

PRELIMINARY ASSESSMENT HEARING  
DAGGETT BAY ROAD/SEWER PROJECT  
CITY OF CROSSLAKE  
MONDAY, SEPTEMBER 9, 2019  
6:00 P.M. – CITY HALL

The Council for the City of Crosslake held a Public Hearing on September 9, 2019. The following Council Members were present: Mayor Dave Nevin, Gary Heacox, Dave Schrupp, Aaron Herzog and John Andrews. Also present were City Administrator/Treasurer Mike Lyonais, City Clerk Char Nelson, Public Works Director Ted Strand, City Attorney Brad Person and City Engineer Dave Reese. There were approximately twenty people in the audience.

Mayor Nevin called the meeting to order at 6:00 P.M. and turned the meeting over to Dave Reese. Mr. Reese explained that this is a required hearing by State Statutes, Chapter 429 related to special assessments. The purpose of the meeting is to present the project, costs, and estimated assessments to the affected property owners and to hear public comment regarding the project.

Dave Reese reviewed the scope of the project and reported that six property owners are subject to special assessments and sewer connection charges. The City plans to install the sewer line to the road right of way line and the property owner will be responsible to connect that line to their building. Daggett Bay Road will be widened approximately 4 feet. The preliminary estimate for the reconstruction of the road and installation of sanitary sewer from CSAH 66 to Brook Street is \$226,300.

Dave Reese explained the method of assessment used for this project and gave examples of how it would affect a commercial versus residential property. The benefit value of the project to each property owner was determined by an appraisal. Mr. Reese presented proposed assessments for each property. Assessments were based on square footage of lots. Roadway assessments ranged from \$1,403 to \$2,104 and sanitary sewer assessments ranged from \$4,443 to \$7,500. Sewer connection fees ranged from \$4,000 to \$13,000. The final assessment hearing will be held October 14, 2019. The City will allow property owners to pay over 10 years with a 4% interest rate. On an assessment of \$7,500, the yearly payment would be approximately \$911. If a property owner pays the whole assessment within 30 days of the final hearing, no interest is due. Sewer usage charges are currently \$50 per month and that amount is paid whether or not the sewer system is used.

Daryl Hankel owns property at 13959 Daggett Bay Road and stated that there is no septic on the property and will not pay a connection fee. Dave Reese replied that the appraiser determined that there is a benefit for the sewer to run past this property and that the property owner would be required to pay the sewer and road assessment but not the sewer connection fee.

Lucy Guttormson of 13931 Daggett Bay Road stated that the condition of the current road is fine and that the City should pay for the cost of road construction because they are the ones digging it up. Ms. Guttormson felt that the assessment was unfair and that it came as a surprise. It is very costly and she is on a limited income.

Dale Erickson owns property at 13978 Daggett Bay Road and stated that his building is half commercial, half residential. The septic system at this property is only five years old and Mr. Erickson asked if he could hook up to the sewer after the septic fails. Mr. Erickson stated that there are several people down the road that would like to hook up to the sewer and suggested that the cost could be less expensive if the project was extended. Mr. Erickson stated that the people on Daggett Bay Road are being penalized because City Hall is being built here and that if it weren't for City Hall, there would be no project.

Mike Rardin of 14089 Norway Trail asked if the project has gone out for bids and how the assessments were determined because there is a wide range of value. Dave Reese replied that the City is using Sourcewell for the construction project which eliminates competitive bidding while still meeting State law. The appraiser looked at several areas of the City to determine benefit related to riparian and non-riparian lots. The Public Works Commission reviewed the appraisals and recommended the amounts to be used for this project.

Michael Kobs of 14096 Norway Trail stated that there are many people on Norway Trail that would like to hook up to City sewer and asked if that was possible in the future.

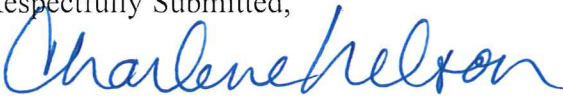
Lucy Guttormson of 13931 Daggett Bay Road asked if she could wait to hook up until the City extends the sewer to Norway Trail because her house is on the corner of both streets.

Tom Dequattro of 14082 Norway Trail stated that it makes sense to include the extension of sewer to Norway Trail now.

Dale Erickson owns property at 13978 Daggett Bay Road which is a corner lot and asked if he could hook up to sewer when it is extended to Brook Street.

There being no more public comment at 6:55 P.M., MOTION 09PH1-01-19 WAS MADE BY AARON HERZOG AND SECONDED BY JOHN ANDREWS TO ADJOURN THE MEETING. MOTION CARRIED WITH ALL AYES.

Respectfully Submitted,



Charlene Nelson  
City Clerk

