

BAXTER CITY COUNCIL MINUTES
Special Meeting
2019 Mill and Overlay and Full Depth Reclamation Assessment Hearing
April 23, 2019

Call Special Meeting to Order

Mayor Darrel Olson called the special meeting to order at 7:00 p.m.

Roll Call

Mayor Darrel Olson and Council Members Connie Lyscio, Zach Tabatt, Todd Holman, and Mark Cross were present.

City Administrator Brad Chapulis, Finance Director Jeremy Vacinek, Public Works Director Trevor Walter, and Assistant City Administrator Kelly Steele were present.

Presentation of 2019 Mill and Overlay and Full Depth Reclamation Improvements Assessment Hearing

Aric Welch, WSN, presented the assessment hearing presentation. The project will be awarded, and construction will begin this summer.

Proposed improvements on Fairview Road, from Inglewood Drive to 650' east of Elder Drive, include a full depth reclamation, widen the roadway to 32' and regrade the ditches, pavement markings for two 11' drive lanes and two 5' bike lanes, reconstruct existing sanitary sewer manhole castings, and the construction of a bituminous trail adjacent to TH 371 between TH 210 and Excelsior Road.

Proposed improvements to Industrial Park Road include a full depth reclamation, remove and replace the existing concrete curb and gutter, widen the roadway and add a right turn lane at CSAH 48, remove and replace driveways to the right-of-way line, and reconstruct existing sanitary sewer manhole castings, stormwater castings and water valve boxes.

Greenwood Road and Basswood Road improvements include full depth reclamation, widen Greenwood Road to 26', remove and replace driveways to the right-of-way line, reconstruct existing sanitary sewer manhole castings and water value boxes, and replace plastic watermain tees on Greenwood Road, and stormwater improvements.

The total estimated project cost is \$1,946,632.

Benefiting Fairview Road commercial properties are assessed 100% of the FDR project costs up to 44' in roadway width and residential properties are assessed up to 26' in roadway width. Assumed city costs include ½ of the Fairview Road costs for the south side of frontage and trail improvements. The remaining project costs are assessed on a front footage basis.

Industrial Park Road benefiting properties are assessed 100% of FDR project costs up to 44' in roadway width and costs are assessed on a front footage basis.

Benefiting R-1 residential properties on Greenwood Road and Basswood Road are assessed 100% of FDR project costs up to 26' in roadway width. Assumed city costs include water system improvements. The remaining project costs are assessed on an equivalent residential unit or per lot basis.

Benefiting R-2 and R-3 residential properties on Greenwood Road are assessed 100% of FDR project costs and project costs are assessed on an equivalent residential unit basis. Benefiting properties are also assessed 60% of storm water project costs and assessed on an area basis.

Assessment will be amortized over a 12-year term. The interest rate is estimated at 4.5%. The actual rate will be determined once the City sells the bonds. The City offers eligible assessment deferrals for residential homestead property for individuals meeting established hardship criteria.

The contractor for the project is Knife River of Little Falls. The council is scheduled to adopt the assessment rolls on May 7 and award the contract on June 6, and a public informational meeting will be held on June 13. Construction will start in June and be completed by the end of September.

Mayor Olson opened the public hearing at 6:27 p.m.

Jim Grant, 8296 Industrial Park Road, inquired when was the road last done on Industrial Park Road and how long the proposed improvement will last once completed.

Unnamed person inquired why Fairview Road is proposed as an FDR and not a mill and overlay.

John Overland, 7882 College Road, inquired the reason for the change in the assessment policies and the reason for properties along College Road being added for storm water. Mr. Welch will meet on site with Mr. Overland to review his concerns.

Amanda (no last name provided), Greenwood Road, inquired how the determination is made regarding an FDR or mill and overlay, if the contractor will pave entire driveways, and how is the interest rate is set.

Jeff Lee, 7264 Fairview Road, inquired when the fist property tax installment is due and why not stop Fairview Road at Elder Drive.

Amanda (no last name provided), Greenwood Road, inquired if the city will construct a bike path on the other side of Cypress Drive.

Scott Watland, 7208 Fairview Road, inquired if his property be assessed in the future for the fourth leg of the roundabout.

Mr. Welch explained there will be no street lights on Greenwood Road. Public Works Director Walter explained street lights are not located in the neighborhood because the city

does not have a street light program with BPU. The two property owners in attendance from the Greenwood Road neighborhood would like to city to install street lights.

Mayor Olson closed the public hearing at 7:43 p.m.

Adjourn

MOTION by Council Member Tabatt, seconded by Council Member Lyscio to adjourn at 7:44 p.m. Motion carried unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Kelly Steele
Assistant City Administrator