

WILDWOOD LANE PUBLIC HEARING
CITY OF CROSSLAKE
DECEMBER 11, 2002
6:00 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 6:00 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 6:00 P.M. and stated that the purpose of the hearing was to hear information regarding the proposed improvement to Wildwood Drive, White Birch Lane and Wildwood Trail.

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 26th 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 21st and November 29th, the Notice of Hearing was published in the City's official newspaper, the Lake Country Echo. Three letters were returned marked undeliverable from Kent Murray, Gordon and Elma Siemers and Angeline Turbes. Public Works Director Ted Strand hand delivered the returned letter to Elma Siemers. No written correspondence was received regarding the project.

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 project area of Wildwood Drive, White Birch Lane and Wildwood Trail provides access to 45 platted lots and four other properties/outlots abutting the roadways. The project begins on CSAH 37 and extends east into the plat. The total length of roadway for all the roads is approximately 6,050 feet which includes two cul de sacs. Currently, Wildwood Drive is an aggregate surfaced road. The width of the graveled surface varies from 21 feet to 23 feet. There is good ditching and clear zone in nearly all areas. No visibility issues or hazards appear to exist. Some evidence of runoff ponding adjacent to the roadway was witnessed near Lot 7, Block 2 and Lot 18, Block 1. This has been a long-standing drainage issue as stated by City Staff. There are no existing culverts or other drainage structures witnessed during a review of the roadway. The plat identifies a 66 foot wide dedicated public road right of way for all three roads. A field survey should be completed during design to confirm the actual road location with respect to the right-of way.

Based on right-of-way width, number of properties served and traffic flow patterns, Wildwood Drive and White Birch Lane would be categorized as a rural roadway. The

recommended road improvements for this road includes a 22 foot wide pavement, 2 inch thick bituminous on a 4 inch thick aggregate base and 2 foot wide aggregate shoulders. Some minor widening of the existing road may be necessary in some areas to conform to these standards, however, there should not be significant grading or ditching required. Wildwood Trail is recommended as a 20 foot wide paved road with 2 foot wide aggregate shoulders. There are a number of existing driveways on the proposed project segment. Approaches or bituminous kick-outs will be constructed to these entrances. Improvements to cul de sac turnaround areas will consist of circular paved designs in accordance with the minimum City standards.

The estimated construction cost is \$128,900 plus \$12,900 (10% contingency) plus \$35,500 for engineering, legal and administrative expenses for a total estimated project cost of \$177,300. Since this is a City maintained road, 50% of the cost of the project will be paid by the City. The remainder of the cost will be paid by the benefiting property owners. The estimated number of equivalent lots is 49 for an estimated cost of \$1,809 per lot. An equivalent lot is defined as a platted lot or metes and bounds lot that cannot be further subdivided. Corner lots are assessed at 1 ½ assessments. 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 for questions. There being no questions, the meeting was open to the public for questions and comments. Father Dennis Hoffman of Immaculate Heart Catholic Church stated that the cul de sac encroaches on the church property and would need to be relocated. He also asked how assessments apply to non-taxed property. City Attorney Steve Qualley stated that tax exempt property is assessed for improvements. Jane Pederson asked why a corner lot is assessed 1 ½ equivalent lots if there is no access on the one side. City Engineer Dave Reese stated that the improvement gives added benefit and value to the property. The property owner could access their property off of both roads. Lee Nelson inquired as to who owns the large piece of property adjacent to his property since it appears to be landlocked and also commented that the cul de sac has gotten larger and larger over time. Dean Eggena asked if the large parcel would receive a half or a full assessment if there was no access. Additional research is required on the large parcel. Connie Nelson asked about the drainage problem and whether a culvert would be installed. City Engineer Dave Reese stated that two separate ground sumps with covers approximately 24" in diameter will be added in the ditches along the roadway. Lee Nelson asked if another culvert was require and Dave Reese stated that he and Ted had reviewed the addition of another culvert but felt if additional material was added to direct the runoff to the sump, an additional culvert would not be needed. The Council will make a decision on whether to proceed with the improvement project at a meeting to be held on December 20th at 1:00 P.M. There being no further comments, MOTION PH12-02-01-02 WAS MADE BY CHUCK MILLER AND SECONDED BY SANDY ELIASON TO ADJOURN THIS PUBLIC HEARING AT 6:40 P.M. MOTION CARRIED WITH ALL EYES.

Recorded and transcribed by,

A handwritten signature in cursive script, appearing to read "Darlene J. Roach". The signature is written in black ink and is positioned above the printed name.

Darlene J. Roach
Clerk/Treasurer

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