

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

OCTOBER 9, 2023

Pursuant to due call and notice thereof a special meeting of the City Council of Little Canada, Minnesota was convened on the 9th day of October, 2023 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Mayor Tom Fischer 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: Fischer, D. Miller, T. Miller, Kwapick and Gutierrez. Absent: None.

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

ASSESSMENT HEARINGS FOR IMPROVEMENT NO. 2023-01 SPRUCE STREET (from South Owasso Blvd to 860 feet north) AND IMPROVEMENT NO. 2023-03 SUNSET COURT (from cul-de-sac to Edgerton Street) AND IMPROVEMENT NO. 2023-02 SUNRISE DRIVE (from cul-de-sac to 350 feet south) AND IMPROVEMENT NO. 2023-05 SUNRISE DRIVE M&O (from 350 feet south of cul-de-sac to Edgerton Street)

Mayor Fischer opened the Assessment Hearing to consider the adoption of special assessments for Improvement No. 2023-01 Spruce Street, No. 2023-03 Sunset Court and No. 2023-02 Sunrise Drive, consisting of full depth reclamation with new asphalt paving, spot curb repairs, minor/spot improvements to the underground utility systems. Improvement No. 2023-05, Sunrise Drive (from 350 south of cul-de-sac to Edgerton Street) consists of a combination of mill & overlay, spot curb and gutter repair, and utility improvements.

The City Engineer reviewed the overall project improvements and showed photos of the streets before and after the projects, and the utility work. He explained that even though half of Sunrise Drive was not quite ready for an improvement project, after discussion with residents and Council, it was decided to do a mill and overlay project here in order to get the whole street of Sunrise Drive on to the same replacement schedule instead. He stated the street had been constructed in two parts. He noted that two properties on Sunrise will receive some credit since they were also assessed from the 2010 improvement project.

The City Engineer reviewed project costs: the final cost for Spruce Street is \$270,587, noting that \$137,008 are assessable costs; the final cost for Sunset Court is \$261,856, noting that \$96,000 are assessable costs; the final cost for Sunrise Drive is \$143,144 noting that \$48,153 are assessable costs; the final cost for Sunrise Drive Mill & Overlay is \$65,772 noting that \$15,430 are assessable costs. He explained how the assessment amounts for each property were determined.

The City Engineer 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

**MINUTES
CITY COUNCIL SPECIAL MEETING (ASSESSMENT HEARING)
OCTOBER 9, 2023**

the assessment to be certified against property taxes for collection over a 10-year period with interest. The City 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 City Engineer reported that a pre-project appraisal was done to recognize the benefit received from the improvements. He stated 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.

There were 3 property owners from the Spruce Street, Sunset Court and Sunrise Drive areas in attendance. There were no comments from the property owners.

Upon motion by Kwapick, seconded by T. Miller, the assessment hearing was closed.

Fischer introduced the following resolution and moved its adoption:

RESOLUTION NO. 2023-10-106 – APPROVE ADOPTING THE ASSESSMENT ROLL AS RECOMMENDED BY CITY ENGINEER, SETTING THE INTEREST RATE AT 5.5% AND CERTIFYING THE ASSESSMENTS TO RAMSEY COUNTY PROPERTY TAXES FOR 10 YEAR REPAYMENT BEGINNING IN 2024 FOR:

- ***IMPROVEMENT NO. 2023-01 SPRUCE STREET (FROM SOUTH OWASSO BOULEVARD TO 860 FEET NORTH)***
- ***IMPROVEMENT NO. 2023-03 SUNSET COURT (FROM CUL-DE-SAC TO EDGERTON STREET)***
- ***IMPROVEMENT NO. 2023-02 SUNRISE DRIVE (FROM CUL-DE-SAC TO 350 FEET SOUTH)***
- ***IMPROVEMENT NO. 2023-05 SUNRISE DRIVE M&O (FROM 350 FEET SOUTH OF CUL-DE-SAC TO EDGERTON STREET)***

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

There being no further business, the meeting was adjourned at 5:52 p.m.

Thomas Fischer, Mayor

Attest:

Christopher Heineman, City Administrator