

MENAHGA CITY COUNCIL
SPECIAL ASSESSMENT PUBLIC HEARING
Thursday, December 5, 2013

A Public Hearing of the Menahga City Council was held in the Council Chambers on Thursday, December 5, 2013. The Hearing was called to order at 6:00 p.m. by Mayor Pat Foss.

Also present: Council Members Kim Rasmussen, Roger Henstorf, Alden Yliniemi, Administrator/Clerk/Treasurer Char West, Ulteig Engineer Chris Thorson, Menahga residents; James Kraskey, Dick Nelson, Dawn Rossbach, Deb Sorenson, Duane Goeden, Tom Ellingson, Russ Jacob, Jonathan Rippentrop, Review Messenger Matt Johnson and Park Rapids Enterprise Nick Longworth.

Absent: Council Member Gary Parvi.

Mayor Foss read the purpose of the hearing; MN State Statute 429 requires the City to hold a public assessment hearing to correct any errors or inequities in the assessments; the assessment hearing was not to discuss whether or not the project should have been constructed or how it was accomplished; complaints concerning construction or construction procedures were not to be discussed at this hearing but given to the City office.

Mr. Thorson provided a handout and gave a brief presentation of the project costs and assessment rates.

James Kraskey – felt assessment was fair but questioned why the assessment interest rate was 5.2%. West reported that financial consultants Ehler's & Associates based it on approximately 2% of the True Interest Cost which average about 3.9% for the bond financing.

Dick Nelson – questioned what the tarring cost estimate was when the January 2013 Public Hearing was held. Thorson reported that it was \$29.00 per front foot.

Dawn Rossbach – questioned why she was charged a water/sewer hookup fee as she did not request her water/sewer service to be removed as it was

working fine; commented that the assessment should not exceed the value of the improvement and maybe the project should be paid 100% by the City. Mayor Foss responded that the water and sewer mains in front of her home were 60 years old and exceeded the recommended life of the utilities; there were also freezing problems with those utility lines. Thorson added that Wadena County required the utilities be replaced within the County right-of-way prior to tarring the roadway.

Deb Sorenson – commented that she was paying twice due to the special assessment and the increased tax levy and that there was significant damage to her property.

Duane Goeden – commented that he objected to his proposed special assessment and read the MN State Statute relating to three criteria that were to be met when special assessments were done; he felt only two of the three criteria were met and that the assessment exceeded the value of the improvement to his property.

Tom Ellingson – during the May informational meeting the interest rate and other payment terms were not mentioned; he would have liked to know the terms ahead of time.

Russ Jacob – questioned how payment of the special assessments would work. West responded that one fifteenth of the principal and interest would be placed on the property tax statement for fifteen years; one half due with the May 15th payment and one half due with the October 15th payment. Mr. Jacob commented on the fine workmanship that was done 60 years ago during the installation of the old water and sewer mains.

Discussion was held regarding the scheduled return of the contractor in the spring and if penalties would be charged against the contractor.


Jonathan Rippentrop – commented on his concern of the cost of his assessment.

Written correspondence was received from Ivan Alto - 212 1st St. NW, Michael and Darlene Chester – 14 Elm Ave. SE, Jane and Arvo Alanen, Brian Holden – 18 Elm Ave. NE, Ben and Janelle Huhta – 731 6th Lane NW.

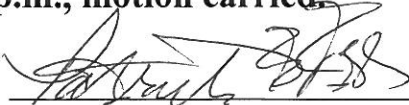
No further questions or comments were received.

Mayor Foss informed those in attendance that final action on the proposed Assessment Roll would be made during the Regular City Council Meeting held on Monday, December 9, 2013 at 7:00 p.m.

Motion by Yliniemi, seconded by Henstorf, to adjourn the Special Assessment Public Hearing at 7:06 p.m., motion carried.



Charleen West, Administrator



Patrick Foss, Mayor