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Angry Condo Owners Don't Faze Col Hts City Council

3-2 vote 'green-lights' affordable housing project

by Bryan Olson — Special to the *Anoka County Record* **EXCLUSIVE**

“You’re gone!” was shouted from the back of the room after a 3-2 vote of the Columbia Heights City Council moved a proposed affordable housing project another step forward.

“This will come back to bite ya!” “You won’t get a sign in my yard!” were just a few of the other threats made in reference to next year’s city elections. Mayor Donna Schmitt and city councilors Bobby Williams and Connie Buesgens received the crowd’s invective after spending three hours on the agenda item. (Voting against the project were John Murzyn Jr. and Nick Novitsky).



L to R: Mayor Donna Schmitt, Councilmember John Murzyn, and Councilmember Nick Novitsky

Even the city manager and city attorney were targeted by an angry attendee who shouted they had been “bought off” as he was leaving the council chambers.

The Oct. 9 televised council meeting was standing room only — a number of condominium owners complained about an apartment complex that is proposed to be built next to them. Only a handful of people, who were not condo owners or directly affected by the project, spoke in its favor.

Dominium Development and Acquisitions LLC, of Plymouth, MN plans to build two apartment buildings with a total of 148 units. There will be 134 parking spaces underground and 88 surface spaces for a total of 222. The project is estimated to cost \$40 to \$45 million and will be located at 1069 Grandview Way and 4729 Grand Avenue NE, next to the Grand Central Lofts condominium complex and cottage houses. Previously, a K-Mart store and before that a drive-in theatre were located on the site. (An adjacent piece of property at 47th and Central is to become the site of a new convenience store-gas station operated by Hy-Vee).

The condo and cottage house owners argue they bought their residences under the expectation that other condominiums would be built on the surrounding vacant land. The project dates to 2003 and the first condos were sold in 2005. The early buyers say they were promised that the first phase of the development would be expanded with more of the same type of housing — not apartments.

The Grand Central Lofts project has been embroiled in legal entanglements, bankruptcies and internal squabbles. Plans for further development stalled soon after it opened when the housing market dropped. The condo owners have said many times in public meetings they feel their investments are in jeopardy if anything other than market-rate condos are built on the surrounding available land.



Owen Metz
Dminium Development



Thomas Kurak
Condo owner

Housing continued on page 2

Deer Herd is Up, Along With Your Odds of a Collision

by Tom Steward

It may not be as wonkish as Kiplinger’s new top ten list ranking Minnesota the second least tax-friendly state in America. But Minnesota just made another top ten list that should also serve as a warning shot. I know from personal experience. Recently my trusty 2002 Suburban with 300,000 miles was towed for the last time.

Every fall about this time, State Farm Insurance calculates the likelihood of drivers hitting a deer or other large animal based on the number of accidents the year before and ranks the states. Minnesota remains seventh on the list again this year. But the chances of hitting a deer on Minnesota highways edged up, partly due to guys like me. My run-in happened last November on Highway 7 in Minnetrista.

I didn’t get the deer. This bulky atypical 11 point whitetail buck got me, bounding out of nowhere onto the highway just after sunset. Thankfully, the impact appeared to be instantly fatal,



as a friend and I found the buck down a ravine next to the road. I reported it in to the Hennepin County Sheriff’s office in hopes the meat would not go to waste.

It goes with the territory in states like Minnesota, warranting an annual reminder in the Duluth News Tribune.

The company said an estimated 1-in-74 Minnesota drivers will hit a deer or other large animal this year, up from about 1-in-80 drivers in 2016.

The chances of a collision rise and fall largely with the size of the herd, which has spiked this year. The odds of an accident double in the fall.

The company says the likelihood of colliding with a large animal more than doubles in October, November and December, during their mating seasons and when the big animals are being pursued by hunters.

Nationwide, an estimated 1.3 million drivers will submit insurance claims for collisions with big animals this year, about 1 in every 164 drivers on the road.

The cost of repairing vehicles after deer collisions also is going up, hitting \$4,179 on average in the 12 months ending June 30, 2017, up from \$3,995 the year before.

The most dangerous state to drive in this time of year? West Virginia, trailed by Pennsylvania, Montana, Iowa, Wisconsin and South Dakota—and Minnesota.

Accidents with deer aren’t just expensive — they also can be deadly. In 2013, the most recent year with complete data available, 191 people died as a result of vehicle collisions with animals across the U.S., according to the Insurance Information Institute and the Insurance Institute for Highway Safety.

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Housing *continued from page 1*

Condo owners at the council meeting also argued the city's Comprehensive Plan promotes single-family home ownership. One nearby resident said the city-sponsored conversion of the Sheffield neighborhood from predominantly apartments to more single-family homes has decreased the crime rate. (This area is immediately south of 47th Avenue and to the east of Central, near the proposed development).

Grand Central Lofts owners however have complained at all public meetings about the density of the project, expressed concerns about traffic and the use of their private streets, and want more underground parking provided.

Council action taken in June and July

The city council approved the issuance of \$45 million in housing revenue bonds at its meeting June 26. It was explained that the city would collect one percent of the bonding amount (\$450,000) as a fee, plus a park dedication fee from the developer.

Councilor Bobby Williams questioned why bonding was being done long before final building plans would be approved. Others on the dais told him this could be compared to qualifying for a mortgage and being pre-approved. The council voted unanimously to serve as a conduit for the tax-exempt bonds, which would save the developer money thanks to a rock-bottom interest rate. The bonds are to be paid off by revenue the developer will receive from apartment renters. Councilors and staff said numerous times that the city's taxpayers would not be obligated in any way for the bonding.

Two weeks later, the council voted on another piece of the project, but this time it was a 4-1 vote, with councilor Nick Novitsky dissenting.

He questioned creating the Tax Increment Financing District on the night before another public meeting about the project was to be held. He said he would have preferred to wait. Williams expressed similar misgivings, after which Mayor Schmitt reaffirmed that only a TIF district was being created and the project itself was not being approved.

Financial advisor Ehlers & Associates recommended that only a 12-year TIF district and an amount of slightly under \$1.5 million was adequate. Originally the developer had requested a 20-year TIF agreement. Dominion has also applied for a \$750,000 grant from the Metropolitan Council and the awards will be made known in December.

A report from Ehlers given to the council at a "work session" June 26 showed the city currently collects \$6,521 in annual taxes on the vacant property, and another \$8,004 is paid in taxes to the county, school district and miscellaneous taxing districts. (The tax capacity for the parcels is \$9,513). Ehlers estimated the taxes after the project is built will be around \$238,000 annually. (Staff used the figure of \$180,000 at the July 10 council meeting and a staff memo dated September 28 said the taxes generated would be \$151,375). After deducting the city's administrative fee and other expenses, the entire "increment" between the old tax rate for the once vacant land and the new taxation

reverts to the developer as a form of subsidy. The TIF district would be decertified after 12 years or when the \$1.48 million subsidy has been reached. After that, the city, county and school district would begin to collect taxes based on current values.

The largest incentive that is propelling the project are the tax credits available if the federal government's criteria for "affordable" housing are met. Renters' incomes cannot exceed a cap of 60% of the median income. City staff has said the median income of Columbia Heights residents is \$52,100 and there are 3.15 persons per household.

A single renter's income cannot exceed \$37,980, two at \$43,440 and four people in a rental unit cannot have a combined income of more than \$54,240.

The developer plans to rent 61 one-bedroom units for \$939 a month; 45 two-bedroom units at \$1,126 rent per month, and three-bedroom apartments would rent for \$1,297.

Ehlers' June report, when the project had 25 more units on the drawing board than it does now, estimated the tax credits could amount to about one-third of the project costs.

Public testimony takes up most of Oct. 9 council meeting

Tom Kurak, who owns nine of the 67 existing condos, often speaks for the owners as a group. He said that city staff has often described the site, including the existing Grand Central Lofts, as being 15 acres. He contends it's 10.17 acres. "The 15-acre site immediately had two acres taken out for commercial. Since then they've taken out Grand Boulevard and Outlot A, which has an unrestricted easement," said Kurak. Others, including the owners' attorney Thomas Radio, argued about the size of the acreage available and whether staff's density calculations were correct. City attorney James Hoelt defended the density calculations as being rightfully based on "gross acreage" and Dominion is the fee owner of the property.

Radio responded, "it's true that under most circumstances it's the gross area, but in this particular instance...there is a problem with part of the easement actually being formally and legally released by the association."

Hoelt retorted, "it's based on fee ownership and an easement is just an encumbrance on that. The nature of the easement is irrelevant." Radio added, "there is a dispute on that."

Due to Grand Central Lofts condo owners concerns about having renters as future neighbors, Mayor Schmitt asked several questions of Kurak and condo association head Paul Biernat. Schmitt said the 67-unit development has 7 more units than was originally planned. Biernat told her that 19 of their 67 units are rented out by owners, or they let them be occupied by family members. Schmitt asked Kurak about his criteria for

Rep. Scott on State Employee Contracts

You may have seen news about state employee contracts declined for approval by the Subcommittee on Employee Relations. It's important to know the facts of what's going on. First, there are step salary increases – carried over from the previous contract – above the base increases of 2% and 2.25%. This means some employees can see raises of 10%.



**Rep. Peggy Scott
District 35B**
437 State Office Bldg.
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul MN 55155
651-296-4231

The additional consideration we're faced with is Minnesota Management and Budget (MMB) hasn't confirmed that the total cost of almost \$170 million in this budget and nearly \$250 million in the next fits within the confines of each agency's budget. When we're talking about disrupting agency services and programs, it's important to have firm answers from MMB so we're not left with major shortfalls.

The decision by the subcommittee simply makes MMB and the unions renegotiate a new proposal that we hope shows sound budgetary planning. As this process moves forward, I'll continue to keep you updated.

determining eligible renters. He said he has an agent that handles the background checks and that he has never had to throw out an undesirable renter.

Just before taking the roll call vote, councilor Connie Buesgens rattled off a number of statistics from a prepared speech. In addition to the \$450,000 administrative fee for issuing the bonds, city hall stands to get \$222,000 from the developer as a park dedication fee, and \$280,000 in construction permit fees. She made an emphatic point to the audience: "we're working on a budget right now, and it is *tight*," inferring the extra revenue will be a welcome relief.

She said that 35% of the city's housing was rental, not a higher figure often erroneously claimed by the citizenry.

Buesgens said the only newer rental housing in the city is for senior citizens — 979 units. Otherwise, the city has not seen new apartment construction in many decades. According to the councilor, Minnesota has the lowest vacancy rate for rentals in the country. Homes in Columbia Heights are put up for sale and sold in a day. Rents are skyrocketing.

Before the night was over, a cell phone on the city manager's side of the dais went off again. Also audible was the Monday night football game. Yes, it's happened before.



Dominium Development and Acquisitions LLC's plans for two apartment buildings in Columbia Heights





ANOKA COUNTY WATCHDOG

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Always on the lookout for governmental waste, fraud, and abuse in Anoka County

October 13th, 2017

Quote of the Week: "We're tired of being pawns in a political game where Republicans think they can score points by beating up on hardworking people. They reject our contracts while they approve massive tax breaks for corporations and their wealthy cronies. Shame on them."

- AFSCME Council 5 president Elliot Seide

THE DOWNTRODDEN STATE EMPLOYEE?

There was a shriek and a howl emanating from the Capitol this week as some unionized state employees learned that the legislature's Subcommittee in Employee Relations (SER) had refused to rubber stamp their collective bargaining agreement.

The SER, on a party line 6-4 vote, rejected interim approval of the latest two-year agreement between the state and two bargaining units representing 29,000 state employees.

The SER is comprised of select members of the House and Senate who are empowered to give interim legislative approval to these contracts.

If the SER approves, the contracts, they become effective until the full legislature can meet and ratify or reject the SER's vote.

If the SER rejects, then the old CBA stays in effect until, again, the full legislature can meet to pass their own judgement on the new proposed CBA.

It is indeed rare for the SER to reject a contract, but it certainly in their power to do so.

Of course, the public employee unions cried foul over the rejection, but what about the six Republicans who sit on the SER? Was their decision a partisan attack on hard-working state employees, or was it a well-reasoned defense of taxpayers and legislative prerogative?

Consider the statement of state Rep. Jeff Howe, one of the SER members who voted to reject:

"A top responsibility for legislators is to be good stewards of tax dollars. That is why I cannot ignore question marks regarding what state employee contracts ultimately will cost taxpayers.

I am a member of the Subcommittee on Employee Relations, which has declined to approve new contracts for the state's two largest employee unions.

Most of the provisions that have been negotiated are palatable. Despite what is being reported, there are step salary increases on top of the across-the-board increases of 2 and 2.25 percent that can lead to some employees receiving 10-percent salary increases over the contract.

The deal-breaker for me is this: The last time these state employee contracts were negotiated, the final cost exceeded projections by \$100 million. This time, Minnesota Management and Budget is unable or unwilling to confirm the new proposal fits within the confines of the funding that has been appropriated for these contracts. MMB has failed to adequately demonstrate that each agency can absorb these additional costs without disrupting all services and programs.

MMB says it thinks the contracts will fit the budget, but we told them they need to show us that. They haven't proven it with evidence yet. Our hope is that MMB will submit an agreement with the numbers that show it fits within the confines of the budget and earns the support of the subcommittee's members.

Some people may try to make this a political issue and that is too bad. The bottom line is I cannot, in good conscience with the taxpayers, support a contract when the state officials who negotiated it will not confirm the numbers work."

The highly compensated union bosses who are decrying "attacks" on state employees and cherry picking reasonable contract provisions and failing to admit that not only is the contract likely to exceed what the legislature allocated, it's a contract that far, far exceeds what true working people in the private sector make in wages and benefits.

In addition to possible 10% wage increases, let's take a look at some other provisions in the contract for employees represented by the Minnesota Association of Professional Employees.

Take a state employee represented by MAPE who is at the top of the seniority scale.

That employee will make over \$120,000 annually, more than double the median household income.

He will accrue 29.25 days of paid vacation each year.

He gets 11 paid holidays, including President's Day and a "floating holiday", which is simply just another day off work.

He also gets 13 days of sick leave each year.

That's a total of 53 days of paid time off each year. That's the equivalent of a day off work, paid, every week all year long.

In other words, a four-day work week all year round.

The SER was right to reject the contract not only for the lack of guarantees regarding the cost, but also to send the executive branch back to the bargaining table to get the contract under control.

Making six figures, getting 53 days of paid vacation, sweet health care and a defined benefit retirement plan is hardly an attack on the bureaucrats who work for the state.

When government lives better than those who fund government, we have a serious problem.

Moreover, the GOP, unlike Dayton and the DFL, owes these unions nothing.

They spend millions each election cycle to elect Democrats, who then roll over at the bargaining table, paying back the union that got them elected.

It's time for the GOP to assert some control over the process.

The Anoka County Watchdog is a place where concerned taxpayers can find fact-supported information and other resources about governmental waste and abuse in Anoka County.

My intent is to provide you, the taxpayer, with the information you need to hold your local politicians accountable.

Visit my website and sign up for free weekly e-mail updates at:

www.AnokaCountyWatchdog.com

or contact me personally at:

harold@anokacountywatchdog.com

Sincerely,

Harold E. Hamilton, owner.

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PUBLIC NOTICES

MINNESOTA DEPARTMENT OF NATURAL RESOURCES

Lands and Minerals Division

NOTICE OF HEARING ON SALE OF STATE LAND

NOTICE IS HEREBY GIVEN, that pursuant to Minnesota Statutes, section 97A.135, subd. 2a, a hearing will be held by the Department of Natural Resources, at the Carlos Avery Wildlife Management Area Office, 5463-C West Broadway, Forest Lake, Minnesota, 55025, on November 1, 2017 at 6:00 p.m.

The purpose of the hearing is for public input regarding the sale of state land situated in the County of Anoka, and described as:

The Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section Twenty-nine (29) Township Thirty-three (33), Range Twenty-five (25), EXCEPTING therefrom, a tract described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Southwest Quarter of Section 29; thence running North along the East side of said Northeast Quarter of the Southwest Quarter a distance of about 22 rods to a point where road leading to Elk River crosses said East line; thence in a Southwesterly direction along the East side of said road to the South line of said Northeast Quarter of the Southwest Quarter; thence East a distance of about 11 roads to the place of commencement.

Minnesota Statutes, section 97A.135, subd. 2a, requires that a public hearing be held before lands within a Wildlife Management Area can be disposed of through sale or exchange. The parcel is designated as part of the Bearman Wildlife Management Area.

It is proposed that this parcel of land be offered for sale by the Department of Natural Resources in a public sale. This parcel is no longer needed for public purposes. If, after public hearing, the disposal of the land is in the public interest, the Commissioner of Natural Resources may vacate the parcel from Wildlife Management Area designation.

Questions regarding this proposal can be directed to Amy Schwarz, Department of Natural Resources, Division of Lands and Minerals, 500 Lafayette Road, St. Paul, Minnesota 55155; telephone: (651) 259-5435; TTY: 1-800-657-3929; fax (651) 896-5939; email: amy.schwarz@dnr.state.mn.us.

Dated October 9, 2017 /s/ Susan E. Damon, Assistant Director, Division of Lands and Minerals

(10/17, 2017 ACR) #757

MINNESOTA DEPARTMENT OF NATURAL RESOURCES

Lands and Minerals Division

NOTICE OF HEARING ON SALE OF STATE LAND

NOTICE IS HEREBY GIVEN, that pursuant to Minnesota Statutes, section 97A.135, subd. 2a, a hearing will be held by the Department of Natural Resources, at the Carlos Avery Wildlife Management Area Office, 5463-C West Broadway, Forest Lake, Minnesota, 55025, on November 1, 2017 at 5:00 p.m.

The purpose of the hearing is for public input regarding the sale of state land situated in the County of Anoka, and described as:

The East Half of the Southwest Quarter of the Southwest Quarter, Section 25, Township 33 North, Range 22 West, Anoka County, Minnesota.

Minnesota Statutes, section 97A.135, subd. 2a, requires that a public hearing be held before lands within a Wildlife Management Area can be disposed of through sale or exchange. The parcel is designated as part of the Carlos Avery Wildlife Management Area.

It is proposed that this parcel of land be offered for sale by the Department of Natural Resources in a public sale. This parcel is no longer needed for public purposes. If, after public hearing, the disposal of the land is in the public interest, the Commissioner of Natural Resources may vacate the parcel from Wildlife Management Area designation.

Questions regarding this proposal can be directed to Amy Schwarz, Department of Natural Resources, Division of Lands and Minerals, 500 Lafayette Road, St. Paul, Minnesota 55155; telephone: (651) 259-5435; TTY: 1-800-657-3929; fax (651) 896-5939; email: amy.schwarz@dnr.state.mn.us.

Dated October 9, 2017 /s/ Susan E. Damon, Assistant Director, Division of Lands and Minerals

(10/17, 2017 ACR) #757

ANOKA COUNTY Public Notice

NOTICE IS HEREBY GIVEN, a public informational meeting will be held on Wednesday, October 24, 2017 at 3:00 p.m. at the Anoka County Highway Department, 1440 Bunker Lake Boulevard, Andover, MN 55304. The purpose of this meeting will be to review and accept comments on the Anoka County Storm Water Pollution Prevention Plan (SWPPP).

The SWPPP is a document required by the State and Federal government that outlines how the county will work towards reducing pollution in storm water runoff. This Plan will be presented and public feedback will be received during the meeting.

A copy of the SWPPP is available for public review at the Anoka

County Highway Department Offices, 1440 Bunker Lake Blvd., Andover, MN 55304. Written comments on the SWPPP may be directed to the "Anoka County Highway Engineer" at the Anoka County Highway Department Offices. For more information, please feel free to call Meghan Litsy (WSB & Associates, Inc.), 763-287-7155 or Dan Frey (Anoka County Highway Department), at 763-324-3123.

/s/ Dan Klint, Assistant County Attorney (10/10, 10/17, 10/24, 2017 ACR) #756

ANOKA COUNTY BOARD MEETING SUMMARY

The Anoka County Board met on September 26, 2017. Standing county committee information reports and action items were considered, and action was taken as necessary. The following resolutions were adopted: #2017-101 OJP Grant Agreement, #2017-102 County Road 79 (Riverdale Drive NW/Northdale Blvd. NW), #2017-103 MN Department of Revenue Agreement, #2017-104 General Obligation Bonds, #2017-105 Economic Assistance Payments, #2017-106 Family Homelessness Prevention Funding, #2017-107 Contract Signatory, #2017-108 thru 113 Tax-Forfeited Properties, #2017-114 and 115 Donations, #2017-116 Contract Signatory, #2017-117 TZD Enforcement Grant, #2017-118 Donation, #2017-119 Tax Levy, and #2017-120 Public Safety Tax Levy. A full copy of the agenda, minutes, accounts, and claims greater than \$2000 may be found on the Anoka County Web site: www.anokacounty.us (10/17, 2017 ACR) #759

CERTIFICATE OF ASSUMED NAME STATE OF MN MN STATUTES CHAPTER 333

The undersigned, who is or will be conducting business in the State of Minnesota under an assumed name, hereby certifies:

1. Assumed Name: **Tags To Go**
2. Principal Place of Business: **11829 Dogwood Street NW Coon Rapids, MN 55448**
- Nameholder(s): **Lawrence T Cody 11829 Dogwood Street NW Coon Rapids, MN 55448 Teri L Wingness 923 87th Lane NW Coon Rapids, MN 55433**

4. I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in Minnesota Statutes section 609.48 as if I had signed this certificate under oath.

FILED: 10/10/2017 # 973056200026 /s/ Lawrence T Cody (10/17, 10/24 2017 ACR) #760

CERTIFICATE OF ASSUMED NAME STATE OF MN MN STATUTES CHAPTER 333

The undersigned, who is or will be conducting business in the State of Minnesota under an assumed name, hereby certifies:

1. Assumed Name: **Enhance Beauty & Spa**
2. Principal Place of Business: **262 57th Avenue Northeast Fridley, MN 55432**
3. Mailing Address: **3305 Croft Drive St. Anthony, MN 55418**
4. Nameholder(s): **A & C Ventures, Inc. 3305 Croft Drive St. Anthony, MN 55418**

5. This certificate is an amendment of Certificate of Assumed Name File Number: 919046900027. Originally filed on 12/6/2016.

6. I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in Minnesota Statutes section 609.48 as if I had signed this certificate under oath.

FILED: 8/22/2017, # 963473600041 /s/ Eric Anderson, Treasurer (10/17, 10/24, 2017 ACR) #752

PUBLIC NOTICES

UNPAID

CITY OF COLUMBUS

NOTICE OF HEARING ON PROPOSED ASSESSMENT 2017 Street Improvements

Notice is hereby given that the Columbus City Council will meet at 7:00 p.m. on October 24, 2017 in the City Hall at 16319 Kettle River Blvd., Columbus, Minnesota to consider, and possibly adopt, the proposed assessment for the improvement of 141st Avenue, from Lake Drive (CSAH 23) to approximately 1 mile west (City Project 2017-5) by subgrade preparation, bituminous surfacing, and appurtenances thereto. Adoption by the council of the proposed assessment against abutting or benefiting property may occur at the hearing.

Such assessment is proposed to be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January, 2018, and will bear interest at the rate of 4.50 percent per annum from the date of the adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2017. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

You may at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City of Columbus. No interest shall be charged if the entire assessment is paid within 30 days from the adoption of this assessment. You may at any time thereafter, pay to the City of Columbus, the entire 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 succeeding year. If you decide not to prepay the assessment before the date given above the rate of interest that will apply is 4.50 percent per year. The right to partially prepay the assessment is available.

The proposed assessment roll is on file for public inspection at the city clerk's office. The total amount of the proposed assessment is \$184,600.00. Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

Under Minn. Stat. §§ 435.193 to 435.195 and city ordinance (policy), the council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older, one retired by virtue of a permanent and total disability, or a member of the National Guard or other reserves ordered to active military service for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law and ordinance (policy), all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law and ordinance (policy) may, within 30 days of the confirmation of the assessment, apply to the city clerk for such deferral of payment of this special assessment on his/her property.

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the mayor or clerk of the city within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk.

E. Mursko, City Clerk

CITY OF COLUMBUS NOTICE OF HEARING ON PROPOSED ASSESSMENT 2017 Street Improvements

Notice is hereby given that the Columbus City Council will meet at 7:00 p.m. on October 24, 2017 in the City Hall at 16319 Kettle River Blvd., Columbus, Minnesota to consider, and possibly adopt, the proposed assessment for the improvement of 159th Avenue and Xingu Street, from Kettle River Boulevard to 162nd Avenue (City Project 2017-1) by subgrade preparation, bituminous surfacing, and appurtenances thereto. Adoption by the council of the proposed assessment against abutting or benefiting property may occur at the hearing.

Such assessment is proposed to be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January, 2018, and will bear interest at the rate of 4.50 percent per annum from the date of the adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2017. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

You may at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City of Columbus. No interest shall be charged if the entire assessment is paid within 30 days from the adoption of this assessment. You may at any time thereafter, pay to the City of Columbus, the entire 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 succeeding year. If you decide not to prepay

the assessment before the date given above the rate of interest that will apply is 4.50 percent per year. The right to partially prepay the assessment is available.

The proposed assessment roll is on file for public inspection at the city clerk's office. The total amount of the proposed assessment is \$112,950.00. Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

Under Minn. Stat. §§ 435.193 to 435.195 and city ordinance (policy), the council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older, one retired by virtue of a permanent and total disability, or a member of the National Guard or other reserves ordered to active military service for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law and ordinance (policy), all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law and ordinance (policy) may, within 30 days of the confirmation of the assessment, apply to the city clerk for such deferral of payment of this special assessment on his/her property.

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the mayor or clerk of the city within 30 days after the adoption of the

assessment and filing such notice with the district court within ten days after service upon the mayor or clerk.

Elizabeth Mursko City Administrator/Clerk

CITY OF COON RAPIDS

NOTICE OF PUBLIC HEARING BEFORE THE COON RAPIDS CITY COUNCIL

PLEASE TAKE NOTICE that the Coon Rapids City Council of the City of Coon Rapids, Minnesota will hold a public hearing on Tuesday, November 7, 2017 at approximately 7:00 p.m. in the City Hall located at 1155 Robinson Drive NW to take public comments on the following item:

Wellhead Protection Plan Amendment, Part II, for the City of Coon Rapids System.

All persons interested may appear and be heard set forth above or may file written comments with the City Clerk prior to the date of the hearing set forth above.

Joan Lenzmeier, City Clerk

CITY OF EAST BETHEL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of East Bethel will hold a public hearing on Tuesday, October 24th, 2017, 7:00 PM, at the City Hall, 2241 221st Avenue NE, East Bethel, MN. The hearing will be to consider the request by owner/applicants, Robert and Anna Welch, to obtain an Interim Use Permit to own up to two miniature potbellied pigs on their property. The location being 811 221st Ave NE, East Bethel, MN 55011, PIN 06-33-23-44-0005. The Zoning Classification is Single Family Residential (R1) District.

You are receiving this notice because your property is within a 350 feet of the location of the request.

The hearing of this request is not limited to those receiving copies of this notice, and if you know of any neighbor or interested property owner, who for any reason has not received a copy, it would

PUBLIC NOTICES

continued on page 5

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PUBLIC NOTICES

from page 5
vote all mmbrs voted aye. The motion carried. President Raphael handed out a prelim list of Referendum Spending Priorities. They are:
• Reduce class size averages with an emphasis on early elem grades
• Restore and enhance classroom instructional resources that were reduced or eliminated through previous budget reductions
• Make efforts to attract and retain the best teachers and staff

• Enhance support for struggling students
• Expand gifted and accelerated learning opps for students
• Retain and enhance education opps for students including music programs, career and tech programs, elective course opps, and college level courses for HS students
• Establish financial stability in an effort to avoid future budget reductions
Discussion followed. Mmbr Peterson made a motion to appv the Referendum Spending Priorities as written. The motion was 2nd by Mmbr Theisen, by roll

call vote all mmbrs voted aye. The motion carried. No new business was rptd. As there was no further business Mmbr Olson to adjourn. All mmbrs present voted aye and the mtg adjourned at 8:32 pm.
FOREST LAKE ISD 831
REGULAR SCHOOL BOARD MEETING
October 5, 2017
Revised for Publication
The regular mtg of the School Board of ISD No. 831, Forest Lk., MN, was called to order by Rob Rapheal at 7:00 pm on 9-7-17, at the

School District Offices. bldg. A separate cmtee is in charge and will present the new name called and the following members were present: Luke Odegaard, Jeff Peterson, Robert Rapheal, Gail Theisen and Supt. Steve Massey, ex officio. Mmbr Morehead arrived at 7:20 pm. Mmbrs Corcoran and Olson were absent. The mtg agenda was revwd and no changes were made. Unscheduled Visitors: Mmbr Theisen rptd two attendees at the Listening Session. Student Achievement: ALC/CLC Principal Lafean rptd on alternative options for families and support in the district. ALC teacher Gieschen was present and an ALC student shared her story of moving from the high school to the ALC for her education and the success she is having there. Positive Happenings: Schl Bd Mmbrs rptd on sch prog and events attended the past month. Reports: Communications: Mmbr Theisen rptd the cmtee discussed the upcoming referendum, revwd district brochure and website, talked about upcoming tours. 916 -Mmbr Theisen recvd an update from the Career & Tech Center, appvd hiring an equity and curriculum coordinator, recvd finance overview, went over a prelim transition plan for restructuring due to a retirement, discussed NSBA annual conference, revwd policies. Equity Alliance MN - Mmbr Morehead rptd the next mtg would be in FL on Oct.18, two students were added to the bd, revwd policies. Policy Committee - Mmbr Peterson rptd new mmbrs on the cmtee, moved the recommended changes for the three policies on tonight's agenda for first readings. Bldgs and Grounds - Mmbr Peterson rptd they revwd summer bldg progress. Staff Welfare - Mmbr Odegaard rptd the cmtee talked about the naming process and timeline for the 7/8

Ed \$21,555.62. Appvd Classified Personnel: Transfer -3; LOA -8; Recommend Employ -9 ; Resign -5; Retire -2
Appvd Licensed Personnel: Unpaid LOA -3; Non-Curricular Assign - 9; Employ -2; Retire/Resign - 3; Change in FTE -1; Auth of Adtl Positions -2
Donations: Mmbr Odegaard moved, 2nd by Mmbr Theisen to adopt the resolution accepting the following: dictionaries to Scandia Elem 3rd graders from Scandia Marine Lions, valued at \$1095.25; \$105.00 from Wells Fargo Community Support to Century Jr. High for genl support; \$500.00 from American Legion Auxiliary Unit 225, FL, to FL Elem for schl supplies; schl supplies from Flyaways Gymnastics, FL, to Wyoming Elem, valued at \$100.00; \$35.56 from C. Fletcher, FL, to Wyoming Elem for kdgn supplies; schl supplies from J. Millsap, FL, to Wyoming Elem valued at \$15.00; alto saxophone from C&J Harris, FL, to FLHS band for student use, valued at \$400.00; \$2800.00 from FLE/FVE PTA to FL Elem to lower the cost of field trips per class; Gopher recess balls from FLE/FVE PTA to FLE for recess equipment, valued at \$150.00; 17 backpacks with schl supplies from Verizon, FL, to FV Elem; 2 wheelchairs, one overbed table, 2 boxes of linens and 100 plastic Fairview bags from Fairview Med Center, Chisago City, to FLHS Intro to Healthcare program; schl supplies from Osceola Med Center Employees in Scandia, to Scandia Elem for students in need, valued at \$75.00; school supplies from L&W Brandenburg, Scandia, to Scandia Elem for students in need, valued at \$50.00; \$1000.00 from Coon Lake Community and Sr. Center to Columbus Elem for supplies or anything needed; \$1500.00 from Landmark Insurance Services, FL, to FL Food Service Dept to help families with pmts for schl meals; 15 gift bags for dog owners from Chuck & Don's, FL, to Comm Ed Adult Lifelong Learning to distribute to participants attending

Dog First Aid & CPR classes. All mmbrs present voted aye and the motion carried. Old Business: No old business was reported. New Business: First Readings: Family and Medical Leave Policy 428; Mandated Reporting of Maltreatment of Vulnerable Adults Policy 414; Mandated Reporting of Child Neglect or Physical or Sexual Abuse Policy 522. These will be placed on the next reg bd agenda for bd action. Communications: The Schl Bd revwd the communications and upcoming calendar dates. As there was no further business, Mmbr Theisen moved, 2nd by Mmbr Peterson to adjourn. All mmbrs voted aye & the mtg adjourned at 8:01pm.

Anoka-Hennepin ISD 11 home page on the Internet or at the district office located at 2727 N Ferry Street, Anoka, MN 55303. If you would like a printed copy of this portion of the minutes, please send a stamped, self-addressed envelope to the attention of Debbie Koffski at the above address.
3. Approved Coon Rapids Ice Arena Lease Agreement.
4. Approved the Transportation Policy Update. Motion passed.
Superintendent Law gave a report to the Board and reviewed the Board calendar. He highlighted the collaboration types of work our district is participating in i.e. SEE, NWSISD, and a variety of community engagement nights at our high schools highlighting the Fit for the Future Referendum. The meeting then continued with the work session portion of the agenda: Elementary District No. 11 held a work session meeting on Monday, September 11, 2017, at the Educational Service Center, Anoka, Minnesota. Chair Heidemann called the meeting to order at 5:32 p.m. The following members were present: Marci Anderson, Nicole Hayes, Bill Harvey, Tom Heidemann and William Fields. Jeff Simon was absent.
CONSENT AGENDA
Marci Anderson moved and William Fields seconded the motion to approve the following consent agenda items:
1. Minutes from the August 28, 2017, School Board meeting.
2. Personnel items as follows:
RETIREMENTS
Name: Teri Kukachka
Current or Most Recent Position: BHS-Paraeducator
Last Day Employed: 12/1/2017
A detailed list of the Resignations/Terminations, Layoffs and Recalls, Leave of Absence, Modified Leave of Absence, Appointments, Extra Service Agreements, Curriculum Writing, Behind the Wheel and Cash Disbursements is available through the

**MN DEPARTMENT OF PUBLIC SAFETY
TODD TRIPP DBA KANSAS CITY IMPORTS, INC.
GARY RUBIN**

STATE OF MINNESOTA COUNTY OF ANOKA
DISTRICT COURT TENTH JUDICIAL DISTRICT
Case Type: Other civil

Dr. Wayne Dahl, DC, Plaintiff,
vs.
Minnesota Department of Public Safety – Motor Vehicle Services Division, Todd Tripp DBA Kansas City Imports, Inc. and Gary Rubin, Defendants.

SUMMONS
Court File No. 02-CV-17- _____

1. **YOU ARE BEING SUED.** The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is attached to this Summons. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

2. **YOU MUST REPLY WITHIN 20 DAYS TO PROTECT YOUR RIGHTS.** You must give or mail to the person who signed this Summons a written response called an Answer within 20 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this summons located at: PO Box 120670, St. Paul, MN 55112.

3. **YOU MUST RESPOND TO EACH CLAIM.** The Answer is your written response to the Plaintiff's Complaint. In your Answer, you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

4. **YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS.** If you do not Answer within 20 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

5. **LEGAL ASSISTANCE.** You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places you can get legal assistance. **Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.**

6. **ALTERNATIVE DISPUTE RESOLUTION.** The parties may agree to be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rule of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

LAW OFFICES OF RACHEL K. NELSON, PLLC
/s/ Rachel K. Nelson
By: Rachel K. Nelson (#0391333)
Attorney for Plaintiff Dr. Wayne Dahl, DC
P.O. Box 120670
St. Paul, MN 55112
(763) 234-0447
attorney.nelson@live.com
Dated: September 25, 2017
(10/10, 10/17, 10/24 2017 ACR) #753

Anoka County RECORD
SINCE 2011

PO BOX 21014
COLUMBIA HEIGHTS MN 55421-0014
(763) 220-0411

Published weekly by Anoka County Record LLC
John Kysylyczyn, Owner and Publisher
E-mail: editor@anokacountyrecord.com

Subscriptions sent 1st Class U.S. Mail \$100/yr
Single Issue \$2 (check or money order)

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ANOKA-HENNEPIN ISD 11

The School Board of Anoka-Hennepin Independent School District No. 11 held a work session meeting on Monday, September 11, 2017, at the Educational Service Center, Anoka, Minnesota. Chair Heidemann called the meeting to order at 5:32 p.m. The following members were present: Marci Anderson, Nicole Hayes, Bill Harvey, Tom Heidemann and William Fields. Jeff Simon was absent.

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