

Carlton City Council
SPECIAL MEETING MINUTES
Tuesday June 23, 2015

1.00 Call to Order & Roll Call

Mayor Bureau called the meeting to order at 6:05pm.

Council Present: Mayor Bureau, Councilmember Rodd, O' Brien, Gustafson and Vork

Council Absent: None

Others Present: PW Wolf; Deputy Clerk Conway; Christian Lawien, MSA; City Attorney Bill Helwig; Residents: Paul Vernon, Zach Hitchcock, Ken and Bethany Leseman ,Sue Frank, Carol Chelbury, Dave Beatty, Keith and Mary Swanson, Buzzy Weets, Steve Schmidt, Jane Holmes, Liz Beck, Terry & Sue Coady, Taylor and Jestine Vichorek

The purpose of this meeting was to discuss assessment agreements with regard to the School Avenue, Almar Dr., 4th, and 5th St Reconstruction Project.

Residents were invited to a meeting to ask any questions about the assessment agreements they received in the mail in regards to the School Ave, Almar Dr., 4th St., 5th St. reconstruction project. The City attorney explained the reasons for the project and why the assessment agreements were prepared for the residents. Mr. Weets expressed his concern about a portion of the project not being done because residents did not want it included, he explained if it was for the betterment of the city the project should go on as a whole. Mayor Bureau and Councilor Vork explained the reasons for not including 6th street in the reconstruction project. Mr. Vernon expressed his concern that his portion of the assessment was greater than the value of his property. Mr. Helwig explained the council could approve a deferral of an assessment on undeveloped property until it is developed and the council can negotiate with the property owner the assessment amount of property that may have special circumstances.

Mr. Helwig informed the residents all assessment were based on the same criteria: 25% of front footage, 5% interest for 20 years. Mr. Swanson felt 5% is a fair rate. Residents inquired as to what happens to the assessments if the school would close. Mr. Vork explained the assessments stay with the property. Mr. Schmidt wanted to know how the project would raise the value of his home 25% when he already has water and sewer hook-ups. It was explained to him the value comes in having an upgraded reliable service. Mrs. Leseman inquired as to whether the residents in the assessment area could be exempt from all other tax levy increases. Mr. Helwig told her that was not possible.

Representative of Bethesda Church had questions about a portion of the parking lot to be deferred from assessments. Mr. Helwig informed them this was not possible because the parking lot is a single parcel.

A Motion was made by Councilor Gustafson and was seconded by Councilor O'Brien that the 5% interest rate is computed on the unpaid balance of the assessment. The motion passed unanimously.

ROLL CALL

Vork	Aye
Gustafson	Aye
O'Brien	Aye
Rodd	Aye
Bureau	Aye

A Motion was made by Councilor O'Brien and seconded by Councilor Vork to set an Assessment Hearing on Monday July, 27, 2015 at 6pm at the Thomson Community Center located at 33 Dalles Ave., Carlton MN 55718. The motion passed unanimously.

Discussion was held on whether the School Avenue project should go forward without all assessment agreements being signed. All councilors understand the residents' concerns over the assessment but agree the project needs to be completed due to the condition of the utilities and street.

A Motion was made by Councilor Gustafson and seconded by Councilor Vork to approve proceed with the School Avenue Reconstruction project. The motion passed unanimously.

ROLL CALL

Vork	Aye
Gustafson	Aye
O'Brien	Aye
Rodd	Aye
Bureau	Aye

A MOTION was made by Councilor Vork and seconded by Councilor O'Brien to adjourn, the time being 8:09pm. The motion passed unanimously.

Respectfully Submitted:

Carol Conway/Deputy City Clerk