



City Council Minutes

Madison Lake City Council

Tuesday, April 15, 2014

1) Call Meeting to Order

Mayor Reichel called the regular meeting to order at 7:03 pm.

2) Roll Call

Members Present: Mayor Ken Reichel, Steve Bjerke, Carolyn Hiniker, and Kent Hoehn.

Members Absent: John Howard

Staff Present: City Administrator Ari Klugman, Deputy City Clerk AmberRose Bruderie, and City Engineer Chris Larson.

3) Approval of Agenda

A motion by Bjerke, seconded by **Hoehn**, to approve the agenda changing the following:

7A) Resolution #2014-29 Adopting the Proposed Duck Lake/Ballantyne Assessments

7B) Resolution #2014-30 Adopting the CSAH26 Assessment Roll (Donel LLC Revision)

Roll Call: Ayes: Reichel, Bjerke, Hiniker, and Hoehn

Nays: None

Motion carried.

4) Approval of Vendor Claims

A motion by Bjerke, seconded by **Hoehn**, to approve vendor claims in the amount of \$9,242.08.

Roll Call: Ayes: Reichel, Bjerke, Hiniker, and Hoehn

Nays: None

Motion carried.

5) Open Public Comments

6) Appearances & Presentations

a) Annexation Assessment Hearing

- Ms. Klugman explained the assessment hearing process.
- City Engineer Larson reviewed the history of the annexation project, the sanitary sewer main extension, the street and drainage improvements, the project scope, the project costs, the assessment roll, the assessment reductions, the additional city benefits, the cost comparisons, and the project timeline.

A motion by Bjerke, seconded by **Hoehn**, to open the public hearing at 7:26 pm.

Roll Call: Ayes: Reichel, Bjerke, Hiniker, and Hoehn

Nays: None

Motion carried.

1) Rome Reichel of 61566 Nutmeg Road

- i. Mr. Reichel is opposed to the project and has been since the beginning.
- ii. Mr. Reichel is concerned about the valuation of his property.

- 2) Bob Maes of 550 and 552 Doran Drive
 - i. Mr. Maes is concerned about the cost of the project.
- 3) Orrin Doyen of 218 Clydette Drive
 - i. Mr. Doyen is concerned about the cost of the project.
- 4) Laurinda Sohre of 61560 Nutmeg Road
 - i. Ms. Sohre is opposed to the project and has been since the beginning.
 - ii. Ms. Sohre questioned the five and a half percent interest rate.
 - iii. Ms. Sohre questioned the process of pre-payments.
- 5) Marie Griffin of 61542 Nutmeg Road
 - i. Ms. Griffin is concerned with the cost of the project.
 - ii. Ms. Griffin is opposed to the project.
- 6) Cheryl Reichel on 61610 Nutmeg Road
 - i. Ms. Reichel is concerned with the cost of the project.
- 7) Cory Palmer of 518 Doran Drive
 - i. Mr. Palmer is concerned with the cost of the project and the ongoing costs of service.
- 8) Andy Frederick of 520 and 522 Doran Drive
 - i. Mr. Frederick is concerned with the cost of the project.
- 9) Tom Doran of 23769 Nuthatch Road
 - i. Mr. Doran is opposed to the project.
 - ii. Mr. Doran stated that his family has formally objected to the project.
- 10) Mike Kluck of 570 Doran Drive
 - i. Mr. Kluck is opposed to the project and has been from the beginning.
 - ii. Mr. Kluck is concerned about the price of the assessments.
- 11) Joe Capaul of 568 Doran Drive
 - i. Mr. Capaul is concerned about the cost of the project.
- 12) Scott Kelly of 573 Doran Drive
 - i. Mr. Kelly is the President of the Duck Lake CIC and has been involved with this project for ten years.
 - ii. Mr. Kelly is concerned about the cost of the project.
- 13) Greg Schmidt of 408 Doran Drive
 - i. Mr. Schmidt is concerned about the cost of the project.
- 14) Adam Schmalzbauer of 504 and 506 Doran Drive
 - i. Mr. Schmalzbauer is concerned about the cost of the project.
- 15) Laura Linde of 558 Doran Drive
 - i. Ms. Linde is concerned with the cost of the project and additional costs in the future.
- 16) Michael Wheaton of 106 Wheaton Drive
 - i. Mr. Wheaton is concerned about the cost of the project.
- 17) Fred Friedrichs of 61538 Nutmeg Road
 - i. Mr. Friedrichs is concerned about the cost of the project.
- 18) Joe Dwyer of 612 Doran Drive
 - i. Mr. Dwyer is concerned about the cost of the project.
- 19) Dale Wegner of 240 Clydette Drive
 - i. Mr. Wegner is concerned about the cost of the project.
- 20) Jim Schull of 310 Krason Drive
 - i. Mr. Schull is concerned about his property valuation.
 - ii. Mr. Schull is opposed to the project.
 - iii. Mr. Schull is concerned about the cost of the project.
- 21) Brent Dauk of 23165 618th Avenue

- i. Mr. Dauk is concerned about the cost of the project.
- 22) Jen Franke of 38475 Honeysuckle Lane
 - i. Ms. Franke is concerned about the cost of the project.
- 23) Chuck Nase of 548 Doran Drive
 - i. Mr. Nase is concerned about the cost of the project.
 - ii. Mr. Nase objects to the road being widened and paved.
- 24) Rich Christensen of 124 Wheaton Drive
 - i. Mr. Christensen is concerned about the cost of the project.
- 25) Kate Roberts of 124 Wheaton Drive
 - i. Ms. Roberts is concerned about the cost of the project.
 - ii. Ms. Roberts would like the City to provide more information about the project to those affected by the assessments.
- 26) Darrell Lowe of 202 Clydette Drive
 - i. Mr. Lowe is concerned about the cost of the project.
 - ii. Mr. Lowe stated that this property taxes doubled when they were annexed.
- 27) Mike Patterson of 220 Clydette Drive
 - i. Mr. Patterson is concerned about the cost of the project.
- 28) George Komaridis of 301 Krason Drive
 - i. Mr. Komaridis is concerned about the cost of the project.

A motion by Bjerke, seconded by **Hiniker**, to close the assessment hearing at 8:24 pm.

Roll Call: Ayes: Reichel, Bjerke, Hiniker, and Hoehn

Nays: None

Motion carried.

- City Administrator Klugman made some points of clarification:
 - (1) The City does allow pre-payments over \$100.00.
 - (2) During the first thirty days there is no interest. Beyond that point the City goes out to bond and interest is accrued. The City has revised the interest rate to five percent (5.0%) and adjusted to a twenty year amortization period.
- City Administrator Klugman stated that the City is in negotiations with the City of Mankato regarding the clarifier project.
- It was recommended that citizens contact the City for information not found on the website.
- Council discussed the history of the project.
- The increases to the project costs were discussed.
- Private services lines are the largest contributor to the price increase since the original estimates. Many of the private service connections were located in different locations than what was estimated.

7) Ordinances & Resolutions

- a) Resolution #2014-29 Adopting the Proposed Duck Lake/Ballantyne Assessments
 - City Administrator Klugman recommended adoption of this resolution, in order to keep the project on track. The City has a thirty day appeal period any delays impact awarding.
 - Council discussed the timeline of the project.
 - City Engineer Larson stated that if the assessment roll was accepted tonight Council could lower the assessments in the future but not raise them.
 - The thirty day appeal timeline was discussed.

- City Administrator Klugman recommended the Council hold a special meeting on April 21, 2014 in order to keep the project on track. The Council's next meeting would be three weeks away on May 5, 2014.

A motion by Bjerke, seconded by **Hoehn**, to table this item until a special meeting on April 21, 2014 at 7:00 pm at City Hall.

Roll Call: Ayes: Reichel, Bjerke, Hiniker, and Hoehn

Nays: None

Motion carried.

b) Resolution #2014-30 Adopting the CSAH26 Assessment Roll (Donel LLC Revision)

- City Administrator Klugman stated that a resolution from 1988 did state that one hundred percent of the Highway 60 assessment was to be charged to The Market of Madison Lake.
- Mike Tatge was offered the fifty percent rate and upon Council approval of the revised assessment roll his objection letter will be withdrawn and any future assessments will be calculated by the assessment policy in effect at the time.

A motion by Hoehn, seconded by **Hiniker**, to approve Resolution #2014-30 Adopting the CSAH26 Assessment Roll (Donel LLC Revision).

Roll Call: Ayes: Reichel, Bjerke, Hiniker, and Hoehn

Nays: None

Motion carried.

8) Staff Reports

9) Mayor & Council Reports

a) Council Member Bjerke

- Staff will meet with I & S Group, Mayor Reichel, and Council Member Bjerke to continue to look for ways to lower the assessments.
- City Administrator Klugman stated that she would look into using the tax levy to pay a portion of the project costs.
- Staff will continue to look for possible assistance from Blue Earth County and the State.

10) Adjournment


A motion by Hoehn, seconded by **Hiniker**, to adjourn the meeting at 9:00 pm.


Roll Call: Ayes: Reichel, Bjerke, Hiniker, and Hoehn

Nays: None

Motion carried.

Attest:


Ken Reichel, Mayor


Amber Rose Brudellie, Deputy City Clerk