

**ELYSIAN CITY COUNCIL  
SPECIAL WORKSHOP MEETING  
FEBRUARY 14, 2022**

The Elysian City Council held a special workshop meeting on Monday, February 14, 2022 at City Hall at 5:30 pm.

Roll Call: Mayor Tom McBroom; Councilmembers Bobby Houlihan, Dennis Schnoor, Bryan Suemnick, Derek Westby; City Administrator Lorri Kopischke; Public Works Director Ron Greenwald, City Attorney Jason Moran. Absent: None.

Mayor McBroom stated this workshop is to discuss the options for facilitation of blacktopping the alley north of Main Street East between County Road #11 and Second Street NE. All adjoining property owners have been invited to attend.

Public Works Director Greenwald presented two quotes for blacktopping: M & W Blacktopping in the amount of \$26,200.00 and W W Blacktopping in the amount of \$26,300.00. Both quotes include a 5-inch blacktop, adjusting the manholes and paving around catch basins to achieve drainage. The quotes do not include the aprons off the alley to connect to existing parking lots. That amount is quoted as follows: M & W Blacktopping \$3.35 per square foot and W W Blacktopping \$3.25 per square foot.

Pat Nusbaum, Elysian Area Library, stated the major stakeholders of the Library Board are in favor of blacktopping the alley but as the library is 501(c), they cannot afford to pay for the improvement. There was a petition circulated last year to request the improvement and the library did not sign because they felt they could not afford the cost. There are a lot of trucks that use the alley. Blacktopping the alley would save the City employees a lot of work putting gravel in those potholes. If the City decides to pave the alley, who will pay the associated legal fees? Will the property owners' abstracts be updated now, or will that be done when the properties are sold? Is it fair to the people who live along the alley that was never platted but is used as an alley to have to be responsible for these costs? If it is blacktopped will the rest of the lots be finished? Nusbaum stated she did believe that blacktopping the alley would be an asset to the City and to the people who live there.

Commander Dale Walton and Mrs. Bonnie Walton, American Legion Post #311, stated the Legion is undecided if they support this project. They noted their dumpsters are located in the back there and the big garbage trucks use that alley a lot.

City Attorney responded to questions stating that if the alley is paved, the location will likely remain where it is now. The property owners would be required to sign quick claim deeds and the abstracts would not be updated until the property was sold. There will be survey costs and legal costs associated with the project. The City would be responsible for maintenance costs of the alley going forward.

Council questioned the current maintenance costs. Greenwald reported that every time there is a heavy rain the alley needs grading. There is approximately 6 to 8 hours of grading required per month. Most property owners plow their own snow but when the snow starts to pile up and the alleyway narrows, the City will haul snow out of the alley. That is done approximately 1 time per month. The maintenance requirements are based on the weather conditions.

Greenwald stated there is water captured in the alley and that washes rock and gravel into the properties to the north and creates difficulty for them mowing. The water also washes gravel into the City storm sewer system.

Greenwald noted the alleyway base is good. As part of the 2018 street project, fill was hauled into the alley and packed. If the alley is paved, the class #5 will need to be cut down approximately two inches.

Joyce and Curtis Bohlen, 106 First Street N, stated they were not opposed to the project, but it was hard to say until they knew the cost. Their property is on the north side of the alley and the washing in of rock is horrendous. There are piles of rock with a hard rain. They have always wanted the alley to be blacktopped but wonder what the cost will be.

The following email received January 31, 2022 was read into the record: "Our company James Management, LLC owns the property located at 108 Main Street East in Elysian and it will be impacted by the potential blacktopping project in the rear alley way. We would like to obtain more information prior to making a decision on whether we are for or against the project. We don't feel that our property will see any kind of return on investment by having the alley blacktopped and would like to know the estimated costs that will be assumed costs with the project as an owner, this includes the upfront costs and maintenance costs moving forward. We look forward to the feedback and information. Thank you. *Megan James*, Nu Star Realty, Broker Associate/Realtor"

McBroom asked if anyone in the room was flat out opposed to the blacktopping of the alley. There was no response from those in attendance.

Richard and Pam Fischer, 100 Main Street E, stated they cannot use the north sixteen feet of the alley anyway so it would really not impact them unless there is an associated cost.

McBroom stated that once the Council has the results of the survey and estimated costs, they will have another meeting with the property owners to come to a resolution and commonality. He thanked the property owners for attending.

On motion by McBroom, seconded by Westby, all voting in favor, to adjourn the meeting at 5:59 pm.

Approved:

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Tom McBroom, Mayor

Attested:

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Lorri Kopischke, City Administrator