

Tim Himmer

From: Tim Himmer
Sent: Monday, December 19, 2011 10:05 AM
To: 'Gary Smith'
Cc: CM McGlone; Mayor Ramsey; Brian Olson
Subject: RE: Garnet Street NW

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Thanks for your feedback Gary. I'll make sure to include this information in the Council case when this item is brought forward to work session (hopefully in early January). I just wanted to clarify one item that you brought up below – utilities are not paid for by City tax dollars; a separate enterprise fund exists for both the sanitary sewer and water utilities. These funds generate money from development fees and the utility users that are connected to the system, no general tax dollars are used for utility improvements. As discussed at the meeting, there is also a stormwater utility that generates funds from all residents (quarterly charge on your utility bill) to correct drainage issues throughout the City.

To date I have heard from 6 (out of 13 potential assessable) property owners on this street

- 4 at the open house that said they would like to wait for the franchise fee (if that were to occur) before repairing/replacing the road
- 1 said we should fix the road the right way, regardless of cost, and be done with it once & for all
- 1 said they were still undecided and they would be collecting additional information before ultimately deciding how to proceed

City charter says a project can be initiated by residents, with a petition received by 35% of assessable property owners. The City can also initiate a project by Council direction. In either scenario, the affected property owners can counter-petition the improvement if more than 50% oppose the project. As usual, I'm available to discuss this matter and/or answer questions that you may have so feel free to contact me at any time. Thank again, and have a great holiday season.

Tim Himmer

City Engineer

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From: Gary Smith [<mailto:smithgr46@yahoo.com>]
Sent: Sunday, December 18, 2011 9:49 PM
To: Tim Himmer
Cc: CM McGlone; Mayor Ramsey; smithgr46@yahoo.com
Subject: Garnet Street NW

Hi Tim,

Thanks for having a meeting with the residents on Garnet street even though only 4 out of 13 residents showed up. The information you shared with us was helpful with regards to what to do with our street. It was pretty much unanimous amongst us to wait for the franchise fee before rebuilding our street. I am sending this to council member McGlone and Mayor Ramsey since they represent our ward and the city.

Since our meeting I started to think why would the city want to put city sewer, water, and curbs and gutter on our street so that people could divide their properties and hook up to city sewer and water somewhere in the

future. To me this does not make sense to put in those utilities now and probably nobody will hook up since it would be more cost effective to replace a septic system if it goes bad. The city is just tying up tax dollars with the hope of someday possibly recouping the costs later if or when somebody does decide to hook up to these services. I thought that when a new development was built next to an existing neighborhood it was not supposed to affect the dynamics of an existing neighborhood. City sewer and water is not necessary on Garnet street. The only issue we have is the road is simply breaking apart due to the clay under the street.

Now and Then estates was designed and built around everyone having 2.5 acre lots and that is the way it should still be maintained and not to have people start dividing up their properties. Density transitioning was a big issue when the Brookfield addition was put in right beside this development. This will come up again if people start selling off parts of their properties. Not everyone wants neighbors that close to each other. I for one came out here for the large lot size and quietness. I can tell you now since I live right next to the Brookfield addition more density transitioning should have been done.

Also, it was pretty much unanimous that the people in attendance did not want a sidewalk. I know the members on the council want to have city sewer and water as well as sidewalks on all these road projects but not all neighborhoods or developments need it. Just because Brookfield and 167th Avenue have it does not mean it is cost effective to run it down our street. All Garnet street needs is for the clay to be removed and possibly a storm sewer and a road similar to what we have. It lasted 20 years with poor clay conditions beneath it. Feel free to call me at 612-269-4156 after 4:30 during the week or anytime on the weekend.

Sincerely,

Gary Smith

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