

SPECIAL COUNCIL MEETING
CITY OF CROSSLAKE
FRIDAY, OCTOBER 25, 2019
2:00 P.M. – CITY HALL

The Council for the City of Crosslake held a Special Meeting on October 25, 2019. The following Council Members were present: Mayor Dave Nevin, Gary Heacox, Dave Schrupp and John Andrews. Aaron Herzog was absent. Also present were City Administrator/Treasurer Mike Lyonais, City Clerk Char Nelson, Public Works Director Ted Strand, Zoning Administrator Jon Kolstad, City Engineers Dave Reese and Phil Martin, and City Attorney Brad Person. There were six people in the audience.

1. Mayor Nevin called the meeting to order at 2:00 P.M.
2. MOTION 10SP2-01-19 WAS MADE BY JOHN ANDREWS AND SECONDED BY GARY HEACOX TO APPROVE BILLS FOR PAYMENT IN THE AMOUNT OF \$54,000.62. MOTION CARRIED WITH ALL AYES.
3. Dave Reese presented the Greater Minnesota Transportation Alternatives Solicitation for grant funding for the proposed parking/pedestrian projects. The funding for this grant is for project construction in fiscal year 2024. Funding requires 20% local match. Phase 1 of the proposed project includes a sidewalk on the east side of CSAH 66 from the intersection of CSAH 66/CSAH 3 to Lake Country Crafts and Cones, a trail on the north side of CSAH 3 from CSAH 66 to Ace Hardware and pedestrian ramps at a cost of approximately \$450,000. Phase 2 includes enhanced crosswalks with street lighting and push button signals, a sidewalk on the south side of CSAH 3 from CSAH 66 to Frandsen Bank, a sidewalk on Pioneer Drive and trails on the land behind Andy's at a cost of approximately \$800,000. The County would participate in the cost for projects on the county roads. The grant will be awarded in the spring. MOTION 10SP2-02-19 WAS MADE BY DAVE SCHRUPP AND SECONDED BY GARY HEACOX TO APPROVE THE LETTER ON INTENT FOR TRANSPORTATION ALTERNATIVE PROJECTS GRANT RELATED TO THE PARKING AND PEDESTRIAN STUDY. MOTION CARRIED WITH ALL AYES.
4. Phil Martin reported that the City applied for a \$315,000 grant through Crow Wing Soil and Water Conservation District for funding of the stormwater project on CSAH 66/CSAH 16. The grant will not be awarded until December. Bolton & Menk needs to continue working on the engineering in order for the project to stay on schedule. It was the consensus of the Council that the City will proceed with the project whether or not the grant is received and that Bolton & Menk can continue with the project. MOTION 10SP2-03-19 WAS MADE BY DAVE SCHRUPP AND SECONDED BY JOHN ANDREWS TO DIRECT STAFF TO CONTACT CROW WING COUNTY AND ASK FOR THEIR PARTICIPATION IN COST FOR CSAH 16 / CSAH 66 STORMWATER PROJECT AT THE SAME LEVEL THAT THEY PARTICIPATED IN THE MANHATTAN POINT/CSAH 66 STORMWATER PROJECT. MOTION CARRIED WITH ALL AYES.

MOTION 10SP2-04-19 WAS MADE BY DAVE SCHRUPP AND SECONDED BY GARY HEACOX TO APPROVE ADDITIONAL PAYMENT UP TO \$5,000 FOR BOLTON & MENK TO CONTINUE DISCUSSIONS WITH PROPERTY OWNERS FOR CSAH 16 / CSAH 66 STORMWATER PROJECT AND TO DIRECT BOLTON & MENK TO BRING

PROPOSAL FOR THESE ENGINEERING SERVICES TO MEETING OF 11/12/19.
MOTION CARRIED WITH ALL AYES.

5. Phil Martin presented the Feasibility Report for CSAH 66 Sanitary Sewer Extension. The total cost of the project is approximately \$1,380,000. The City developed a new assessment policy in August of 2019 that would allow for the assessment of sanitary sewer. Based on appraisals completed by Nagell Appraisal, assessment fees from affected property owners on CSAH 66 from City Hall to Moonlite Square would be approximately \$721,535. Nagell Appraisal offers a range of benefit and the engineer picked the mid-range numbers to determine the value of benefit. Crow Wing County will refund the City the cost of the pavement portion of the project in 2024, when the road was initially scheduled for construction at a cost of approximately \$255,700. There will be no assessment for the road. The proposed assessments do not include connection fees.

As the Council reviewed the mock assessment roll, a lengthy discussion ensued regarding the zoning of properties, how assessments were determined, the rationale of assessments, and how to treat everyone the same. Dave Schrupp noted that the assessment of \$98,000 for the Log Church seems extremely high. Dave Nevin stated that the assessment of \$119,000 for Leo and Dodo Fraser, a single housing unit, seems unreasonable. Attorney Person stated that the Fraser's property is zoned limited commercial so were assessed at a higher rate. The Fraser's could have their property rezoned to residential. Dave Schrupp suggested using the lower end of the appraisal or creating categories for the properties in order to get reasonable assessment amounts. Although the assessments seem low for some commercial properties, the connection fees will be higher because it is based on water usage. Attorney Person noted that the Council must follow its policy and that assessments cannot be charged at a later time. If the City lowers the assessments, the City pays more. The City could choose to not to do the project, change the policy and then start over with project. Dave Reese explained the different methods that can be used to determine assessments. A lengthy discussion ensued regarding the appraisal and value of properties versus assessment. If the City used the lower end of the appraisal to determine limited commercial amounts, the total assessments would be approximately \$478,000. Richard Eide of Moonlite Bay suggested that the Council not rush into this project until they are comfortable with the assessments and to see how the proposed local sales tax could benefit the project. The project was initiated when Moonlite needed to upgrade its septic system, but Mr. Eide does not want the neighbors to be forced into hooking up. MOTION 10SP2-05-19 WAS MADE BY DAVE SCHRUPP AND SECONDED BY JOHN ANDREWS TO TABLE ACTION ON FEASIBILITY REPORT AND DIRECT BOLTON & MENK TO ADJUST ASSESSMENT ROLL AND ADD CONNECTION FEES TO MOCK ASSESSMENT ROLL. MOTION CARRIED WITH ALL AYES.

6. There being no further business at 4:00 P.M., MOTION 10SP2-06-19 WAS MADE BY DAVE NEVIN AND SECONDED BY JOHN ANDREWS TO ADJOURN THE MEETING. MOTION CARRIED WITH ALL AYES.

Respectfully Submitted,



Charlene Nelson
City Clerk

BILLS FOR APPROVAL
October 25, 2019

VENDORS	DEPT		AMOUNT
AAA Equipment, clamp oil, fitting	PW		18.85
AW Research, water testing	Sewer		139.50
Baker & Taylor, books	Library		542.52
Brainerd Truck & Trailer, dot inspections	PW		229.50
Braun Intertec, soil borings	Sewer		2,160.00
Corey Ledin, travel reimbursement	Fire		433.77
Crow Wing County Recorder, recording fees	PZ		92.00
Eric Swanson, mileage reimbursement	Police		185.60
Forum Communications, assessment hearing notice	PW		55.25
Forum Communications, meeting notice of 10/25	PZ		55.25
Fyles, portable restrooms	Park		162.00
Grand Forks Fire Equipment, parts	Fire		158.24
Hawkins, chemicals	Sewer		350.17
Holden Electric, add dryer receptacle	Sewer		722.85
Jon Kolstad, reimburse uniform expense	PZ		229.95
Lakes Printing, business cards	PZ		55.80
Mastercard, Ace Hardware, targets	Police		61.13
Mastercard, Best Western, lodging	Police		173.29
Mastercard, Blauer, uniform	Police		359.96
Mastercard, Speedway, fuel	Police		30.50
Mastercard, U of MN, pesticide training	PW		145.00
Menards, plywood	Park		355.63
Menards, plywood, tape	Park		521.66
Midwest Machinery, draft link	Park		302.26
Mikes Tree Company, tree removal	PW		1,675.00
MCSI, copier maintenance	Park		48.13
MPCA, sanitary sewer permit fee	Sewer		310.00
MR Sign, address number signs	PW		119.48
Napa, oil	Park		12.57
Napa, air filter	Park		8.77
Napa, diesel fuel additive	PW		133.14
Premier Auto, oil change	Police		30.97
Rich Irish, reimburse travel expense	Fire		531.84
Simonson Lumber, lumber	Park		215.32
Simonson Lumber, sledge hammer, tools	PW		26.57
Team Lab, fine road patch	PW		1,391.00
TJ Graumann, mileage reimbursement	Park		6.96
WSN, stormwater project	PW		1,129.89
WSN, perkins road	PW		5,959.78
WSN, parking/pedestrian study	PW		1,420.00
WSN, daggett bay road/sewer	PW		11,053.80
WSN, cold storage rating	PW		1,567.50
WW Goetsch, three pumps	Sewer		18,215.00
Xcel Energy, gas utilities	ALL		402.15
Ziegler, snow wolf repairs	PW		2,202.07
TOTAL			54,000.62