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MEMO

TO: Sunfish Lake Mayor, Councilmembers and Consultants
FROM: Timothy J. Kuntz, City Attorney
DATE: February 26, 2014
RE: City of Sunfish Lake Project 2014-01 Street Improvement Project
Adjustment to Assessment Roll Relating to Bancroft Parcels
March 4, 2014 Council Meeting; Agenda Item 8(d)

Section 1. Background. As part of the 2014-01 Street Improvement Project, four properties owned by Richard H. Bancroft Jr. and Deborah B. Bancroft (individually and collectively the "Landowner") comprising the following four tax parcel identification numbers were proposed by the City to be specially assessed as part of the Project:

1. Tax Parcel Identification No.: 38-84300-01-020
2. Tax Parcel Identification No.: 38-03800-06-011
3. Tax Parcel Identification No.: 38-03100-06-013
4. Tax Parcel Identification No.: 38-03100-05-010

Upon further investigation it was determined that Tax Parcel Identification No. 38-03100-06-013 would not be served by Windy Hill Road, but rather, when developed, will access to a new public road that will connect to Salem Church Road. The public street easements for the new public road were acquired at the time of the Makens subdivision.

As a result of discussions between the City and Landowner, the City is willing to adjust the assessment roll so that the following three tax parcel identification numbers (and only the following three tax parcels) will be specially assessed at \$6,500 each as part of the Project (omitting Tax Parcel Identification No. 38-03100-06-013):

1. Tax Parcel Identification No.: 38-84300-01-020
2. Tax Parcel Identification No.: 38-03800-06-011
3. Tax Parcel Identification No.: 38-03100-05-010

The Council is receiving with this Memo a colored map that shows the parcels comprising the Property. The parcel that is being omitted is colored in green and is the southwest parcel out of the four parcels.

Section 2. Council Action. At the March 4, 2014, Council meeting, the Council will be asked to consider the attached ***Resolution Directing Adjustment To Preliminary Assessment Roll For The 2014-01 Street Improvement Project Relating To Properties Owned By Richard Bancroft Jr. And Deborah B. Bancroft.***

The Mayor, City Attorney and City Engineer recommend approval of the attached ***Resolution Directing Adjustment To Preliminary Assessment Roll For The 2014-01 Street Improvement Project Relating To Properties Owned By Richard Bancroft Jr. And Deborah B. Bancroft.***

Attachment

**CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 14_____

**RESOLUTION DIRECTING ADJUSTMENT TO PRELIMINARY ASSESSMENT
ROLL FOR THE 2014-01 STREET IMPROVEMENT PROJECT RELATING TO
PROPERTIES OWNED BY RICHARD BANCROFT JR.
AND DEBORAH B. BANCROFT**

WHEREAS, the City of Sunfish Lake (“City”) is considering whether to order and construct the 2014-01 Street Improvement Project (“Project”). The Project involves the bituminous reclamation and bituminous pavement surfacing to extend the life of Windy Hill Road, Windy Hill Court and the western half of Angell Road and related culvert work, shouldering, roadside swale grading and turf restoration.

WHEREAS, on January 7, 2014, the City approved the preliminary financing plan and preliminary assessment policy for the Project. The Project is proposed to be specially assessed against buildable tax parcels either abutting or served by the improvements.

WHEREAS, four properties owned by Richard H. Bancroft Jr. and Deborah B. Bancroft (individually and collectively the “Landowner”) comprising the following four tax parcel identification numbers were proposed by the City to be specially assessed as part of the Project:

1. Tax Parcel Identification No.: 38-84300-01-020
2. Tax Parcel Identification No.: 38-03800-06-011
3. Tax Parcel Identification No.: 38-03100-06-013
4. Tax Parcel Identification No.: 38-03100-05-010

Each parcel was proposed to be assessed \$6,500.

WHEREAS, upon further investigation it was determined that Tax Parcel Identification No. 38-03100-06-013 would not be served by Windy Hill Road, but rather, when developed, will access to a new public road that will connect to Salem Church Road. The public street easements for the new public road were acquired at the time of the Makens subdivision.

WHEREAS, as a result of discussions between the City and Landowner, the City is willing to adjust the assessment roll so that the following three tax parcel identification numbers (and only the following three tax parcels) will be specially assessed at \$6,500 each as part of the Project (omitting Tax Parcel Identification No. 38-03100-06-013):

1. Tax Parcel Identification No.: 38-84300-01-020
2. Tax Parcel Identification No.: 38-03800-06-011
3. Tax Parcel Identification No.: 38-03100-05-010

WHEREAS, discussions with the Landowner indicate that the Landowner is willing to accept, without appeal, the determination that the following three tax parcel identification numbers will be specially assessed as part of the Project:

1. Tax Parcel Identification No.: 38-84300-01-020
2. Tax Parcel Identification No.: 38-03800-06-011
3. Tax Parcel Identification No.: 38-03100-05-010

WHEREAS, the assessment roll to be prepared in advance of the assessment hearing in September 2014 will reflect the following three tax parcel identification numbers to be specially assessed at \$6,500 each as part of the Project:

1. Tax Parcel Identification No.: 38-84300-01-020
2. Tax Parcel Identification No.: 38-03800-06-011
3. Tax Parcel Identification No.: 38-03100-05-010

NOW, THEREFORE, BE IT RESOLVED, as follows:

- 1.) The following three tax parcel identification numbers will be specially assessed as part of the Project:
 - a. Tax Parcel Identification No.: 38-84300-01-020
 - b. Tax Parcel Identification No.: 38-03800-06-011
 - c. Tax Parcel Identification No.: 38-03100-05-010
- 2.) Tax Parcel Identification No. 38-03100-06-013 will not be listed as a tax parcel to be specially assessed.
- 3.) The City's Consulting Engineer is directed to adjust the assessment roll accordingly for the Project in advance of the assessment hearing.

Passed this 4th day of March, 2014.

Molly Park, Mayor

ATTEST:

Catherine Iago, City Clerk

 County Home



Property Information Search

