

BAXTER CITY COUNCIL MINUTES

Work Session

February 21, 2017

Mayor Darrel Olson called the Work Session to order at 6:30 p.m.

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

COUNCIL MEMBERS ABSENT: Council Member Todd Holman.

STAFF PRESENT: Community Development Director Josh Doty, Interim City Administrator Kelly Steele, Public Works Director Trevor Walter, Chief of Police Jim Exsted, and Finance Director Jeremy Vacinek.

EXCELSIOR ROAD AND EDGEWOOD DRIVE COMMERCIAL AREA FEASIBILITY STUDY

WSN Consulting Engineer Aric Welch stated he would like to schedule individual meetings with property owners either later this week or early next week.

Mr. Welch reviewed the 2017 Excelsior Road and Edgewood Drive Improvements draft feasibility report. The project area includes Excelsior Road from Forest Drive to Trunk Highway 371 and Edgewood Drive to Fairview Road.

Mr. Welch reviewed the existing conditions and proposed improvements of the project area which included zoning, roadway, existing drainage and storm sewer systems, sanitary sewer collection system and water distribution system.

Mr. Welch explained that property acquisition will be necessary to accommodate the improvements along the north side of Excelsior Road from Forest Drive through the roundabout, south side of Excelsior Road from the roundabout to Trunk Highway 371, realignment of Edgewood Drive corridor from roundabout to tie in location north of Cash Wise Liquor and Edgewood Drive extension north of Cash Wise Liquor.

The preliminary estimated project cost is \$4,575,300.00. The estimated assessment figure is \$1,724,670 (38%) and the estimated city cost is \$2,850,630 (62%).

Finance Director Jeremy Vacinek gave a brief review of the various funding sources which will include tax increment financing.

Joseph Brenny, 7348 Excelsior Road - asked for clarification on he is being assessed for Edgewood Drive. Mr. Welch stated there would be an assessment on the north leg of Edgewood Drive based on the area of his lot. Mr. Benny stated he should not be assessed, as per his discussion with his son who is a civil engineer in Florida, since he will not see any direct benefit of the project. Mr. Brenny stated this could be a big legal challenge.

Mr. Welch reviewed three minor corrections to the feasibility report for trails and Holiday and Edgewood Drive north per foot assessment that are needed for the report.

Mr. Welch reiterated that he would like to schedule individual meetings with property owners either later this week or early next week. The improvement hearing has been proposed for Thursday, March 9, 2017 at 6:00 p.m.

ADJOURNMENT

MOTION by Council Member Barrows, seconded by Council Member Nystrom to adjourn to the regular council meeting at 6:33 p.m. Motion carried unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Mary Haugen
Administrative Assistant