

City of Ottertail
January 30, 2017
6:00 PM
Public Hearing
Street Improvement South of 108 “Old Town”

Council present: Mayor Myron Lueders, Heather Rosenthal, Ronald Grobeck, and Mike Windey.
Absent: Jill Carlson

Staff present: City Clerk/Treas. Elaine Hanson; Maintenance/Zoning Coordinator, Loren Hawes; Bob Schlieman, Apex Engineering; Traci Ryan, Ryan Economic Development Consulting.

Public Hearing was opened at 6 p.m. by Mayor Lueders with approximately 25 persons in attendance. Schlieman presented the proposed project which includes a complete reconstruction of Lake Ave. S., Elm Ave. S, and 2nd St. During the power point presentation Schlieman gave estimated numbers for the project at \$385,000 and reviewed assessment methodologies. City share of the improvement would be 75%. Estimated assessments were calculated for each property would be an estimated \$21.00 per lineal foot with an cost sharing of 25%. The presentation was followed by a Q & A period with various questions asked by abutting property owners. After comments, a motion was made by Rosenthal and second by Windey to close the public hearing. All voted in favor, carried. Closed at 7:05 p.m.

7:00 PM
Public Hearing
Street/Alley Improvement North of 108

At 7:15 p.m. the second hearing opened by Mayor Lueders with 3 people attending. Schlieman again presented by power point the proposed improvements and background information to properties North of Hwy 108 which includes Hilltop Lumber (Paul Klimek), Wiebe’s Garage (Roger Haberman), Betty’s Café, Pete Thiel, Ottertail Aggregate (Tom Ahlfs), Hagel Residence. Schlieman invited questions as he was making his presentation. Estimated numbers for the project was a total cost of \$238,000, \$40,600 to improve the water line at 100% City. Alley improvements would be assessed at 100% to the benefitting properties. Street improvements to Maple Ave. North and Lake Avenue North would be assessed per the assessment policy at 25% related to reconstructing the center 22 feet and remainder being funded by the city. Outside the 22 feet would be assessed at 100% to the benefitting properties. Estimated assessment rates were Street Surface improvement of \$211 per linear foot and Alley surface improvements of \$62 per linear foot. Methodologies for assessment were presented as well. The water drainage and water main in the alley was one concern. Haberman, who purchased Wiebe’s garage had some questions regarding water and a septic system. He inquired as to whether the council would allow a private well. Hanson reminded the council that they would have to approve such a well, but may set a precedent which may not be favorable. After all discussion a motion was made by Windey and second by Grobeck to close the hearing. All voted in favor, carried. Closed at 7:45 p.m.

SPECIAL MEETING

Following the public hearing, Mayor Lueders opened a special meeting. A motion was made by Rosenthal and second by Grobeck to approve **Resolution 2017-11 Ordering Improvement and Preparation of Plans for Elm Avenue South, Second Street and Lake Avenue South.** Noting that the assessment issue will be addressed at a later time. All voted in favor, carried.

After discussion with Mr. Klimek regarding the improvements that would benefit Hilltop Lumber, no action was taken on ordering the improvements on North of Hwy 108. Schlieman will provide more estimates to Hilltop in order for them to make an informed decision on how much the improvement would cost them.

Traci Ryan, city economic development consultant, reviewed the proposed TIF Home Ownership Assistance Program which would be available to help make home ownership in Deer Run Estates and Happy Acres

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subdivisions. At this time, the city is unaware of the status of the development in Happy Acres. After some discussion it was decided to hold off until a discussion can be had with Randy and Joan Hutmacher on their involvement of the program which would help pay down the cost of a lot in their development to interested persons as long as certain requirements are met pertaining to income requirements and building values. Ryan would assist in the administration of the TIF of which an application packet would be developed for prospective applicants to be shared with the respective developers, realtors and posted on the city website. Ryan suggested she provide a proposal for this work.

With no other business to discuss, the Council adjourned at 8:32 p.m. with a motion by Rosenthal and second by Carlson. Meeting adjourned.

Respectfully submitted,

s/s

Elaine Hanson, MCMC
Clerk-Treasurer

s/s

Myron Lueders, Mayor