

PUBLIC HEARING
CITY OF CROSSLAKE
THURSDAY, DECEMBER 3, 1998
8:10 P.M. - CITY HALL

The Council for the City of Crosslake met in the Council Chambers of City Hall on Thursday, December 3, 1998 for the purpose of receiving public input on the proposed improvement to Sugar Loaf Road. Councilmembers present for the hearing were Mayor Robert Scott, Donna Keiffer, Charles (Chuck) Miller, Raymond (Ray) Smyth and Richard Upton. Also present was City Administrator Thomas Swenson, City Engineer Dave Reese, City Attorney Steve Qualley, Deputy Clerk Darlene Roach, Zoning Administrator Teri Hastings, Public Works Supervisor Pat Hoag, Mayor Elect Darrell Swanson, and Councilmember Elect Dean Swanson. (Public Hearing sign-in sheet included as part of these minutes.)

Mayor Scott called the Public Hearing to order at 8:10 P.M. and turned the meeting over to City Engineer Dave Reese who reviewed the details of the road feasibility study which was completed by Widseth Smith Nolting. The feasibility study examines the existing conditions, proposes improvements to the road, details approximate project costs and provides approximate costs to be assessed to benefiting property owners. Sugar Loaf Road currently provides driveway access for 8 residences. The road begins on Shafer Road and extends 440 feet to the south where it intersects in a tee with the east/west portion of the road. To the east of this intersection is a 400 foot stretch of road that ends in a cul-de-sac. To the west, the road stretches roughly 200 feet to another cul-de-sac. The road is a fairly new road which has been built close to City standards. During design, drainage will be looked at with a possibility of doing some additional ditching and using culverts. The feasibility study was ordered by the City Council as a result of a petition signed by more than 35% of the front footage property owners. The proposed improvement is for a minor rural roadway with 18 foot wide pavement, 2 inch thick bituminous on a 4 inch thick aggregate base and 2 foot wide gravel shoulders. As part of the improvement to bring the street up to City standards, cul-de-sacs will need to be installed at both the east and west ends of Sugar Loaf Road. Construction of the cul-de-sacs should not involve clearing any existing trees. A 40 foot radius will be paved to provide a turnaround in the cul-de-sac with 2' aggregate shoulders around the edge which will be sloped for adequate drainage. Sugar Loaf Road abuts four larger tracts and nine smaller tracts. The City has determined that assessments will be based on equivalent lot units based on zoning and whether the lot could be sub-divided rather than on front footage. The cost for the proposed improvements is \$25,000 plus 10% for contingencies (\$2,500) and (\$5,500) for engineering, legal and administration for a total estimated project cost of \$33,000 with 50% of the cost paid by the City. The estimated number of equivalent lot units is 17 for an estimated cost of \$970 per equivalent lot.

The hearing was opened to the public for comments.

John Thull, owner of Lot 2 stated that he was totally in favor of the proposed improvements and didn't think the costs were out of line. He stated that when he

purchased his lot, he was told that lot was not sub-dividable and would like the Council to take this into consideration. Zoning Administrator Hastings asked if it was stated in the covenants that the lot was un-dividable and he replied that it was. Teri Hastings stated that, in this situation, the Council may want to take this into account and assess him for one lot. Teri Hastings also stated that this parcel was a part of Johnston's Oak Bluffs so other lots in these plat may also be affected by these covenants. Teri Hastings requested that John Thull provide her with a copy of the deed and covenants for enforcement of covenants.

Gene Pentz asked why the covenants would apply for assessments when the City doesn't do anything about the trailer parked on property in the plat. City Attorney Qualley stated that the City does not enforce covenants. The association would be responsible for these enforcement.

No correspondence was received regarding the proposed improvements.

There being no further input, MOTION 121PH3-01-98 WAS MADE BY RAY SMYTH AND SECONDED BY RICHARD UPTON TO ADJOURN THIS PUBLIC HEARING AT 8:30 P.M. MOTION CARRIED UNANIMOUSLY.

Taped and transcribed by:



Darlene J. Roach
Deputy Clerk/Treasurer

