

PUBLIC HEARING  
MARODA DRIVE  
CITY OF CROSSLAKE  
FRIDAY, JANUARY 6, 2006  
5:00 P.M. – CITY HALL

Pursuant to due notice and call, the City Council held a public hearing on Friday, January 6, 2006 at 5:00 P.M. at City Hall for the purpose of hearing information regarding the proposed improvement to Maroda Drive and to receive public comment. The following Councilmember's were present: Mayor Jay Andolshek, Dean Eggena, Dick Phillips and Dean Swanson. Councilmember Terry Curtis joined the meeting at 5:25 P.M. Also present was City Administrator Tom Swenson, Community Development Director Ken Anderson, Public Works Director Ted Strand, Clerk/Treasurer Darlene Roach, City Engineer Dave Reese, City Attorney Paul Sandelin and eight individuals in the audience.

Mayor Andolshek called the public hearing to order at 5:00 P.M. and turned the meeting over to City Administrator Tom Swenson.

City Administrator Tom Swenson read the Affidavit of Mailing confirming that a copy of the notice of hearing was deposited in the U.S. Post Office on December 12, 2005 with postage prepaid in an envelope containing the name and address of the property owner based on current tax records received from the Crow Wing County Auditor's Office. On December 15<sup>th</sup> and December 22<sup>nd</sup> the Notice of Hearing was published in the City's official newspaper, the Lake Country Echo. One letter was received from Dan Biersdorf in support of the project, one letter from Pat and Rita Morgan, Paul Morgan, Maria Marks and Daniel Morgan was received in opposition to the project and one email was received from Marlow and Janice Shaffer opposed to the project. City Administrator Swenson received three phone calls (Rita Morgan, Paul Morgan and Paul Billings) in opposition to the project.

The meeting was turned over to City Engineer Dave Reese who presented an overview of the feasibility report prepared by Widseth Smith Nolting as authorized by the Council under Chapter 429 of Minnesota State Statute. The full report is available at City Hall. City Engineer Dave Reese stated that the purpose of his presentation is to review the existing conditions of the road, discuss what is proposed for the roadway and the cost of the proposed improvement. Reese stated that Maroda Drive is a graveled roadway located off of West Shore Drive providing access to approximately 20 benefiting properties. The road is approximately 2,090 feet in length and varies from 20-22 feet in width. The City has maintained the road and applied Class 5 over the past few years. A 66' right-of-way has been identified and there are no City utilities except telephone and cable in the project area. Other utilities are both overhead and underground along the roadways. Visibility is good and no significant brushing is required. However some ditching or swaling is recommended to control drainage. No major changes are proposed for road alignment. The roadway would consist of an 18 foot wide paved surface with 2 inch thick bituminous on a 4 inch thick aggregate base with aggregate shoulders. Driveway approaches will consist of a paved apron to match with existing gravel or blacktop as appropriate. The cost estimate for this improvement is \$49,702.25 plus a 15% contingency of \$7,455.34. Engineering design, surveying and construction observation is estimated at \$14,300 and legal and administrative is estimated at \$4,100

for a total estimated cost of \$75,600. The method of assessment would be by equivalent lot and the estimate shows there are 20 estimated benefiting property owners. Since this roadway was previously maintained by the City, 50% of the estimated cost will be paid by the City (\$37,800) and the remaining 50% will be assessed to the benefiting property owners. The estimated assessment per benefiting lot is \$1,890. The larger lots will be divided by zoning classification excluding any wetlands. If assessed over five years at 8% interest, the yearly assessment would be \$473. If assessed over ten years at 8% interest, the yearly assessment would be \$282.

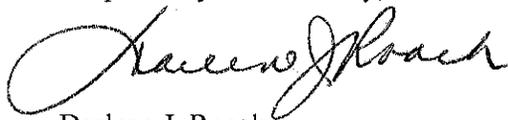
The meeting was open to the public for comment. Dale Dickey of 35386 Maroda Drive asked how Outlot A would be assessed since it is in ownership with other individuals besides himself.

Councilmember Terry Curtis joined the meeting at 5:25 P.M.

Discussion ensued regarding Outlot A and how it could be split under the current zoning ordinance. Community Development Director Ken Anderson stated that the minimum lot size requirement is 40,000 square feet under the current Zoning Ordinance. Councilmember Eggena stated that from the shape of the lot it would appear that two lots could come off of Maroda Drive and two lots off of West Shore Drive. Mr. Dickey stated that there are 17 houses and one empty lot which everyone enjoys. There was discussion regarding the City's road assessment policy as it pertains to bare land. Councilmember Eggena stated that he would defend the City's assessment policy since it has resulted in fairness to all property owners since road improvements began in 1998. City Attorney Sandelin stated that the City will hold a final assessment hearing where property owners can disagree with their assessment. Allen Eliason of 35424 Maroda Drive stated that he purchased the property in 1974 and built a home one year later. He stated that the idea of green space is a great idea and felt that maybe some of the other property owners could participate in part of the cost being assessed to Outlot A or maybe the Council could consider giving them a break. Mr. Trebelhorn of 35322 Maroda Drive and owner of Lot 4 & 5 asked when the Council would make a decision and City Administrator Swenson stated that a decision regarding this project will be an item on the Council agenda for its Regular Council Meeting of January 9, 2006.

There being no further comments, MOTION PH1-01-06 WAS MADE BY DEAN EGGENA AND SECONDED BY DICK PHILLIPS TO ADJOURN THIS PUBLIC HEARING AT 5:40 P.M. MOTION CARRIED WITH ALL AYES.

Respectfully submitted by,



Darlene J. Roach  
Clerk/Treasurer

