

# **FINAL ASSESSMENT HEARING**

**LE CENTER CITY COUNCIL  
THURSDAY, DECEMBER 9, 2021 @ 6:00 PM**

## **2020 STREET & UTILITY IMPROVEMENT PROJECT**

### **\* MINUTES \***

#### **I. CALL TO ORDER**

Present: Mayor J. Fredrickson, C. Harmeyer, C. Scott, J. Weiers, N. Hintz

Absent: None

Staff: Administrator Collins, Supt. Roemhildt, Atty Moran, Engineer Adam Jacobs

#### **II. ADOPT RES. NO. 2021L – DECLARING COST TO BE ASSESSED & ORDER PREPERATION OF PROPOSED ASSESSMENT ROLL**

Motion by Hintz, Seconded by Harmeyer, to adopt **Resolution No. 2021L**, thereby declaring the costs to be assessed and ordering the preparation of the assessment roll by Bolton & Menk. Approved unanimously. This action was taken at the Nov. 9 Regular Council Meeting.

#### **III. ADOPT RES. NO. 2021M – SETTING HEARING ON PROPOSED ASSESSMENT ROLL**

Motion by Weiers, Seconded by Scott, to adopt **Resolution No. 2021M**, thereby setting the Hearing on Final Assessment for Thursday, Dec. 9, 2021 at 6:00 pm. Approved unanimously. This action was taken at Nov. 9 Regular Council Meeting.

#### **IV. PRESENTATION (POWER POINT) w/ HAND-OUT BY CITY ENGINEER**

City Engineer Adam Jacobs of Bolton & Menk gave a power point presentation of the project w/ handout. Jacobs gave a complete review of the project: cost breakdown/ city-property owner cost as assessed/ breakdown between city cost (80%) vs. private costs (20%)/ cost per lineal foot= \$75.06 for property owners + S & W services, slightly more than engineer's estimate/stressed that sidewalks and over-sizing were taken out of the assessments. Staff pointed out that fully 20% of the project must be assessed out to the benefiting property owners or the project cannot be bonded for.

#### **V. QUESTIONS & COMMENTS FROM THE COUNCIL**

Councilman Hintz asked what made the assessments be higher than expected? Engineer Jacobs stated mostly it was the add-ons to the project after the Engineer's Estimate had been given. And- the nature of the project with so many corners and half streets made the assessment for each property owner go higher. Several needed add-on's were approved by city staff during the course of the project.

## **VI. QUESTIONS & COMMENTS FROM THE PROPERTY OWNERS**

LuAnn Leach @ 585 No. Waterville Ave. stated she has property line issues she disputes are in the city limits; even though the county land records show them being in city limits. She submitted a letter to council asking for her assessment be lowered.

Brett Mason @ 610 No. Park Ave. thanked the council for fixing the streets. Asked about the add-on's and additional addendums that were signed, who signed them? Were the property owners notified of the changes? Wanted answers to these questions. Was/ Is there a plan for Sixth Street in the future- going to the west of his property, that he had to pay for additional street costs? Storm sewer catch-basin issue: he hopes it will work as designed but has his doubts. Will wait until next spring to see how it works.

Paul Factor @ 615 No. Park Ave. asked how the assessment for his property was figured? Sixth Street in front of his house was vacated, so why was his so high? It was almost double what he thought it would be. Engineer Jacobs stated that it is the adjoining and "benefitting" properties that get charged out. His whole property benefits from the improvement, not just the adjoining footage along the street. In an effort to be fair to other property owners, his whole property frontage was considered into his assessment, just like all the other property owners. Somewhat accepted....

Jeanie Braun @ 320 No. Park Ave. asked how long does she have until she can pay this off interest free? Collins= 30 days from the date of approved assessment roll.

Anonymous – were the sidewalks required to be put in? Mayor= No, that was our choice for the safety of kids walking to school and other.

Anonymous – why were all the trees taken out? Couldn't they have been moved? Council – No, every tree was inspected; most were at the end of their life span. And far too big and costly to be moved to another location. Yes the trees will be replaced.

Letters contesting their assessments were received from:

- 1) LuAnn Leach @ 585 No. Waterville Ave.
- 2) Tom Dwyer @ West Spors Street (un-developed side lot)
- 3) Mary Dwyer @ 380 No. Park Ave.

Council, staff, & attorney will work with these properties to try to settle differences.

## **VII. ADOPT RESOLUTION TO CERTIFY PROJECT ASSESSMENT ROLL**

After all discussion and questions were answered; Motion by Harmeyer, Seconded by Scott, to adopt **Resolution No. 2021N**, thereby approving to certify the 2020 Street & Utility Improvement Project Assessment Roll. Approved unanimously.

## **VIII. CLOSE HEARING**

There being no further business, Motion by Scott, Seconded by Weiers, for Mayor Fredrickson to close the assessment hearing. Approved unanimously. 6:51 pm.

Chris Collins, Administrator, City of Le Center