

**BAY SHORES ROAD PUBLIC HEARING
CITY OF CROSSLAKE
THURSDAY, DECEMBER 20, 2001
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 Thursday, December 20, 2001. The following Councilmembers were present: Mayor Darrell Swanson, Sandy Eliason, and Irene Schultz. Absent was Councilmembers Chuck Miller and Dean Swanson. Also present was City Administrator Thomas Swenson, City Attorney Steve Qualley, City Engineer Dave Reese, Public Works Director Ted Strand and Clerk/Treasurer Darlene Roach. (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 noted that with the absence of two councilpersons, a quorum of the Council was in attendance. City Administrator Tom 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 Crow Wing County Auditor's Office and a copy of Page 9 of the Feasibility Study showing the assessment summary. On November 22nd and November 29th a notice of hearing was published in the Lake Country Echo. One letter, received from John and Sandra Porter who are opposed to the project until after sewer and water utilities are installed, was read into the record.

The hearing 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. Bay Shores Road currently abuts 9 lots/parcels. It intersects with CSAH 3, then extends to the west where it ends at widened road surface in a platted cul de sac. The total length of the roadway considered for the project is approximately 950 feet. Currently Bay Shores Road is an aggregate surfaced road that has an average width of 16 feet. There did not appear to be any significant erosion or drainage issues observed during the visual survey. Based on right-of-way width and the number of lots on this street, Bay Shores Road would be categorized as a Lane or Access. An 18 foot wide pavement, 2 inch thick bituminous surface, 4 inch thick aggregate base and 1 foot wide topsoil shoulders are proposed. Swales and drainage storage areas would be landscaped along the roadway as is feasible. Some tree removal, specifically a clump of birch trees near the end of the road and a pine tree in the middle of the cul de sac, will have to be removed in order to construct the improvements. At the end of the road some building structures are located on the right-of-way with no setbacks and some concrete aprons are located in the right-of-way. A 30' radius cul-de-sac is proposed due to these problems.

The estimated construction cost is \$18,200 plus \$1,820 (10% contingency) plus \$8,008 for engineering, legal and administrative expenses for a total estimated project cost of \$28,028. 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 \$14,014. The estimated number of equivalent lots is 9 for an estimated cost of \$1,557 per lot for a total of \$14,014 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 of their choice for this work.

The meeting was opened to the Council for questions. Councilmember Schultz asked if the property South of the road was potentially two lots and she was told that it was considered two buildable lots under current zoning guidelines.

The meeting was opened to the audience for questions and comments. Kent Johnston, owner of Lot 1, asked about the cul de sac and tree. City Engineer Dave Reese stated that there is one tree near the center of the right-of-way and a clump of birch in the right-of-way that WSN is proposing be removed. Regarding the concrete drive, the apron from the garage will not be removed but the contractor will excavate material from the end and match it in. Mr. Johnston asked where the tree is relative to the concrete drive. City Engineer Dave Reese stated then when the tree is removed they would look at sawing the concrete to match into the bituminous.

City Administrator Tom Swenson stated that a decision on whether to proceed with the road improvement will be made at the January 14th Regular Council Meeting.

There being no further comments or questions, MOTION PH12-06-01-01 WAS MADE BY SANDY ELIASON AND SECONDED BY IRENE SCHULTZ TO ADJOURN THIS PUBLIC HEARING FOR BAY SHORES ROAD AT 6:22 P.M. MOTION CARRIED WITH ALL EYES.

Recorded and transcribed by,



Darlene J. Roach
Clerk/Treasurer

