

BAXTER CITY COUNCIL MINUTES
Work Session
August 15, 2017

Vice Mayor Todd Holman called the Work Session to order at 6:15 p.m.

COUNCIL MEMBERS PRESENT: Vice Mayor Todd Holman, Council Members Quinn Nystrom, Steve Barrows, and Mark Cross.

COUNCIL MEMBERS ABSENT: Mayor Darrel Olson

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

2018 EXCELSIOR ROAD/EDGEWOOD DRIVE IMPROVEMENTS PROJECT

Chuck Rickart, consulting engineer with WSB, presented the Right-of-Way (“ROW”) Plat #12. ROW Plat #12 contains revisions from the previous ROW Plat #10 approved by the council. ROW Plat #10 included both the residential project area and commercial project area. In order to file ROW Plat #10, and since the commercial area is still being studied, the residential and commercial areas needed to be separated into two areas. ROW Plat #10 is now less the commercial area. The parcel numbers in ROW Plat #10 have been maintained for ROW Plat #12. Changes to the Fruth property have been made to ROW Plat #12 to include property required for the construction of the roundabout. Although the construction of the south roundabout leg is not currently proposed, the City should consider purchasing all property needed from the church at this time. Parcel #28 was the only parcel with a change in the amount of land. The plat is on tonight’s consent agenda for approval.

The layout has been revised to no longer show the south connection to Fairview Road. If agreed to by Frandsen Bank, the bank would be provided a temporary left out onto Excelsior Road. The amount of property needed to be purchased for the lift station may be reduced. In September, the council will consider formal approval of the layout and to bid the project.

Council Member Barrows inquired if the driveway around Boomer Pizza would provide adequate room for exiting semi traffic. Mr. Rickart explained semis would be able to make the turn except large semis will have to use the main access. Council Member Barrows inquired if the temporary left exit for Frandsen Bank is duplicating the current traffic problem. Mr. Rickart explained the left turn will be constructed as a hard left turn to prevent right turns.

The Council will consider approving the plans and specifications and appraisals, excluding the Fruth appraisal, on September 5. Once the appraisals have been approved, property owner negotiations will commence. The project would be bid and bids opened on November 15. The assessment hearing would be held on December 7. A construction contract could be awarded on January 16, 2018.

Construction impacts will be limited as much as possible. Access throughout the construction period would be maintained to both Cub Foods and Holiday. The roundabout would be closed to traffic for a short period of time.

Council Member Holman inquired if the bike lane on the south side of Excelsior Road to TH 371 will be constructed in the future. Mr. Rickart explained the city would acquire land on the left side of the roundabout for the trail, but not on the right side.

Council Member Nystrom inquired if the Fruth property will receive an assessment for the project. Mr. Rickart explained Finance Director Vacinek is reviewing the assessments and should have assessment estimate for council review on September 5. Mr. Vacinek explained he has conducted conversations with the City's bond counsel regarding an area wide assessment. The City is not assessing other property owners more because the Fruth project has been withdrawn. The City would be holding the Fruth costs and would negotiate those costs in the future with Fruth.

ADJOURNMENT

MOTION by Council Member Cross, seconded by Council Member Barrows to adjourn the council work session at 6:38 p.m. Motion carried unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Kelly Steele
Assistant City Administrator