



MAYOR & COUNCIL COMMUNICATION

DATE: June 2, 2015
**CONSENT
ITEM #2
MOTION**

AGENDA ITEM: Approval to Reallocate Assessments between Lennar and Boulder Ponds (0.62 acre parcel)

SUBMITTED BY: Cathy Bendel, Finance Director

THROUGH: Cathy Bendel, Finance Director

REVIEWED BY: Nick Johnson, City Planner

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Administrator
- Report/Presentation.....City Administrator
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: Finance

FISCAL IMPACT: None

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to approve the reallocation of special assessments related to a lot line adjustment between Parcel ID 34.029.21.31.0006 and Parcel ID 34.029.21.32.0001. City Council is required to make any special assessment changes. No specific motion is needed as this is recommended to be part of the *Consent Agenda*.

BACKGROUND INFORMATION: As part of the Section 34 water and sewer project, the property owners were assessed the infrastructure costs. Those costs were assessed to all property owners that were part of the project over 15 years beginning in 2014.

At the end of 2014, it was identified that a small pie shape of land (see attached highlight map) would need to be sold from Lennar to Boulder Ponds to allow for the best placement of 5th Street.

At that time, the City Attorney worked with the impacted landowners to review the specifics and determine a reasonable allocation related to the 0.62 acre pie shaped parcel. All agreed that \$1,166.54 was a reasonable amount to be allocated to this parcel based on the acreage, and the amount was paid to the City based on the anticipated land sale in 2014. However, the land transaction was delayed until now which is why it is coming to the City Council for approval at this time.

The City Council approval is required by Washington County if any changes/corrections are needed related to parcels with outstanding special assessments. Approval of this item will approve that the attached draft letter be sent to Washington County directing that this reallocation is approved by the City Council of Lake Elmo and that all remaining assessments will remain with Parcel ID 34.029.21.31.0006.

RECOMMENDATION: It is recommended that the City Council approve the proposed reallocation of special assessments.

ATTACHMENTS:

1. Map showing location of the 0.62 acre parcel
2. Draft letter to go to Washington County authorizing the release of the lot line adjustment