



## **MAYOR & COUNCIL COMMUNICATION**

**DATE:** October 18, 2016  
**REGULAR**  
**ITEM #** 16

**AGENDA ITEM:** 2016 Street, Drainage and Utility Improvements – Assessment Hearing on Improvements and Adopting the Final Assessment Roll

**SUBMITTED BY:** Jack Griffin, City Engineer

**THROUGH:** Kristina Handt, City Administrator

**REVIEWED BY:** Cathy Bendel, Finance Director  
Sarah Sonsalla, City Attorney  
Chad Isakson, Assistant City Engineer

### **SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item ..... City Engineer
- Report/Presentation ..... City Engineer
- Questions from Council to Staff ..... Mayor Facilitates
- Open Public Improvement Hearing; Public Input ..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion ..... Mayor & City Council
- Action on Motion ..... Mayor Facilitates

**POLICY RECOMMENDER:** Engineering/Finance.

**FISCAL IMPACT:** None. Holding the final assessment hearing follows state statute for assessing benefitting properties for the improvements and adopting the final assessment roll finalizes the special assessments to be levied for the project.

**SUMMARY AND ACTION REQUESTED:** The City Council is respectfully requested to conduct the Final Assessment Hearing for the 2016 Street, Drainage and Utility Improvements and to hear upon any objections to the proposed assessment whether presented verbally or in writing. Following the Hearing, the Council is asked to consider adopting the final assessment roll.

**LEGISLATIVE HISTORY/BACKGROUND INFORMATION:** On September 20, 2016, the City Council approved a Resolution declaring the costs to be assessed, ordering the preparation of the proposed assessment, and calling for the hearing on proposed assessment for the 2016 Street, Drainage and Utility Improvements.

Pursuant to Minnesota Statutes, Section 429 the Council must declare the final amount to be assessed against the benefitting properties and the hearing on the proposed assessment for these improvements must be conducted. Staff has attached a proposed Final Assessment Roll per the unit assessment amounts presented below. Mailed notice has been provided to each assessed property and notice of the public hearing has been published in the local paper in accordance with Minnesota Statutes, Section 429. The Final Assessment Roll must be certified to the County Auditor by November 30, 2016.

The Final Assessment Rolls have been calculated based on the final project costs and in accordance with the City's Special Assessment Policy. The final total project cost is \$1,285,400; down from the feasibility report total project cost of \$1,359,800. The final total cost of the street improvements are \$1,119,200 and water system improvements are \$166,200. The summary table below outlines changes when compared with the feasibility report for a standard residential property. There are select properties that are non-residential or were assigned higher equivalent values. The proposed assessment for these parcels can be reviewed on the attached assessment rolls.

Table 1: Assessment Comparison

	<b>Feasibility Report</b>	<b>Proposed Final Assessment</b>
Kirkwood Neighborhood (Streets)	\$13,800	\$11,700
Kelvin Neighborhood (Streets)	\$5,200	\$5,100
Kelvin Neighborhood (Lateral Watermain)	\$12,000	\$11,900
Kelvin Neighborhood (Trunk Watermain)	\$2,900	\$2,900
Stonegate Neighborhood (Streets)	\$6,000	\$5,600

Assessments for street improvements are being levied over 10 years and the water system improvements will be levied over a 15-year period.

**RECOMMENDATION:** Staff is recommending that the City Council adopt Resolution No. 2016-95; Adopting the Final Assessment Roll for the 2016 Street, Drainage and Utility Improvements. The recommended motion for this action is as follows:

***“Move to approve Resolution No. 2016-95, Adopting the Final Assessment Roll for the 2016 Street, Drainage and Utility Improvements.”***

**ATTACHMENT(S):**

1. Resolution No. 2016-95 Adopting the Final Assessment Roll on Street and Watermain Improvements.
2. Notice of Hearing on Proposed Assessment.
3. Final Assessment Rolls.