

GENDREAU ROAD FINAL ASSESSMENT HEARING  
CITY OF CROSSLAKE  
NOVEMBER 16, 2004  
7:00 P.M. – CITY HALL

Pursuant to proper notice duly given as required by law, the City Council met in the Chambers of City Hall for the final assessment hearing on the improvement to Gendreau Road. Present at the hearing was Mayor Darrell Swanson and Councilmembers Bettie Miller, Dick Phillips and Irene Schultz. Absent was Councilmember Dean Eggena. Also present was City Administrator Thomas Swenson, City Engineer Dave Reese, City Attorney Paul Sandelin, Public Works Director Ted Strand and Clerk/Treasurer Darlene Roach. (Sign in sheet attached as a permanent part of the minutes.)

Mayor Swanson called the public hearing to order at 7:12 P.M. and stated that the purpose of the hearing was to take questions and public comments regarding the assessment proposed for Gendreau Road. City Administrator Tom Swenson read the Affidavit of Mailing confirming that the notice of final assessment hearing was deposited in the U.S. Post Office on October 30, 2004 enclosed in a prepaid envelope along with the record of assessment showing the proposed cost to each benefiting property owner along with a Project Summary. Property owner names and addresses were obtained from the Crow Wing County Auditor's Office most recent database provided to the City. On October 28, 2004 the Notice of Final Assessment Hearing was published in the City's official newspaper, the Lake Country Echo. There was no correspondence received regarding this project.

City Engineer Dave Reese presented the project summary for the road improvement project. He stated that the project came in very close to what was estimated during the feasibility study. Widseth Smith Nolting estimated the cost of the project at \$60,428. The Council determined during the improvement hearing that the assessment for this road would be based on a cost per foot rather than the equivalent lot method normally used due to the size of the lots. The estimated cost during the feasibility study was \$14.30 per foot. The actual project cost came in at \$60,779.82. The base assessable cost of the road is \$48,932.98 and the cost of the commercial upgrade to the road, which is paid for by the benefiting property owners at 100% is \$11,846.84. The City's cost of the road is \$24,466.49 and the commercial property owner's cost of the road is \$36,313.33 with total front footage of 2480.10 feet or \$14.64 per foot.

The hearing was open to the Council and public for questions. There being no questions, MOTION PH3-11-01-04 WAS MADE BY BETTIE MILLER AND SECONDED BY IRENE SCHULTZ TO APPROVE RESOLUTION NO. 04-48 ADOPTING ASSESSMENT FOR GENDREAU ROAD SINCE IT IS THE BELIEF OF THE COUNCIL THAT THE IMPROVEMENT WILL INCREASE THE MARKET VALUE OF THE PROPERTY AS A RESULT OF THE ROAD PROJECT. MOTION CARRIED WITH ALL AYES.

MOTION PH3-11-02-04 WAS MADE BY IRENE SCHULTZ AND SECONDED BY  
BETTIE MILLER TO ADJOURN THIS FINAL ASSESSMENT HEARING AT 7:17  
P.M. MOTION CARRIED WITH ALL EYES.

Recorded and transcribed by,



Darlene J. Roach  
Clerk/Treasurer

Shared/Gendreau Road Final Assessment Hearing -- November 16, 2004

RESOLUTION 04-48  
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 proposed assessment for the improvement of Gendreau Road from the intersection of C.S.A.H. 36, south, to the intersection of Shafer Road.

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 10 years, the first of the installments to be payable on or before the first Monday of January 2005, and shall bear interest at the rate of 6.25% 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, 2004. 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 Administrator, 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<sup>st</sup> of the year in which such payment is made. Such payment must be made before November 15<sup>th</sup> or interest will be charged through December 31<sup>st</sup> of the next succeeding year.
4. The Administrator shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax list of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the Council this 16th day of November 2004.

  
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Thomas N. Swenson  
City Administrator

  
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Darrell E. Swanson  
Mayor

