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**CITY OF CANNON FALLS
CITY COUNCIL WORK SESSION AGENDA
MONDAY, NOVEMBER 27, 2023
5:00 P.M.**

- 1. CALL TO ORDER**
- 2. APPROVE AGENDA**
- 3. 72ND AVE WAY DISCUSSION**
- 4. ADJOURN**

City Council Work Session - 72nd Ave Way

November 27, 2023

Discussion Topics

- Current Assessment Policy
- MN Statute 429
 - o Senior Citizen and Hardship Deferrals
- Financing Options
 - o Term length
 - o Interest rate
- Methodology
 - o Percentage to be assessed
 - o Front foot method, alternate REU method
- Rural Street Section versus Urban Street Section
- Sidewalk
- Other Items
 - o Turn lane
 - o Stormwater pond

Neil Jensen

From: Lisa Lundell <lisalundell.realtor@gmail.com>
Sent: Monday, November 27, 2023 2:38 PM
To: Neil Jensen
Subject: 72nd Avenue Way

Hello Neil,

I understand there is a meeting this evening in regards to the 72nd Avenue Way Assessment project. As with many, I have great concerns about how this is being handled. A few points I would like to bring up are the following:

- First and foremost – in all our years of doing real estate – we have not see an assessment come through where the homeowner’s were responsible for 100% of the cost (please correct us if we are wrong). In our research of past projects – it seems that it was a 20%/80% split with the homeowners being responsible for 20% of the project. Putting 100% of the responsibility on these homes on 72nd Avenue Way will make it not affordable for many.... Especially the Housing Initiative homes!
- It was stated that when a Realtor sells a home along a street that is gravel and has city sewer and water – you should anticipate an assessment in the future. Which is true – but, this road has been gravel for years... and City and Sewer were brought in years ago (at the expense of the homeowner’s) and it is crazy that the streets weren’t finished at that time.
- Many times when a developer comes in – they are required to do the street work and figure that into the cost of the development. Phase I has been completed and that road should have been addressed with the developer and/or a point of contention in your contract to purchase the rest of the land from him.

I have clients that will be selling their home soon and they are so worried about finding a buyer that would actually want to assume these assessment amounts...

So, we hope you will think of the homeowner’s along 72nd Avenue Way... what was going to be a street closed off with a cul-de-sac is now going to be a through street to the next phase of this development... that will be traveled on by many vehicles and homeowner’s other than just 72nd Avenue Way.

Thank you for your time.

Lisa Lundell

PRELIMINARY ASSESSMENT ROLL
72nd AVENUE WAY PROJECT
CANNON FALLS, MN

WHKS JOB # 9789

LINE	PARCEL NUMBER	PRIMARY TAXPAYER/OWNER	PROPERTY ADDRESS	CITY	MAILING ADDRESS	CITY	STATE	ZIP	ASSESSABLE			ASSESSMENT AMOUNT
									FRONTAGE (FT)	SHORT SIDE (FT)	LONG SIDE (FT)	
1	52,350,0010	Drew, Chte	30320 72nd Avenue Way	CANNON FALLS			MIN	55009	135			\$37,780
2	52,350,0020	Med City Builders	30330 72nd Avenue Way	CANNON FALLS	2518 Superior Drive NW	Rochester	MIN	55901	75			\$20,989
3	52,350,0030	Med City Builders	30340 72nd Avenue Way	CANNON FALLS	2518 Superior Drive NW	Rochester	MIN	55901	75			\$20,989
4	52,350,0040	Christine Illa	30350 72nd Avenue Way	CANNON FALLS			MIN	55009	75			\$20,989
5	52,350,0050	John Ill and Linda Bohren	30360 72nd Avenue Way	CANNON FALLS			MIN	55009	75			\$20,989
6	52,350,0060	Heidi and David Blount	30370 72nd Avenue Way	CANNON FALLS			MIN	55009	75			\$20,989
7	52,350,0110	Mark and Laura Roessler	30319 72nd Avenue Way	CANNON FALLS	11979 205th Street East	Hastings	MIN	55033	155			\$43,277
8	52,150,0050	Mariland and Senora Husaby	30339 72nd Avenue Way	CANNON FALLS			MIN	55009	172			\$48,134
9	52,250,0140	Justin and Christina Steben	30379 72nd Avenue Way	CANNON FALLS			MIN	55009	210			\$58,769
10		Cannon Falls EDA							25			\$6,996
									Totals		1072	\$300,000

Street
Total Street Project Amount \$300,000.00
Total Street Assessable Amount \$300,000.00
100% Assessable Streets \$300,000.00
Assessment Street per foot \$280