

Special Meeting
October 27, 2015

Meeting called to order by Mayor Tammy Konz at 7:00pm

Council Members present: Aaron Dahlinger, Tammy Konz, Joe Krippner, Paula Capes and Eric Loewen

Others present: Tom Jovanovich, Randy Sabart, Ed Maus, Tim Ellis and Jason Mehr

Mayor Konz opened the Public Hearing for the Maus Dr Improvement Project Assessments

City Engineer, Randy Sabart, reviewed the project for those present (presentation slides attached). The preliminary special assessment rate was \$53.81/lineal foot and the final special assessment rate is \$53.12/lineal foot.

Property owner Tim Ellis inquired about the silt fence; per the MPCA permit it must stay in place until 70% germination.

Property owner Ed Maus asked about the maintenance timeline for the road in the future; seal coating is done 6-7 years, crack filling is done 2-3 years and striping is done 3-5 years. The road has been striped with epoxy paint and not latex as it lasts longer.

Those present discussed speed limit signs and no parking signs.

Motion made by Paula Capes and seconded by Joe Krippner to close the Public Hearing for the Maus Dr Improvement Project Assessments; motion carried

Motion made by Paula Capes and seconded by Eric Loewen to adopt Resolution No. 10272015A A Resolution Adopting Assessment; motion carried

Those voting in favor: Tammy Konz, Joe Krippner, Eric Loewen, Aaron Dahlinger and Paula Capes

Those voting against: none

Those absent: none

City Attorney, Tom Jovanovich, reviewed the assessment appeal process with those present.

Mr. Sabart updated the Council on the Heritage House Expansion engineering.

Motion made by Eric Loewen and seconded by Paula Capes to adjourn at 7:40pm; motion carried

Respectfully submitted by Nicole Pilarski

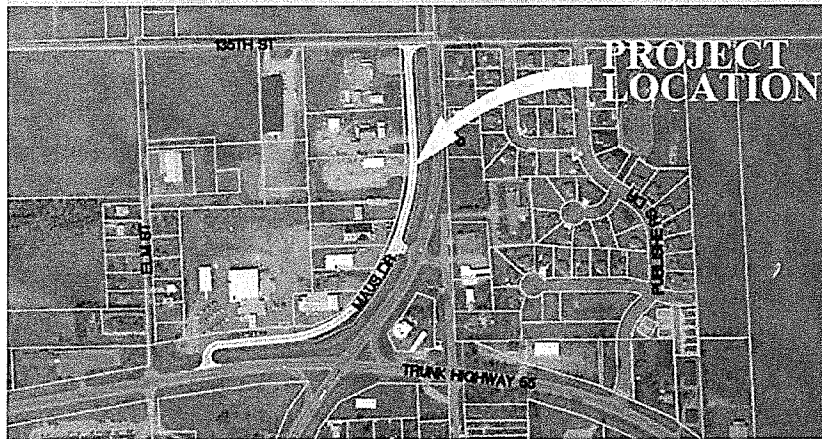
Special Assessment Hearing
October 27, 2015

2015 Maus Drive Bituminous Street Improvements



Project Location

Subdivision	Street Name	From	To
Maus Addition	Maus Drive	Trunk Highway 55	135 th Street



Building a Better World for All of Us®

Projected Final Project Costs by Project Area

Maus Drive Improvements		
Item	Preliminary Cost	Projected Final Cost
Construction	\$228,900	\$245,900
Contingency	\$22,900	\$7,400
Prelim Engineering Report	\$13,950	\$13,950
Geotechnical Investigation	\$1,600	\$1,615
Engineering (Design & Construction)	\$50,400	\$50,400
Fiscal, Legal, & Administrative	\$36,000	\$30,000
Total	\$353,750	\$349,265



Building a Better World for All of Us®

Special Assessments

- Special Assessment Practice
 - Specially assess benefits derived from street surface improvements
 - 30% specially assessed to property owner
 - 70% subsidized by City



Building a Better World for All of Us®

Special Assessments

- Special assessments calculated on the basis of “frontage” on per lineal foot basis
- Selected basis or method is meant to balance equity in distribution of special assessment
- Assessment “frontage” determined by:
 - Dimension of lot abutting the improvement



Building a Better World for All of Us®


Project Funding by Project Area

Maus Drive Improvements			
	Special Assessment	City Subsidy	Total
Preliminary	\$106,125 (30%)	\$247,625 (70%)	\$353,750
⇒ Projected Final	\$104,771 (30%)	\$244,494 (70%)	\$349,265




Building a Better World for All of Us®

Special Assessments



Project Area	Preliminary Special Assessment Rate	Final Special Assessment Rate
Maus Drive	\$53.81/Lineal Foot	\$53.12/Lineal Foot


Building a Better World for All of Us®

Special Assessments Payment Terms

- Assessment may be paid in annual installments over time (collected with property taxes)
- Term: 15 years
- Interest Rate: 5.0%

- No interest is charged if assessments are paid within 30 days of adoption of assessment roll (COB November 27, 2015)

- First installment payable on or before the first Monday in January 2016

Building a Better World for All of Us®

Special Assessments Payment Terms

- You may pay City entire remaining amount with accrued interest at any time:
 - Interest accrues to December 31
 - Pay before November 15 or interest will be charged through December 31 of succeeding year (per MN Statute)
- You may partially prepay the assessment (Ord. 700.10) with any balance being certified to the County Auditor for collection under the terms previously described



Building a Better World for All of Us®

Questions ?



Building a Better World for All of Us®