

WOLF TRAIL/WOLF COURT FINAL ASSESSMENT HEARING
CITY OF CROSSLAKE
NOVEMBER 20, 2002
7:30 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 Wolf Trail. Present at the hearing was Mayor Darrell Swanson and Councilmembers, Charles (Chuck) Miller, Irene Schultz and Dean Swanson. Councilmember Sandy Eliason was absent. Also present was City Administrator Thomas Swenson, City Engineer Dave Reese, City Attorney Steve Qualley, Community Development Director Paul Larson, Public Works Director Ted Strand and Clerk/Treasurer Darlene Roach. Also present was Councilmember's Elect Dean Eggena and Dick Phillips. (Sign in sheet attached as a permanent part of the minutes.)

Mayor Swanson called the public hearing to order at 7:30 P.M. and stated that the purpose of the hearing was to take questions and public comments regarding the assessment proposed for Wolf Trail. 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 November 5, 2002 mailed in a prepaid envelope containing the notice of the hearing along with the record of assessment showing the proposed cost to each benefiting property owner. Mailing labels with property owner's names and addresses were obtained from the Crow Wing County Auditor's Office. On October 31st the Notice of Final Assessment Hearing was published in the City's official newspaper, the Lake Country Echo. One telephone call was received from Kathy Claven regarding standing water in the ditches.

City Engineer Dave Reese presented the project summary for the road improvement project. He stated that the project has been completed and the summary reflects the numbers estimated from the feasibility study and the actual cost of the improvement. The feasibility study completed by Widseth Smith Nolting estimated the cost of the project at \$178,750 with an estimated number of equivalent lots at forty-five for a lot assessment amount of \$2,350. The actual project cost is \$232,706.14. Of this amount, the City will pay fifty percent of the cost or \$116,353.07 and the benefiting property owners will pay \$116,353.07. The total number of equivalent lots calculated is 36.571577685 for a cost of \$3,181.52 per equivalent lot. The project cost is in excess of the estimated cost due to the prices of certain bid items between 2001 and 2002 and a change in the scope of the project with the construction of the roadbed in the right-of-way rather than in the location of the previous road. The DNR was assessed for 1.6 equivalent lots or \$5,000, which was previously agreed to by the City. Councilmember Swanson asked if the City needed to obtain any easements due to the change in location of the road and City Engineer Dave Reese stated that the only easement obtained was from the DNR. When the DNR sold the land to the property owners, no easement was given to the property owners for the roadway. As a result of this project, the DNR will convey an easement to the County who in turn will convey the easement to the City. The drainage problem along the road was the result of grading which was done in June, and the addition of topsoil. With the

amount of heavy rainfall received over the summer, the reshaping of ditches created problems with standing water. City Engineer Dave Reese brought to the hearing several soil samples in water, which he obtained from the ditches. The water in the samples floated to the top, which indicates the presence of silt. In discussions with Public Works Director Ted Strand and City Engineer Dave Reese, it is agreed that the City will install ground sumps to help with the drainage. City Administrator Tom Swenson was asked to contact Ms. Claven regarding the City's plans to correct the drainage. City Administrator Swenson assured everyone that the City and WSN is aware of the drainage problem and that it will be corrected in the Spring.

The hearing was open to the Council and audience for questions. There being no further comments, MOTION PH9-11-01-02 WAS MADE BY CHUCK MILLER AND SECONDED BY IRENE SCHULTZ TO APPROVE RESOLUTION NO. 02-76 ADOPTING ASSESSMENT FOR WOLF TRAIL/WOLF COURT 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 EYES.

MOTION PH9-11-02-02 WAS MADE BY CHUCK MILLER AND SECONDED BY IRENE SCHULTZ TO ADJOURN THIS FINAL ASSESSMENT HEARING AT 7:50 P.M. MOTION CARRIED WITH ALL EYES.

Recorded and transcribed by,


Darlene J. Roach
Clerk/Treasurer

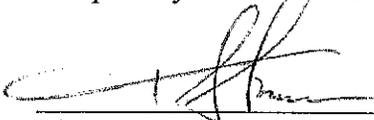
RESOLUTION 02-76
RESOLUTION ADOPTING ASSESSMENT

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 Wolf Trail from the intersection of C.S.A.H. No. 3 to the intersection of Pine Bay Road and Wolf Court from the intersection of Wolf Trail.

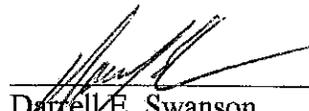
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CROSSLAKE, MINNESOTA:

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 2003, and shall bear interest at the rate of 5.0% 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, 2002. 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 31st of the year in which such payment is made. Such payment must be made before November 15th or interest will be charged through December 31st 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 20th day of November 2002.



Thomas N. Swenson
City Administrator



Darrell E. Swanson
Mayor

