

BAXTER CITY COUNCIL MINUTES
Special Meeting
October 10, 2018

1. Call Special Meeting to Order

Mayor Darrel Olson called the special meeting to order at 6:00 p.m.

2. Roll Call

Mayor Darrel Olson and Council Members Quinn Nystrom, Steve Barrows, and Todd Holman were present. Council Member Mark Cross was absent.

Administrator Brad Chapulis, Finance Director Jeremy Vacinek, Assistant City Administrator Kelly Steele, and Public Works Director Trevor Walter were present.

3. Presentation of 2018 Cypress Drive Assessment Hearing

Scott Hedlund, consulting engineer with SEH, presented the assessment hearing presentation. The preliminary project cost at the time of the improvement hearing was \$14,322,302 and now at the assessment hearing the project cost is \$17,170,974. The city's assessment policy was summarized by reviewing how assessments were calculated.

Assessments will be amortized for twelve years with an interest rate estimated at 5%. The actual interest rate will be determined next month when the bonds are sold. The city offers assessment deferments for qualifying senior citizens, disability, or military active duty.

11.3% of total estimated project costs are to be assessed and the remaining 88.7% will be paid with other sources.

Construction of the project started in July 2018 and is scheduled to be completed in October 2019.

4. Questions of City Council Members

None.

5. Open Public Hearing

Mayor Olson opened the public hearing at 6:20 p.m.

Robert Thelen, 18804 Trackside Road, inquired if the city has future assessment plans for the area around the movie theater.

Sharon Olson, 8026 Greenwood Road, inquired if single family homes would be assessed for the Cypress project and explained she is not happy with the high assessment. Ms. Olson inquired if she would also be assessed for the 2019 Greenwood Road project. City Administrator Chapulis explained the city is reviewing the assessment policy. Ms. Olson inquired if the speed limit would be 40 or 45 mph. Mr. Hedlund explained MnDOT will be involved with a speed study to determine the speed; the roadway was designed for 40 mph. Ms. Olson inquired if the city would be repairing the pot holes. Public Works Director Walter explained all pot holes will be patched before winter. Ms. Olson inquired if assessment payment terms can change to deferred and nondeferred throughout the assessment period. Finance Director Vacinek explained the change can be made from year to year.

City Administrator Chapulis explained the City has received 13 written assessment appeal notices, comprised of five different property owners.

6. Closed Public Hearing

After hearing no further public comments, Mayor Olson closed the public hearing at 6:26 p.m.

7. Next Steps

8. Adjourn

MOTION by Council Member Holman seconded by Council Member Barrows to adjourn at 6:28 p.m. Motion carried unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Kelly Steele
Assistant City Administrator