

PUBLIC IMPROVEMENTS HEARING
CITY OF CROSSLAKE
SATURDAY, MARCH 28, 1998
1:00 P.M. – CITY HALL

The Council for the City of Crosslake met in the Council Chambers of City Hall on Saturday, March 28, 1998 at 1:00 P.M. The following Councilmembers were present: Mayor Robert Scott, Donna Keiffer, Charles Miller and Richard Upton. Absent was Raymond Smyth. Also present was City Administrator Thomas Swenson, Deputy Clerk Darlene Roach, Public Works Supervisor Pat Hoag, City Engineers Dave Reese, Mark Hallan and Executive Vice President Don Anderson of Widseth Smith Nolting, Reporter Tom Waller, Public Works Commission Chairman Dean Swanson and Commission Members Roy Dolmar and Rick Koch. There were 16 other individuals in attendance. (See sign-in sheet included as a part of these minutes.)

Mayor Scott called the Public Improvements Hearing to order at 1:05 P.M. and stated that the purpose of the meeting was to give those individuals desiring to be heard the opportunity to speak with regards to the proposed road improvements to Wilderness Trail.

Mayor Scott turned the meeting over to City Engineer Dave Reese who reviewed the feasibility study, which Widseth Smith Nolting had recently completed. Three options for road improvements were proposed. The Base Option would consist of the standard pavement width of 24 feet with 2-foot wide gravel shoulders. Option 1 would consist of the standard pavement width of 24 feet plus 4-foot wide gravel shoulders. Option 2 would consist of the 24 foot standard road with a 2 foot gravel shoulder on one side and a 6 foot paved shoulder on the other side which would serve as a bike path and allow vehicles to pull off the road if necessary. The road improvements would begin at the intersection of Wilderness Trail Road and Daggett Pine Road and continue to the entrance of the Wilderness Park Association property.

Assessments would be based on an equivalent lot basis to benefiting property owners. The preliminary estimate of equivalent lot units were available for each property owner. The total number of equivalent lot units is estimated at 198, with 146 of the units in Wilderness Park. The equivalent lot units are based on front footage with 300 feet being considered a buildable lot on the North side and 100 feet being considered a buildable lot on the South side. These buildable lot widths are in compliance with the City's Zoning Ordinance.

Dave Reese presented a preliminary estimate of cost for each option under consideration. It was stressed to the property owners and those in attendance that these costs were just estimates and that final assessment would be based on the actual cost at the completion of the project. The City's share in the project would be 50% of the total cost.

City Administrator Tom Swenson commented that if the equivalent lot determination provided at this meeting showed a property with more than one equivalent lot unit and a structure was situated on the property such that the property could not be subdivided to meet the minimum lot requirement of 100', the City should be advised as soon as possible.

The meeting was then opened to the public for discussion.

Mr. Jim Skajewski, President of Wilderness Park Association, asked what the 15% contingency included. Dave Reese stated that the contingency would cover unexpected or unknown costs, which could be incurred once the project begins. Mr. Skajewski asked who would be covering the cost of the bike path, if Option 2 were selected. He felt the City would be setting a precedent for other bike paths if the cost were assessed to the benefiting property owners. The question then arose as to who would pay for the bike path if the road was already blacktopped such as Daggett Pine Road. Councilmember Miller and City Administrator Swenson both stated that this issue would need to be addressed by the Public Works Commission and a recommendation brought to the Council. Councilmember Miller was not aware of any projects where bike paths would be constructed where they would not be included as part of another project. The bike path along Daggett Pine Road, for example, would more than likely be done in conjunction with an overlay project. Councilmember Miller said that bike paths were the result of the consensus of the residents and Councilmember Upton concurred that all hearings and discussions held when the Comprehensive Plan was updated included discussions on bike paths.

Mike Ledford addressed the Council on behalf of Jean Starkka who could not attend the meeting. She wanted the Council to be made aware that she was not in favor of the road improvements.

City Administrator Swenson stated that a Resolution will be proposed at the next Council Meeting, which will order the improvement and the preparation of plans. Prior to approving the resolution, the Council needs to decide if it will construct the Base Option, Option 1 or Option 2. Construction could begin in July with completion of the project prior to the road restrictions being imposed in late fall.

Loyola Marshall addressed the Council and felt that the little bit of wilderness left in the area was being taken away and replaced with concrete and blacktop. She was opposed to the road improvement and to the cutting of trees in the area of the Senior Housing Projects.

Jeanie Winnecki commented that it appeared some of the individuals were paying for one unit for 100' of frontage and others were paying a unit for 300' of frontage. Tom Swenson explained that this is consistent with the Zoning Ordinance based on classification of minimum lot widths for different zones.

Councilmember Upton responded that the City is making every effort to preserve the environment and Councilmember Keiffer commented that the City is not building roads for the sake of having paved roads but because maintenance of existing gravel roads was becoming very costly.


Bob Marshall addressed the Council and expressed his opinion that the members of Wilderness Park Association were the only parties benefiting from the project. He offered to grade and snow plow, if necessary, to maintain the gravel road.

A resident of Wilderness Park who was in favor of the blacktop project did not feel Mr. Marshall's offer was practical due to the liability issues involved. He felt all property owners in the area would benefit from the improvement since their property values would increase.

No further input was received from the Public.

MOTION 3PH-01-98 WAS MADE BY CHUCK MILLER AND SECONDED BY DONNA KEIFFER TO ADJOURN THIS PUBLIC HEARING AT 2:03 P.M. MOTION CARRIED WITH ONE VOTE ABSENT.

Recorded and transcribed by:


Darlene J. Roach
Deputy Clerk

