Award.

Conclusion

Overall, the Board and engineering staff hoped for a better turnout of residents. The mood was consistent with previous meetings with these neighborhoods, generally skeptical of the project, and questioning the need for Special Assessments.

Submitted in Service,



AE2S

Christopher McKenzie
Project Manager

