

PUBLIC HEARING
CITY OF CROSSLAKE
DREAM ISLAND BRIDGE
FINAL ASSESSMENT HEARING
WEDNESDAY, OCTOBER 4, 2017
6:00 P.M. - CITY HALL

The Council for the City of Crosslake met in a Special Session on Wednesday, October 4, 2017 at City Hall. The following Council Members were present: Deputy Mayor Gary Heacox, Dave Nevin and Brad Nelson. Dave Schrupp and Patty Norgaard were absent. Also present were City Administrator Mike Lyonais, City Clerk Char Nelson, Public Works Director Ted Strand, City Attorney Brad Person, Engineer Dave Reese and Northland Press Reporter Bill Monroe. There were ten people in the audience.

1. Call to order – Deputy Mayor Heacox called the special meeting to order at 6:00 P.M. and stated the purpose of the meeting was to hold a public hearing for the Dream Island Bridge Final Assessment.
2. City Administrator Mike Lyonais reported that the Notice of Hearing was deposited in the U.S. Post Office on September 14, 2017 to property owners benefiting from bridge construction based on current tax records received from the Crow Wing County Auditor's Office. The Notice of Hearing was published in the City's official newspaper, the Northland Press, on September 19 and September 26, 2017. Dream Island Lane property owners, Steven Hahn, Gary Christian, Fredrick and Barbara Zahn, and Novak Dream Island Family Cabin, LLC, sent letters to the City requesting that their parcels on Dream Island Lane be excluded from any special assessment related to the project.
3. The meeting was then turned over to Dave Reese who presented the project cost summary to the Council for the Dream Island Bridge Replacement. The total estimated project cost in the feasibility study which was completed in 2015 was \$567,500 with the estimated State grant portion being \$487,500 and the estimated local portion being \$80,000. The total estimated equivalent lot assessment was \$1,081 based on 37 benefiting property owners. Mr. Reese noted that once construction began, more fill was required to build the bypass road because the lake level was twelve inches higher than in 2015. The City has received approximately 30 inches of rain in the last month. The cost of the project to date is \$733,832.25 and the City will receive \$639,927.05 from the State. The difference is the local share presented tonight of \$93,905.20 and fifty percent of that amount will be assessed against the benefiting property owners on Dream Island and Moen Beach Trail. If there are any more changes related to construction or easements, the City will be responsible for payment. Property owners on Dream Island Lane were not included in the assessment calculation because they receive no benefit from the new bridge. The assessable share is \$46,952.60 and based on 45 equivalent lots the final recommended assessment per equivalent lot is \$1,043.39.
4. Rich Hoppe of 37931 Dream Island Road asked if the proposed assessment could change. Attorney Person stated that the Council intended to approve the final assessment today. The Council would be required to hold an additional Public Hearing if the assessment increased. Mr. Hoppe questioned why the property owners should burden fifty percent of the cost. Dave Reese replied that the ordinance allows for assessments of bridges after it

has reached its "useful life". Mr. Hoppe also commented that road projects in the City should be treated the same and noted that the residents on Anchor Point Road were not assessed for the road project completed this year. Mr. Hoppe reminded the Council that the property owners on Moen Beach Trail said they would pay their fair share for the beauty of a new bridge.

Karen Friederich of 37698 Moen Beach Trail stated that she and her neighbors have a view of the bridge and they are happy that it is being improved. Although they would have liked to see a larger bridge, they are happy to pay their fair share.

Colin Wille of 15402 Dream Island Circle stated that he was disappointed with the design of the bridge because the width underneath is only 17 feet. This does not promote water flow. Mr. Wille argued that the specifications of the bridge are not changing and that it is outrageous to pay this amount of money for basically the same bridge that was there.

Attorney Person stated that the design of the bridge is complete, hearings on the design were held, and there will be no more discussion about it. The bridge is new and safer.

5. Dave Nevin questioned the change order for more fill at a cost of \$13,905 and stated that the engineer should have had better knowledge of where the ordinary high water mark was. Dave Reese reviewed the plan that was submitted to the State for approval. Attorney Person addressed Nevin's concerns and stated that the purpose of this meeting was to approve the final assessment. If the Council has an issue with the change order, it should be discussed at a separate meeting.
6. MOTION 10PH1-01-17 WAS MADE BY BRAD NELSON AND SECONDED BY DAVE NEVIN TO APPROVE RESOLUTION NO. 17-25 ADOPTING ASSESSMENT FOR DREAM ISLAND BRIDGE. MOTION CARRIED WITH ALL AYES.
7. There being no further discussion, MOTION 10PH1-02-17 WAS MADE BY DAVE NEVIN AND SECONDED BY BRAD NELSON TO ADJOURN THIS PUBLIC HEARING AT 6:39 P.M. MOTION CARRIED WITH ALL AYES.

Respectfully submitted by,



Charlene Nelson
City Clerk

**CITY OF CROSSLAKE
RESOLUTION 17 - 25**

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 SAP 018-597-009, Dream Island Bridge Replacement, including portions of Dream Island Road comprising the bridge approaches,

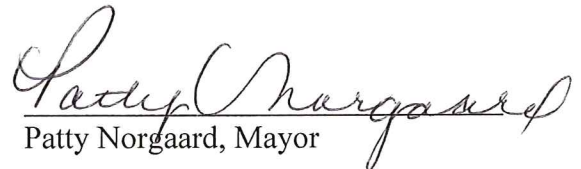
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CROSSLAKE, MINNESOTA:

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 5 years, the first of the installments to be payable on or before the first Monday in January 2018, 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, 2017. 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 City Clerk 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 City 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 4th day of October, 2017.



Charlene Nelson, City Clerk


Patty Norgaard, Mayor