

PUBLIC HEARING
CITY OF CROSSLAKE
2022 ROAD IMPROVEMENT PROJECTS
PRELIMINARY IMPROVEMENT HEARING
WEDNESDAY, AUGUST 25, 2021
5:00 P.M. - CITY HALL

The Council for the City of Crosslake held a Public Hearing on Wednesday, August 25, 2021 at City Hall. The following Council Members were present: Mayor Dave Nevin, Marcia Seibert-Volz, John Andrews, Dave Schrupp, and Aaron Herzog. Also present were City Administrator Mike Lyonais, City Clerk Char Nelson, Public Works Director Ted Strand, Park Director TJ Graumann, and City Engineer Phil Martin. There were approximately 33 people in the audience.

Mayor Nevin called the meeting to order at 5:00 P.M. The meeting was then turned over to Phil Martin, who presented the scope of the projects, project cost summaries, timing of projects, and proposed assessments. Harbor Lane and Cool Haven Lane have been removed from the project scope because the City needs to obtain easements before proceeding. Wild Wind Ranch Drive will include full-depth reclamation with sub cut section at an estimated cost of \$205,000. Rushmoor Boulevard and Rushmoor Trail will include full-depth reclamation, approach work at CSAH 16, intersection change at boulevard/trail, and drainage improvements at an estimated cost of \$215,000. Soil borings on Birch Narrows Road showed that there is 6" of blacktop and only sand underneath. Birch Narrows Road will include full-depth reclamation/reconstruction and drainage improvements at an estimated cost of \$286,100. Whitefish Avenue will include patch and bituminous overlay, sharp curve visibility and drainage improvements and Hilltop Drive and Woodland Drive will include patch and bituminous overlay at an estimated cost of \$456,700. Patch and aggregate chip sealcoat could be an alternative for Whitefish Ave, Hilltop Dr, and Woodland Dr at an estimated cost of \$115,000. The recommended assessment, based on a licensed appraiser's opinion, is \$4,000 per lot for Wild Wind Ranch Drive, Rushmoor Boulevard/Rushmoor Trail, and Birch Narrows Road. The recommended assessment, based on a licensed appraiser's opinion, is \$1,000 per lot for the bituminous overlay of Whitefish Ave, Hilltop Dr and Woodland Dr. If the City seal coated these roads, there would be no assessment because it would be considered routine maintenance. Phil Martin stated that Bolton & Menk recommends that the roads be overlaid to get the longest life. Mr. Martin explained the payment options. Mr. Martin stated that the Council would take public comments, but that if people had questions specific to their individual properties, he would address them after the meeting.

Jim McLellan of 12780 Rushmoor Boulevard stated that he is not in favor of the project and that it did not seem fair that the assessment for his road is \$4,000 because the estimated cost for the project is \$215,000. Phil Martin replied that the assessments are based on an appraisal, not on a percentage of the cost of the project.

Gary Swoverland of 36421 Rushmoor Boulevard stated that the City should do a bituminous overlay on the road and that \$4,000 exceeds the benefit to the property. Mr. Swoverland stated that he owns two parcels, one on the corner and one off-lake. The corner lot could be accessed off of CSAH 16 and a powerline runs through it, so it should not be assessed. Dave Nevin stated that if they are buildable lots, they will be assessed. Phil Martin stated that the assessment

amounts are not final and that the Council could consider changing them. The appraiser gave the Council a benefit range of \$3,000 to \$7,000 and the Council chose to use \$4,000 as the assessment amount.

David Wigren of 11393 Whitefish Ave stated that he has two lots and asked if he would get two assessments. Phil Martin stated that he could look that up after the meeting. Mr. Wigren stated that it wasn't fair that the people on Manhattan Point Blvd were not assessed when that road was redone a few years ago. Mr. Wigren presented a petition to the Council signed by sixteen people in opposition to the assessment of \$1,000.

Henry Duitsman of 36484 Rushmoor Blvd stated that he has two lots and was unable to consolidate them and wondered if he would receive two assessments. Mr. Duitsman stated that he did not like the mailbox posts being installed as part of the project. Phil Martin stated that he could opt out of receiving a new mailbox post but that he would assume risk if the post is damaged by plow.

Jim Peterson of 11537 Whitefish Ave stated that he owns two lots on the lake and two lots across the street. All the lots on the road are different sizes and Mr. Peterson stated that the assessments should be based on front footage. Mr. Peterson did not think it was fair that they had to pay for improvement when residents on Manhattan Point did not.

Susan Derus of 11951 Whitefish Ave stated that the Council should ask all the residents in Crosslake if they want to be assessed for road improvements or if they want the City to continue to pay for them. John Derus stated that he supports his wife's comments and that the Council has a hard decision to make, but he suggests they leave the policy as is and continue paying for road improvements.

Jeannine Yager of 15413 Birch Narrows Road asked if the project included widening of the road. Phil Martin replied that they will put the road back at the same width and same level and that they would do their best to not remove trees.

Charles Pettsco of 12896 Rushmoor Blvd stated that he is in favor of the project but had concerns about the drainage. Mr. Pettsco questioned whether the estimate for drainage improvements was enough. Mr. Pettsco asked if lighting or reflective signs could be added to indicate that the road was a dead end.

John Forney of 11797 Whitefish Ave stated that the market values of homes are higher here because they are in the City of Crosslake and have well-maintained streets. Mr. Forney stated that he thinks everyone in the City should pay for the improvements and that there should not be assessments. Mr. Forney stated that there are drainage issues near his home. Dave Nevin asked Mr. Forney if there should be assessments on the sewer extension project because clean water is a benefit to everyone. Mr. Forney stated that the property owners on that project get the benefit of City sewer and should pay an assessment.

Thelma Williams of 33985 Wild Wind Ranch Drive stated that everyone uses the road including three different garbage trucks and that everyone should pay for the road improvements.

Ann Schrupp of 33873 Wild Wind Ranch Road asked if the mailboxes could be moved from County Road 103 to the end of each of their driveways. Phil Martin replied that the City could request that, but there is no guarantee.

Cynthia Levey of 12533 Whitefish Ave asked why the person who owns property behind her is being assessed. Phil Martin replied that he uses Whitefish Ave to access his property and therefore receives a benefit. Dan McAninch who owns the property behind Ms. Levey asked if the project could morph into something larger if they find more issues with the road. Mr. McAninch stated that he should not have to pay a full assessment since his property is not on Whitefish and that lake lots should pay more than off-lake lots.

Margaret Pettsco of 12896 Rushmoor Blvd stated that she once heard the cost was \$1,500 and now is hearing \$4,000. Phil Martin stated that the assessment is proposed to be \$4,000.

Phil Martin read a petition dated 8-15-21 from 13 property owners on Whitefish Ave opposing the proposed assessment.

Susan Derus of 11951 Whitefish Ave thanked the mayor for delaying the project in February until now.

There being no further discussion, MOTION 08PH-01-21 WAS MADE BY DAVE SCHRUPP AND SECONDED BY AARON HERZOG TO ADJOURN THE MEETING AT 6:20 P.M. MOTION CARRIED WITH ALL AYES.

Respectfully submitted by,



Charlene Nelson
City Clerk

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