

DAGGETT LANE PUBLIC HEARING
CITY OF CROSSLAKE
DECEMBER 2, 1999
11:30 A.M. – CITY HALL

Pursuant to proper notice duly given as required by law, the City Council met in the Council Chambers of City Hall to review the feasibility study prepared by Widseth Smith Nolting for improvements to Daggett Lane. Daggett Lane currently abuts 5 potential lots/parcels and provides driveway access for three existing residences. The road begins on Daggett Pine Road and extends southwesterly 430 feet. The road ends with an intersection of three driveways. 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, Deputy Clerk Darlene Roach and Public Works Foreman Pat Hoag. (Sign in sheet attached as a permanent part of the minutes.)

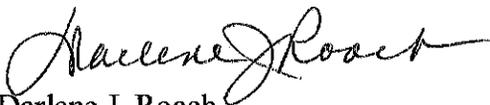
Mayor Swanson called the public hearing to order at 11:30 A.M. and stated that the purpose of the hearing was to review the feasibility report for Daggett Lane. City Administrator Swenson read the Affidavit of Mailing which verified that the notice was mailed indicating the time and date of the hearing. Also included with the affidavit was a copy of the postage paid, dated envelope mailed to all benefiting property owners on the road along with estimated costs included on Page 10 of the Feasibility Report.

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. Currently, Daggett Lane is an aggregate surfaced road and has a width of 14 feet. Although there is no 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 street, Daggett Lane would be categorized as a Lane or Access constructed with 18 foot wide pavement, 2 inch thick bituminous on a 4 inch thick aggregate base and 1 foot wide turf shoulders. Some widening of the existing roadway will be necessary. The estimated construction cost is \$19,600 plus \$1,960 (10% additional for contingencies) plus \$6,450 for engineering, legal and administrative expenses for a total estimated project cost of \$27,950. The City will use the equivalent lot basis for assessing the project with the City paying 50% of the cost. The estimated five equivalent lots would pay an estimated \$2,800 per lot. Financing terms will be decided at the final assessment hearing, however, the City has used a financing period of ten years on previous assessment projects.

Dave Gardiner, who resides at 37404 Daggett Lane, addressed the Council and stated that none of the property owners along the road were in favor of the project. It was noted that this project was a City initiated project, which if approved, would require 4/5ths approval of the City Council. Mr. Gardiner presented a letter from one of the property owners who could not be present at the hearing. Dean Eggena, who owns a side lot, stated that he would go along with the improvement project if the other property owners were in

agreement, however, he does not access his property off of Daggett Lane. Public Works Foreman Pat Hoag stated that the City's intent in blacktopping the road is to prevent the Public Works Department from having to grade one road in the area. City Administrator Swenson read a letter received from Michelle and Bill Pool, who are opposed to the improvement project. Richard Swanson, who resides at 37452 Daggett Lane and is the third property owner, addressed the Council and stated that when the property was sold by the Eskesen's the road was constructed and dedicated to the City. He stated that it is a good road that accesses three cabins. He stated that he would like to keep the road looking like a driveway and is not in favor of the improvement project. Mayor Swanson stated that an alternative would be to designate the road as a minimum maintenance road, where the City's responsibility is only to make the road passable, without grading or snowplowing. He stated that this would require Council action. Public Works Foreman Pat Hoag stated that currently the road requires minimum maintenance by the Public Works Department since it has a low traffic volume. City Administrator Swenson asked if any of the three property owners were permanent residents and Dave Gardinier stated that he was the only permanent resident and was agreeable to having the road designated as a minimum maintenance road. Councilmember Swanson commented that the property owners may want to consider that the City's current improvement policy only assesses 50% of the cost to the property owners and that, in the future, other Council's could change this policy whereas the property owners could be assessed a higher percentage. Dean Eggena asked if the City looks at property tax assessments on aggregate roads differently than on bituminous roads. City Administrator Swenson stated that the County Assessor would make that determination. There being no further comments, MOTION PH5-12-01-99 WAS MADE BY RICHARD UPTON AND SECONDED BY DEAN SWANSON TO CLOSE THE PUBLIC HEARING AT 12:15 P.M. TO REVIEW THE FEASIBILITY STUDY FOR IMPROVEMENT TO DAGGETT LANE. MOTION CARRIED WITH ALL AYES.

Recorded and transcribed by:



Darlene J. Roach
Deputy Clerk

RESOLUTION 99-86

RESOLUTION RECEIVING REPORT AND CALLING HEARING ON IMPROVEMENT

WHEREAS, pursuant to Resolution of the Council adopted August 23, 1999 a report has been prepared by Widseth, Smith and Nolting with reference to the improvement of Daggett Lane from the intersection of Daggett Pine Road, South, to the end of the road by constructing road and drainage improvements, and this report was received by the Council on November 8, 1999, and

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible,

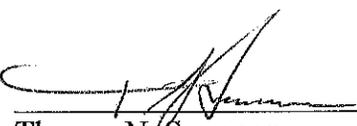
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CROSSLAKE, MINNESOTA:

1. The Council will consider the improvement of such street in accordance with the report and the assessment of abutting and/or benefiting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$28,000.
2. A Public Hearing shall be held on such proposed improvement on the 2nd day of December, 1999 in the Council Chambers in City Hall at 11:30 a.m. and the Administrator shall give mailed and published notice of such hearing and improvement as required by law.

Adopted by the Council this 8th day of November, 1999.



Darrel Swanson
Mayor



Thomas N. Swenson
City Administrator