

FREE
please take one



City Council News:

It's that time of the month for our local newsletter to delight all of you. Your City Council held a number of public informational meetings regarding the sewer project proposed for our city. I regret to inform you that at this present time I was unable to organize all that information for this issue, it will be forthcoming in the next issue. However, we still have all kinds of various items for you to read about. Enjoy and it's Halloween time!!

Ken Frey, city employee updated the council at their regular council meeting on October first on the status of inquiries made regarding a city truck. One vehicle looked at was considered unsuitable. Councilman Swanson was to talk with Nelson-Lenzen about a new two-ton truck. Councilman Hanson inquired inquired whether or not bids for purchase were required. The mayor responded that the city has the authority to purchase any equipment necessary to run the city. Motion was made to grant authorization to Mayor Jordan and Councilman Swanson to purchase a city truck and plow with a maximum amount of \$20,000. with four axes.

Notices has been sent out about trees and Frey wanted to know the status of schedule. He is to talk with local organizations. The last weekend in October was considered to be the best time to schedule another tree cutting event.

Terry Mauer with Maier Stewart & Associates talked with the council about the Skyview Lane's alternative of putting the sewer line behind the homes versus the road. Their findings indicated that due to the contours of the land would require construction in the middle of some backyards with permanent easements. Estimated cost increase on total project with pursuing this alternative would be \$ 50. to \$ 100. increase per unit. This alternative is to be discussed further with Skyview residents at informational meeting.

Phil Chenoweth & Caroline Drude with Ehler's & Associates were present to discuss financing of the sewer project. Statement was made that sewerage the entire city, operation & maintenance costs would be approximately \$ 30. cheaper. Alternate financing was addressed. For only the core city, assessments would be \$ 2,270. per unit if there were 185 connections. There would not be a tax levy the council was told, if only the core city were sewerage. No reference at that point was made to give the impression that hook-up costs, construction from house to tank or street to house, which-

ever route chosen are included in these assessment figures. Deferred assessments may be carried for a short time. However, it was said, that growth outside the core city would be inhibited due to the lack of utilities and larger lot requirements to accommodate on-site septic systems. Drude commented that the city was benefiting from fiscal disparities already with valuation. Comment was also interjected that the lagoon cell capacity has also been increased.

Cost of the core city and subdivisions would equal an assessment of \$ 3,032. for 244 units was discussed at an earlier meeting in the month. Adjusted connections of 273 used by the engineers would equal an assessment of \$2,711. Financing may be done by a combination of three alternatives:

1. Tax increment financing
2. Future connections
3. City-wide property tax

Without growth, the mill rate would have to go up since an assessment would not be able to carry costs. Tax levy alone would require 7.35 mills or less, depending on increases in city's assessed valuation. Statement was made that a sewer line out to property results in a substantial increase in the valuation.

If the project were to be assessed, a set principal rate could be made or it could be amortized, meaning to pay off the debt by periodic payments, or a sinking fund, it was said.

Question was posed if there were any advantage to raise initial costs. Response was that the problem with doing that was that citizens would be upset with paying more then the cost of installation. If assessments were raised then a smaller amount could be bonded. Interest costs on assessments is deductible on income taxes. Whereas on the total amount, it was understood that the entire amount could be deducted, versus only the interest.

Projections for potential units to be served in proposed subdivision in the future indicated higher costs. This was discussed and reviewed by the council. Many factors must be taken into consideration. Comment was also made that future projected costs of property not taken into consideration at the present time would bear construction costs at 100% assessment.

Chenoweth felt that the city had many options available. If only the core city were sewerage it would be difficult to put that cost on a tax levy and have the subdivisions subsidize cost for the core city. The core city would have to be assessed. He stated that it would

cost more to put sewer lines out to the subdivisions but was wiser decision in the long run with the chance of further future growth. Without those lines to the outer properties there would be no potential for growth.

Drude also brought to the council's attention that a building permit had been issued in the Lenzen Addition. Now would be the appropriate time to decide if a tax increment district were to designated within ninety days of issuance of that permit. The city's option to designate said district would be unavailable after ninety days. She advised to establish that district and capture the value. Councilmember Schultz questioned whether or not a developer had any choice if not in favor of a tax increment district designation. Drude responded that a hearing is required. If the developer strongly opposed designation, then the council would want to consider that fact. Councilman Swanson asked about assessed value. Drude responded that assessments were based on estimates of base value. Drude was requested to present tax increment ordinance required to designate area.

The public hearing for Dave Gilbert's rezoning request was held. His request involved rezoning agricultural property to residential zoning. Mayor Jordan request comments. Several citizens and Gilbert reviewed a map of area. Councilman Swanson expressed concern about erosion in that area if it were disturbed. The mayor said that the council could not act on the rezoning decision since the Planning Commission hadn't held their public hearing yet. One citizen was concerned with development due to the steep slope on his property.

No one was opposed to the proposed development. However, the public hearing was only for rezoning. Proposed development would require another public hearing. Gilbert was advised to proceed with the Planning Commission. The Planning Commission was to check with the city's Comprehensive Plans and how rezoning the area would affect the city's plans in the future.

Frank Wennenga, Carver County Assessor discussed the city's tax levy with the council. If the mill rate were not increased the city would receive some extra dollars due to increased valuations. He felt growth in Carver in the future would be slight. He also offered to answer any questions on tax increment districts because he was familiar with the subject.

Budget figures and amounts were discussed. Councilmember Schultz asked for discussion regarding increase of council's salaries. An ordinance should be passed and accepted before an election in an election year at

salaries not to take effect until the following January 1st. If salary increase were to be considered, action should have been done at present. Councilman Low asked when the last increase had been put into effect. Councilman Hanson confirmed no increase had taken place in four and a half years. Date of last increase was unknown. Other budget items were pursued. Salary increase issue was resumed with Mayor Jordan commenting that he was not in favor of a salary increase. No other input was offered. Mayor Jordan called for a motion to increase salaries. None was made, due to lack of interest to comment or discuss issue. Council set levy amount for the City of Carver for 1985 budgeted proposal.

In relation to the budget, Councilman Hanson inquired about principal amount due on bonds sold. He requested when payment of that principal was due since the council received schedule of payments for interest due on bonds. Mayor Jordan stated that the bonds were invested with the city receiving 4% interest on those investments since the city was paying 8% interest and receiving 12% interest on investments. The answer given to the original question was that the principal due on the bonds would be paid when the grant was received. Later statements were made that the interest rate received was 12 1/2% and the principal amount would be paid from the definitive bonds sold and from the grant amount received.

Mirnegasco requested a permit from the city to put in a gas line to the Riverside Ballroom. Motion was made to grant the gas company a permit.

Council discussed the lease agreement with Chicago Northwestern Rail Road. Decision was tabled for further discussion at a later meeting.

The Lion's Park skating rink was discussed. Councilman Low suggested decreasing the size of the rink. His reason for suggestion was that not that many children played hockey and the large size of the rink was more difficult to maintain. The Lion's plans for the rink was requested by the council.

Mark Chalupsky inquired about status of proposed Sports Complex and locations of purchasing of land. The city is currently exploring possible sites for an alternative sports complex. Property owned by Mueller's and Shutrop's is under consideration.

I goofed!-~~AGAIN~~- Wasn't thinking-Sorry Folks!!

Riverside Cafe's request for Sunday Liquor License: Two go hand in hand; regular liquor license and Sunday license. Rather silly to request only a Sunday license, which that was my error in not clarifying that license application request.

Would also like to apologize for delayed thank you to the Girl Scouts and the leaders. "To Err is human." I meant to publish earlier but continuously forgot in all the hustle and bustle which I also realize is not an appropriate excuse but nonetheless the only one I have to offer.

The Girl Scouts for the past two years have taken the initiative to have a clean up day in Carver. At their expense and time, have gone out to collect rubbish in and around our city to beautify the environment. They all deserve acknowledgement for their efforts. Thanks to each and everyone of them!

Also the group has gone to great pains to participate and enhance the fun events of Steamboat Days with their fishpond, toss game and all other events they perform during the two day event. Another job well done and proper credit issued to them. The proceeds of their Girl Scout efforts went back to the Girl Scout's troop funds for future plans.

NOTICE:

Anyone with Camp Courage envelopes, please return to Monique's Boutique, as soon as possible.

Summary of Information regarding proposed sewer projects for City of Carver as presented at Public Information Meeting on October 23, 1984

Prepared by - Douglas Meyers

	Core City	Entire City
Total Project Cost	\$2,388,600	2,815,000
Total Local Cost	420,000	740,000
Units Served	185	244
Cost Per Unit	2,270	2,651
Total Cost Assessed	420,000	646,844
Unassessed Local Cost	0	93,156
O & M Cost Per Unit	140/Year	110/Year

Estimated cost per Year Per Unit Assuming 20 Year Payback at 11% Interest

	\$ 281	\$ 336
Assessment		
O & M	140	110
Increased Taxes	0	15
Total	421	461

(See Note 1) (See Note 2)

Note 1: Paid only by Core city Residents

Note 2: The \$ 15/year tax increase is a city wide average. Based on the given 3.05% increase, the average increase for Skyview Lane would be \$ 53.04 and for Lenzen Addition would be \$ 29.56 resulting in average annual costs of \$ 499.04 and \$ 475.56 respectfully.

Meetings:

October 31	Halloween Planning Commission
November 5	Council Meeting
November 6	Election Day
November 22	Thanksgiving

Candidates for City Office:

Mayor	Robert Jordan	Ralph Hanson
Council	Mark Chalupsky	Randall Wendland
	Douglas E Meyer	

Did you know?

Halloween Originated In England

The word "Halloween" is short for "All-hallows' evening". "Hallow" means "saint". The evening gets it's name because the next day, November first, is a church festival called All Saints Day.

Traditions of Halloween were passed down to generations from early days in Britain. In those days, October 31st was the last day of the year there. It was time for fun. They believed that, the lord of the dead, called forth hosts of evil spirits. They customarily lit great fires on Halloween for the purpose of warding off these spirits. It was also regarded as a time for examining portents of the future. It was also believed by the Celts the spirits of the dead revisited their earthly homes on Halloween evening.

The tradition of lighting fires survived until modern times and in the concept of ghosts, goblins and witches is still common to all Halloween observances and were believed to be about by the British. Traces of the Roman harvest festival survive in custom, prevalent in both the United States and England. Such as dunking for apples in a tub of water, and in the decorative use of pumpkins. Jack-O-Lanterns are one of the commonest signs of Halloween. But witches; ghosts and black cats are also used a great deal for Halloween decorations.

(Researched by Annette A Schultz)



Sponsors:

PJ's Market
Riverside Cafe
Lucie Hartley

Don't forget to vote on Election Day
November 6

Have a Happy Halloween, as well Happy Thanksgiving, right around the corner.

Staff:

Ricki Y Schultz
Lucie Hartley
Monica Giesie
Ann Freeman
John W Schultz & Company