

2022 ROAD IMPROVEMENTS PUBLIC HEARING City of Crosslake

**Crosslake City Hall
September 14, 2022**



Presentation

- ☐ Project Scope
- ☐ Improvements Completed & Cost
- ☐ Improvements Assessment
- ☐ Market Value Benefit
- ☐ Market Value Benefit Assessment
- ☐ Public Input



Project Scope

- ☐ Wild Wind Ranch Drive
- ☐ Rushmoor Boulevard & Trail
- ☐ Birch Narrows Road



Improvements Completed & Cost

- ☐ Wild Wind Ranch Drive - \$220,000
 - ☐ Full Depth Reclamation with subcut section
- ☐ Rushmoor Boulevard/Trail - \$257,000
 - ☐ Full Depth Reclamation
- ☐ Birch Narrows Road – \$315,000
 - ☐ Reconstruction



Improvements Assessment

- ☐ Procedure: Mn Statute 429

 - ✓ Improvement Hearing (Feb 2021 & August 2021)

- ☐ Final Assessment Hearing

- ☐ City Ordinance No. 358: Assessment to each parcel at a rate that does not exceed the “market value benefit”

 - ☐ Considers opinion of market value benefit

- ☐ Assessment Payment

 - ☐ After Final Assessment Adopted – in full (interest free if within 30 days) or over time as determined by Council



Improvements Assessment

☐ Appeal

- ☐ No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing.

☐ Deferment

- ☐ The council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older, one retired by virtue of a permanent and total disability, or a member of the National Guard or other reserves ordered to active military service for whom it would be a hardship to make the payments.



Market Value Benefit

- ☐ Opinion of market benefit range by Nagell Appraisal Incorporated
 - ☐ Wild Wind Ranch Drive – December 2019
 - ☐ All Others – December 2020
- ☐ Market Benefit Ranges Identified
 - ☐ Full Depth Reclamation Improvement
 - ☐ \$2,000 to \$10,000 per lot



Market Value Benefit Assessment

- ☐ City Selects Assessment - Market Value Benefit
 - ☐ \$4,000 per parcel
 - ☐ \$2,000 per parcel with access across private property
- ☐ Apply Assessment
 - ☐ 102 parcels in total
 - ☐ Assume 15-year period at 5% interest rate
 - ☐ \$4,000 assessment = \$385.37 per year
- ☐ Assessed Summary
 - ☐ Total Project - \$792,000
 - ☐ City Cost - \$406,000
 - ☐ Assessed Cost - \$386,000



Public Input

Please state your name and address for the record before providing your input.

Thank you for attending.

