

BAXTER CITY COUNCIL MINUTES
Special Meeting
June 2, 2016

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: Interim City Administrator Kelly Steele, Finance Director Jeremy Vacinek and Public Works Director/City Engineer Trevor Walter.

2016 Fairview Road Assessment Hearing

SEH Consulting Engineer Scott Hedlund gave a brief overview of the project. Assessments calculations were reviewed with the City of Baxter paying for the cost of full depth reclamation on the south side of Fairview Road and extra cost for road widths over 26-feet for residential lots, with other city revenue sources. There are also assessments for four parcels on the stormwater drainage improvements by the elementary schools and gas station that are based on the contributing drainage area.

Mr. Hedlund reviewed the assessment payment terms. Payments would be collected annually with property taxes for 12 years. Interest free prepayments and partial payments may be paid up to 30-days following the assessment hearing. Assessment balances will be amortized over the assessment term with an interest rate estimated at 4.75%.

Mr. Hedlund reviewed assessment deferments for hardship and the guidelines for applying for the deferment. The deadline for applying for the deferment is August 31st of each year.

Mayor Olson opened the public hearing at 6:12 p.m.

Kirk Dyvbik - 5902 Fairview Road. Inquired if there will there be gutter or storm drainage. Mr. Hedlund stated an existing 24' wide bituminous roadway will be converted on the north to 32' with 2 - 11' drive lanes and 2 - 5' bike lanes.

Mr. Dyvbik inquired on his unimproved parcel. The unit price is consistent however the assessed value is more. The parcel has approximately 370' frontage. Mayor Olson stated the undeveloped lot is sub dividable and according to Chapter 429 if you don't agree with the assessment you can file and a judge will decide. Council Member Cross inquired if the lot is platted and taxed as two lots. Mr. Dyvbik confirmed it was a separate platted lot. Finance Director Vacinek stated there is no deferment for this project because it is a street project only, not a complete water and sewer improvement project.

Mr. Dyvbik inquired if once assessments are put in place; will it increase the market value of the property. Mayor Olson stated that by law it should increase the value.

Dave Schonrock - 6056 Fairview Road. Inquired if at tonight's meeting you can oppose the assessments. Mayor Olson stated yes. Mr. Schonrock stated he stopped coming to meetings because it doesn't seem like attendance makes a difference. He inquired on the construction of the road which is to accommodate 10 ton road. Mr. Hedlund confirmed the road construction. Mr. Schonrock stated on papers it says residential, a 10 ton road is not a residential road and it is being constructed to handle 40 plus school buses. The school district can go where they want and they race like they are at BIR.

Mr. Schonrock also stated he didn't know how the City came up with assessments. \$3,000.00 per lot, and it doesn't matter how big the lot is, but on Fairview Road you are charged by the foot. Part of the reason is because one of the council members lives on one of the roads. You have two different ways of doing things. He inquired on why Fairview Road wasn't handled this same way and \$85,000.00 for storm sewer for the school's water problems at the east end of Fairview Road, the ditch was never dug out.

Mr. Schonrock stated he has concerns about putting in the school storm sewer system. He felt part of reason for re-doing the road is from the so called traffic flow on Fairview Road and if there were 3,000 cars a day on Fairview Road and the road was 40 years old he could see paying to have road done. Mr. Schonrock would like to see this traffic report as he had the 1999 traffic speed study.

Mr. Schonrock expressed concern about the traffic study. He has the traffic data from MNDOT. His discussion that turned to his front yard and stated it took him 20 years to get something to grow in his front yard and that effort was destroyed in one hour. He does not see anyone else maintaining his yard.

Mr. Schonrock stated he receives the flyers and stated shouldn't the people along the project cut the ribbon. He inquired on when the City will tear out Knollwood intersection and railroad crossing. Mr. Walter stated no changes will be made to the north end. Mr. Schonrock inquired on the railroad crossing quite zone stating that someone made a comment about railroad crossing and do you know how hard it would be for someone to cross over a cement structure.

Mr. Schonrock stated he felt the city is working for the engineering firms and these so called feasibilities studies. He stated he paid his assessments yesterday; however, he felt that what the council is doing to the public is not right. He used to have respect for the council and still does but reiterated that something has to change.

Mayor Olson inquired if WSB had done a traffic study. Public Works Director/City Engineer Walter explained WSB's traffic study was done at the intersection of Fairview Road & Inglewood Drive, Inglewood Drive & T.H. 210, Inglewood Drive & Excelsior Road and Excelsior Road to T.H. 371. There was never any traffic study further down Fairview Road. He explained on how the design was calculated.

William Dybvik - 5902 Fairview Road. Inquired on the Baxter Elementary school and is the building will be retired or repurposed. What is the future timeline for the school. Mayor Olson explained the elementary school is landlocked and has 150 students over what it really should

have. It is bordered by the cemetery, gas station, and is land locked. There is current discussion on repurposed use which could change the dynamics.

William Dybvik - 5902 Fairview Road. Stated he has lived on Fairview Road since 1965. Mr. Dybvik thanked Mr. Hedlund for talking to me and my wife. In the past the project was considered Safe Routes to School. Mayor Olson stated there was a grant process for Safe Routes and now it has changed to a City project. Mr. Dybvik inquired on the bike trail. Council member Nystrom stated the trail was eliminated and changed to a widened road.

Mr. Dybvik inquired on how many kids you see riding bikes to school. Mayo Olson stated there are many adults that also use it.

Allie Galligan - 5312 Fairview Road. Inquired on behalf of her mother for the deferred assessment for persons over 65. Does it have to be paid if the house is sold? Finance Director Vacinek reviewed the policy for deferments.

Ms. Galligan inquired what happens to the driveway entrance to their home. Mr. Hedlund stated the contractor will re-tar any disturbed areas.

Council Member Barrows inquired on the parcels that have a Trust. Finance Director stated that it is based on the individual.

Randy Reetz - 5828 Fairview Road. Inquired if the Minnegasco project is being assessed through the city. Mr. Walter stated that Minnegasco is putting in new gas main at their expense and the company was excited to upsize from 4" to 6". There is no cost of the upgrade to the city.

Kathy Reetz – 5828 Fairview Road. Objected to the price of the assessments. She feels there are a lot of buses and people who use the park. Mrs. Reetz stated that she is concerned over an assessment when you do something new with the school. The assessment should be to the entire city. Mayor Olson stated the whole city is picking up a large portion.

Jonathan Newkirk – 5248 Fairview Road. Stated he is one of the younger people who live on the road and the assessment is a real hardship.

Kirk Dybvik - 5902 Fairview Road. Inquired on how the driveways will be set up and how will that will work with gravel driveways. Mr. Hedlund stated a short section of bituminous will be laid on the driveway approach.

Mayor Olson closed at the public hearing at 6:50 p.m.

Mayor Olson stated that no decision will not be made tonight, but will be made at the regular council meeting on Tuesday, June 7th. If you want to appeal the project you will have to provide the information to Interim City Administrator Steele tonight before you leave.

MOTION by Council Member Cross, seconded by Council Member Holman to adjourn at 6:51 p.m. Motion carries unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Mary Haugen
Administrative Assistant