

The third meeting of June for the Denver City Council, Bremer County, Iowa was held on Monday June 29, 2020 at the Denver City Hall Council Chambers. Council Members present were Gavin Carman, Sean Hartman, Mark Richmann, Joel Wikner, Matt Wittenburg. There were twenty-one people in attendance.

Mayor Diercks called the meeting to order at 7:00 p.m.

Motion Wikner, second Hartman to approve the Minutes of June 15, 2020 City Council Meeting. AYES: Carman, Hartman, Richmann, Wikner, Wittenburg. NAYS: None.

Mayor Diercks asked Engineer Mark Durbahn to present the Iowa Street Reconstruction Project from Mill Street to Schneider Street. Mark Durbahn prepared a PowerPoint Presentation for Iowa Street Property Owners present at the meeting. There were also three 8' long strip maps showing and aerial map of the project and infrastructure. The presentation was recorded and will be available on the City of Denver website. Mark Durbahn started by explaining the Project Need and Benefits. In the 2010 Wastewater Collection System Facilities Plan it was noted that Iowa Street sanitary sewer pipes experience infiltration overloading of the system kind of problems. A new 12" and 8" Sanitary Sewer Main would be installed, the electric overhead distribution system would be replaced with a buried electric distribution system, a new 8" Water Main would be installed, Storm Water Collection Improvements at intersections, new copper 1" water service lines would be installed to each property from the water main to 2.5' from back of curb and a new 6" sanitary sewer service line would be installed to each property to 2.5' from back of curb, new Sump Pump Outlets for each property owner, new curb & gutter and a new street. Mark Durbahn then showed a diagram of what the Typical Cross Section of the street would look like and where all of the buried underground utilities would be buried. The Estimated Total Project Cost would be \$2,343,640 less Special Assessments for a Total Cost to the City of Denver of \$2,256,120. The City would sell General Obligation Bonds for either a 10 or 15 Year Re-Payment Schedule that would be added to the Debt Service Levy. A Ten-Year Re-Payment Schedule would cost an estimated \$242,937/Year with a 1.40% Interest Rate and a Debt Service Rate of \$2.95345/\$1,000 based on current property valuations. A 15 Year Re-Payment Schedule would cost an estimated \$172,165/Year with a 1.75% Interest Rate and a Debt Service Rate of \$2.09306/\$1,000. In order for the project to proceed the City of Denver will need to acquire a 7.5' Permanent Easement from each property owner along Iowa Street in order to have all the utilities installed behind the curb. Property Owners will be compensated for the Permanent Easement based on the assessed land value from the Bremer County Assessor's Office. Property owners will be assessed for one-half of the curb & gutter and all of their driveway approach. There will be 17 tree removals mostly on the West End of the Project. For each tree removed the City will compensate each homeowner with two - 2" caliper trees to the property for each tree removed. Fencing and Carriage Ways will be replaced by the contractor, flowers, plants and edging will need to be relocated by the property owner. The Project will be completed in three stages and solid waste and recycling collection and mail delivery will be accommodated by the contractor during construction. Mark Durbahn reviewed the following Proposed Schedule with Iowa Street Property Owners; the Permanent Easement Offer Letters will be mailed to property owners in July/August, if all the Permanent Easement Offers are signed and returned to City Hall the project will proceed with Final Design to be completed by September 2020, hold a Public Hearing on the Special Assessments in December 2020, Bid Opening for the Iowa Street Reconstruction Project would be held in January of 2021, construction would begin in March/April 2021, Phase I Underground Electric Work would begin in April/May 2021, Phase II is Stage 1 Construction in May/June 2021, Phase III Stage 2 Construction in July, August 2021, Phase IV State 3 Construction in September/October, Phase V seeding, signing, painting, Punch List Items in October/November 2021.

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Property Owners asked questions about how long water and electric service would be interrupted, how much the existing street grade would change, if the Permanent Easement would have a negative impact of their property values, how the driveway approaches would be constructed with re-bar, if there would be additional storm water intakes, tree removals and what variety of tree could be re-planted, where vehicles would be parked during construction, how deep the electrical wires would be buried and Mark Durbahn, City Attorney Pat Dillon and the Mayor and City Council answered.

Motion Carman, second Richmann to adjourn. AYES: Carman, Hartman, Richmann, Wikner, Wittenburg. NAYS: None.

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Rod Diercks, Mayor

ATTEST:

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Larry Farley, City Clerk/Admin.