

**CITY OF CASSELTON**  
**Tuesday, February 19, 2013**  
**PROTEST HEARING 7:00 P.M.**  
**City Auditorium**

Present: Mayor Edward McConnell, Councilmen Mike Eberhardt, Lee Anderson, Fred Wangler, Kent Buss, Paul Spooner and Joan Carvell. Also present: Rebecca Berge Buss, Becky Dunker, Rory Petersen, Aaron Nudell, Travis Jorissen, Denny Buchholz, Lanette Johnson, Charlie Francis, Dean Johnson, Julie Nelson, City Auditor Sheila Klevgard, City Engineer Brandon Oye, Public Works Supervisor Kevin Mayer and City Attorney Del Losing.

**Scope of the sewer and street project:** Phase 1 was completed last year in the northwest quadrant of the city and included relining of Front Street, a replacing a section of Front Street, manhole rehabilitation and improvements to the force main lift station. Central downtown pipes are vitrified clay pipe (VCP) which was installed in the late 1930's and has cracks which allow infiltration of ground water. Relining puts a standalone pipe inside the existing pipe. The city is looking at the next phase which is more encompassing. The scope includes rehab of manholes and relining VCP in the remaining portion of town, and replacement of pipes and manholes that are beyond repair. The remaining portion of project is street improvements. Other than a few chip seals, the last work done on the streets was about 19 years ago. A chip seal, which adds oil and chips to rejuvenate the street, adds 5-7 years to the street life; a mill and overlay is where a machine takes off 1-1/2" of asphalt and replaces it with new asphalt. Other streets which are beyond repair would be completely replaced. Some of the street replacement is due to sewer replacement and vice versa. Relining does not repair sags in the original pipe so replacement is needed to improve the flow. Patches for potholes will be done before chip sealing. 8<sup>th</sup> Avenue North is a foot higher in the middle constructed of concrete which is more expensive to repair. It is not included in the project because it will probably last another 10 years before needing to be replaced, although it may not be esthetically pleasing.

**Cost:** The total project is \$6.1 million, sewer portion is \$2.8 and the street portion \$3.3. North Dakota Department of Health has a low interest loan available for the sewer portion at 2.5% interest which will be paid for by an estimated increase in sewer rates of \$18.10 per user city-wide since all users are connected to the shared system. The street portion must be bonded at an estimated 1.5% over 15 years and would be paid by special assessments based on lot size at an estimated average of \$35 per front foot and ranging from \$15-\$100 per front foot based on what type of work is done on the adjacent street. The Assessment Commission will take all costs and present a preliminary assessment to the public before it is finalized.

**Completion time:** Oye explained how the relining product is installed through a manhole causing minimal disturbance other than when they are cleaning the pipe. Several blocks can be chip sealed per day and can be driven on immediately. Mill and overlay requires one day of no use after the new asphalt is laid. They will match the asphalt to the curb and gutter and driveway ends. Street replacement will take the longest estimated at a couple weeks. More detail will be given at a later meeting when the city is further along in the project.

**Need of the project:** Sewer mains are falling apart with infiltration from ground water. Several streets will be beyond repair if they are not taken care of soon. Every 15-20 years some work must be done to maintain the streets.

**Questions:**

*What is the \$4 on the water bill for?* It is for the lagoons.

Central Sales is loading and unloading on the city street (2<sup>nd</sup> Street) causing damage to the street. The resident requests the city to help get them to stop using the street for loading to protect the street after the project is completed.

*Is it pretty well set as to which pipes need to be replaced?* All sewer lines were televised in 2011 making the city aware of which sewer lines need to be replaced so there should be no surprise replacements. Oye is very confident that replacements and relining will happen as planned.

*How long will the \$18.00 charge be in effect?* The loan is for 20 years, so when it is paid off it can come off the bills.

*Why can't the city get money from the state to fund the project?* Money from the state will be a reduction in school taxes. They receive requests of \$3 for every dollar they have available. State money is planned to go to state highways and bridges, not for local streets.

**CITY OF CASSELTON**  
**Tuesday, February 19, 2013**  
**PROTEST HEARING 7:00 P.M.**  
**City Auditorium**

*How will access to the Car Doctor remain available when replacing the sewer main and street in front of the property?* Contractor will have to work with him as to how to access the property. It is unknown at this time how long it would take, however there will be weekly meetings with the contractor to know what is planned and to work with business owners.

*When will the project start?* As soon as possible in the spring after bids are received and awarded. Hopefully by June at the latest.

*Is there any federal stimulus money available?* Very seldom are there any grants for streets. Grants are based on median household income and income in Casselton is too high for the city to qualify. A repair to fix a dip in the road by the church on Langer will be paid 85% by state DOT since it is state highway.

*Can the sewer line be connected from 5<sup>th</sup> Avenue to 6<sup>th</sup> Avenue on 1<sup>st</sup> Street North rather than coming south on 5<sup>th</sup> Street to Front Street in front of the Car Doctor?* There are only 4 users connected on that section of line, so Buchholz suggested that it would be less digging to divert the line. Oye indicated that everything west of 5<sup>th</sup> Avenue comes into the sewer line on Front at 5<sup>th</sup> Avenue. The size of the pipe and elevation grade would be factors that may not allow this change. It is the goal to not have any more VCP pipe in the city.

*Is relining permanent or will it need to be replace in 10-15 years?* The relining product is expected to last 50 years.

*Will future meetings have the cost for each property?* The process is design, bid, start project, and assessment meetings. By October they would be published with protests before the recommendation is given to the council to approve. Their job is to find a fair way to balance the total cost among residents. There will be a deadline to pay off specials without any interest charged.

*Is it absolutely critical to have this done this spring?* Flooding at the lagoon, the streets are falling apart, flooding pumps and basements when we get a rain. Two years ago, 78% more water went into the lagoon than what was purchased, so that would be all ground water. Hopefully the dry soil will help speed up the project.

*Should there be any concern that the sewage is leaching into the ground which would require the city to dig up the sewer?* Oye indicated that he has never heard of that happening.

*Why now rather than later?* Voids in pipe can cause sewer backup into homes.

*Buchholz had previously suggested moving the sewer lines east on the south side of the tracks; what ever happened with that?* Two blocks of sewer main were replaced and made larger and two blocks relined on Front Street. The only section left is under the tracks and that fixes the capacity issues without any need to connect to the east on the south side of town.

*How long would payments be spread out?* The assessment would be 15 years at an expected 2% to 2½ % interest.

*Is the \$35.00 for all property; is it doubled for a corner lot?* That is an estimated average. A corner lot can be calculated many ways but is usually assessed on frontage only, not on the side lot. The assessment committee will try to charge what is fair to all property.

*Will drainage issues be addressed?* The city has identified points of concern based on complaints and Moore Engineering has also identified where curb and gutter need to be raised and drainage adjusted. The project will fix as many drainage issues as possible without replacing entire streets.

In order to have sufficient protests to stop a special assessment project there must be protests from 50% or more of the owners in the proposed special assessment area. Councilman Eberhardt made a motion, seconded by Councilman Spooner to find protests insufficient to stop special assessment proceedings. All voted aye on roll call vote; **motion passed**. Councilman Anderson made a motion, seconded by Councilman Wangler to direct the engineer to prepare detailed plans and specs. All

**CITY OF CASSELTON**  
**Tuesday, February 19, 2013**  
**PROTEST HEARING 7:00 P.M.**  
**City Auditorium**

voted aye on roll call vote; **motion passed**. The tightest timeline for the project is to received bids in April and award it at the May meeting. A lot of contractors will be interested in doing this work so the city should expect a lot of bids. All the work will be done in one year.

Next regular meeting is March 4, 2013 at 7:00pm.

Councilman Buss made a motion to adjourn at 7:52pm.

Respectfully Submitted,

Sheila K Klevgard  
City Auditor