

Barnesville Street Portfolio Meeting

Proposed Multi-Family Project

February 7, 2003

This meeting of the Barnesville Street Portfolio was called to order at 9:07 am. by chairman Roger Cooper. Member present was Roger Cooper. Others present were Mayor Eugene Prim, City Administrator Ray Miller, EDA Director Karen Lauer, Water/Sewer Superintendent Todd Meyer, Street Superintendent Dave Riddering, Gary Nansen and Tom Trowbridge of Larson-Peterson. Absent was member Larry Davis, Jr.

Karen Lauer presented a proposed condominium project consisting of two 8-plexes on Lot 2 of the Blue Eagle Parkway addition. Ms. Lauer has been working with a prospective developer on this R-3 property. Everyone reviewed the proposed plot plan and major issues that were addressed were drainage and the impact that this project would have on the park road (Bauer Lane). Mayor Prim felt that no drainage was to flow to adjacent properties, but would need to drain only to the Minnesota Department of Transportation (MNDot) drainage ditch along TH34. Tom and Gary felt that the drainage plan could be reworked with the developer Ron Rothhouse. Gary added that any changes to the TH 34 drainage ditch would require an MNDot permit.

Although the traffic impact from these 16 units wouldn't be heavy, since residents would be mostly be senior citizens there was significant concern that garbage and propane trucks as well as construction traffic would hasten deterioration of the existing park road. In its present state this added traffic would cause the road edges to break up as well. There was discussion on converting the entire road or the northern portion to a dedicated street with curb and gutter. There was also discussion on requiring an overlay of 1 _ to 2 inches for the full length of Bauer Lane. A two inch overlay was estimated to cost approximately \$26,000. One and a half inches would cost \$5,000 to \$6,000 less. Gary felt that that curb and gutter might not be necessary, but the northern section of the road might have to be widened from the project egress to TH 34. There was also concern about traffic congestion during Summer events in the Park.

There was discussion of the advisability of negotiating a Developer's Agreement for required improvements. If the road was to remain undedicated, there would be an issue about future maintenance, repairs and replacement, and who would bear the cost.

The committee's recommendations to City Council were:

1. The developer would be responsible to upgrade the full length of Bauer Lane with a bituminous overlay of 1 _ to 2 inches as a minimum requirement.
2. The developer must work with the City Engineer (Larson-Peterson) to develop a drainage plan that meets the City Engineer's standards.
3. The developer must complete a sanitary sewer plan that is acceptable to the City Engineer.

At the conclusion of discussion on the proposed condo project, Tom gave a briefing on the newly developed City Capital Improvement Plan (CIP) which will be presented to the City Council on February 10th.

There was also agreement to present County State Aid Highways (CASH) 43 to select the preferred route at the City Council meeting.

Chairman Cooper closed this meeting at 11:05 am.

Submitted by:

Ray Miller
City Administrator