

MEMORANDUM

TO: Kate Thunstrom, City Administrator

CC: Paul Carpenter, Public Works Director

FROM: Craig Jochum, City Engineer

DATE: February 12, 2025

RE: Neighborhood Meeting Summary – 2025 Street Reconstruction Project

This memorandum summarizes the neighborhood meeting that was held at the City Hall on February 5, 2025 for the 2025 Street Reconstruction Project. Staff members in attendance included Paul Carpenter, Parish Barten, and Jeremy Shook. A total of 11 people attended the meeting. The attached project summary was provided to all people that attended. The following were the main items of discussion:

- **Sidewalks** - The exhibits presented at the meeting included constructing a new sidewalk on one side of the street for both Woodbine Street and 229th Lane. Approximately half of the people in attendance indicated they were not in favor of the proposed sidewalks. This item was discussed further after the meeting by myself and staff. It was agreed that only the sidewalk on Woodbine Street would be included on the draft plans presented to council. If a sidewalk was constructed on 229th Lane at this time pedestrians would need to cross Ambassador Boulevard since there is no north/south trail on the east side of Ambassador Boulevard.
- **Assessments** – There were some concerns about the proposed assessments. Only 3 property owners that are being assessed attended the meeting. They were provided with an estimate of their proposed assessment. One letter was received from a property owner that could not attend the meeting. The individual owns the property at 22910 Woodbine Street. A copy of the letter is attached.
- **Trees** – There were some concerns about tree removal along Woodbine Street. Several mature trees need to be removed to construct the proposed street and sidewalk. All the trees proposed to be removed are in the City’s right-of-way.
- **New Parking Lot** – There wasn’t much discussion on the proposed parking lot. The property owner of the clinic did ask if the lot was for public use.
- **Lot Split** – The property owner at 22920 Woodbine asked about splitting their lot. They were advised to talk to the Community Development Director. I also advised the owner that they should consider requesting sewer and water services for the new lot if they split their property. I informed them that the cost of the new services would be their expense.

PROJECT SUMMARY

2025 STREET RECONSTRUCTION PROJECT

A. Project Highlights

- Construction Includes
 - New curb and gutter
 - New street surface
 - New watermain and services on Woodbine Street
 - New storm sewer
 - New Sidewalks on one side of the street
- Driveway Replacement
 - Concrete aprons for all driveways
 - Replace in kind beyond concrete apron

B. Assessment Rates

- Water services 100% property owner
- Watermain 40% property owner
- Storm sewer 40% property owner

C. Project Funding

- Total Project Cost\$ 1,546,000
- Project Assessment\$ 111,930

D. Project Schedule

2025	February 5	Neighborhood Meeting
	February 18	City Council Holds Public Improvement Hearing
	February 18	Council Approves Plans and Specifications and Authorizes Advertisement for Bid
	March 25	Open Bids
	April 7	Council Approves Bid and Awards Contract
	April / May	Start Construction
	September	Project Completion
	October	City Council Holds Assessment Hearing

To the City Engineer, City Council, and whomever it may concern,

My wife and I have lived in St Francis for over three years now, and my wife grew up in Oak Grove. We have a deep love and appreciation for this area and are happy to call St Francis home. I share in my neighbors' concern about the huge cost that this reconstruction project will be for us residents who live off 229th Lane and Woodbine Street, some of whom live off both. I am a full-time pastor at a small church, and is true for many pastors, the job does not pay much. My wife and I are also expecting our first child and so will be down to one income. We have already had to work hard to maintain financial stability where we live, and I know that many of my neighbors are in a similar or perhaps even more difficult financial situation than we are. We feel, as do our neighbors, that it would be in the city's best interest to not move forward with this reconstruction project due to the financial strain and hardship it would bring to the residents who live on these streets.

Due to my pastoral responsibilities, I am unable to attend tonight's meeting, and so I am handing off this letter to my neighbor Sue Nutter to present it in my absence.

Brett Carey

02/05/2025