

Gull Dam Road Bridge Closure ~ New Road and Bridge

On January 15, 2019, East Gull Lake received a letter from Colonel Samuel Calkins, the District Commander for the Corps of Engineers informing us that they would revoke our lease from 1926 involving the use of the road and bridge across Corps of Engineers property. This revocation would be effective December 1, 2025.

Reasons for this were primarily safety of the guests and preserving and reducing the long-term maintenance of the dam. Traffic counts revealed that 1,400 vehicles, on the average, crossed the dam with 2,000 vehicles crossing on busy weekends. The dam was built in 1911 and simply was not designed for oversized vehicles such as tractor trailers and loaded dump trucks crossing on a routine basis.

Since the letter was received, Cass County and East Gull Lake have been working on an alternative route with a new bridge, road and 10-foot trail along the road. Much work needs to be done in planning this route, but preliminary ideas at this point are installing a round-a-bout at City Hall on Cass County 105 and Squaw Point Road then proceeding across the river to another roundabout near the intersection of Scenic Drive and Cass County 70. This would slow traffic in this area and provide for safer intersections. Potential construction of the new bridge and road is 2023, allowing ample time to complete the project before the road closure takes place.

Another item to address traffic concerns on the Gull Dam Road and Green Gables Road will be done by Crow Wing County and MnDOT in 2022. There will be no left turns allowed at the intersections at the juncture of 371. The improved intersection design will reduce dangerous stacking of vehicles in the middle of the divided highway. Similar intersections are in place in the new portion of 371 north of Nisswa.

As further planning is completed, information will be available to the residents.



EAST GULL LAKE MEETINGS:

- ◆ Council: First Tuesday of the month, 6:30PM
- ◆ Planning Commission: Last Tuesday of the month, 6:30PM, no scheduled meeting in December
- ◆ Committee meetings determined as needed

Please check the City [website](#) for additional meeting information.



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Closing the North Wastewater Facility

In March of 2017 East Gull Lake contracted with SEH Engineering to do a Facility Plan in regard to the North (Squaw Point) Wastewater facility. This plant was built in 1991 and has had very little updating done to it in 28 years. The Minnesota Pollution Control Agency (MPCA) statutes have changed over the years and updates to the plant will soon be required. The Facility Plan was an action that needed to be done to show the MPCA that we were in the process of making updates and also put us on the MPCA Project Priority List (PPL).

BONUS TO CLOSING

NORTH PLANT IS

SAVING DAILY

EXPENSES

The PPL list is ranked annually for potential grant funding or low interest loans from Minnesota Public Facilities Authority (MN PFA). Some grants are given to promote installing phosphorous removal equipment that was not required when this plant was built in 1991. Our current ranking on the PPL list is 185 out of 256 applicants. Our small city of 1010 residents has two wastewater plants and the South Pine Beach plant was massively expanded in capacity and given the phosphorous removal treatment equipment in 2006. It makes no economic sense to spend an estimated \$3,000,000-\$4,000,000 upgrading an old plant to current standards when we already have a plant that has the new standards and has the capacity to handle the entire city. Another bonus of closing the North Plant would be no longer needing to pay for electricity, daily labor, chemicals and daily testing expense which is estimated to save the city \$1,000,000 over the next 20 years.

The next step in the plan is working on designing a system to move the wastewater from the North Plant to the South Plant in the most cost-effective method. We have preliminary estimates of nearly \$3,000,000 for this project. In discussing this plan with area legislators, it may be possible to get some financial assistance to reduce this cost based upon phosphorous removal treatment and eliminating a discharge point in the Gull River.



With 2023 being the target date for building the new road and bridge over the Gull River, this is also the most efficient route to install a bypass line to the South Wastewater Plant. Much needs to be done in the next few years to make this plan a reality, but it could be very beneficial to the City far in the future.

North Wastewater Plant

Gull Lake Trail Update

Recently you may have read a lot more about the Gull Lake Trail. Fairview Township has done an excellent job of working to add the next major section of 7.8 miles of trail to make the term “Get Hooked on the Gull Lake Trail” a reality. Lake Shore has recently completed their first section of trail that is 4.1 miles long and extends from Sandy Point to Bar Harbor. This trail consists of 2.76 miles of a separated 10-foot paved trail surface and 1.77 miles of a share-the-road trail along the newly reconstructed County Road 77.

The Fairview Township portion of trail has now received 1.63 Million in total grants from Cass County Fund 73, MnDNR Trail Fund, Initiative fund, and the Greater Minnesota Regional Park and Trail Commission (GMRPTC). Hopefully by this fall, plans will be in place to begin the excavation work needed to ready the trail for pavement in 2020.

Lake Shore and Nisswa are now preparing an application for additional funding by the GMRPTC to eventually complete the trail to the newly created Nisswa Park that is connected by a tunnel under Highway 371 to downtown Nisswa and the Paul Bunyan Trail.

East Gull Lake is also looking at extending the trail to the area north of the Gull Lake Dam. The first project will be providing a parking area and a short trail leading to the fishing area that is part of the channel near THE HARBOR development. The approximately 24-acre parcel of land to the south of the channel was donated to the City of East Gull Lake by the developer and it is the intention of the city to make this into a low impact nature area that all residents can enjoy. The City Park and Trail Commission members will be involved in future plans as details are discussed.



Gull Lake Trail along Dade Lake

Zoning Ordinance Update

**CONFORMANCE
WITH THE
RECENTLY
ADOPTED
COMPREHENSIVE
PLAN**

The Planning Commission has been reviewing the Zoning Ordinance and will be making suggested changes to bring it into conformance with the recently adopted Comprehensive Plan. All aspects of the ordinance are being reviewed and many changes will be suggested. Some will be to eliminate unneeded duplication of terms, clarify definitions, updates to conform to state statutes, etc. The Planning Commission is paying special interest to the storm water and accessory structure requirements. The other primary concerns being reviewed are the Commercial, Commercial Waterfront, and Recreation Zones to support the resort industry while bringing uniformity to the land use within the zones. A Resort Overlay District is being considered to replace the Recreation Zone. The update will continue during all future meetings until completed. Anyone with interest is welcome to attend the meetings for discussion. When the review and recommendations are completed, the Planning Commission will host public meetings prior to making any final recommendations to the City Council for adoption.

East Gull Lake New Employees

As many of you know Joe Janson left the City for a position with MRWA (Minnesota Rural Water Association). He is greatly missed, but we have hired Lee Anderson and Josh Kelliher, who are both doing a great job.

Lee Anderson graduated from Brainerd High School and Minnesota School of Business. Lee previously worked at LKQ Automotive, North America's largest provider of alternative collision auto parts, and a leading provider of recycled and remanufactured mechanical parts as a Production Manager. He joined the City of East Gull Lake staff as a Wastewater Maintenance Technician in May of 2018. Lee is married and has two girls and lives in Brainerd.

Joshua Kelliher graduated from West Hempstead High School, West Hempstead, NY, Nassau Community College, Garden City, NY and St. Cloud Technical Community College, St. Cloud, MN. He has Class D Water and Wastewater Licenses. Josh previously worked for Chas. W. Habacker Trucking, Inc., Brooklyn, NY and obtained internship experience in the cities of Sauk Rapids and Clear Lake, MN. He joined the City of East Gull Lake staff as a Wastewater Maintenance Technician in June of 2018. Josh is currently single and lives in the Brainerd Lakes area.



THE HARBOR update

2018 was a good year for the development with the pool building and outdoor pool completed. More landscaping, trees and grass began to appear. The first new residents moved in and activity in the docking area started with boats being moored.

Ten total residences/buildings have been built or are in progress at this time including the first storage building and pool building. Five homes are now occupied with new residents. Sales activity is picking up with the warm weather upon us and they are looking forward to another good year.

For more information on THE HARBOR, please contact Dave Mernin of Edina Realty at 218-820-4668 or Dave@LakesAreaHomes.mn.

**FIVE HOMES ARE
NOW OCCUPIED
WITH NEW
RESIDENTS**



Cragun's Legacy Village

Nancy Krasean, Cragun's Resort

EAST GULL LAKE'S NEWEST HOUSING DEVELOPMENT— CRAGUN'S LEGACY VILLAGE

East Gull Lake's newest housing development, Cragun's LEGACY VILLAGE, is located on County Road 70 just north of Cragun's Legacy Golf Course Clubhouse. Looking for a way to continue to expand the resort lifestyle into new avenues, Cragun's is undertaking the development of this new community. The residential development features 38 single family homes mostly 1 level with 2-3 bedrooms featuring maintenance free living.

In September 2018, Cragun's was given approval for a preliminary plat to start construction of the infrastructure including sewer, water and utilities. The infrastructure will be completed in June 2019, and in July, roads, irrigation and initial landscaping will be completed.

Cragun's began taking lot reservations with the first homes available for sale in March. Construction on a model home and the first homeowners' units began construction in May. These first homes will be completed and ready for move-in later this summer.

This resort lifestyle community is located along the paved East Gull Lake multi-use trail allowing owners to walk, bike or travel in their golf carts to 108 holes of award-winning golf, eight restaurants, two full-service resorts with marinas as well as the beautiful Gull Dam Recreation Area.

The Legacy Village community will provide homes for smart, discerning buyers who appreciate thoughtful design, thoughtful people and thoughtful processes that truly set the Legacy Village apart. When this development was being designed, Cragun's thought about real life and how they could make it even better.

The LEGACY VILLAGE is being developed with the Baby Boom generation in mind. Baby Boomers helped change the world and they will demand a new breed of community as they become empty-nesters and retirees. The Cragun's Resort tradition of great hospitality will continue with the sales and development of this new community.

As the developer of the Legacy Village, Cragun's goal is to provide worry free living and a resort community lifestyle. In future years, Cragun's will continue to be a part of the of Legacy Village to a homeowner's association providing stability and connection to the resort lifestyle.

Twenty-Seven of the LEGACY VILLAGE lots are designed for single level home. The one-story living spaces allow for an interior design that has vaulted ceilings and dramatic windows to add a spacious feel. The one-level homes offer 2 or 3 bedrooms, 2 baths, a patio or four-season porch and a 2 or 3 car garage. These homes also include a master bedroom with bath and walk-in closet, a separate laundry room and the option of adding a golf cart door to the garage.

Eleven of the lots are designed for lookout or walkout style homes. Adding a finished lower level will add space to entertain with the ideal area to create a game room, entertainment or media space and extra bedrooms and bath for true separation from the main living area. The two-level options will include 4-5 bedrooms, 3 baths, basement, patio or four-season porch and 2 or 3 car garage.

Cragun's Legacy Village, Continued

One of the best ways to have some fun at LEGACY VILLAGE is to join one of "The Clubs" offered.

For a limited time, with the purchase of a home in the LEGACY VILLAGE, you will receive a 5-year membership to the Resort Club. Membership benefits include:

- Charging privileges throughout Cragun's Resort.
- Discount at all food and beverage outlets at Cragun's Resort.
- Discount in Legacy golf shop, lobby gift shop and marina store.
- Special golf rates for homeowners and guests playing with homeowner.
- Use of Cragun's resort facilities such as beaches, pools and Sports Centre.
- Use of Cragun's Legacy Courses facilities including a member only driving range and practice facility.
- Discounted use of Cragun's recreation rentals including marina rentals and snowmobile rentals.

Locally owned B-Dirt Construction is the builder for Cragun's LEGACY VILLAGE. B-Dirt has over 25 skilled employees that build custom homes, residential development properties and commercial projects. While family makes up the core of B-Dirt's business, during the building process, their customers become their extended family. Giving advice asking questions and caring about the emotional aspects of a build are as important to B-Dirt as they are to you. As the builder of choice at Cragun's Legacy Village, B-Dirt believes that the planning and building of a new home should be enjoyable and stress free and they will do their best to insure this is the case.

LEGACY VILLAGE is the play to Live and Play. Providing a resort community lifestyle with maintenance free living will ensure you'll have plenty of time to do the things you love instead of worrying about the things you don't. For more information on LEGACY VILLAGE and to arrange a personal tour, please contact Eric Peterson at 218-833-2353 or epeterson@craguns.com.

JOIN ONE OF
"THE CLUBS"
OFFERED BY
CRAGUN'S





SIGN UP FOR EMAIL ALERTS:
www.eastgulllake.govoffice.com

Household Hazardous Waste & Electronics Mobile Collection

East Gull Lake City Hall
Thursday, June 20, 2019
1:00 pm—4:00 pm

For Cass County Residents Only
No appointment necessary

Examples of accepted wastes:

- Unwanted or unusable paint and paint products
- Adhesives, mercury products, corrosives, pesticides, oven cleaners, batteries
- Cleaning products, old gasoline, automotive products (except motor oil)
- Also accepting fluorescent bulbs

Do NOT bring these items:

- Explosives or radioactive wastes
- Used motor oil, oil filters or antifreeze—these can be taken to any county transfer site at no charge year round
- Unusable joint compound—this should be dried out and disposed of in regular garbage

If you have questions, or need to make an appointment to drop off our wastes at the Household Hazardous Waste (HHW) facility north of Pine River at other times call: Cass County HHW facility at Pine River: 888.910.2425, ext 2

Cass County Environmental Service Department at Walker: 218.547.7287

You can also check out information on the Cass County [Website](#).

