JOINT PUBLIC HEARING ON PROPOSED ASSESSMENTS

FOR AUGUSTA ROAD IMPROVEMENT PROJECT

DAHLGREN TOWNSHIP & LAKETOWN TOWNSHIP

Wednesday, June 11, 2025 @ 7:00pm

Location: Laketown Town Hall 9530 Laketown Road, Chaska, MN 55318

1. Call to Order at 7:01pm

- Roll Call
  - Dahlgren Township: Jeff Thompson, Brian Genrich, Mary Olson (*Keith Kooisman absent*)
  - Laketown Township: Pete Parris, Cathy Nielsen, Linda Mullen, Leanne Kunze
  - Mike Couri, Couri & Ruppe – legal counsel for both townships
- Approval of Agenda
  - Motion by Parris, seconded by Nielsen to approve the agenda.

2. Public Hearing on Proposed Special Assessment

- Overview of Completed Improvement Project
  - Project was completed Fall of 2024 and final payment to contractor was made in January 2025.
  - Parris shared awareness of some seeding that didn't take since the project was completed last Fall; contractor will redo the hydroseeding this summer.
- Explanation of Assessment Process
  - Mike Couri: this is the final step, there's been previous meetings, all to get your input about the project, share estimated costs, and now we are at the point where the proposed assessment is considered for certification.
  - After public comment period, both Boards will vote to adopt the assessment and certify that amount to Carver County. The assessment amount to be voted on tonight cannot go up from the number already provided in your Notice. If there are convincing arguments from the residents to reduce any of the assessments, it could go down. This is not likely, but it is possible.
  - Prepayment may be made without interest for the next 30 days.
  - Pre-payments received after this initial 30 day period, but before November 15, would also owe interest through the end of this year.

- The purpose tonight is to hear from residents about their assessment. Each affected resident has already received their notice with their proposed assessment amount.
- Not aware of anyone contesting their assessment. Residents have the right to appeal as outlined in the notices sent to each affected resident. In order to appeal, you must present a written objection by tonight, file in court, and serve the appropriate township. This is typically an expensive process and the only winners are the attorneys and cost about $30,000-35,000 to go to trial and still have to pay the assessment even if reduced; you have the right to challenge your assessment; it cannot go up from the number provided.
- Resolutions are expected to be adopted by the boards tonight along with a list of assessments to certify to the county

- Presentation of Cost Estimates and Apportionment Methodology
  - Parris: Laketown Twp had to take out a mega loan and issued bonds to cover 5 projects (Augusta being 1 of those 5) the cost of bond issuance is shared proportionately among the 5 projects. The interest rate is 5.4% and Laketown has 7 properties with a proposed 10 year term assessment of $11,034 each.
  - Reviewed the overall project costs and breakdown of Dahlgren/Laketown portion paid and what portion of that is the resident portion to payback their respective township
  - Thompson: Dahlgren Twp did not take out a loan, will receive payments from resident assessments over 10 year period at 5% interest. Dahlgren proposes assessments for 5 property owners at $12,559 each.
  - Couri: explained the property in Ag Preserve on Dahlgren Twp side of road is barred from being assessed

- Public Comment Period

  Carol Hauck: we have that extra fabric to help with the heavy farm equipment driving on it, right?

  Parris: There is a layer of fabric that separates the clay from the gravel to help keep the water out.

  Carol Hauck: how far out from the road where our driveways are? because where the road and driveway meet now has a "V"

  Thompson: I thought that was taken care of since we had them go back out there to replace the driveway edge.

  Skip Hauck: They tore out the old stuff and put more down, but not enough asphalt in my opinion.

  Trudy Vogel: they did the same thing on our driveway; talked with Brian about the slope of the yard and inability to mow

  Thompson: There was no reason to believe there was any issue remaining after the initial communication about the driveway (Hauck) that got addressed last Fall. This is the first I'm hearing an issue about the re-do.

Parris: Vogel's concern was discussed at our Monday staff work session and we are working with Vogels on the solution

Trudy Vogel: Going back to the previous reference to Ag Preserve, what about Green Acres? Is that Ag Preserve?

Couri: No. Very different from Ag Preserve and doesn't exempt property from assessments.

Trudy: If I understand correctly, residents were going to be paying a percentage – what was the township's portion? Was that the LRIP grant?

Parris: The cost split (after applying LRIP funds of $246,737.12) is 60% residents & 40% townships.

Skip Hauck: Curious what the position of the engineer is on any changes on slope.

Parris: Since we have projects going on in the area, we can have an engineer swing by and take a look.

Kunze: That will incur a cost to Laketown Township. Do you want to capture on record how to address the cost for checking an address on the Dahlgren side of the road?

Thompson: We can split the cost of having an engineer look at the two addresses where slope questions have been raised:

Parris: Leanne, did you get those addresses?

Kunze: Got it. 6675 Augusta Road (Hauck/Dahlgren) 6850 Augusta Road (Vogel/Laketown)

3. Board Discussion

- Review of Public Comments

Parris asked if there were any further comments and looked to Thompson before closing public comment period. All in agreement.

4. Resolution and Decision

- Adoption of Resolutions to Adopt Special Assessment for Augusta Road Improvement Project
    - **Laketown Township**
        - Motion by Parris, second by Nielsen to adopt Resolution 2025-12 Adopting Special Assessments for Augusta Road Improvement Project with attached Assessment Roll ($11,034 each for 7 property owners in Laketown Twp)
        - Motion carried 3-0 (Ayes: Parris, Nielsen, Mullen) (Nays: None)

          Question relating to payment answered:

          Couri: Within 30 days from tonight; if after that but before November 15, add on the interest through end of year; if after November 15 than also interest for the next year

- **Dahlgren Township**
  - Motion by Thompson, second by Gennrich to adopt Resolution 116-25 to assess the 5 property owners in exhibit A at $12,559 each.
  - Motion carried 2-0 (Ayes: Thompson, Gennrich) (Nays: None)
- Thank yous were shared by and to residents, staff, attorney & board on accomplishing this project, including Couri reminding everyone of the good work on securing the LRIP grant

5. Adjournment

Motion by Parris, second by Nielsen to adjourn the Assessment Hearing

Motion carried unanimously by both boards

Hearing adjourned at 7:34p

Jeff Thompson, Chairman

Mary Olson, Clerk

Approved by the Board on July 14, 2025 Meeting