

**MINUTES OF THE SPECIAL MEETING
CITY COUNCIL
LITTLE CANADA, MINNESOTA**

DECEMBER 14, 2021

Pursuant to due call and notice thereof a special meeting of the City Council of Little Canada, Minnesota was convened on the 14th day of December, 2022 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Mayor John Keis called the meeting to order at 5:30 p.m. and the following members of the City Council were present at roll call:

CITY COUNCIL: Keis, Miller, McGraw, Fischer and Torkelson. Absent: None.

ALSO PRESENT: City Administrator Chris Heineman, Public Works Director Bill Dircks, City Clerk/HR Manager Heidi Heller and City Engineer Eric Seaburg, Bolton & Menk.

PUBLIC HEARING - IMPROVEMENT NO. 2023-01 SPRUCE STREET, 2023-02 SUNRISE DRIVE & 2023-03 SUNSET COURT

Mayor Keis opened the Public Hearing to consider the improvement of Spruce Street (from South Owasso Blvd to 830' north) by a combination of full depth reclamation, spot curb and gutter repair, and utility improvements; Sunset Court (from cul-de-sac to Edgerton Street) by a combination of full depth reclamation, spot curb and gutter repair, and utility improvements; and Sunrise Drive (from cul-de-sac to 350' south) by a combination of full depth reclamation, spot curb and gutter repair, and utility improvements.

The City Engineer reported that the purpose of tonight's hearing is to present the proposed improvements to the City Council and impacted property owners. This meeting gives property owners the opportunity to provide input and voice concerns about the project. The City Council will then determine whether or not the project moves forward.

The City Engineer provided information and showed photos of the condition of the streets that resulted in the proposed improvement. He stated that these streets have deteriorated to the point where rehabilitation is recommended. He stated that the City now has an independent appraiser give a benefit analysis to ensure that the assessment amount does not exceed the benefit to the property. He explained that Sunrise Drive was built in two phases, so this project is for the cul-de-sac and 350 feet south, and there will be a separate mill and overlay project for the south end of the street. He stated this is to get the entire street on the same improvement schedule going forward.

The City Engineer explained the City's street improvement planning process. He explained that after the streets that need work are determined, the process begins with neighborhood informational meetings and progresses on to the public hearing to consider ordering of the improvement, which is this evening's hearing. Once bids are received and awarded, construction starts, and then typically after substantial completion of the project, the assessment hearings will be held.

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The Engineer then explained the assessment hearing process. He stated that the hearings will be held in October 2023, after the projects are substantially complete, and property owners will have the opportunity to voice opinions on the proposed assessments. The Council would act on any objections received and then adopt the assessments. The assessment amounts can be paid within 30 days with no interest charged; otherwise they will be assessed to property taxes for a period of 10 years with an interest rate that depends on the market.

The City Engineer reported on project funding, noting that sanitary sewer, water main and storm sewer repair costs would not be assessed. He explained that 50% of the street costs will be funded through special assessments to benefitting property owners. The Engineer then explained the special assessment process in detail which is based on the City's Assessment Policy that has been in place since 1995.

Miller asked what the ramifications are if the projects were not done now. The City Engineer explained that holding off will allow the streets to continue to degrade, and they could get to the point where a full reconstruction would have to be done rather than being able to do a reclamation, so it would cost quite a bit more.

Mayor Keis opened the public hearing for comments from the general public. There were eight residents in attendance.

Jason Lum, 2440 Sunrise Drive, stated he loves living in Little Canada, but he has a problem with how this is being done. He stated that the City Engineer told him that street improvements are not emergencies, and feels this is the wrong time to be doing this because of the economic hardship, high inflation and ongoing job layoffs, and what harm would waiting one year do. He stated that Minnesota is taxed very high, and all alternate sources of monies should be looked at before moving forward with this next year. He stated this is the wrong thing to do at the wrong time. He reported that two other Sunrise Drive residents sent messages to him stating they were not in favor: Marissa Bloomer, 2455 Sunrise Drive, "We also agree that this is not necessary. Unfortunately we are not back from Arizona until Friday but mark us down as not supportive of this now," and Jeff McGrath, 2451 Sunrise Drive, "Especially during trying times like the current day, we need to be sure we do not put any undue financial stress on our friends, while continuing to provide great services and quality, which our city does."

The City Administrator explained that other funding sources from the Federal or State are not for local city streets.

Fischer stated that the Council hears these concerns every year, and the way the assessments have been allocated has been done the same way for many years. He stated that 50% of the cost is paid for by the directly affected property owners, and 50% is paid for by the entire city, so everyone is in this together. Torkelson stated that this is part of a long-term strategy for keeping the streets in good condition. He noted that he understands where Mr. Lum is at, but it is hard to derail the whole

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street plans. He explained that some cities pay for the entire cost of the street projects and then charge higher taxes to pay for it.

Beth Watrud, 2460 Sunrise Drive, stated that she is concerned also. She stated that her taxes have continued to go up and will go up again next year. She stated that she does not think her road is that bad, and does not understand what would deteriorate and cause that much damage over the next few years. She stated it is drivable and it looks just like the other part of their street that was redone in 2010. She asked how their partial street cost compares to doing the whole Sunset Court street.

Leif Masrud, 2439 Sunrise Drive, stated that Sunrise Drive is a weird situation in that it is was built in two phases, and is wondering if it would save some money to wait and do the whole street at the same time.

Upon motion by McGraw, seconded by Fischer, the public hearing was closed.

The City Engineer explained that as pavement cracks, it lets in water, which is a road's worst enemy. He stated the water freezes and thaws and continues to make the cracks worse. He explained that the per-foot costs between the Sunset Court and Sunrise Drive projects are almost the same, but the individual assessments depend on how many homes there are to split it between. He reported that there is a mill and overlay project proposed for the other half of Sunrise Drive in order to make both sections look the same and get them on the same schedule in the future. The City Administrator stated that the other part of Sunrise Drive is planned for a mill and overlay next year since a neighborhood survey did not have any opposition to the project. He noted they would also be assessed for that project. Torkelson asked if the Engineer would recommend that the Sunrise Drive project move forward next year. The City Engineer stated that he would recommend it be done

Fischer introduced the following resolution and moved its adoption:

RESOLUTION NO. 2022-12-136 – ORDERING THE IMPROVEMENT AND PREPARATION OF PLANS FOR IMPROVEMENT NO. 2023-01, SPRUCE STREET (FROM SOUTH OWASSO BOULEVARD TO 830 FEET NORTH)

The foregoing resolution was duly seconded by McGraw.

Ayes (5).

Nays (0). Resolution declared adopted.

Fischer introduced the following resolution and moved its adoption:

RESOLUTION NO. 2022-12-137 – ORDERING THE IMPROVEMENT AND PREPARATION OF PLANS FOR IMPROVEMENT NO. 2023-02, SUNRISE DRIVE (FROM CUL-DE-SAC TO 350 FEET SOUTH)

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The foregoing resolution was duly seconded by McGraw.
Ayes (5).
Nays (0). Resolution declared adopted.

Fischer introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2022-12-138 – ORDERING THE IMPROVEMENT AND
PREPARATION OF PLANS FOR IMPROVEMENT NO. 2023-03, SUNSET COURT***

The foregoing resolution was duly seconded by McGraw.
Ayes (5).
Nays (0). Resolution declared adopted.

There being no further business, the meeting was adjourned at 6:15 p.m.

John T. Keis, Mayor

Attest:

Christopher Heineman, City Administrator