

PUBLIC HEARING
CITY OF CROSSLAKE
BIG PINE TRAIL ROAD IMPROVEMENT PROJECT
PRELIMINARY ASSESSMENT HEARING
MONDAY, FEBRUARY 24, 2020
3:00 P.M. - CITY HALL

The Council for the City of Crosslake met in a Special Session on Monday, February 24, 2020 at City Hall. The following Council Members were present: Mayor Dave Nevin, John Andrews, Aaron Herzog and Gary Heacox. Dave Schrupp was absent. Also present were City Administrator Mike Lyonais, City Clerk Char Nelson, Public Works Director Ted Strand, Zoning Administrator Jon Kolstad, City Engineer Dave Reese, and City Attorney Brad Person. There were approximately twenty people in the audience.

Mayor Nevin called the meeting to order at 3:03 P.M. The meeting was then turned over to Dave Reese, who presented the scope of the project, project cost summary, timing of project, and proposed assessments. The project will include grinding the current road and leaving that as the base and covering the road with approximately 3" asphalt. Mr. Reese explained that there are cracks every 10-15 feet, many potholes and some cracks going lengthwise on the road. The road was last paved in 1999 with a 1.5" overlay. The road was crack-sealed in 2018. A portion of the road runs through Mission Township but the City maintains the whole road. The road was due for reconstruction in 2021-2022 but the City moved it up on the schedule due to the construction of the Rock Dam this winter. Mr. Reese explained that Big Pine Trail is categorized as a Major Rural Roadway and would be widened from 22' to 24'. The total project cost is approximately \$664,000.

Dave Reese reviewed the proposed assessments and explained the methodology used to determine the amounts. The assessments are based on value and benefit, not on the cost of the project. An appraisal was done last year and the appraiser gave a range of values. It was recommended by the Public Works Commission that homes on the lake be assessed \$5000 and homes across the street from the lake be assessed \$4000. There were proposed assessments for properties with indirect access and lots with no buildings. The assessments was \$305,000 or 46% of the entire project.

The Council discussed why the road was moved up in the schedule for construction, the current condition of the road, how long the work on the dam would last, and how much the cost could increase if the project were delayed.

Ken Ormsbee, President of the Big Pine Lake Association, addressed the Council and reported that he had reached out to most of its members and other property owners regarding the need for the road improvement. 100% of the people that responded to his request, supported delaying the project because the road is still in pretty good shape. Mr. Ormsbee represented the association members and read a lengthy letter in opposition to the project.

Roy Lanners of 33084 Big Pine Drive argued that he was not represented by the association because they never contacted him. Mr. Lanners asked many questions regarding the details of the project including access during construction, mailbox replacement, approaches to other roads, sewer extension and utilities.

Joe Doerfler of 14609 Big Pine Trail stated that he is in favor of the project but would like the project to be delayed until it is known if the Rock Dam is going to hold. The dam has been a problem since the 1950's.

Mayor Nevin asked Mr. Ormsbee if the project were delayed and the road does fall apart this year, would the property owners live with that until the following year. Mr. Ormsbee stated that the residents would live with the road for a year if it fails. Mr. Ormsbee added that the residents do not agree with the appraisal.

Beth Hippert of Crow Wing Soil and Water reported that the City took responsibility to repair the road after the Rock Dam project was completed but that no timeline was required.

Ted Strand stated that he has seen bad outcomes on many road projects in his 40 years public works after a road in poor condition goes through freeze/thaw cycles in the spring. There are no funds in the 2020 budget for road repairs on Big Pine Trail.

Nancy Rudberg of 14072 Big Pine Trail stated that it is unfair that the property owners on the road have to pay for the improvements adjacent to State owned and DNR land. Ms. Rudberg also questioned why a home on the lake has more benefit from the road than a home on the opposite side of the road.

Jeremy Buehler of 14086 Big Pine Trail asked if other roads were assessed using the new Assessment Policy. Dave Nevin replied that this was the first project to be assessed. Attorney Person corrected the Mayor and stated that the Council just approved a project an hour ago using the new Policy and this was actually the third project since the Policy was adopted.

Gary Swanson of 14270 Big Pine Trail stated that the residents were okay with waiting because the road is in good shape. Mr. Swanson did not agree with the road counts used in the feasibility study and suggested leaving the road at 22' rather than widening to 24'. Dave Reese replied that the City would save about \$22,000 if the road weren't widened. Mr. Swanson suggested doing an overlay rather than a reclamation to save money. Mr. Reese replied that an overlay would not serve the purpose for fixing the road problems. Mr. Swanson stated that there would be no value to the properties if the road were reconstructed.

There being no further discussion, MOTION 02PH2-01-20 WAS MADE BY AARON HERZOG AND SECONDED BY JOHN ANDREWS TO ADJOURN THE MEETING AT 4:26 P.M. MOTION CARRIED WITH ALL AYES.

Respectfully submitted by,



Charlene Nelson
City Clerk

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