

BAXTER SPECIAL CITY COUNCIL MINUTES
May 26, 2022

1. Call Meeting to Order

Mayor Olson called the special meeting to order at 6:03 p.m.

2. Roll Call

Mayor Darrel Olson and Council Members Connie Lyscio, Zach Tabatt, and John Ward were present. Council Member Mark Cross was absent.

City Administrator Brad Chapulis, Assistant City Administrator Kelly Steele, Assistant City Engineer Trevor Thompson, and Public Works Director Trevor Walter were present.

3. Presentation

A. Improvement Hearing for 2023 Cypress Drive and Douglas Fir Drive Improvements Project Presentation

Aric Welch, Widseth, explained he assisted the city with completing the feasibility report along with Scott Hedlund of SEH.

The first step of the project is to complete the feasibility report and then hold the improvement hearing which is being held tonight. The project is broken down into five different areas for assessment purposes.

The proposed improvements include:

- Cypress Drive (Hinckley Road to 350' south of College Road) full depth reclamation, curb and gutter replacement, new trail construction, and existing parking lot modifications.
- Cypress Drive (Highland Scenic Road to Hinckley Road) roadway, trail, storm sewer, sanitary sewer, and water distribution system construction.
- Douglas Fir Drive (340' south of Hinckley Road to Hinckley Road) roadway, trail, storm sewer, water distribution system construction.
- Existing 4-plex apartment units sanitary sewer construction.
- Berrywood Drive trail extension.
- CSAH 48/Cypress Drive intersection (620' west of Cypress Drive to 430' east of Cypress Drive) roadway, roundabout intersection, storm sewer and trail construction.

The total estimated project cost is \$4,212,290. The estimated assessable project costs to benefitting property's is \$2,186,735 or 51.9%. The estimated city cost is \$1,370,555 or 32.5%. The Crow Wing County roundabout cost is \$655,000 or 15.6%.

The council will consider adopting a resolution to order the improvement in June 2022. The project would be bid in the fall with a winter assessment hearing and construction starting the spring of 2023.

4. Questions of City Council Members

Council Member Lyscio questioned the length of the assessment repayment period.

It was explained the assessment term for a full depth reclamation is 12 years based on the city's assessment policy.

5. Open Public Hearing

Mayor Olson opened the public hearing at 6:27 p.m.

Susan Beck, 12960 Berrywood Drive, question why she is being assessed and if the assessment project is consistent with past practice.

Mr. Welch explained the city is consist with determining properties to be assessed.

Mary Klainoski, 12941 Berrywood Drive, inquired if the assessments are per owner or per unit as she has a twin home.

Mr. Welch explained the assessment is per house.

Ms. Klainoski inquired if property owners will receive a bill and if the assessment will impact property valuation in the future.

Mr. Welch explained property owners will receive a notice with their exact assessment prior ot the city holding the assessment hearing this winter.

Ms. Bech inquired if property owners are being assessed for the interest because the city is bearing the county's cost until the county pays.

Mr. Welch said this is correct.

An unidentified person in the audience inquired if the big hole will fill up with water.

Mr. Welch said it will not fill up with water.

Mr. Water explained he received a phone call from someone inquiring if the city is going to clear-cut the trees.

Mr. Welch explained the city will look at leaving a buffer during design.

Lauren Leaf, 13089 Berrywood Drive, inquired which side of the road the trail will be constructed on.

Mr. Welch explained the trail will be constructed on the east side.

Jerry King, 12978 Berrywood Drive, explained semi trucks will have problems navigating the roundabout and that the roundabout is not needed.

Mr. Walter explained the project history of the roundabout and that it will have a grass center.

Dennis Zaske, 13012 Berrywood Drive, inquired if Berrywood will be under construction.

Mr. Welch explained Berrywood Drive will not be under construction.

6. Close Public Hearing

Mayor Olson closed the public hearing at 6:53 p.m.

7. Next Steps

8. Adjourn

MOTION by John Ward, seconded by Zach Tabatt to Adjourn at 6:56 p.m. Motion unanimously approved.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Kelly Steele
Assistant City Administrator