

Mission of the City of Courtland

We envision Courtland as a city with managed growth which offers a high quality of life for individuals, families and businesses at an affordable cost.

City Council Minutes

Public Hearing Meeting

November 7, 2024

Members Present: Mayor Al Poehler
Council Member Pam Rodewald
Council Member Justin Kraus
Council Member Ralph Bents
Council Member Paul Bode

Members Absent:

Others Present: Julie Holm Dave Ubel Mark Fiemeyer Eric Hauser Karen Fluegge Deb Clancy Jason and Jen Kuester
Rich Reichel Darin Portner Richard Krohn Tim Portner Greg Juberien Bryan Peterson

The public hearing meeting for 2024 Street and Storm Water Improvements Assessments for Colling Drive was called to order by Mayor Al Poehler at 7:00 pm on November 7, 2024 in the Council chambers in City Hall.

Mayor Al Poehler began the Hearing explaining that properties affected by the project should have received a letter and the assessment roll for the project. Eric Hauser, of Bolton and Menk, was also present to help answer the residents' questions.

Property owners Rich Reichel and Jason Kuester were very displeased with the assessments and shared their concerns.

Reichel questioned how the calculations were figured for the project's assessments. Hauser explained the five-tier approach for how percentage of costs is being assessed to residents which had also been presented at the preliminary Public Hearing for the project. The tiers were figured by the size of their property. A non-adjacent property to Collin Drive would be either under three acres or over three acres (twice the assessment); or adjacent to Collin Drive by less than two acres, two to five acres (twice the assessment), or larger than five acres (three times the assessment).

Reichel says his eighteen lots are being assessed \$51,000. These lots could fit in someone else's parcel, and they are only charged \$20,000 for their assessment. I just do not think this is fair, but I am moving forward with developing the lots, and I will be billed commercial property taxes. I am wondering why I should even invest in Collin Drive, I am not even on that road. Poehler responds that this was discussed at the first public hearing and tonight's hearing is to give the final numbers on the project and what assessments will be, during the first meeting, no one seemed to be upset and when the bids came in with good numbers, council moved forward with he project.

Jason Kuester questioned why he is being assessed \$18,178 for his 2.46 acres. It was explained to him that he has 2.46 acres, so he is being assessed as a second tier assessment. Mr. Kuester questions on voting for the project, Council Member Rodewald responded that there was not to be a vote, the decision was made at council and is not up for discussion.

Reichel suggested that the city pay more toward the project. Council member Ralph Bents responded, "Because it is taxpayers' money and not the city's money. Why should someone living somewhere else pay toward someone else's project."


Resident Debra Clancy questioned what the fixed rate would be for the assessment. It is eight percent for all ten years. City Clerk Julie Holm explained that residents have 30 days to pay the assessment, which is December 7, 2024. Residents who want to make full or partial assessment payments should write a check to the City of Courtland or the assessment will be put on their tax roll.

Rodewald made a motion to adjourn. Bents seconded the motion. Motion carried with all in favor.

Meeting adjourned 7:00pm

A signed written copy of the minutes is on file in the office of the city clerk.

Respectfully submitted,



Julie Holm, City Clerk