

MANHATTAN DRIVE PUBLIC HEARING  
CITY OF CROSSLAKE  
RECONVENED DECEMBER 29, 2000  
9:00 A.M. – CITY HALL

Pursuant to proper notice duly given as required by law, the City Council met in the Chambers of City Hall to reconvene the public hearing that was held on November 28, 2000. The purpose of the hearing is to review the feasibility report prepared by Widseth Smith Nolting for improvements to Manhattan Drive. Present at the hearing was Mayor Darrell Swanson, Councilmembers Charles Miller, Irene Schultz and Dean Swanson. Councilmember Richard Upton was absent. Also present was City Administrator Thomas Swenson, City Engineer Dave Reese, City Attorney Steve Qualley, Deputy Clerk Darlene Roach and Community Development Director Paul Larson. (Sign in sheet attached as a permanent part of the minutes.)

Mayor Swanson called the public hearing to order at 9:05 A.M. and stated that the purpose of the hearing was to reconvene the meeting of November 28, 2000 for the purpose of reviewing the feasibility report for improvements to Manhattan Drive. Following City Engineer Dave Reese's review of the feasibility study, the meeting will be open to the Council and public for questions and comments.

City Administrator Swenson read the Affidavit of Mailing and Publication dated December 14, 2000. 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 this hearing, a copy of the prepaid addressed envelopes showing the benefiting property owners names and addresses which were obtained from the County Auditor's Office, a copy of Page 10 of the Feasibility Report which shows a summary of the cost estimate for this project and a cover letter stating why the November 28<sup>th</sup> meeting was continued until this date. A notice of this hearing was published in the City's Official Newspaper, the Lake Country Echo. One notice was returned with the notation "undeliverable". A letter dated December 20<sup>th</sup> was received from Walter Wilder which emphasized the need for this road to be plowed in the winter. He requested that, if the improvement is approved by the Council, the blacktop be stopped at his driveway. City Engineer Dave Reese presented the feasibility study completed by Widseth Smith Nolting as required under Minnesota Statute. 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. He showed the project location for Manhattan Drive, which runs northeast from the intersection with County Road 140 for approximately 423 feet. The road abuts 14 lots/parcels. Currently Manhattan Drive is an aggregate surfaced road and has a width of 12 feet. Right-of-way width is approximately 66 feet. Although there is very little ditching, there does not appear to be any significant erosion or drainage problems. Based on right-of-way width, Manhattan Drive would be categorized as a Drive with 14 foot wide pavement, 2 inch thick bituminous on a 4 inch thick aggregate base and 1 foot turf shoulders. The estimated construction cost is \$7,949 plus \$795 (10% contingency) plus \$4,000 for engineering, legal and administrative expenses for a total estimated project cost of \$12,744. 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 \$6,372. The estimated number of equivalent lots

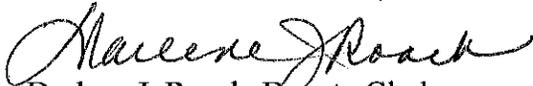
is 12 for an estimated cost of \$531 per equivalent lot for a total of \$6,372 being assessed to the property owners. Financing terms will be decided at the final assessment hearing, however, the City has used a financing term of ten years on previous assessment projects. For purpose of examples of costs 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 for this work.

The meeting was opened to the Council and audience for questions and comments.

Councilmember Miller inquired as to how the 14' roadway would compare to the pathway that exists today. City Engineer Dave Reese stated that the road would be able to be constructed without tree removal. Mayor Swanson inquired whether cost would be affected if the bituminous ended at Mr. Wilder's driveway. City Engineer Dave Reese stated that the cost would be reduced. Councilmember Miller inquired whether the lots owned by Mr. Wilder were considered buildable lots. This could not be determined at this time, however, City Engineer Dave Reese stated that if the number of lots are reduced, it could have an affect on the cost per equivalent lot. City Administrator Tom Swenson stated that a decision on whether to proceed with the improvement will be made at the January 8, 2001 Council meeting.

MOTION PH01-12-01-00 WAS MADE BY CHUCK MILLER AND SECONDED BY DEAN SWANSON TO ADJOURN THIS PUBLIC HEARING AT 9:19 A.M. MOTION CARRIED WITH ALL AYES.

Recorded and transcribed by:

  
Darlene J. Roach, Deputy Clerk



CITY OF CROSSLAKE  
RESOLUTION NO. 00-112

RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS

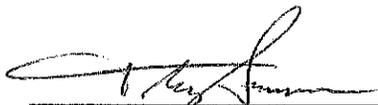
WHEREAS, a Resolution of the City Council adopted the 20<sup>th</sup> day of October, 2000, fixed a date for a Council Hearing on the proposed improvement of Manhattan Drive from the intersection of Manhattan Point Boulevard to the end of the road by constructing road and drainage improvements,

AS WHEREAS, ten days' mailed notice and two weeks' published notice of the hearing was given, and the hearing was held thereon on the 29<sup>th</sup> day of November, 2000 and reconvened on December 29, 2000, at which all persons desiring to be heard were given an opportunity to be heard thereon,

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

1. Such improvement is necessary, cost-effective, and feasible as detailed in the Feasibility Report.
2. Such improvement is hereby ordered as proposed in the Council Resolution adopted the 7<sup>th</sup> day of August, 2000.
3. Widsyth Smith Nolting is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.

Adopted by the Council this 29<sup>th</sup> day of December, 2000.

  
\_\_\_\_\_  
Thomas N. Swenson  
City Administrator

  
\_\_\_\_\_  
Darrell E. Swanson  
Mayor