

ABC DRIVE PUBLIC HEARING  
CITY OF CROSSLAKE  
DECEMBER 11, 2002  
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 on Wednesday, December 11, 2002 at 7:00 P.M. Present at the hearing was Mayor Darrell Swanson and Councilmembers Sandy Eliason, Charles (Chuck) Miller, Irene Schultz and Dean Swanson. Also present was City Administrator Thomas Swenson, City Engineer Dave Reese, City Attorney Steve Qualley, Public Works Director Ted Strand and Clerk/Treasurer Darlene Roach. Also present were Councilmember's Elect Dean Eggena and Dick Phillips. (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 hear information regarding the proposed improvement to ABC Drive.

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 November 26<sup>th</sup> with postage prepaid in an envelope containing the name of the property owner on labels received from the Crow Wing County Auditor's Office based on current tax records. On November 21<sup>st</sup> and November 29<sup>th</sup>, the Notice of Hearing was published in the City's official newspaper, the Lake Country Echo. One letter was returned from Carol Orton, Trustee Irrevocable Trust. A second letter was sent to the address noted on the returned letter and it too was returned. One letter was received dated December 9<sup>th</sup> from William and Carol Barker which was read into the record. The Barker's are strongly in support of the improvement project. Since ABC Drive is a non city maintained road, the project will be assessed at 100% to the benefiting property owners.

The meeting was turned over to City Engineer Dave Reese who presented an overview of the feasibility report prepared by Widseth Smith Nolting. The full report is available at City Hall. The portion of ABC Drive included in the study currently abuts two large parcels. The roadway provides the primary access however to approximately 16 or more non-abutting Metes and Bounds subdivided properties beyond the project area. The road begins on CSAH 16 and extends north to a "4" way intersection for a total length of approximately 1,150 feet. The proposed project ends at the intersection with sand/gravel driveways continuing on to the east, west and north. There is currently no improved turn-around for maintenance purposes at this intersection. Currently, ABC Drive is an aggregate/sand-surfaced road. The width of the traveled surface varies from 17 to 20 feet. There is limited to non-existent ditching. Some evidence of ponding of water on the roadway is witnessed. There is dense vegetation encroaching on both sides of the roadway, providing a limited to non-existent clear zone for safety and snow storage. The road appears to have been constructed across a natural depression or drainage way at the approximate mid-point of the project segment. There were no culverts witnessed. A 66 foot wide easement for road purposes is indicated on a survey provided to WSN. The

existing road may vary within the described easement. A field survey should be completed during the design process to confirm the actual road location with respect to easements. The City may wish to require dedication of a full 66 foot wide right-of-way in lieu of easements held in interest by the private property owners.

Based on easement/right-of-way width, the estimated number of properties served by this road and the potential for additional properties and/or through roads, ABC Drive is recommended as a rural roadway. A 22-foot wide pavement, 2 inch thick bituminous on a 4 inch thick aggregate base and 2 foot wide aggregate shoulders is recommended. The City standards also require a 2-foot ditch. Widening of the existing roadway will be necessary to conform to these recommendations for clear zone and ditching. There are no existing driveways on the proposed project segment. Improvements to approaches and drives at the end of the project will consist of a bituminous "T" turnaround area and Class 5 surfacing to match into existing drive widths. Additional drainage improvements recommended include the installation of a cross-culvert at the apparent drainage way location.

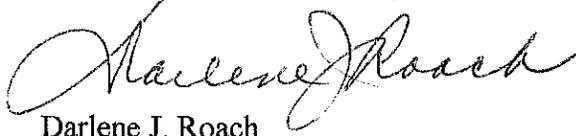
The estimated construction cost is \$46,400 plus \$4,600 (10% contingency) plus \$17,850 for engineering, legal and administrative expenses for a total estimated project cost of \$68,850. The estimated number of equivalent lots is 26 for an estimated cost of \$2,650 per lot. An equivalent lot is defined as a platted lot or metes and bounds lot that cannot be further subdivided. 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 purposes 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.

The hearing was open to the Council and audience for questions. City Administrator Swenson noted that on the Certificate of Survey provided to the City there is a description of an easement. City Attorney Steve Qualley stated this is a private easement and is not dedicated to the public. Gil Arvig, one of the two property owners, stated that the trail indicated on the survey was the original road into the cabin. When CSAH 16 was moved, the money paid to the property owners by the County for roadway was used to build a new roadway. Larry Coulter, the other property owner, was in favor of providing the City with a 66 foot easement. Gil Arvig asked if something less could be done for the other roadways. Councilmember Miller stated that the City has brought roads up to City standards with less than 66' of right-of-way. City Administrator Tom Swenson stated that another feasibility study and public hearing would be required if the other roads were to be considered for improvement. City Engineer Dave Reese stated that the City has built roads that are 14' in width, but the standard easement minimum is 50' in width. Greg Smith, property owner on the North end of the road, stated that he didn't see where the City came up with 26 equivalent lots. He also wondered if there was any 429.051 funding available. Keith Wahl stated he would like to look at the project closer if it were to be expanded. Dean Eggena asked if there was time left for the people to get together to discuss options. City Engineer Dave Reese stated that there probably was time, but it's best to get the visual survey done before the snow gets to deep. Gil

Arvig stated that he did not bring the issue up to delay the project. Mike Erickson stated that the property owners could use the same contractor, but keep the road private. Jim Baskfield asked the difference between the term buildable and equivalent lot and City Engineer Dave Reese provided an explanation. Mr. Berger asked if the property owners decided to use the same contractor and keep the road private, if the City would give the property owners the recommended specifications. City Engineer Dave Reese stated that the City would do that, but only with the understanding that the road would remain private. If some inspection was done during construction, and it was determined that the road was built to city specifications, the road could be taken over by the City.

The Council will make a decision on whether to proceed with the improvement project at a meeting to be held on December 20<sup>th</sup> at 1:00 P.M. There being no further comments, MOTION PH12-03-01-02 WAS MADE BY CHUCK MILLER AND SECONDED BY DEAN SWANSON TO ADJOURN THIS PUBLIC HEARING AT 7:50 P.M. MOTION CARRIED WITH ALL AYES.

Recorded and transcribed by,



Darlene J. Roach  
Clerk/Treasurer

ABC DRIVE  
PUBLIC HEARING  
7:00 P.M.  
December 11, 2002  
SIGN-IN SHEET

NAME	ADDRESS	PHONE
Sandy Elison	City Council	692-3109
Jrene Schutt	City Council	692-2663
Tom Swenson	CITY ADMINISTRATOR	692-2688
Dean L Swanson	Council	692-2688
Charles Gillis	"	692-3471
Steve Qualley	City Attorney	568-8481
David Reese	WSN	829-5117
Ken Wahl	Crosslake	543-4183
Keith Wahl	Crosslake	543-4416
Tom Stutz	City Hall	692-2688
Greg Smith	City Council	692-2688
Greg Smith	Crosslake	543-6811
Mike Erickson	Crosslake	543-5014
Madelyn Erickson	12304 ABC Drive	543-5014
Peg Redbeiger	12320-ABC Dr.	543-4842
Mel Redbeiger	" " "	" "
Jim Bakpucil	12257 ABC Dr.	543-4188
Mita J. Bashfield	"	"
Dillon A. Wain	36599 ABC DR	543-6111
Tom & Colleen Ledin	12504 ABC D	543-5110
Jan A. Egan	Crosslake	692-4189
Cynthia L. Holden	Crosslake	692-3774
Larry Corlter	12644 ABC Drive	543-4446
Michelle Roper	City Hall	692-2688
Carlene Colter	12402 ABC Dr	543-4292