

President's Message: Supporting our Small Towns

Dear friends -

One of the great things about living in this part of the country is being a part of so many small towns. As the City Engineer for nine communities in our region, Floan-Sanders appreciates the uniqueness of living in a small town . . . as well as the challenges in providing services and activities to residents.

That's one of the reasons why we believe in supporting the communities in which we do business, especially youth programs. Some of the projects

we have been proud to be a part of include:

- The Greenbush Youth Softball Leagues
- The Warroad Community Shelter (in photo below)
- T-shirts for the Continuing Education volleyball league in East Grand Forks
- The new City Park in Newfolden (in photo above)
- Scholarships for a High School Senior in Warroad and East Grand Forks that are going into engineering or a related field.
 - Catfish Days 1/2 marathon in East Grand Forks
 - Public art display in downtown EGF
 - Hockey programs all over the region.



We are thankful for the wonderful people that we get to work with in northwestern Minnesota, especially those that work hard to improve the lives of our residents and provide opportunities to our youth.

Together, we continue to make northwestern Minnesota a great place to live, work, and play.

- Greg Boppre, President



Floan-Sanders, Inc.
1600 Central Avenue NE
East Grand Forks, MN 56721-0385

Phone: 218-773-1185
Toll-Free: 1-800-450-1185
Fax: 218-773-3348
Email: fsmall@fs-mn.com

Direct Lines:

- Greg Boppre: 773-5627
- Brad Bail: 773-5621
- Steve Emery: 773-5626
- Jaroslav Solc: 773-5631
- Tom Stenseth: 773-5623
- Randy Iverson: 773-5624
- Mark Anderson: 773-5629
- Marilyn Bren: 773-5622
- Kellie Rygg: 773-5620

Warroad Office:
305 Lake St. NE
218-386-2902

www.fscps.com

Civil Talk

Fall 2008

Issue 12



Red River Recreational Campground Adds Sites

Ever since it opened in 2004, the Red River Recreational Campground in downtown East Grand Forks has been a popular camping site. Designed on the site of the former Sherlock Park neighborhood, the campground contains 72 sites, including 48 electric sites that have full hookups. It's location near the Red River connects the campground with the 1,200 acre Greenway and its trail system as well as fishing and boating options.

Because the campground is near downtown East Grand Forks, visitors are also within walking distance of several restaurants, a movie theatre, and numerous stores, including Cabela's. In 2007, the campground saw 8,050 campers.

The success of the campground, especially on weekends, convinced EGF Mayor Lynn Stauss to request that more sites be

added. The original design included an additional 38 sites, but they were not constructed initially.

"They wanted to be cautious and not overbuild," remembers Greg

Boppre, President of Floan-Sanders.

The 38 additional sites are located between the campground and the river. Although originally



An aerial view of the Red River Recreational Campground, located in East Grand Forks, Minnesota.

Continued on Page 2

Warroad Airport Switches to PFC pavement

A new pavement material developed by the FAA has been installed at the Warroad Airport. "Porous Friction Course", or PFC, is a slightly roughened surface that improves braking effectiveness and minimizes skidding. It also eliminates surface ponding as water infiltrates the pavement quickly and is carried to the edge, away from an aircraft's wheels.

The new pavement was installed

in August. Several other airports in Minnesota already have PFC, including Grand Rapids, International Falls, and Brainerd.

"It was time to repair the runways anyway," explains Steve Emery, Project Manager with Floan-Sanders. "This product seems to hold up well in our cold weather and improves traction. Runways that are used by the airlines are required to have

Continued on page 3

Inside this issue:

Are Your Utility Rates Appropriate?	2
Community Highlight: Warren, MN	3
President's Message	4

Campground . . . Continued from page 1

scheduled for construction this fall, delays in getting the state funding has meant that the project will be rebid and constructed in early 2009. The low bid in 2008 was \$527,000.



The Red River Recreational Campground was starting to fill up for the July 4th weekend in this photo from July 1, 2008.

"It won't take too long to build since it's already designed," noted Brad Bail, Project Manager at Floan-Sanders. "We just need to get utilities to each area and level out the sites."

The project is being partially funded by East Grand Forks Water and Light and the Minnesota DNR, which has \$200,000 set aside

for the project. An information kiosk, which includes the history of the area, will also be constructed as a part of the expansion.

If you are interested in camping at the Red River Campground next year, contact the Park Office at (218) 773-4950. ♦



Are Your Utility Rates Appropriate To Cover Your Needs?

Your community's infrastructure is aging and at some point will need to be either updated or replaced. Will you have enough funds set aside to handle the necessary repairs?

"We're finding that a lot of our communities in northwestern Minnesota are in the same boat," acknowledges Brad Bail, Vice-President of Floan-Sanders. "They received grants through the Small Cities program in the 80s and built or updated their infrastructure. Now, however, those water treatment plants or ponds need updating and there just aren't that many funds available in that grant program anymore."

Ideally, a community should be building up a reserve of money to handle repairs and updates. However, most communities, in order to keep their rates as low as possible for their residents, aren't charging enough to build up an adequate reserve. Residents will then see a substantial increase in their rates when a

project must be done, and many will balk at the increased price.

The City of St. Hilaire is experiencing this situation now, with the construction of their new sewage lagoons. In order to pay for the estimated \$1 M project, which is necessary since their old ponds are leaking into the river, residents will see an increase of \$30 per month in their utility bills - a 120% increase over their current rates.

"There's nothing that can be done about that now," notes Bail. "However, we're trying to convince the council to increase their rates just slightly more - to \$31 per month instead of \$30 - so that they can start building up a reserve for the next necessary update. **It's not a matter of if you'll ever need to update your infrastructure - it's a matter of when.**"

As a guideline for communities, Rural Development considers 1.5% of the median income for your community as an affordable yearly rate for utilities. That

means 1.5% for water and 1.5% for sewer. However, that number can vary significantly depending on the community. A few examples of this calculation are shown in the graph below:

	Median Household Income*	Monthly charge for water & sewer
Warren	\$36,250	\$90
St. Hilaire	\$26,250	\$64
Warroad	\$34,948	\$86

* income data from Wikipedia

If you have questions about the appropriate utility rates for your community, contact Bail at 218-773-1185.

"Small increases every year are much easier to handle in a household budget than a large one all at once," reminds Bail. "The sooner you start preparing for the future, the better." ♦

Community Highlight: Warren, MN

Located 30 miles north of Crookston, 30 miles northeast of Grand Forks, and 30 miles west of Thief River Falls is the city of Warren, Minnesota, population 1,678. First settled by Charles Wenzel in 1879, the settlement was established when the Great Northern Railroad came through. The community gets its name from a ticket agent who worked for the railroad - it was incorporated as a city in 1892.

Warren is the County Seat for Marshall County and also contains the office for the regional development commission for northeastern Minnesota. The Warren/Alvarado/Oslo school buildings are located in Warren and the community also boasts a public library, the Marshall County Historical Society, and the Marshall County Fair. The city has three Lutheran churches, a Roman Catholic parish, an Evangelical Covenant church, and United Methodist and Assembly of God churches. *

Floan-Sanders is proud to have been the City Engineer for Warren since 1992. Recent projects in the community include Pumphouse and Reservoir Improvements in 2002, Watermain and Sanitary Sewer Replacements along 5th Street, Cross Street, Johnson Avenue, and Fletcher Avenue in 2004, an Environmental

Assessment for the Snake River Watershed Plan, the 7th Avenue Paving Project in 2005, and a City-wide Pavement Management Report for 2005. Most recently, Floan-Sanders staff completed the design for the new 20-lot Parkview 2nd Addition on the southern side of the city, which was constructed in 2008.

* information courtesy of City of Warren website



Warroad . . . Continued from page 1

either grooved pavements or PFC."

The runway update cost approximately \$345,000. Next up for the airport is updating the existing airport plan, construction of a sand storage shed, and a potential seal coat of the taxiways.

The City of Warroad also spent about \$670,00 in a Mill and Overlay project for two roads this summer. Main Avenue and Garfield Street were both due for maintenance according to the City's Pavement Management Plan. The 1.1 miles of roadway were milled and overlaid in August.

One unusual twist to the project was the installation of drain tile underneath the existing street section instead of right behind the back of curb, which is where it is normally installed. Floan-Sanders staff recommended the unusual

placement due to the large number of existing driveways and utilities in that location.

"We knew it would take a lot longer and cost the city a lot more money if we designed it the traditional way," explains Emery. "This

installation works just as well and it was installed in one day, saving the community time and money."

The General contractor on the project was Minn-Dak Asphalt. ♦

Tom Stenseth (left), an inspector with Floan-Sanders, talks with Kilen Boe of Minn-Dak Asphalt about the Mill and Overlay project in Warroad.

