

BAXTER CITY COUNCIL MINUTES
Special Meeting
July 7, 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, and Todd Holman.

COUNCIL MEMBERS ABSENT: Council Member Mark Cross

STAFF PRESENT: Interim City Administrator Kelly Steele and Public Works Director/City Engineer Trevor Walter.

2016 Golf Course Drive Assessment Hearing

Bolton & Menk Consulting Engineer Michael Rardin presented the 2016 Golf Course Drive Improvements Project Assessment Hearing. The project history and public improvement process on the proposed improvements, estimated project costs, assessment procedure and calculations and general project information were reviewed.

- Feasibility report was accepted by the Council on April 19, 2016.
- Improvement hearing was held on May 5, 2016
- City Council order project and plans on May 17, 2016
- City Council approved plans and authorized advertisement for bids on June 7, 2016
- Bids were received on July 6, 2016
- Assessment hearing on July 7, 2016
- Adoption of assessments on July 19, 2016
- Construction from August thru September

The project consists of full depth reclamation, street reconstruction and storm sewer reconstruction. Estimated project costs and total project costs are slightly higher (0.03%) than estimated and presented at the Improvement Hearing. Total city costs are estimated to be 23.0% higher than estimated due to increase storm sewer costs. Asphalt prices went down and storm sewer prices went up when reviewing bids which increased city costs significantly.

Full Depth Reclamation (FDR)

- 100% of the FDR costs (up to 44' in roadway width) are assessed to the benefitting properties.
- Area is essentially commercial, medium density residential, or mixed use of varying lot size.
- Front footage assessment method is recommended.

Street Reconstruction - Universal Road to Country Club Estates

- 100% of Street Reconstruction costs (up to 44' in roadway width) are assessed to the benefitting properties.

- Area is essentially commercial, medium density residential, or mixed use of varying lot size.
- Front footage assessment method is recommended.

Storm Sewer - Universal Road to Country Club Estates

- City cost to remove and replace existing storm sewer
- 100% of the cost of new storm sewer to construct street to urban section are assessed to the benefitting properties.
- Front footage assessment method is recommended.

Country Club Estates

- 355 feet of front footage in street reconstruction project. 355 feet of front footage in storm sewer project.
- 335 feet of front footage in FDR project.
- The front footage assessment method is recommended to determine the total assessable cost to Country Club Estates.
- Total assessable cost to be divided evenly amongst 30 properties in the development.

Mr. Rardin 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. Rardin 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.

Anderson Brothers Construction was the apparent low bidder of the five (5) bids received. The Council is tentatively scheduled to adopt the assessment roll on Tuesday, July 19, 2016 and the construction contract could also be awarded July 19th. The improvements would begin in August and completed by middle of October, 2016.

The City of Baxter commissioned a pavement management plan in 2013 to address ongoing maintenance and funding of the city's 85 miles of streets. The study was initiated due to aging of streets and preventative maintenance is significantly less costly than total reconstruction.

Mayor Olson opened the public hearing at 6:23 p.m.

Roy Androli – 14671 Fairway Drive:

Inquired on when the City would be doing starting preventative maintenance? He stated the City hasn't done any in the past 30 years with the exception of patching. Mayor Olson stated the pavement management has been in place since 2013 with the pavement condition evaluated on all City streets to produce a numerical rating from 1 thru 5 and the city is in the third year of sealcoating. Mr. Rardin stated that some streets are too old to seal coat. Golf Course Drive is scheduled for seal coat within the next 3-4 years. The City has spent \$200k per year for the last three years on sealcoating, the city is broken into seven (7) different areas and each area is scheduled for seal coat every seven (7) years.

Mr. Androli stated if traffic load and weather break down streets, than heavily traveled roads may need to be seal coated more often than every seven (7) years. Mr. Rardin stated that in general it is a seven (7) year rotation; the city inspects streets every three years.

Mr. Androli, whose entire comments could not be heard, stated the changes proposed turn around on Excelsior Road will create a traffic mess 4-10 times worse than it is now. He felt there is a need to annex property to get to Cypress Drive to Woida Road. He stated this is going to add traffic noise and requested a fence be installed in front of County Club Estates to quell noise and felt the City of Baxter should be responsible for the installation and cost of this fencing. He also inquired on why a 10 ton road is being constructed on Golf Course Road? Mr. Rardin stated the State of Minnesota imposes requirements on the city in conjunction with state funding. The city receives state aid funding and it must be used on state aid streets and Golf Course Drive falls into that requirement.

Richard Holz – 14660 Par Drive:

Stated the police department has a trailer with speed limit posting which did seem to slow traffic down. If traffic becomes a real problem, could the City install a speed sign similar to one as you approach Merrifield.

Council Member Nystrom explained the speed zone aware signs are owned by the County and are loaned to various locations. Police Chief Exsted would be the person to contact with regards to question on the sign trailer.

Scott Watland – 14430 Dellwood Drive:

Inquired on the front footage assessment process and if it is a fair way to assess. All the local residents use it and not just property owners along the street. Mayor Olson stated the people on Memorywood Drive and Inglewood Drive will say the same thing. Mr. Watland stated the City is hitting us pretty hard. Council Member Barrows stated the City is picking up 37% of the project and it is costly.

Mayor Olson stated that the City tries to be fair and that fairness many not seem to be fair to everyone else and that is why there is a Chapter 429 process. Council Member Holman stated that in 2002 or 2003 the City of Baxter did Mill & Overlay around Mills Fleet Farm on all four sides. Mr. Mills came to the meeting due to being assessed on all 4 sides and Mr. Mills said as long as the City treats everyone the same. The council has been consistent with the assessment policy.

Mayor Olson inquired if there were any other comments? Appeals would need to be submitted at tonight's meeting.

Roy Androli – 14671 Fairway Drive:

Inquired is if they have to hire an attorney to carry the lawsuit forward, can we afford to do this and we have to go before the judge? Mr. Androli also questioned if the storm sewer was necessary and if curb and gutter was needed. He felt the City was putting in a Caddy when we could have a Chevy.

Mr. Androli reiterated the amount of traffic past County Club Estates was going to be excessive and the City of Baxter had better install a noise fence.

Mr. Watland – 14430 Dellwood Drive:

Inquired on the Crow Wing County recently passed a transportation tax? Public Works Director/City Engineer Walter stated the City receives nothing unless it is used on a county road in the city.

Roy Androli – 14671 Fairway Drive:

Inquired on the irrigation lines for watering grass and would it need to be moved? He thought the south side would not be impacted but the north side is right up next to the curb. Mr. Rardin stated someone from Bolton & Menk can come out and check the location. The contractor will move at their expense and has asked the lines be flagged.

An unidentified person from the audience inquired is a bike path on one side or another. Council Member Holman stated there will be a 5' striped and signed bituminous shoulder. An unidentified person from the audience, whose entire comments were not audible, inquired if there will be access into the property? Mr. Rardin stated the contractor will provide notice and will work with you and try to make it work.

Tom Rutske – 14275 Golf Course Drive:

Inquired on irrigation on the Johnson Properties parcel and recommended Rainbow Lawns for the project. Mr. Rardin stated he will pass the information on to the contractor. Mr. Rutske requested that one access to the Johnson Properties building be kept open during the project.

Mayor Olson closed at the public hearing at 6:54 p.m.

Interim Administrator Steele stated that no decision will need be made tonight, but will be addressed at the regular council meeting on Tuesday, July 19, 2016.

MOTION by Council Member Barrows, seconded by Council Member Holman to adjourn at 6:54 p.m. Motion carries unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Mary Haugen
Administrative Assistant