

CITY OF GRAND MARAIS
PROPOSED ASSESSMENT PUBLIC HEARING
MINUTES
May 28, 2008

Mayor Larsen called the hearing to order at 5:00 p.m.

Members present: Evelyn Larsen, Kay Costello, Tim Kennedy, William Lenz, and Edward Bolstad

Members absent: None

Staff present: Mike Roth, Don Davison, and Kim Dunsmoor

This hearing is for the improvements between 2nd Street between 8th Avenue West and 13th Avenue West, 9th Avenue West between 2nd Street and 3rd Street, and 3rd Street between 8th Avenue west and 9th Avenue West, and 10th Avenue West between 2nd Street and 3rd Street, and 3rd Street between 9th Avenue West and 11th Avenue West.

Jan Smith noted that the special assessment cannot exceed the amount of the increase in value to the property. She is willing to pay for curb and gutter, but doesn't even use 3rd Street. What is the property owner's recourse if the value of the property doesn't increase? The increased value needs to be based upon the improvements, not overall value.

Linder Peterson objected to a \$17,000 assessment that created a situation where water from the street ends up on his property. He is concerned about a heavy rain creating a wet basement and washing out his garden. Although RLK, Ulland Brothers and Thoreson's looked at the project and created a higher gutter in front of his home, he is still concerned that a 100-year rain event will create problems for him. He is not pleased with the project.

Colleen Brennan bought property as an investment on 3rd Street and 9th Avenue. She thought the property could be divided, but it is too small to divide. She bought a beautiful lot with trees and shrubs. The project completely changed the property and took out some trees. She thinks her property is worth less now even though the property now has access to city sewer and water and is now a buildable lot. The property was not buildable prior to the project. The lot is a larger lot and has 170 feet of front footage to the project. The council decided that this property would be a good candidate for reconsideration.

Leonard Sobanja questioned when the zoning ordinance was changed with regard to lot sizes. The ordinance was changed in 1971.

Mark Sandbo suggested raising the levy limit to help pay for street improvements.

David Peterson stated that there were a number of homeowners who did no task for the improvement and thinks that the size of the assessment is questionable. The sod is still pretty bad by his place.

There being no further comments, the public hearing closed at 5:27 p.m.