PUBLIC HEARING
YEAR 2 ROAD IMPROVEMENT PROJECTS
FINAL ASSESSMENT HEARING
CITY OF CROSSLAKE
WEDNESDAY, SEPTEMBER 24, 2025
6:00 P.M. – CITY HALL

The Crosslake City Council met in the Council Chambers of City Hall on Wednesday, September 24, 2025. The following Council Members were present: Mayor Jackson Purfeerst, Sandy Farder, Bob Heales, Jayme Knapp, and Robin Sylvester. Also present were City Administrator Lori Conway, Deputy Clerk/Treasurer Sharyl Murphy, City Clerk Char Nelson, Public Works Director Pat Wehner, and City Engineer Phil Martin. There were approximately twenty-five people in the audience and on Zoom.

Jackson Purfeerst called the meeting to order at 6:00 P.M. and turned the meeting over to City Engineer Phil Martin. Phil Martin provided the Year 2 (2025) Road Improvements Public Hearing Information Packet.

Phil Martin gave a presentation of the project including the background, improvement/scope/cost, improvements assessment, market value benefit, and market value benefit assessment. Costs increased approximately 10% over last year. Approximately 319 parcels were being assessed in the amount of approximately $711,395. Mr. Martin stated that property owners can appeal the Council's decision to assess for the project, but a written objection signed by the affected property owner must be filed with the municipal clerk prior to this hearing or presented to the presiding officer at the hearing.

Mayor Purfeerst thanked the City Engineer and the Public Works Commission for their work and dedication on putting together the proposed assessments. Mr. Purfeerst stated that the Council understands that no one wants to pay assessments, but they lessen the levy overall and noted that the City used the low-end of the market benefit ranges to determine the amount.

Mayor Purfeerst read three letters into the minutes from 1) Jerry Moynagh of Timberlane Homeowners Association asking that three common lots in the association have reduced assessments; 2) The Lake Foundation asking the assessment be waived since they are a charitable organization and the Charter School is located on the land; and 3) Jeremy & Jennifer Heinecke of 11832 Harbor Lane asking that the two assessments they received for the two parcels they own be reduced to one assessment because the property is used as one lot.

Patty Norgaard of 37104 Bunkhouse Road reminded the Council that promises were made by the previous Council that no assessments would be charged to the property owners in the Old Log Landing area due to the damage caused by the detoured traffic in 2023 during the sewer extension project. Jackson Purfeerst stated that staff could not find any motion that was made or any official action to support waiving the assessment fees. Patty Norgaard stated that some consideration should be given due to the inconvenience as well. City Engineer Phil Martin stated that the roads in that area were on the edge of needing repair in 2022 before the sewer extension project began.

Stacie Wannarka of 14305 Daggett Pine Road reported that her family paid a $2,000 assessment last year for Daggett Pine Road and was assessed this year in the amount of $3,850 for Tall Timbers Trail. Ms. Wannarka stated this was not fair and that changes were made in how the calculations were done. Phil Martin stated that the property fronts both roads. Ms. Wannarka stated that their bylaws do not allow them to split the lot. <u>MOTION 09SP3-01-25 WAS MADE BY JACKSON PURFEERST AND SECONDED BY SANDY FARDER TO REDUCE THE ASSESSMENT FOR PARCEL ID# 14090576 FROM $3,850 TO $2,200 SO THAT THE CALCULATION IS DETERMINED THE SAME AS LAST YEAR. MOTION CARRIED WITH ALL AYES.</u>

Aaron Herzog of 14083 Tall Timbers Trail stated that he disagrees with the assessment because the work was sloppy and they split a seam in his driveway. Mr. Herzog presented the Mayor with an Appeal Letter.

Nancy Arntson of Blaine stated that she owns empty lots on Tall Timbers Trail and Lumberjack Lane and asked that the assessment be lowered because the lots were not developed. Phil Martin stated that the lots could be developed at any time and would benefit from an improved road. Ms. Arntson stated that it is unfair that they are paying for damage caused by the detour.

Carol Ottoson of 37116 Lumberjack Lane brought three letters from neighbors with her and stated that all of them, including her, have issues with the damage that the detour caused to the roads and that they have to pay for it. Ms. Ottoson turned the letters in to the Mayor for appeals.

Corey Palmer of 37184 Lumberjack Lane stated that everyone has submitted valid points so far and the heavy traffic volume during the detour was the cause for most of the damage to the road.

Robin Sylvester, Liaison to the Public Works Commission, stated that the commission determined that the sealcoat was necessary maintenance and did not consider its condition to be caused by the detour.

Mike Stone of 35878 County Road 3 asked if Swann Drive and Pioneer Drive were built to higher standards since they are in the commercial district.

John Lindell of 11925 Harbor Lane had a question about his assessment because he gave an easement to the City.

David Fuhs of 11820 Harbor Lane stated that the project was well done and that the path is fantastic but questioned why his neighbors, the Heinecke's, received two assessments instead of one.

Chuck Carmichael stated that he was there to represent the Timberlane Homeowners Association.

Kathe Lemmerman of 36628 Harbor Trail stated that Harbor Trail is half in Crosslake and half in Ideal Township. Technically, Ms. Lemmerman could get to her property from Ideal Township and not have to use Harbor Lane in Crosslake and she did not think she should have to pay an assessment.

The Council closed public comments and took no further action on requests made by the audience. The Council revisited the three letters that were read at the beginning of the meeting. MOTION 09SP3-02-25 WAS MADE BY SANDY FARDER AND SECONDED BY JAYME KNAPP TO MAKE NO CHANGES TO THE REQUESTS FROM TIMBERLANE HOMEOWNER'S ASSOCIATION, OTHER THAN WHAT THE CITY ENGINEER PROPOSED TO BE CHANGED IN AN EMAIL BEFORE THE MEETING, FROM THE LAKE FOUNDATION, AND FROM JEREMY & JENNIFER HEINECKE.

MOTION 09SP3-03-25 WAS MADE BY JAYME KNAPP AND SECONDED BY BOB HEALES TO APPROVE RESOLUTION NO. 25-29 ADOPTING ASSESSMENT FOR YEAR 2 ROAD IMPROVEMENT PROJECTS. MOTION CARRIED WITH ALL AYES.

There being no further business at 7:26 P.M., MOTION 09SP3-04-25 WAS MADE BY SANDY FARDER AND SECONDED BY JAYME KNAPP TO ADJOURN THE MEETING. MOTION CARRIED WITH ALL AYES.

Respectfully submitted by,

Charlene Nelson

Charlene Nelson
City Clerk

CITY OF CROSSLAKE
PUBLIC HEARING

2025 PROPOSED ASSESSMENTS FOR 2025 ROAD IMPROVEMENTS

WEDNESDAY, SEPTEMBER 24, 2025
6:00 P.M.

Name	Address	Phone
Carol Ottoson	37116 Lumberjack Ln	218 341 6660
Kathe Lemmerman	36628 Harbor Trail	218-682-6916
Doris + Ed Butler	11856 HARbor LN	763-443-8251

CITY OF CROSSLAKE
PUBLIC HEARING

2025 PROPOSED ASSESSMENTS FOR 2025 ROAD IMPROVEMENTS

WEDNESDAY, SEPTEMBER 24, 2025
6:00 P.M.

Name	Address	Phone
Stacie Wanncerker	4217 Valley Dr. NW Rochester, MN	507-271-2978
John Lindell	Harbor Lane	612-406-2146

CITY OF CROSSLAKE
PUBLIC HEARING

2025 PROPOSED ASSESSMENTS FOR 2025 ROAD IMPROVEMENTS

WEDNESDAY, SEPTEMBER 24, 2025
6:00 P.M.

Name	Address	Phone
Jon Krusmark	835 3rd Ave NW Plainview MN 55964	507-421-4150
Chuck Carmichael	16135 Narcissus St NW Andover, MN 55304	763-370-1887
[illegible]	15294 Birch Narrows R Crosslake, MN 56442	(651) 497-4027
[illegible]	36269 Margaret Ln C.L.	612-865-6309
Peter Graves	14131 Sugarloaf Rd	612 310 5071
RW Trickel	37088 Bunkhouse Rd X Lake	612 7418640
Patty Norgaard	37104 Bunkhouse	218-692-5376
Aaron Herzog	14083 Tall Timber TR	2188206344
Marsha Morford	37051 Bunkhouse Road	218-251-5040
Nancy Kind Antson	12624 Arctic Circle	612-710-0974
Sadie Hoag	37748 Egret Rd Crosslake	218-821-2716
Michael Stone	35878 CR 3	218-820-0789

CITY OF CROSSLAKE
PUBLIC HEARING

2025 PROPOSED ASSESSMENTS FOR 2025 ROAD IMPROVEMENTS

WEDNESDAY, SEPTEMBER 24, 2025
6:00 P.M.

Name	Address	Phone
David Fuhs	11820 Harbor Lane	651-202-8951

City of Crosslake

I am requesting that the City of Crosslake share in the assessment of $2200.00. During the construction of the Round About city traffic was detoured through our community (Lumberjack Lane, Log landing and Headquarters Drive), causing considerable damage to the road. I live at 37094 Lumberjack Lane and watched as Food Trucks, Logging Trucks, etc, drove by the house.

Given this I feel the city has some responsibility.

Appreciate your consideration

Brad Wallace

Brad & Cherie Wallace

376094 Lumberjack Lane

To the City of Crosslake –

We are requesting that the City of Crosslake share in the cost of the road assessment of $2,200. The construction traffic was routed thru our neighborhood, and our roads are not equipped to handle the semi's and excessive traffic that drove on our roads. Our address is 37126 Lumberjack Lane.

Please re-consider this large assessment.

Regards,

Janet Brunell

Janet Brunell

612-802-4586

37126 Lumberjack Lane

Crosslake, MN 56442

City of Crosslake

I am requesting that the City of Crosslake share in the assessment of $2200.00. During the construction of the Round About city traffic was detoured through our community (Lumberjack Lane, Log landing and Headquarters Drive), causing considerable damage to the road. I live at 37116 Lumberjack Lane and watched as Food Trucks, Logging Trucks, etc, drove by the house.

Given this I feel the city has some responsibility.

Appreciate your consideration

Carol Ottoson

Carol Ottoson

37116 Lumberjack Lane

To: City of Crosslake

From: Aaron & Patricia Herzog

Subj Assessment of my property at 14083Tall Timbers Trail, Crosslake, MN

I am filing a formal request for an assessment hearing on my properly located in Crosslake, MN.

My address is listed above, our streets did receive damages do to the heavy traffic and loaded semi-trucks, and loaded concrete truck traveling on our streets during the time the City of Crosslake had construction work done on Hwy 66. The City designated our streets as a by-pass for traffic during the construction and did so without a formal vote of the City Council or any formal notification of the neighborhood.

The fix was a very minimal repair and may result in a short term repair.

Sincerely,

Aaron S Herzog

Patricia Herzog

Patricia M Herzog

Dear City of Crosslake Minnesota

I am writing to formally object and appeal the special road improvement assessment for my property at 13890 Log Landing, which I received on 5 September 2025. The assessment, detailed under account Parcel # 14090671 and 14090672 charges a total of $ 4400 plus interest, for road improvements on Log Landing Road.

While I support maintaining our community's infrastructure, I believe the current assessment is inaccurate and disproportionate to the benefit my property receives. My appeal is based on the following grounds:

1. Unequal Distribution of Costs:
The assessment was not applied uniformly to properties receiving similar benefits. My property was assessed at a higher rate than comparable properties only because of the second unused lot. Other properties with more frontage linear feet are only being assessed for the single lot, not the amount of road access.

2. Assessment Exceeds Special Benefit to the Property:
State law typically mandates that a special assessment cannot exceed the amount by which a property is specially benefited by the improvement. In this case, the assessed value of the improvements far outweighs the increase in my property's market value.

- The project primarily benefits through-traffic and not the local residential use of the road.
- The road conditions before the project did not significantly detract from my property's value. The high cost of this extensive project is not reflected in an equivalent market value increase for my specific parcel.
- Any damages done to the road were caused by oversized vehicles using the road during the recent road construction on County Road 66. There was no prior notice or discussion for that additional traffic.

3. Errors in Property Data:
My assessment appears to be based on incorrect information regarding my property. This is a seasonal lot and is only accessed a few times a year. Your assessment is based on full time residents that use the road on a daily basis. This is not the case for this property.

I respectfully request a thorough review of my assessment and a reduction that accurately reflects the true benefit my property receives from this project. I am available to discuss this matter further and can be reached at 507-421-4150 or Jon.Krusmark@rctc.edu. Please inform me of the next steps in the appeal process.

Thank you for your time and consideration.

Sincerely,

Jon and Brenda Krusmark Jon Krusmark Brenda Krusmark

88

ASSESSMENT WORKSHEET

Year 2 Road Plan Improvements

Crosslake, Minnesota

26-Aug-25

PARCEL **14090671**

OWNER **KRUSMARK, JON & BRENDA**

OWNER ADDRESS **835 3RD AVE NW**
PLAINVIEW, MN 55964

YEAR 2 ROAD IMPROVEMENTS - OLD LOG LANDING AREA			
Road Assessment			
Basis (per parcel)		Parcel	Total Assessed
	$ 2,200.00	1	**$ 2,200.00**

FIXED PAYMENT DETERMINATION

Principal	$ 2,200.00
Interest Rate	4.75%
Period ((Yrs)	10
Annual Payment	$281.46

YEAR	ANNUAL PAYMENT	PRINCIPAL	INTEREST	UNPAID BALANCE
2026	$ 281.46	$ 176.96	$ 104.50	$ 2,023.04
2027	$ 281.46	$ 185.37	$ 96.09	$ 1,837.67
2028	$ 281.46	$ 194.17	$ 87.29	$ 1,643.50
2029	$ 281.46	$ 203.40	$ 78.07	$ 1,440.10
2030	$ 281.46	$ 213.06	$ 68.40	$ 1,227.05
2031	$ 281.46	$ 223.18	$ 58.28	$ 1,003.87
2032	$ 281.46	$ 233.78	$ 47.68	$ 770.09
2033	$ 281.46	$ 244.88	$ 36.58	$ 525.21
2034	$ 281.46	$ 256.51	$ 24.95	$ 268.70
2035	$ 281.46	$ 268.70	$ 12.76	$ -

89

ASSESSMENT WORKSHEET
Year 2 Road Plan Improvements
Crosslake, Minnesota

26-Aug-25

PARCEL **14090672**

OWNER **KRUSMARK, JON & BRENDA**

OWNER ADDRESS **835 3RD AVE NW**
PLAINVIEW, MN 55964

YEAR 2 ROAD IMPROVEMENTS - OLD LOG LANDING AREA			
Road Assessment			
Basis (per parcel)		Parcel	Total Assessed
	$ 2,200.00	1	**$ 2,200.00**

FIXED PAYMENT DETERMINATION

Principal	$ 2,200.00
Interest Rate	4.75%
Period ((Yrs)	10
Annual Payment	$281.46

YEAR	ANNUAL PAYMENT	PRINCIPAL	INTEREST	UNPAID BALANCE
2026	$ 281.46	$ 176.96	$ 104.50	$ 2,023.04
2027	$ 281.46	$ 185.37	$ 96.09	$ 1,837.67
2028	$ 281.46	$ 194.17	$ 87.29	$ 1,643.50
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2033	$ 281.46	$ 244.88	$ 36.58	$ 525.21
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2035	$ 281.46	$ 268.70	$ 12.76	$ -

CITY OF CROSSLAKE, MINNESOTA
RESOLUTION NO. 25-29
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 improvements associated with Year 2 of the City of Crosslake 5-Year Road Improvement Plan which includes the following road segments: Egret Road, Miller Road, Tall Timbers Trail, Backdahl Road (west of Wilderness Trail), Blacksmith Place, Bunkhouse Road, Lumberjack Lane, Log Landing, Headquarters Drive, Kimball Road (from Brook Street to Bunkhouse Road), Swann Drive, Pioneer Drive, Pine Bay Road, Robert Street, Sunset Drive, Sunrise Island Road, and Harbor Lane; and

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

1. Such proposed assessments, a copy of which is attached hereto and made 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 2026 and shall bear interest at the rate of 4.75% 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, 2025. 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 of Crosslake, 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 City 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 Crosslake City Council this 24th day of September, 2025.

Jackson M. Purfeerst

Jackson Purfeerst
Mayor

Lori A. Conway

Lori A. Conway
City Administrator