

ANDERSON COURT PUBLIC HEARING
CITY OF CROSSLAKE
NOVEMBER 27, 2000
7:00 P.M. – CITY HALL

Pursuant to proper notice duly given as required by law, the City Council met in the Chambers of City Hall to review the feasibility report prepared by Widseth Smith Nolting for improvements to Anderson Court. The road begins on CSAH 103 and extends northerly 1,260 feet. The road ends with a cul-de-sac. Present at the hearing was Mayor Darrell Swanson, Councilmembers Charles Miller, Irene Schultz, Dean Swanson and Richard Upton. Also present was City Administrator Thomas Swenson, City Engineer Dave Reese, City Attorney Paul Sandelin, Public Works Director Ted Strand and Deputy Clerk Darlene Roach. (Sign in sheet attached as a permanent part of the minutes.)

Mayor Swanson called the public hearing to order at 7:00 P.M. and stated that the purpose of the hearing was to review the feasibility report for improvements to Anderson Court. After City Engineer Dave Reese reviews the study, the meeting will be open to the Council and public for questions and comments.

City Administrator Swenson read the Affidavit of Mailing and Publication. Included with the Affidavit is a copy of the hearing notice which was mailed to all affected property owners noting the time and date of the hearing, a copy of the prepaid addressed envelopes showing the benefiting property owners name and address which was obtained from the County Auditor's Office and a copy of Page 10 of the Feasibility Report which shows a summary of the cost estimate for this project. On November 2nd and November 9th a notice of hearing was published in the Lake Country Echo. One notice was returned undeliverable. A letter was received from Curt Lugert of 33621 Anderson Court in favor of the project.

City Engineer Dave Reese presented the feasibility study completed by Widseth Smith Nolting as required under Minnesota Statute 429. A copy of the report is available at City Hall. He stated that the City has developed road standards that will be used to construct the road. He showed the project location of Anderson Court off of CSAH # 103. This road currently abuts 17 lots/parcels. Currently Anderson Court is an aggregate surfaced road and has a width of 19 feet. The right-of-way is approximately 66 feet. Although there is some limited ditching, there does not appear to be any significant erosion or drainage problems. From a visual survey, there does not appear to be significant vegetation encroaching in the clear zone area on either side of the roadway. Based on right-of-way width and total number of lots on this road, Anderson Court would be constructed as a minor rural roadway section with 18 foot wide pavement, 2 inch thick bituminous on a 4 inch thick aggregate base and 2 foot wide aggregate shoulders. The estimated construction cost is \$24,260 plus \$2,426 (10% contingency) plus \$9,340 for engineering, legal and administrative expenses for a total estimated project cost of \$36,026. City Engineer Dave Reese reviewed the methodology of assessing the project using the equivalent lot basis. The City will pay 50% of the cost of the project and the benefiting property owners will pay 50% of the cost of the project. The City's portion of the cost is estimated at \$18,013. The estimated number of equivalent lots is 16 for an estimated cost of \$1,126 per equivalent lot for a total of \$18,013 being assessed.

Financing terms will be decided at the final assessment hearing, however, the City has used a financing term of ten years on previous assessment projects. For purpose of examples of costs spread over five and ten years, an interest rate of 8% was used. The assessment can be paid in full within thirty days of the final assessment hearing without any interest being accrued. Existing paved driveways, which extend into the right-of-way, will be matched with bituminous. A one-to-two foot kick-out or apron will be extended from the roadway for gravel driveways. Homeowners who wish to blacktop driveways need to make separate agreements with the contractor for this work.

The meeting was opened to the Council and audience for questions and comments. Roy Schafer stated that he is the owner of Lot 1, however, he accesses his property off of CSAH # 103 about 300 feet from Anderson Court. Mayor Swanson commented that although he enters his property from Outlot A, his property abuts Anderson Court. City Administrator Tom Swenson stated that this situation will need to be reviewed, but, at the very least Mr. Schafer would be assessed ½ equivalent lot unit. City Attorney Sandelin stated that some of the plats have covenants which may dictate where the road access can be located. David Sherman, owner of Lot 15, asked how the decision to improve the road came about. City Administrator Swenson stated that a petition was received in September of 1999 where 49% of the front footage property owners signed the petition. Mr. Sherman asked why the hearing was being held in November when most of the people are gone. He stated that he chose the area because of the dirt road. City Administrator Swenson stated that road improvement projects are a lengthy process. Once the petitions are received, the project goes to the Public Works Commission for review and a recommendation is brought to the Council. Then a feasibility study is prepared by the City Engineer which takes approximately two months which is then reviewed by the Public Works Commission and by the Council at a public hearing. If approved, bids are let and the project can begin in the Spring to Summer timeframe. Mr. Sherman asked if the residents would be notified as to when the project would begin so invisible fencing and etc. could be removed. City Engineer Dave Reese stated that underground utilities need to be located and property owners would be able to see the flagging. Mailboxes and signs are typically removed and relocated. Mr. Sherman asked if property owners would have access to their property during construction and City Engineer Dave Reese stated that they do not anticipate any long periods of delay. Roads are to remain accessible to postal workers and emergency vehicles at all times.

A decision will be made whether to accept or reject the project at the Regular Council Meeting scheduled for December 11, 2000. There being no further comments, MOTION PH13-11-01-00 WAS MADE BY CHUCK MILLER AND SECONDED BY RICHARD UPTON TO ADJOURN THIS PUBLIC HEARING TO REVIEW THE FEASIBILITY STUDY FOR IMPROVEMENT TO ANDERSON COURT AT 7:32 P.M. MOTION CARRIED WITH ALL AYES.

Recorded and transcribed by:



Darlene J. Roach, Deputy Clerk

