

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

OCTOBER 6, 2021

Pursuant to due call and notice thereof a special meeting of the City Council of Little Canada, Minnesota was convened on the 6th day of October, 2021 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 6:30 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: Public Works Director Bill Dircks, Finance Director Brenda Malinowski, City Clerk/HR Manager Heidi Heller and Bolton & Menk Project Engineer Eric Seaburg.

IMPROVEMENT NO. 2021-02 OLD COUNTY ROAD C (County Road C to Ruth Street)

Mayor Keis opened the Assessment Hearing to consider the adoption of special assessments for Improvement No. 2021-02, Old County Road C (from County Road C to Ruth Street), consisting of pavement reconstruction, concrete driveway aprons, concrete curb and gutter, and miscellaneous improvements.

The Project Engineer reviewed the overall project improvements for Old County Road C and showed photos of the street before and after the project, and the utility work that was done. He stated that since the summer was dry, the contractor was able to stay on schedule for the entire project. Keis noted that the project bid came in at a very good price this year.

The Project Engineer reviewed project costs, noting that the initial estimate was \$446,365, and the final estimated cost is \$311,160. He noted that \$67,445 are assessable costs. He explained how the assessment amounts for each property were determined. He then reviewed assessment payment methods which provide for payment (either in full or part) with no interest within the first 30 days after the assessment is adopted, or allowing the assessment to be certified against property taxes for collection over a 10-year period with interest. The Engineer noted that after certification, assessments can be paid off early to the County at any time. He suggested, however, that payments should be made prior to November 15th in the given year or the County will add the next year's interest to the balance.

The Project Engineer reported that anyone wishing to object to the proposed assessment must do so in writing at this time. Submitting a written objection will preserve the property owners right to contest the assessment in District Court. There were no written objections received.

Fischer asked what the interest rate would be. The City Clerk reported it would be 3.25%. The Finance Director explained it is typically Prime plus one or two percent, but last year there was no

**MINUTES
CITY COUNCIL SPECIAL MEETING (ASSESSMENT HEARING)
OCTOBER 6, 2021**

additional amount added to Prime due to the state of the economy, and staff is recommending that continue this year also.

There were no attendees. There were no comments from the general public.

Upon motion by McGraw, seconded by Keis, the assessment hearing was closed.

Torkelson introduced the following resolution and moved its adoption:

RESOLUTION NO. 2021-10-111 – APPROVE ADOPTING THE ASSESSMENT ROLL FOR IMPROVEMENT NO. 2021-02, OLD COUNTY ROAD C (County Road C to Ruth Street) CONSISTING OF PAVEMENT RECLAMATION INCLUDING PAVEMENT RECONSTRUCTION, CONCRETE DRIVEWAY APRONS, CONCRETE CURB AND GUTTER AND MISCELLANEOUS IMPROVEMENTS AS RECOMMENDED BY CITY ENGINEER, AND SETTING THE INTEREST RATE AT 3.25%

The foregoing resolution was duly seconded by Fischer.

Ayes (5).

Nays (0). Resolution declared adopted.

There being no further business, the meeting was adjourned at 6:43 p.m.

John T. Keis, Mayor

Attest:

Heidi Heller, City Clerk