

BAXTER CITY COUNCIL MINUTES
Special Meeting: Inglewood Drive Improvement Hearing
April 9, 2015

Mayor Darrel Olson called the Special City Council Meeting to order at 7:00 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: Assistant City Administrator Kelly Steele, Finance Director Jeremy Vacinek, and Public Works Director/City Engineer Trevor Walter

Presentation of 2015 Inglewood Drive Improvement Hearing

Aric Welch, of WSN, explained the City has been considering this improvement for several years and the improvement is necessary to meet long-range transportation goals. On March 17, 2015, the City Council received the Feasibility Report and called for the improvement hearing.

During the improvement hearing, project generalities will be discussed, the estimated project costs will be presented, and input from the property owners will be solicited. The Council can either authorize or reject the project. If the project is authorized, the project will be bid, an assessment hearing will be held, the project constructed.

The existing project area is zoned low-density residential and public benefit. The project area is fully developed with twelve existing residential homes and one church. The project area is served with a water distribution system which was installed in 1979 and municipal sanitary sewer installed in 1989.

The existing roadway is a 24' wide bituminous surfaced roadway constructed in 1989. The segment of roadway was rated fair. The roadway is designated as a Municipal State Aid Route.

The improved roadway is proposed to be a 40' bituminous urban roadway with concrete curb and gutter to match the existing roadway section north of Excelsior Road. There will be designated turn lanes at the Fairview Road intersection. The roadway profile will have to be raised to accommodate the construction of a storm sewer system. The roadway will be designed to meet State-Aid standards and 10-ton design strength. A 12' bituminous separated trail along the west side of Inglewood Drive from Fairview Road to Cherrywood Drive will be constructed. To construct the trail, the City would have to purchase right-of-way from the church. Storm sewer will be extended north along Inglewood Drive. Stormwater overflows will be directed west across Inglewood Drive and north across Fairview Road to a large wetland complex.

The total estimated project cost is \$736,970. 100% of the roadway project costs, up to 26' of roadway width, will be assessed to the benefitting properties by using the front footage assessment method. Due to the unique nature of the project area, the following adjustments were made to the current assessment policy. Assessments are based on a street resurfacing project only. The City will pay for assessable project costs for assessable frontage, 100% of the storm sewer costs, and 100% of the trail costs.

Mr. Welch reviewed the assessment calculations to find the estimated assessable cost is \$70,440. This cost would be assessed against four properties. Pre-payments and partial payments are allowed up to 30-days following the assessment hearing. The assessment will be amortized over a seven-year term with interest estimated at 5.2%. The actual interest rate will be determined when the project is ordered and the bonds are sold. Interest fee pre-payments and partial payments are allowed up to 30-days following the assessment hearing. Assessment balances would be certified to Crow Wing County with payments to begin on the 2016 tax settlement. Mr. Welch explained there are hardship deferments available to eligible property owners. The annual deadline to apply is August 31 of each year with the deadline for the first payment in 2016 being August 31, 2015.

Mr. Welch explained the project is feasible from a construction standpoint. Construction is anticipated to begin in August and would be completed by the end of October.

Mayor Olson opened the public hearing at 7:12 p.m.

Don Mork of Christ Lutheran Church explained he is the president of the congregation. Mr. Mork inquired how much land the city will be taking and how close will the construction get to the church.

Mr. Welch explained the exact footage is not currently known. The additional right-of-way will only be needed for the trail. Mr. Welch explained he would stake the proposed location of the trail. Public Works Director/City Engineer Walter explained the City would try to preserve the row of trees along Inglewood.

Mayor Olson closed the public hearing at 7:27 p.m.

MOTION by Council Member Cross, seconded by Council Member Barrows to adjourn at 7:27 p.m. Motion carries unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Kelly Steele
Assistant City Administrator/Clerk