

The Greenbush City Council held a special meeting on September 2, 2021, at 5:00 pm in the Greenbush Community Center

Council Present in Person: Eric Etherington, Dennis Filer, Christine Foss, Shawn Walsh, Josh Kern

Others Present in Person: Dustin Fanfulik, Shaun Jevne, Time Truscinski, Clay Sorteberg, Warren Worker, Cindy Graff, Neil Novacek, Danny Mooney, Jerry Maxwell, Anita Locken

Other Present via Electronic Methods: None

Purpose- The purpose of this meeting is to discuss and decide on how to deal with sidewalk issues associated with the Main Street project.

Sidewalk Issues Associated with the Main Street Project

The council has received concerns on the sidewalks by Remedies and between the Greenbush Pharmacy and Hair Nook. The issue by Remedies is that the sidewalk was lowered for American Disabilities Act (ADA) compliance. By complying with ADA, this lowered the sidewalk approximately 7" from the western door of Remedies. So, there is a drop from the door to the sidewalk. The concern is that someone will trip and fall while leaving the building through this door. Previously there was a sloped portion of the sidewalk that went up to the bottom of this door. That slope did not meet ADA specifications, so it was not put back in. Remedies owner Clay Sorteberg is working on an estimate to install a new entrance door on the back of his building to address this issue. This work could be covered under the city's DEED Commercial Rehabilitation grant that he applied for. NWCA is working to see if they can get the grant funds applied to the Remedies project this year. Other grant applications are being processed and completed next year. Another possible solution is to tear out a large portion on the new sidewalk and reinstall it with a proper ADA slope up to the door. This change will provide a flat surface to enter the building, but the sidewalk will have a steep slope to the furniture zone. There are concerns about the steep slopes currently on Main Street in other areas of this project. Mr. Sorteberg thinks that if the changes to his sidewalk are made, a handrail should be installed to ensure people don't fall in the furniture zone. No council action was taken concerning a handrail. The cost estimate for making the changes to bring the sidewalk up to the door by Remedies is \$2,120.00. The new door and leaving the sidewalks as they currently are is the option that Mr. Sorteberg would prefer.

The concern raised about the sidewalk between Greenbush Pharmacy and the Hair Nook is that the slope of the furniture zone is too steep. A few factors explain why there are slopes to the stamped concrete in the furniture zone. According to ADA compliance, the walkable slope of the sidewalk is to have no more than a 2% grade to follow regulations. All the sidewalks were designed to match the buildings entrances' elevations and have the 2% grade on the walkable surface. The furniture zone is not considered a walkable surface. This issue is not unique to the city of Greenbush. The council and attendees were shown a picture of Grand Fork sidewalks that have a steeper grade to their furniture zone than what is currently present in the new sidewalks. The street on the two blocks of Main Street had no crown to it. A crown was put in the new street design to ensure the water flows appropriately off the street by putting in the crown that changed the elevation of some of the curbs. The elevations of the curb and gutter are designed in correlation to the street design. That is so water flows from the road surface and sidewalks properly. The stamped concrete is considered the furniture zone, and it makes up the difference in elevation between the walkable sidewalk and the top of the curb. Since the stamped concrete makes up that difference in elevations, it will have a different degree of slope than the walkable surface of the sidewalks.

The curb in front of the Greenbush Pharmacy and the Hair Nook was lowered by 1 1/2". The sidewalk slope by the Greenbush Pharmacy and Hair Nook was previously at a 4% grade. Council Member Christine Foss, Council Member Shawn Walsh, Greenbush Pharmacy Representative Warren Worker, Hair Nook Owner Tanya Gjovik, City Engineer Dustin Fanfulik, and Clerk-Treasurer Anita Locken had met at the area of concern to discuss what options were available to change the slope of the furniture zone. One option is to tear out and lower a section of the sidewalk between the Greenbush Pharmacy and the Hair Nook. This section is from approximately the middle of the Greenbush Pharmacy to just under the Hair Nook awning. The sidewalk could be lowered to have a gradual slope from both businesses down into a flat surface in the middle of the area. That change will remove most of the steep furniture zone. Unfortunately, this will still leave a couple of areas of furniture zone that are steep. The worst section will be under the Hair Nook's awning. To level the furniture zone in this area, the sidewalks would need to

be lowered, and steps into the businesses would need to be designed. Neither Mr. Worker nor Mrs. Gjovik wanted a step into their business. In the case of the Hair Nook, you would also be cutting into the building foundation to lower the sidewalk. No one felt that was a good option.

The city owns the sidewalks. In most previous sidewalk slips and fall claims, the city has not had to pay if it makes every effort to remove the snow and ice. The stamped concrete will be sealed each spring. The city engineer will look for any dips in the sidewalks.

M/S/P Josh Kern/Shawn Walsh to approve the Remedies sidewalk change of Option B as presented by the city engineer unless Mr. Sorteberg hears by September 9th that he will receive the Business Rehabilitation Grant to put in a new door. The city will help cover door installation costs up to \$2,120 if Option B is not completed.

Vote In favor- Eric Etherington, Dennis Filer, Christine Foss, Shawn Walsh, Josh Kern

M/S/P Josh Kern/Dennis Filer to tear out and lower the sidewalk between the Greenbush Pharmacy and the Hair Nook by approximately 5" in a 51' span in the area as discussed.

Vote in Favor- Eric Etherington, Dennis Filer, Shawn Walsh, Josh Kern

Vote Against- Christine Foss

Upcoming Meetings:

- Regular Council Meetings: at 5:30 pm, Sept 20th, Oct 18th, Nov 15th

M/S/P Shawn Walsh/Josh Kern to adjourn the meeting.

Vote In favor- Eric Etherington, Dennis Filer, Christine Foss, Shawn Walsh, Josh Kern

This meeting was adjourned at 5:59 pm.

Eric Etherington
Mayor

Anita Locken
Clerk-Treasurer