

CITY OF PINE ISLAND
250 SOUTH MAIN STREET
PINE ISLAND, MN 55963
507-356-4591

SPECIAL CITY COUNCIL MEETING

2012 NW STREET PROJECT ASSESSMENT HEARING

THURSDAY, NOVEMBER 1st, 2012

2ND Floor
CITY HALL
5:00 P.M.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. Resolution 12-059 Adopting Assessment Rolls for the 2012 NW Street Project Improvements.
- IV. ADJOURN

All Council meetings are tape-recorded.

*ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED ROUTINE OR NON-CONTROVERSIAL BY THE COUNCIL AND WILL BE APPROVED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS UNLESS A COUNCIL MEMBER, CITY STAFF OR CITIZEN SO REQUESTS, IN WHICH CASE THE ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND BE CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.

If you need an accommodation to participate in the meeting, please contact the City Administrator at 507-356-4591 at least five (5) business days prior to the meeting.

City of Pine Island
250 South Main Street
Pine Island, MN 55963

RESOLUTION 12-059

RESOLUTION ADOPTING ASSESSMENT

WHEREAS, Pursuant to proper notice duly given as required by law, the council met and heard and passed upon all objections to the proposed assessment for the reconstruction of Third Avenue NW from West Center Street to Third Street NW, First Street NW from Third Avenue NW to Second Avenue NW and Second Street NW from Third Avenue NW to Second Avenue NW,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PINE ISLAND, MINNESOTA:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of fifteen (15) years, the first of the installments to be payable on or before May 15th 2013, and shall bear interest at the rate of four (4) percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2012. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole, or a portion of the assessment on such property, with interest accrued to the date of payment, to the city administrator, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the city administrator the whole, or a portion of the amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. The city administrator shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

ADOPTED, This 1st day of November, 2012

Paul Perry, Mayor, City of Pine Island

Date:

Abraham Algadi, City Administrator, City of Pine Island

Date:

WITNESSED:

Cindy Oelkers Deputy Clerk, City of Pine Island

Date:

ASSESSMENT ROLL
2012 STREET ASSESSMENT PROJECT
WSN PROJECT NO. 1002R0024.000
PINE ISLAND, MN

LAST NAME	FIRST NAME(S)	MAILING ADDRESS	CITY, STATE, ZIP	ASSESSMENT ADDRESS	PARCEL NO.	LOT, BLOCK, PLAT	FRONT YARD FOOTAGE	SIDE YARD FOOTAGE	ADDITIONAL WORK	TOTAL ASSESSMENT
Anderson	Alan	300 2nd Street NW	Pine Island, MN 55963		R68.100.0350	ORIGINAL PLAT ID# 18-0100-03200 DOC #489173 E 1/2 OF S 1/2 OF LOT 9 E 1/2 OF LOT 10 BLK 6	71.00	0.00	\$ 500.00	\$ 7,120.90
Anderson	Cory	223 3rd Avenue NW	Pine Island, MN 55963		R68.100.0370	ORIGINAL PLAT Lot-001 Block-007 ID# 18-0100-03400 DOC #465723 LOT 1 BLK 7	60.00	142.00	\$ 2,297.95	\$ 13,680.56
Archer	John	PO Box 231	Pine Island, MN 55963	300 1st Street NW	R68.100.0471	ORIGINAL PLAT LOT 10 BLK 7 & E10FT OF S60FT OF VAC ALLEY DOC# 409383	0.00	152.00		\$ 6,111.34
Berg	Betty	114 3rd Avenue NW	Pine Island, MN 55963		R68.100.2890	ORIGINAL PLAT DOC #557286 N1/2 OF S1/2 BLK B EX N137.25FT ID# 18-0100-26500 N137.25FT	137.00	0.00		\$ 13,964.17
Churchill	Theresa	301 Arbor Ct NW	Pine Island, MN 55963		R68.470.0070	ROSEWOOD SUBD Lot-007 Block-001 LOT 7 BLK 1 DOC# 565426	0.00	98.00		\$ 3,173.86
Clausen	Paula	105 3rd Avenue NW	Pine Island, MN 55963		R68.100.1160	ORIGINAL PLAT Lot-004 Block-018 ID# 18-0100-09900 DOC# 453821 LOT 4 BLK 18	60.00	0.00	\$ 3,427.65	\$ 10,210.38
Crist	Roy	15066 Hudson Blvd N	Stillwater, MN 55082	308 3rd Avenue NW	R68.100.2860	ORIGINAL PLAT DOC #572742 N60FT OF S120FT OF E142FT OF N309FT OF BLK B ID# 18-0100-26300	60.00	0.00	\$ 500.00	\$ 7,283.75
Dejno	Dennis	12351 Co Rd 3 NW	Pine Island, MN 55963	308 2nd Street NW	R68.100.0360	ORIGINAL PLAT ID# 18-0100-03300 DOC #515417 W1/2 OF S1/2 LOT 9 W1/2 OF LOT 10 BLK 6	71.00	0.00	\$ 500.00	\$ 8,309.53
Eck	Elaine	5400 100 Street NW	Oronoco, MN 55960	200 3rd Avenue NW	R68.100.2900	ORIGINAL PLAT .57 AC ID# 18-0100-26501 DOC #496646 N137.25FT OF N1/2 OF S1/2 OF BLK B	137.00	0.00		\$ 14,574.54
Haas	Paul	320 3rd Avenue NW	Pine Island, MN 55963		R68.100.2830	ORIGINAL PLAT ID# 18-0100-26000 N 429 FT OF BLK B PT OF SE 1/4 OF NE 1/4 OF SEC 31 BEG 429 FT S OF N W COR OF BLK B W TO CENTER OF ZUMBRO RIVER THENCE UP RIV TO ITS INTERSECTION WITH N AND S LINE OF BLK B THENCE S ON LINE TO BEG EXC S 240FT OF E 142 FT OF N 429 FT OF BLK B	189.00	0.00		\$ 18,813.28
Hermann	David	320 2nd Street NW	Pine Island, MN 55963		R68.100.0290	ORIGINAL PLAT ID# 18-0100-02700 DOC #530738 LOTS 3 4 AND 5 BLK 6 EX N 50 FT OF LOT 3	130.00	142.00	\$ 4,507.00	\$ 22,417.76
Hermstad	Deana	220 2nd Avenue NW	Pine Island, MN 55963		R68.100.0430	ORIGINAL PLAT ID# 18-0100-03800 DOC #427794 E66FT OF LOT 6 BLK 7	0.00	66.00		\$ 2,137.50
Hvitved	Brenda	315 1st Street NW	Pine Island, MN 55963		R68.100.1220	ORIGINAL PLAT DOC# 549622 LOT 1 BLK 18 ID# 18-0100-10400 DOC# 549622	60.00	142.00	\$ 500.00	\$ 11,882.61
Johnson	Jennifer	113 3rd Avenue NW	Pine Island, MN 55963		R68.100.1180	ORIGINAL PLAT Lot-002 Block-018 DOC#595633 LOT 2 BLK 18 ID# 18-0100-10100	60.00	0.00	\$ 668.00	\$ 7,451.75
Johnson	Lisa	109 3rd Avenue NW	Pine Island, MN 55963		R68.100.1170	ORIGINAL PLAT Lot-003 Block-018 ID# 18-0100-10000 DOC #494372 LOT 3 BLK 18	60.00	0.00	\$ 3,468.00	\$ 10,252.13
Klingsporn	Lauretta	116 2nd Avenue NW	Pine Island, MN 55963		R68.100.1210	ORIGINAL PLAT ID# 18-0100-10300 LOTS 6 AND 7 BLK 18 DOC# 479739	0.00	142.00		\$ 4,598.86
Kunz	Dale	304 3rd Avenue NW	Pine Island, MN 55963		R68.100.2870	ORIGINAL PLAT ID# 18-0100-26301 S60FT OF S120FT OF E142FT OF N309FT OF BLK B DOC #345258	60.00	0.00		\$ 6,783.75
McGee	David	25138 Co. 2	Nevis, MN 56467	316 1st Street NW	R68.100.0400	ORIGINAL PLAT ID# 18-0100-03700 W78.07FT OF LOTS 4 & 5 BLK 7 EX N5FT OF LOT 4 DOC# 532276	78.00	115.00	\$ 650.00	\$ 12,965.22
Pritchard	Mitchell	310 1st Street NW	Pine Island, MN 55963		R68.100.0411	ORIGINAL PLAT DOC#566802 E63.10FT OF LOTS 4 & 5 BLK 7 & W6FT OF VAC ALLEY LYING E OF LOTS 4 & 5	69.00	0.00		\$ 7,623.02
Radtke	Harold	PO Box 218	Pine Island, MN 55963	320 Center Street West	R68.100.1150	ORIGINAL PLAT Lot-005 Block-018 ID# 18-0100-09800 DOC# 462155 LOT 5 BLK 18	60.00	0.00		\$ 6,783.75
Renner	Richard	313 Arbor Ct NW	Pine Island, MN 55963		R68.470.0080	ROSEWOOD SUBD Lot-008 Block-001 LOT 8 BLK 1 DOC# 404872	131.00	0.00		\$ 13,404.65
Riley	Christopher	305 2nd Street NW	Pine Island, MN 55963		R68.100.0440	ORIGINAL PLAT Lot-006 Block-007 ID# 18-0100-03801 W76FT OF LOT 6 BLK 7 PT OF VAC ALLEY DESC AS FOLLOWS COM AT NW COR LOT 6 BLK 7 W16FT S60FT E16FT N TO BEG DOC# 399069	92.00	0.00		\$ 9,767.82
Rutten	James	300 3rd Avenue NW	Pine Island, MN 55963		R68.100.2850	ORIGINAL PLAT ID# 18-0100-26200 PART OF BLK B BEG 369 FT S OF N E COR OF BLK W 142 FT N 60 FT E 142 FT S 60 FT DOC# 446735	60.00	0.00	\$ 7,694.60	\$ 14,478.40
Sather	Brandon	321 3rd Avenue NW	Pine Island, MN 55963		R68.100.0280	ORIGINAL PLAT ID# 18-0100-02600 LOT 1 N 1/2 OF LOT 2 BLK 6 DOC# 524604	90.00	0.00	\$ 500.00	\$ 10,081.32
Sebastian	Kayla	319 3rd Avenue NW	Pine Island, MN 55963		R68.100.0300	ORIGINAL PLAT DOC#589900 S1/2 OF LOT 2 & N50FT OF LOT 3 BLK 6 ID# 18-0100-02701	80.00	0.00	\$ 924.00	\$ 9,572.80
Shain	William	216 3rd Avenue NW	Pine Island, MN 55963		R68.100.2880	ORIGINAL PLAT ID# 18-0100-26400 S 120 FT OF N 1/2 OF BLK B DOC# 520004	120.00	0.00	\$ 2,431.00	\$ 14,810.30
Shanahan	Steven	219 3rd Avenue NW	Pine Island, MN 55963		R68.100.0380	ORIGINAL PLAT Lot-002 Block-007 ID# 18-0100-03500 DOC# 452445 LOT 2 BLK 7	60.00	0.00	\$ 2,447.28	\$ 9,359.53
USDA-RD-CSC		4300 Goodfellow Blvd Bldg	St. Louis, MO 63120	220 3rd Avenue NW	R68.100.2840	ORIGINAL PLAT DOC#587827 S60FT OF E142FT OF N429FT OF BLK B ID# 18-0100-26100	60.00	0.00		\$ 6,783.75
Weis	Neal	116 3rd Avenue NW	Pine Island, MN 55963		R68.740.0060	UNPLATTED LAND .72 AC ID# 18-0460-00700 DOC #393805 PART OF SE 1/4 OF NE 1/4 SEC 31 109 15 BEG 726.25FT S OF NE COR S137.97FT W14RDS N137.97FT E14RDS TO BEG	138.00	0.00		\$ 3,153.71
Weis	Richard	214 3rd Avenue NW	Pine Island, MN 55963		R68.740.0090	UNPLATTED LAND .49 AC DOC# 578042 PT OF SE1/4 OF NE1/4 SEC 31-109-15 COM AT NW COR OF S120FT OF N1/2 OF BLK B W39FT FOR BEG S90FT E39FT S28FT W210FT N118FT E171FT TO BEG ID# 18-0460-01100	118.00	0.00		\$ 2,868.92
Zimmerman	James	215 3rd Avenue NW	Pine Island, MN 55963		R68.100.0390	ORIGINAL PLAT DOC #561535 LOT 3 & W1/2 OF N SFT LOT 4 BLK 7 PT OF VAC ALLEY ID# 18-0100-03600	65.00	0.00		\$ 7,250.01
Total Property Owner Assessment							2376.00	999.00	\$ 31,015.48	\$ 297,669.87

Total Project Cost \$1,218,767.31
Total Property Owner Assessment \$297,669.87
Total City Cost \$921,097.44

Footage for Water Main and Sanitary Sewer Items (L.F.) - Half Frontage for Neal & Richard Weis Properties 2248 2248
Footage for Curb & Gutter and Street Items (L.F.) - Excludes Neal & Richard Weis Properties 2120 999 2619.5



Sod Maintenance

3rd Avenue NW, 1st & 2nd Street NW Street Improvement Project

October 24, 2012

As part of the 3rd Avenue, 1st and 2nd Street NW reconstruction project the contractors placed sod on areas disturbed by construction activities. Newly placed sod is very delicate and requires care until the root system is established. For this reason we ask for your assistance to help ensure the sod in your yard and the boulevard receives adequate water and maintenance while it adapts to its new environment. Your efforts will help ensure your lawn will look its best for years to come.

Water

The contractor's maintenance period will run through the end of this year. Up to that date the contractor will be watering the sod with a water truck on a regular basis. **Starting next spring it will be up to the homeowner to water the sod.** It is recommended that the new sod receives on average 1 – 1 ½ inches of water per week until it is fully established. Any rainfall received during the week can be included in the watering total. The sod should be thoroughly soaked every 2 to 3 days during warm and dry weather conditions. Please avoid frequent, lighter waterings because that encourages shallow root growth making the sod more vulnerable in hot and dry conditions.

To help with the additional costs of increased water usage when watering the sod, for the billing cycle starting in April and going through June of 2013, the City will be billing you what you were charged in 2012 during the same billing cycles. After June of next year it is the homeowner's responsibility for the additional costs associated with watering.

To keep your lawn looking healthy, watering should be done during extreme hot and dry weather conditions for up to two years.

Mowing

The sod that is placed should not be mowed this fall. For next spring and thereafter, it is important to **avoid cutting the sod too short** (below 2 ½" - 3") or to cut more than 1/3 of the height in one cutting, as this will endanger the life of the sod. Also, it is desirable to mulch your grass when mowing. Grass is mostly water and nitrogen, two important 'ingredients' to a healthy lawn.

Also, weed control chemicals should not be used in 2013 on the newly placed sod.

Please feel free to contact Craig at Widseth Smith Nolting (292-8743) with any project related questions.

Thank You.