

RED OAK CIRCLE PUBLIC HEARING
CITY OF CROSSLAKE
NOVEMBER 27, 2000
6:30 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 Red Oak Circle. Red Oak Circle begins on Happy Landing Road and extends northwesterly 808 feet and ends in 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 6:49 P.M. and stated that the purpose of the hearing was to review the feasibility report for improvements to Red Oak Circle. 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. No correspondence was received regarding this 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 Red Oak Circle off of Happy Landing Road. This road currently abuts 16 lots/parcels. Currently Red Oak Circle is an aggregate surfaced road and has a width of 21 feet. The right-of-way is approximately 66 feet. Although there is some minor ditching, there does not appear to be any significant erosion or drainage problems. Based on right-of-way width and total number of lots on this road, Red Oak Circle 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 \$17,085 plus \$1,709 (10% contingency) plus \$6,600 for engineering, legal and administrative expenses for a total estimated project cost of \$25,394. 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 \$12,697. The estimated number of equivalent lots is 15 for an estimated cost of \$846.47 per equivalent lot for a total of

\$12,697 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 for questions and comments. Councilmember Upton noted that the map provided in the Feasibility Report shows 16 lots. City Engineer Dave Reese stated that two of the lots are corner lots on Happy Landing Road and would receive ½ equivalent lot each.

The meeting was opened to the audience for questions. Dennie Crooks, owner of Lot 14, asked if he would be notified of the final hearing and if he would receive a notice of payment so that he would know when the thirty days was up. City Administrator Tom Swenson explained the process for notifying property owners of the final assessment hearing.

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 PH12-11-01-00 WAS MADE BY CHUCK MILLER AND SECONDED BY DEAN SWANSON TO ADJOURN THIS PUBLIC HEARING TO REVIEW THE FEASIBILITY STUDY FOR IMPROVEMENT TO RED OAK CIRCLE AT 6:52 P.M. MOTION CARRIED WITH ALL AYES.

Recorded and transcribed by:



Darlene J. Roach, Deputy Clerk

