

PUBLIC HEARING  
CITY OF CROSSLAKE  
SUNRISE ISLAND BRIDGE  
FINAL ASSESSMENT HEARING  
TUESDAY, OCTOBER 25, 2011  
7:00 P.M. - CITY HALL

The Council for the City of Crosslake met in a Special Session on Tuesday, October 25, 2011 at City Hall. The following Council Members were present: Mayor Darrell Schneider, Steve Roe, Dean Swanson, Rusty Taubert and John Moengen. Also present was City Administrator Tom Swenson, Clerk/Treasurer Jenny Max, Public Works Director Ted Strand, Monte Eastvold from Northland Securities and City Engineer Dave Reese. There were four people in the audience.

1. Call to order – Mayor Schneider called the special meeting to order at 7:00 P.M. and stated the purpose of the meeting was to hold a public hearing for the Sunrise Island Bridge Final Assessment.
2. City Administrator Tom Swenson read the Affidavit of Mailing confirming that a copy of the Notice of Hearing was deposited in the U.S. Post Office on October 7, 2011 with postage prepaid in an envelope containing the name and address of the property owners benefiting from bridge construction based on current tax records received from the Crow Wing County Auditor's Office. On October 11, 2011 the Notice of Hearing was published in the City's official newspaper, the Northland Press. Administrator Swenson noted he has not received any written comments to date.

The meeting was then turned over to Dave Reese who presented the project cost summary to the Council for the Sunrise Island Bridge Replacement and Approach Grading. The total estimated project cost in the feasibility study was \$634,068 with the estimated State grant portion being \$450,836 and the estimated local portion being \$183,232. The total estimated equivalent lot assessment was \$6,108 based on an equivalent lot method and 15 benefiting property owners. Mr. Reese noted that after the initial public hearing in June 2010 and receiving public testimony, the City authorized some design changes to the bridge by narrowing the bridge from 26 feet to 20 feet and adding wood railings to help fit with the character of the area. The plan re-designs by the City Engineer and review by MN DOT added approximately \$9,900 to the cost of the project, increasing the total estimated local project cost to \$193,132. In addition, the revised estimated equivalent lot assessment increased to \$6,438. Mr. Reese noted the actual overall costs came in less than the feasibility study estimate. The total actual project cost was \$626,784 with the State portion being \$438,257 and the local portion being \$188,527. The State funds came in lower than estimated due to the bids received. In calculating the assessment, the City's ordinance allows fifty percent of the local share to be assessed against the benefiting property owners. The assessable share is \$94,623.40 and based on 15 equivalent lots the final recommended assessment per equivalent lot is \$6,284.23.

Jerry Jurek of 34054 Sunrise Island Road questioned why the property owners have to burden fifty percent of the cost. Attorney Couri noted that City policy allows fifty percent of an improvement to be assessed to the benefiting property owners which in this

case are the residents who live on the island. Mr. Jurek also commented that he did not feel the City did enough to maintain the bridge.

Mr. Couri stated that the Council makes the determination as to what the benefit is to the property owners. According to Minnesota Statute Section 429 the benefit is measured as the value before the improvement compared to the value after the improvement. In this instance, the weight restriction of the bridge was such that no safety vehicles or commercial vehicles were allowed to cross the bridge. Making the bridge structurally sound was a benefit to the property owners as it now allows fire trucks and other vehicles to safely cross to the island and provide services to the property owners. Mr. Reese added that the County does routine inspections of the bridge. Upon inspection of the bridge in 2010 the County called WSN to help determine what load limit should be placed on the bridge due to determining the bridge to be functionally obsolete. The County and WSN jointly determined the load limit to be 3 ton at that time and the new bridge load limit is 25 ton. Mr. Reese stated that the City has done various maintenance on the bridge since 1996 and feels that the bridge has served its useful life.

Tom Bzoskie of 35340 Maroda Drive questioned how a bridge could deteriorate so quickly when a report he found online from 2009 noted the bridge to be in working condition. Mr. Bzoskie also questioned various costs of the bridge and requested to see more detailed cost information.

Mayor Schneider said that the Public Works Commission has done a lot of work over the years with respect to maintenance of the bridge and commended Administrator Swenson on his foresight to get the State bridge bond funding in place. Mayor Schneider noted there is a lot of work that goes on behind the scenes to make a project like this happen and noted how well everything was completed.

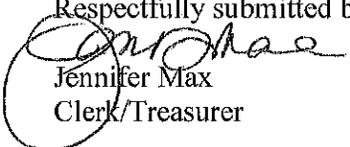
Joy Lotze of 33986 Sunrise Island Road noted the residents who live on the island are mostly retired and have fixed incomes. This will be a financial burden for them.

There being no further public comments, MOTION 10PH2-01-11 WAS MADE BY JOHN MOENGEN AND SECONDED BY RUSTY TAUBERT TO CLOSE THE PUBLIC HEARING AT 7:50 P.M. MOTION CARRIED WITH ALL AYES.

MOTION 10PH2-02-11 WAS MADE BY DEAN SWANSON AND SECONDED BY JOHN MOENGEN TO APPROVE RESOLUTION 11-20 ADOPTING ASSESSMENT FOR SUNRISE ISLAND BRIDGE. MOTION CARRIED WITH ALL AYES.

There being no further discussion, MOTION 10PH2-03-11 WAS MADE BY DEAN SWANSON AND SECONDED BY JOHN MOENGEN TO ADJOURN THIS PUBLIC HEARING AT 7:54 P.M. MOTION CARRIED WITH ALL AYES.

Respectfully submitted by,

  
Jennifer Max  
Clerk/Treasurer

Deputy Clerk/Minutes/10-25-11 PH Bridge.doc

RESOLUTION 11-20

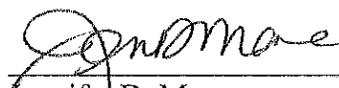
RESOLUTION ADOPTING ASSESSMENT

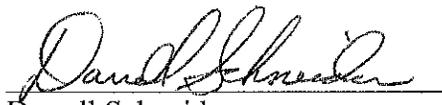
WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for the improvement of Sunrise Island Road from a point approximately 140 feet west of Sunrise Island Bridge to a point approximately 120 feet east of Sunrise Island Bridge by reconstructing the east and west bridge approaches, removing the existing wooden bridge and constructing a concrete bridge with wooden railings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CROSSLAKE, MINNESOTA:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of ten years, the first of the installments to be payable on or before the first Monday in January 2012, and shall bear interest at the rate of 4 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2012. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Clerk, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the County Auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the Council this 25th day of October, 2011.

  
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Jennifer D. Max  
City Clerk/Treasurer

  
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Darrell Schneider  
Mayor