

**ARLINGTON CITY COUNCIL
SPECIAL MEETING AGENDA
JULY 24, 2017 AT 7:00 P.M.
COUNCIL CHAMBERS**

1. Call to Order and Pledge of Allegiance

MISCELLANEOUS ITEMS

2. Alleyway Improvement on Block 4, Original City of Arlington

a. Public comment

3. Review and approve the property owner assessment level

4. Adjournment

**ARLINGTON CITY COUNCIL
SPECIAL MEETING MINUTES
JULY 24, 2017**

The special meeting was called to order at 7:00 p.m., Vice Mayor Jim Heiland presiding.

Members present: Battcher, Cowell, Hatlestad, Heiland, Jaszewski

Members absent: Mayor Nagel

Also present: Interim City Adm. Laura Elvebak, City Attorney Arneson, Pastor Rod Stemme, Rick Rose, Pat Lamb, Larry Sorenson, Tom Kløver, Curt Reetz, Keith Dressen, Becky Sickmann, Bobbi Zaske, Amanda Tupa, Tony Wilder, Gary Revier, Howard Brinkman, Brandon Brinkman, Kurt Menk

Vice Mayor Heiland stated the purpose of the special meeting was to discuss the Alleyway Improvement on Block 4, Original City of Arlington (north of Methodist Church).

Interim Adm. Elvebak stated that City Engineer Femrite was not able to be at the meeting, but that she had met with him earlier in the day and they reviewed the details pertaining to the matter at hand. She provided a detailed summary of the events leading to this meeting. Vice Mayor Heiland then opened the meeting to the public for comment.

Bobbie Zaske (304 W. Alden) expressed here opposition to the tarring the alley. She stated that several years ago when the City took down the building next to hers, it also removed some asphalt in front of her property and was told it would be replaced. She was still waiting for the asphalt to be replaced to-date.

Curt Reetz (309 4th Ave. NW) expressed his opposition to the changes made recently to the Assessment Policy. He felt that the 75% reduction in assessment for alleys deemed for public good should also be applied when new construction is done on public streets to keep things fair (example used was the improvement project on Meadowlark Lane/Circle Drive-going from gravel to blacktop). He commented that the public use of the alley and also the Methodist Church parking lot is debatable; as he has never seen where either the City or School have advertised the alley (or parking lot) for public use. He added that neither the City nor School have contributed to the problem in the alley. Reetz requested that his assessment be reduced, in order to keep things fair. He felt there was too much controversy with this issue and it should be dropped (left as is).

Pastor Rod Stemme (306 W. Brooks St. and Methodist Church) handed out a lengthy written comment on the alley project. He stated that he and the congregation feel the alley improvement is a big component of the whole improvement project. He stated that the alley is the low area in the entire block; the problem is not just coming from the paved parking lot run-off. Stemme commented that members of the congregation view the parking lot as public even though it is posted for members only and want to remain good neighbors. He stated that if the assessment is changed back to 100% the church board would have to hold another meeting to discuss it; but due to time constraints with the project and notification rules for the members, would not be able to in the time allotted.

Larry Sorenson (Methodist Church member) commented that the congregation would vote to kill the project if changes were made within the scope of the project and the assessment is changed back to 100% as this was an alternate to the entire improvement project. He felt the project should be done, right, and fairly.

Gary Revier (304 W. Brooks St.) commented that he has lived at his property for many years and has witnessed the traffic that occurs in the alley and around the school. He opposed being assessed for just hauling gravel in.

Heiland closed the public input portion of the meeting and turned the discussion back to the Councilmembers.

Hatlestad expressed his feelings on the matter. He disputed the amount of traffic occurring in the alley. He stated that water does sit in the alley and it was coming from the slope of the parking lot and downspouts on the side of the church. He opposed the idea of having a storm sewer within a graveled alley. He commented the alley portion should be removed from the project. Heiland commented that now is the time to do the project and do it right. He reiterated that the City needs to step up and do its part (assess at 25%) where it can to help out. Jaszewski agreed. Hatlestad stood firm on his opposition to the reduction in the assessment amount. He didn't feel the premise of there being a lot of traffic (for public use) was true. Battcher commented that she didn't want to do the project if the property owners were against it. She expressed concern about setting precedence by lowering the assessment. Hatlestad suggested leaving things as they were, except the City could add some gravel in the low spots, along with doing some grading and the church would have to do something with their downspouts (divert the water elsewhere). He also suggested that the City and church split the assessment 50/50 (change the percentage for the new construction and reconstruction costs versus the 25%). Sorenson (as church member only) opposed the idea as the City already changed its policy and time constraints were against any more changes. He reiterated that traffic in the alley didn't just mean vehicles; there was a tremendous amount of pedestrian traffic. Pastor Stemme commented that the congregation would not necessarily be opposed to a compromise figure, but time constraints don't allow further discussion and/or consideration. Considerable discussion was held.

Councilmember Hatlestad introduced the following resolution and moved for its adoption:

RESOLUTION 69-2017
A RESOLUTION CHANGING THE SCOPE AND ASSESSMENT RELATED TO THE ALLEYWAY
IMPROVEMENT ON BLOCK 4, ORIGINAL CITY OF ARLINGTON

NOW THEREFORE BE IT RESOLVED, to rework the gravel (regrade and add if needed) in the alley by the Methodist Church at the City's expense with no storm drains added, but have the storm sewer connections put in at both ends only (stub-ins would be capped).

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Battcher and upon poll being taken thereon the following voted in favor thereof: Battcher, Hatlestad; and the following voted against the same: Cowell, Heiland, Jaszewski; and the following abstained from voting: None; and the following were absent: Mayor Nagel.

The foregoing resolution was denied by the City Council of the City of Arlington this 24th day of July, 2017.

Signed: /s/ Jim Heiland
Vice Mayor

Attested: /s/ Laura Elvebak
Interim City Administrator

Whereupon the resolution was declared duly denied and was signed by the Vice Mayor whose signature was attested by the Interim City Administrator.

Attorney Arneson stated that the action taken by the Council at a previous meeting would stand in place. Interim Adm. Elvebak clarified the previous action taken: new construction improvements with storm sewer system and assessed at 25% to the adjoining property owners.

Motion by Jaszewski, seconded by Cowell, and passed by unanimous vote to adjourn the meeting at 8:07 pm.

Interim City Administrator Laura Elvebak

Vice Mayor Jim Heiland