

BAXTER CITY COUNCIL MINUTES
Special Meeting
June 7, 2018

Mayor Darrel Olson called the special meeting to order at 6:00 p.m.

COUNCIL MEMBERS PRESENT: Mayor Darrel Olson, Council Members Steve Barrows and Todd Holman

COUNCIL MEMBERS ABSENT: Council Member Quinn Nystrom and Mark Cross

STAFF PRESENT: City Administrator Bradley Chapulis and Public Works Director Trevor Walter.

Presentation of 2018 Mill & Overlay and Full Depth Reclamation Assessment Hearing

Mayor Olson read a prepared statement stating the Council is holding an assessment hearing pursuant to Minnesota Statute to receive oral and written feedback on the 2018 Mill & Overlay and Full Depth Reclamation Improvement Project and all testimony will be taken into consideration when the Council considers adoption of the proposed assessments during the June 19, 2018 regularly scheduled Council Meeting. Appeals of the proposed assessment must be submitted in writing to the City by the close of this meeting tonight. At the commencement of this hearing, the City has received eight written comments and the comments are available to the public by request.

MOTION by Council Member Barrows, seconded by Council Member Holman to open the public hearing at 6:02 p.m. Motion carried unanimously.

Chris Sommer, consulting engineer with WSB, gave the public presentation. The feasibility report was approved by the Council on February 20, 2018. The improvement hearing was held on March 15, 2018. Council authorized the project on March 15, 2018. Bids were opened on May 2, 2018. The assessment hearing is being held tonight, June 7, 2018. The Council will consider adopting the assessments on June 19, 2018.

The streets included in the project are: Cedar Scenic Road, Circle Pines Road, Emily Road Area, Flintwood Drive, Parkwood Drive Area, College Road, and Baxter Drive.

At the January 16, 2018 Work Session, the Council opted to proceed with a 40-foot road section. The total cost is \$382,487.88. Flintwood Drive is proposed to have the full depth of pavement removed and replace with 3 ½" of bituminous pavement. Circle Pines, Emily Road, Kelly Drive, Kelly Circle are proposed to have a mill of 1 ½" of the existing pavement and replaced with 2" of new bituminous wear course. Parkwood Drive, Parkwood Court, and Wedgewood Road are proposed to be milled and removed to the full depth and replaced with 3 ½" of new bituminous pavement.

College Road is proposed to have the existing bituminous pavement reclaimed with the underlying aggregate base material to a depth of approximately 12". New pavement will be placed to a thickness of 6" to achieve a ten-ton design. All of the curb and gutter on College Road has been included for removal and replacement. The exiting bituminous trail on the south side of College Road is proposed to

be removed and replaced. An existing 18" storm sewer pipe from the pond on College Road is also proposed to be lowered as part of the project. All gate valve box top sections within the project area are to be replaced. Manholes and catch basins needing repairs will be reconstructed as needed. The median east of Douglas Fir Drive will be completely removed and replaced. The median west of Douglas Fir Drive will be partially removed and replaced. The City of Baxter's ADA Transition Plan has indicated there are a number of pedestrian ramps in the project area that are not in compliance with current ADA requirements. These pedestrian ramps are proposed for replacement to be brought up to current ADA standards.

ADA upgrades along Baxter Drive at the intersection of Baxter Drive and TH 210 will occur when MnDOT upgrades the signals at the intersection.

100% of full depth reclamation costs (up to 44-foot street width for commercial areas) are assessed to the adjacent property owners. 100% of full depth reclamation costs (up to 26-foot street width for residential areas) are assessed to the adjacent property owners. Linear foot cost assessments have been used for commercial areas to be reconstructed (College Road and Baxter Drive). Linear foot cost assessments have been used for residential areas proposed for reconstruction (Cedar Scenic Road). Unit assessments have been used to calculate assessments in residential areas proposed for mill and overlay. Assessing up to 2" of bituminous pavement in residential areas.

City costs not assessed include the following: roadway costs for sections wider than 26-feet in residential areas; roadway costs for sections wider than 44-feet in commercial areas; for mill and overlay in residential areas, bituminous thickness in excess of 2"; storm sewer improvements; bike lanes; and trails.

The total project cost is \$2,038,997.51. The proposed funding is split at \$937,059.56 to special assessments and \$1,101,937.95 to City costs. The 130 lots in the mill and overlay areas will be assessed \$2,789.99 per lot. College Road properties will receive an assessment of \$96.03 per linear foot. Cedar Scenic Road properties will receive a \$41.29 per linear foot assessment up to 26 feet in roadway width. The City's past practice has been to not assess wetland frontage. Baxter Drive properties will receive a \$169.11 per linear foot assessment up to 44-foot roadway widths.

Both pre and partial assessment payments can be made within 30 days following the assessment hearing. Assessment balances will be certified to Crow Wing County with payments to begin on the 2019 property tax statement. Assessment balances will be amortized over a seven-year term for mill and overlay assessments and twelve years for full depth reclamation and reconstruction improvements. The assessment interest rate will be determined when the bonds are sold and is currently estimated to be 5%. Future payoff requirements after certification are interest will accrue from the date assessments are adopted through the end of the calendar year. After 2018, payments in full must be made by November 15 to the City of Baxter or Crow Wing County Auditor to avoid payment the following year's interest. There are hardship deferrals for qualifying senior citizens, disabled, or active military duty.

Construction is proposed to begin on July 23, 2018 and completed by August 24, 2018 for mill and overlay and full depth reclamation projects. The final completion date for the reconstruction on Cedar Scenic Road and Baxter Drive is October 31, 2018.

Mayor Olson opened the public hearing at 6:25 p.m.

Mike Hammer, 4907 Circle Pine. Mr. Hammer questioned the pavement management plan and considered the score of Circle Pines a gray area. Mr. Hammer expressed disappointment in a statement made by the Council at a previous meeting regarding property owners ability to petition the City to remove a street from a project. Mr. Hammer stated four other Circle Pine property owners have submitted an assessment appeal.

Public Works Director Walter explained the purpose of the map referenced by Mr. Hammer.

Tom Bercher, 2040 Bluebell Lane SW, Lakeshore. Mr. Bercher objected to the Cedar Scenic project and submitted a written appeal. Mr. Bercher doesn't believe the assessment is warranted.

Donald Griggs, 4923 Circle Pines Road, spoke in objection to the improvement of Circle Pines.

Quinten Kidrowski, 3672 Cedar Scenic Road, spoke in objection to the improvement of Circle Pines.

Mayor Olson closed the public hearing at 6:55 p.m.

Council Member Holman provided his explanation of trails.

Mayor Olson explained the City is picking up 90% of the Cedar Scenic project cost; responded to Mr. Hammer's comment on his displeasure of the Council; and provided an example of the value an improvement provides to a property.

Mayor Olson explained the Council will discuss adopting the assessment during the June 19, 2018 Council Meeting.

MOTION by Council Member Barrows, seconded by Council Member Holman to adjourn at 7:03 p.m. Motion carries unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Kelly Steele
Assistant City Administrator