

PUBLIC HEARING
CITY OF CROSSLAKE
MONDAY, NOVEMBER 30, 1998
7:35 P.M. – CITY HALL

The Council for the City of Crosslake met in the Council Chambers of City Hall on Monday, November 30, 1998 for the purpose of receiving public input on the proposed improvements to Sleepy Valley 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 Mark Hallan, 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 7:35 P.M. and turned the meeting over to City Engineer Mark Hallan who reviewed the details of the road feasibility study which was completed by Widseth Smith Nolting. The feasibility study examined the existing conditions, proposed improvements to the road, detailed approximate project costs and provided approximate costs to be assessed to benefiting property owners. He stated that Sleepy Valley Road is located off of CSAH #36 on the east side of Velvet Lake. The feasibility study for the proposed road improvement was initiated by the City Council by a 4/5's vote. 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 aggregate shoulders. As part of the improvement to bring the street up to City standards, a branch style turnaround will be installed on the south end of Sleepy Valley Road. The estimated cost for the proposed improvements is \$52,000 plus 10% for contingencies (\$5,000) and (\$9,000) for engineering, legal and administration for a total estimated project cost of \$66,000. The estimated number of equivalent lot units is 30 for an estimated cost of \$1,100 per equivalent lot.

The hearing was opened to the public for comments.

Linda (Hoffman) Schaeffer, part owner of all of Government Lot 1, Block 1 and ½ of Block 2 asked the Council which property owners had signed the petition. City Administrator read the list of names on the petition. She also asked what the cost was to maintain Sleepy Valley Road. She felt a lot of money was being spent to improve the road. The approximate assessment costs, based on equivalent lots, for this property is \$11,500.

Steven Helseth commented that he is not in agreement with improving the road and questioned why he was being assessed for three lots. The three equivalent lot unit's were based on the number of possible subdivided lots based on the zoning ordinance.

Mindy Barlage asked if Verna Hutchins would be assessed. Teri Hastings commented that she would be.

Carvell Wright stated that the plat map being used is not accurate and that the property lines are not shown in the correct location. Mark Hallan concurred that only a survey map would be totally accurate.

Bob Schaeffer, who is part owner in Government Lot 1 stated that \$10,000 for one parcel of land that is timber is excessive. He also stated that Government Lot 1 does not have a driveway off of Sleepy Valley Road so there is not need for improvement. Jay Hoffman commented that to be assessed 9 equivalent lots for Government Lot 1 was excessive.

City Administrator Swenson read letters from the following: (1) John and Margaret Duker letter dated November 23, 1998 in support of the project; (2) John and Mugs Duker letter October 12, 1998 in support of the project; (3) Bruce Bundgaard letter dated October 9, 1998 in support of the project; (4) Gerald and Bernie Kovach letter (undated) in support of the project; (5) Keith and Mindy Barlage letter dated August 14, 1998 opposed to improvements on the road; and (6) Joan Gudmundson letter dated August 12, 1998 opposed to the project.

Linda Schaeffer expressed her opinion that a tree farm should not be treated as lots and that she felt they were being treated unfairly.

Councilmember Miller explained previous policies regarding road improvement. He also stated that blacktop is an asset, whereas, gravel is not.

Bob Schaefer asked how equivalent lot units were derived and Teri Hastings explained the tiering of property as one moves further away from the lake.

Mr. Hoffman asked if the assessments could be paid when the lots are divided or building permits are issued. Attorney Sandelin stated that what Mr. Hoffman was referring to was deferred assessment.

How soon resurfacing would need to be done was asked and the City Engineer replied that due to the type of soil in the area probably between twenty to twenty-two years.

There being no further input from the public, MOTION 11PH6-01-98 WAS MADE BY RICHARD UPTON AND SECONDED BY RAY SMYTH TO ADJOURN THIS PUBLIC HEARING AT 8:45 P.M. MOTION CARRIED UNANIMOUSLY.

Recorded and transcribed by:



Darlene J. Roach
Deputy Clerk/Treasurer

DEEPY VALLEY ROAD

PUBLIC HEARING

SIGN-IN SHEET

NOVEMBER 30, 1998

[illegible]

Sleepy Valley
Road

Correspondence

November 23, 1998

Thomas N. Swenson
City Administrator
City of Crosslake
Crosslake, MN 56442

Re: Paving of Sleepy Valley Road

Thank you for your notice of the public meeting of the City Council on November 30, 1998 to consider the paving of Sleepy Valley Road. Although we will not be able to attend this meeting as we have the past meetings on this subject, please consider this our expression of support for the project.

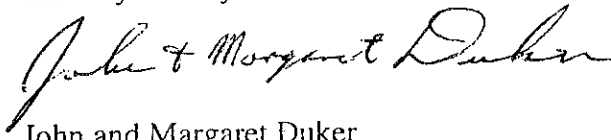
We think that the paving of Sleepy Valley Road is both desirable and necessary. It is desirable from the standpoint of ease of travel, lack of dust, and general appearance. It is necessary if the City is going to reduce the ongoing maintenance cost of roads, especially when all the other gravel roads in the eastern sector of the City are being paved.

We understand that the listed cost for our property, Phelps Lake Shores, Lot 4, is only an estimate and is dependent on actual costs and adoption of estimates.

Our thanks to the City Council for proceeding this far with this project, and offer our encouragement to proceed with the paving of Sleepy Valley Road.

I will send you under separate cover, a sketch of the front of our property to properly locate the driveway extension. This is to assist in the preparation of working drawings.

Thank you for your consideration,



John and Margaret Duker

October 12, 1998

To: Crosslake City Council
Crosslake, Minnesota

Re: Paving of Sleepy Valley Road

Previously the Council had established criteria for a road to participate in this first phase of road up-grading from gravel to pavement. The criteria for signatures from 35% of the front footage, tended to pit home owners against owners of large un-improved parcels. We don't want to get into a fight of neighbor against neighbor. If the criteria promotes this, then perhaps the criteria needs to be changed.

However, our observations are as follows:

- 1) Those signing the petition represent mostly non-homestead or fully improved properties which pay the preponderance of the property taxes along the road. They are willing to pay their share of the improvements.
- 2) The City has previously determined that there are maintenance savings when a road is paved. This point is even more important due to the fact that, if not paved, Sleepy Valley Road would be the only gravel road in the East segment of the City and would require the grader to travel about four miles for one road.
- 3) Paving the road at a later date would be more expensive due to its being the only unpaved road in the East sector of the City.

We respectfully request that the Council approve the paving of Sleepy Vally Road.


John and Mugs Duker
HC3 Box 96
Fire 36L 112

159

LAW OFFICE OF
BRUCE B. BUNDGAARD
ATTORNEY AT LAW
Box 768
CROSSLAKE MINNESOTA 56442 • (218) 692-4344 • FAX: (218) 692-3934

October 9, 1998

City Council
HC 83, Box 203
Crosslake, MN 56442

Re: Sleepy Valley Road Improvement Petition

To Whom it May Concern:

Please be advised that the undersigned is a property owner on the above referenced City Road and has been a property owner for 20 years. Please be advised that my wife and myself are 100% in favor of the road improvement proposal. We are year-round residents, constantly use the road and have observed that the road needs grading often throughout the course of the year for the potholes and unevenness that develops. The road also creates clouds of dust which settle on everything in the summer when it is dry.

We strongly support the proposal for the improvement of Sleepy Valley Road to a paved road as soon as conveniently possible and feel that this is in keeping with the budgetary concerns of the City as the upkeep on a class five road exceeds the pavement of the road over time.

Very truly yours,


Bruce B. Bundgaard

BBB:kh

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Mr. + Mrs. Gerald J. Kovach
4825 Boone Circle
New Hope, Mn. 55428

Crosslake City Council
City of Crosslake
Crosslake, Mn.

Dear Council Members;

It is our understanding that the issue about paving Sleepy Valley Road will be discussed at the next city council meeting on Monday, October 12. We bought lake property on Velvet Lake in 1981 and have seen the road improved from dirt to class five. It is our hope that the city council will vote to have the road paved and improve it once again. We all know the benefits of a paved road.

Paving a road is costly, however, saves money over maintaining a class five road. It won't be too many years when all roads in Crosslake will be paved. Fifty-three percent of the frontage property owners signed a petition to have it paved. We believe that is a majority and the signers are ready and willing to pay their share.

If one looks at the income the city of Crosslake gets from the frontage property owners we believe that most of it comes from the 53% who signed the petition in favor of the road. We own non-homestead property, have a higher tax base, and are willing to help pay for the road improvement. We are asking you to vote YES to pave Sleepy Valley Road.

Sincerely,

Bernie Kovach
BKovach

Keith & Mindy (Helseth) Barlage

12984 7th Ave. Circle

Zimmerman , Mn. 55398

Home Phone (612)856-3384

E- mail : KB 1 Co@aol.com

August 14 , 1998

Opposition to paving Sleepy Valley Road

Dear City Council Member,

We are writing in opposition of the possible proposed upgrading of Sleepy Valley Road within the CrossLake city limits near Velvet Lake. We feel that the upgrading to a hard surface road is unnecessary and a waste of our money. It will draw attention to others who choose to drive threwh at higher speeds and will endanger our children who use this road for biking. We do not use this road on a regular basis because we have private access to our cabin off of County Road 36. There also will be people from the lake who will be using the road that wouldn't be assessed because they do not own property along the road but use the road to cross an easement on our property to get to their cabins. We find that very unfair. With the length of the road, we can see a major expense that is not necessary for us at all. Please vote NO if this comes to a vote. Please fell free to contact us if you have any questions regarding this matter.

Sincerely,

Keith & Mindy Barlage



8-12-98

To whom it may concern.

I do not see a need
for a hard surface road on
Sleepy Valley Road, I definitely
oppose the proposed construction

Jan Gudmundson

362 154

7131 Halyard Ave No

Brookly Center, Mn

55429