

BAXTER CITY COUNCIL MINUTES
2017 Excelsior Road Residential Area Improvement Hearing
February 2, 2017

Mayor Darrel Olson called the Special City Council Meeting to order at 6:00 p.m.

COUNCIL MEMBERS PRESENT: Mayor Darrel Olson and Council Members Quinn Nystrom, Steve Barrows, Todd Holman, and Mark Cross

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Public Works Director Trevor Walter.

WSN Consulting Engineer Aric Welch presented the 2017 Excelsior Road Residential Area Improvement Hearing. Mr. Welch explained a public informational meeting was held on December 8, 2016 and the council approved the feasibility report on January 17, 2017. After tonight's improvement hearing, the council can consider ordering the project.

The project area includes Excelsior Road from Inglewood Drive to Forest Drive. Excelsior Road was constructed in 1989 with the water and sanitary sewer improvements. The existing roadway is 34-foot wide consisting of two 11' travel lanes and 4' wide westbound shoulder and 8' wide eastbound shoulder. Excelsior Road is currently designated as Municipal State Aid Street (MSA 106-010) and is signed for no parking. The PASER rating has dropped to 3-4 and the existing condition is rated at fair to poor and the recommended treatment is full depth reclamation.

Surface water and drainage issues have been identified between Firewood Drive and Forest Drive with seasonal and rain event issues associated with local high ground water issues. There are also pedestrian concerns at Grand Oaks Drive.

The proposed residential area improvements include full depth reclamation to meet current State Aid requirements and design strength, removal and repaving of driveways to the right-of-way line to match new roadway, installation of city standard swing away style mailbox supports, storm sewer and ditching improvements and replacement of existing lighting with LED style fixtures and two additional lights.

Improvements to Grand Oaks Drive would include the removal of the existing right turn lane. Construction of a 12' wide separated bituminous trail along the west side of Grand Oaks Drive from Excelsior Road to the existing trail. Mr. Welch explained that 7' of additional right-of-way acquisition will be necessary to accommodate the separated trail.

Mr. Welch gave a brief explanation of the commercial improvements and WSB Consulting Engineer Chuck Rickart, who will oversee the commercial side of the project, was in attendance.

Assessments would be calculated based on a unit assessment method benefiting footage for the full depth reclamation. The City will pick up any roadway costs in excess of 26' in width,

bituminous thickness in excess of 3.5", storm sewer project costs, street lighting project costs, bike lane project costs and trail project costs on Grand Oaks Drive. Mr. Welch reviewed the city's assessment policy.

The preliminary estimated project cost is \$653,240.00. The estimated assessment figure is \$319,510.00 (49%) and the estimated city cost is \$333,730.00 (51%). Total estimated costs per unit/lot are \$6,798.00 with an estimated yearly payment of \$780.00.

Assessment balances will be certified to Crow Wing County with payments to begin on the following year's property tax statement. Assessment balances will be amortized over the twelve-year assessment year with an interest rate estimated to be 4.75%. The actual rate will be determined when the project is ordered and the bonds for a similar project are sold. Interest accrues through the end of the calendar year. Future payments in full may be made by November 15 of any year to either the City of Baxter or Crow Wing County Auditor to avoid paying the following year's interest. Individuals meeting age, disability, or military active duty requirements may be eligible to request a deferment of their special assessment.

The project would be bid in April, an assessment hearing be held in May with a second Public Information Meeting held in July, and the construction period would be September - October.

The project is feasible from an engineering standpoint. Delays, detours, and inconveniences can be expected during construction. Portions of the project area will be closed to through traffic. Property owner and patron access will be maintained.

Mayor Olson opened the public hearing at 6:20 p.m.

Beverly Gotti, 6665 Excelsior Road, asked why the residents along Excelsior Road were responsible for paying for a road that is used by the public and people that live outside of the project area. Mayor Olson explained that everyone in the project area is being assessed for a 26' bituminous road, which is the road standard within the City; however, the City will pick up the extra cost for the excess of the 26' roadway. The city will pick up 51% of the project costs.

Leon Muman, 7034 Excelsior Road, stated he was going to have his driveway blacktop sealed and how far back does the right-of-way go or should he wait until the project has been completed? Mr. Welch explained city right-of-way is approximately 33-feet from the center line of the road. Mayor Olson recommended Mr. Muman wait until the driveway has been completed before having his blacktop sealed.

Marvin Viezba, 6922 Excelsior Road, stated he has a lot alongside Grand Oaks Drive where the trail will be installed and requested Mr. Welch explain how the trail will be installed. Mr. Welch reviewed the slide showing the trail installation and explained that 7' of additional right-of-way acquisition will be necessary to accommodate the separated trail. The City will approach him for the purchase of the additional right-of-way needed during the design phase of the project.

Kaylee Hopper, 6974 Excelsior Road, inquired on the lot size if you had to pay two assessments. Mr. Welch stated the minimum lot size was 100' of frontage except on a corner lot that 120'

after a review of Ms. Hopper's lot it was determined that the property would have two assessments if the lot was subdivided.

Council Member Holman inquired if there was an option to defer the second lot. Mr. Welch stated that with roadway improvements it has to be assessed up front. Mayor Olson reiterated that these are estimated costs at this time.

Beverly Gotti, 6665 Excelsior Road, requested an explanation on the roundabout and why it is necessary. Mr. Welch stated the City has a developer looking at developing the former Fruth property and when the development does occur planned upgrades to the intersection will have to be made. A traffic study was completed for the area and a roundabout was the best option for the area that can handle the influx of traffic.

Michael Gotti, 6665 Excelsior Road, inquired on how the storm design will work and Mr. Welch requested any homeowner with existing water problems contact him so this issue can be worked out.

Mr. Welch stated he would remain after the meeting to talk to any individual homeowners to answer any questions.

Mayor Olson closed the public hearing at 6:45 p.m.

MOTION by Council Member Barrows, seconded by Council Member Holman to adjourn at 6:45 p.m. Motion carries unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Mary Haugen
Administrative Assistant