

Carleton

City Of Northfield
Deb Little
2020.05.14
Minnesota 13:48:12 -05'00'

FRED ROGERS, *Vice President and Treasurer*

frogers@carleton.edu | 507.222.5411

May 14, 2020

Ms. Deb Little
City Clerk, City of Northfield
City Hall
Northfield, MN. 55057

Re: Concerning Special Assessment for the 2020STRT – A45 Mill and Overlay Project.

Dear Ms. Little,

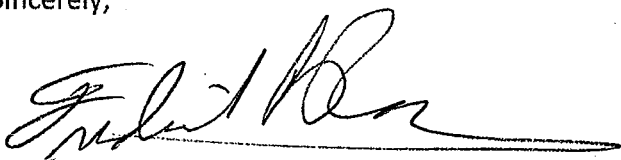
Carleton College appreciates the City's efforts and plans to restore the road surface and cracked curbs and sidewalks in the Northeast areas adjacent to the campus. After reviewing the Special Benefit Appraisal dated March 6, 2020 and the list of proposed assessments sent to the College we wish to comment at the hearing on May 19. Moreover, because we do not know where this process will end up, we are filing the attached notice of our official objection to the process and result. We look forward to working through a mutual understanding and agreement of how to best support this important work of the City.

We understand that the proposed assessment would raise a total of \$ 1,353,435 of which Carleton College is being asked to pay \$397,765 or 29% of the total assessments under this proposed action. This is purported to be the increase in market value of the College properties due to this street improvement. It is not clear to us how this project will demonstratively increase the current market value of any of the properties in the Benefit area, not just Carleton properties. Most challenging is the fact that the 'after' value, a portion of which is to be taken through this proposed assessment, is actually the current estimated market value before the project was initiated.

The College also questions the appraiser's choice of land area to include in calculating the benefit to the College. The 75 acres of campus includes multiple parcels that do not abut on the proposed areas for improvement. Moreover, major portions of this area of the campus are served by an entry from Highway 19 or Wall Street Road and some of the area is actually in a flood plain and undevelopable. The presumed "highest and best use" of the campus land is stated as residential development at a density of 4 units per acre. Whatever approach is used to assess the value before and after the proposed project, we believe it should be applied to a reasonably benefiting area of the campus and not to areas served by other roads nor to flood plain areas.

As a result of these issues we ask that the City reconsider this assessment methodology. Basing it on a presumed increase in property value is flawed in the case of a Mill and Overlay maintenance project. All of the concrete curb and gutter repairs are replacements for existing concrete curbs and gutters, not an improvement of circumstance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fred Rogers', with a long horizontal line extending from the end of the signature.

Frederick A. Rogers
Vice President and Treasurer

Encl: Carleton notice of objection
Carleton properties to be assessed
City's May 5, 2020 Notice of Assessment



Carleton

City Of Northfield
Deb A Little
2020.05.14
Minnesota 13:55:22 -05'00'

FRED ROGERS, *Vice President and Treasurer*

frogers@carleton.edu | 507.222.5411

May 14, 2020

Ms. Deb Little
City Clerk, City of Northfield
City Hall
Northfield, MN. 55057

Re: Concerning Special Assessment for the 2020STRT – A45 Mill and Overlay Project.

Carleton College files the following statement:

Pursuant to Minnesota Statute 429.061, I am providing this letter of objection for filing. Carleton College hereby objects to the City's proposed assessment of the properties identified in the attached list, for the costs associated with the City's proposed street Mill and Overlay project. The formal bases for our objections are the following: there is no demonstrated benefit to the parcels from the project and the assessment is not uniform and therefore disproportionately burdens the subject parcels; the assessment exceeds any increase in the market value of the parcels resulting from the project; the assessment is for general, not special benefits, if any; and the City's notices dated May 5, 2020 do not comply with the requirements of Minnesota Statute 429.061.

Sincerely,



Frederick A. Rogers,
Vice President and Treasurer
Carleton College



Carleton College Properties and Proposed Assessments
May 5, 2020

	Assessment Rate
NE Mill & Overlay-Typical Single Family	\$65
NE Mill & Overlay-Small Educational/Institutional	\$15
NE Mill & Overlay-Large Educational/Institutional	\$49
NE Mill & Overlay-CD-S Zoned Carleton College	\$70
7th & 8th Mill & Overlay - Typical Single Family	\$46
7th & 8th Mill & Overlay - Medium-Density Residential	\$37
7th & 8th Mill & Overlay - High-Density Residential	\$57
7th & 8th Mill & Overlay - Typical Commercial	\$31
Jefferson/Heritage Mill & Overlay- Typical Commercial	\$62
Jefferson/Heritage Mill & Overlay- Schilling Business Park Condo	\$82
Jefferson/Heritage Mill & Overlay- High-Density Residential	\$60

The City's Assessment Policy calls for lots to be assessed according to their long footage and short footage. Short footage adjacent to an improvement is assessed 100% of the benefit amount set by the City Council. Long footage is only assessed 10%. The policy also includes frontage calculation formulas for odd shaped lots.

$$B = A \quad D = 10\% \times C$$

(rounded) (rounded)

$$= \text{Rate} \times (B + D)$$

Parcel ID	Deed Holder	Zoning Type	Rate (\$)	A		C		Assessment
				Short Footage (F t)	Rounded Short Footage	Long Footage (Ft)	Rounded Long Footage Percentage	
2231325001	CARLETON COLLEGE	College	pro-rata share					\$ 10,630
2231350001	CARLETON COLLEGE	College	pro-rata share					\$ 13,280
2231350002	CARLETON COLLEGE	College	pro-rata share					\$ 800
2231350003	CARLETON COLLEGE	College	pro-rata share					\$ 780
2231350004	CARLETON COLLEGE	College	pro-rata share					\$ 830
2231350005	CARLETON COLLEGE	College	pro-rata share					\$ 950
2231350006	CARLETON COLLEGE	College	pro-rata share					\$ 650
2231350007	CARLETON COLLEGE	College	pro-rata share					\$ 880
2231350008	CARLETON COLLEGE	College	pro-rata share					\$ 830
2231350009	CARLETON COLLEGE	College	pro-rata share					\$ 830
2231350048	CARLETON COLLEGE	Residential	65			94.99	9	\$ 585
2231350049	CARLETON COLLEGE	Residential	65	69.99	70	0.00		\$ 4,550
2231350050	CARLETON COLLEGE	Residential	65	79.99	80			\$ 5,200
2231350056	CARLETON COLLEGE	Residential	65	125.49	125			\$ 8,125
2231350062	CARLETON COLLEGE	College	70			409.95	41	\$ 2,870
2231350064	CARLETON COLLEGE	Residential	65	65.99	66			\$ 4,290
2231350065	CARLETON COLLEGE	Residential	65			114.99	11	\$ 715
2231350067	CARLETON COLLEGE	Residential	65	164.98	165			\$ 10,725
2231350068	CARLETON COLLEGE	College	pro-rata share					\$ 4,010
2231350069	CARLETON COLLEGE	College	pro-rata share					\$ 530
2231350070	CARLETON COLLEGE	College	pro-rata share					\$ 430

Carleton College Properties and Proposed Assessments
May 5, 2020

								Assessment Rate
				NE Mill & Overlay-Typical Single Family				\$65
				NE Mill & Overlay-Small Educational/Institutional				\$15
				NE Mill & Overlay-Large Educational/Institutional				\$49
				NE Mill & Overlay-CD-S Zoned Carleton College				\$70
				7th & 8th Mill & Overlay - Typical Single Family				\$46
				7th & 8th Mill & Overlay - Medium-Density Residential				\$37
				7th & 8th Mill & Overlay - High-Density Residential				\$57
				7th & 8th Mill & Overlay - Typical Commercial				\$31
				Jefferson/Heritage Mill & Overlay- Typical Commercial				\$62
				Jefferson/Heritage Mill & Overlay- Schilling Business Park Condo				\$82
				Jefferson/Heritage Mill & Overlay- High-Density Residential				\$60
<p>The City's Assessment Policy calls for lots to be assessed according to their long footage and short footage. Short footage adjacent to an improvement is assessed 100% of the benefit amount set by the City Council. Long footage is only assessed 10%. The policy also includes frontage calculation formulas for odd shaped lots.</p>				$B = A \text{ (rounded)}$				$D = 10\% \times C \text{ (rounded)}$
				$= \text{Rate} \times (B +$				
				$A \qquad C \qquad D)$				
2231350071	CARLETON COLLEGE	College	pro-rata share					\$ 830
2231350072	CARLETON COLLEGE	College	pro-rata share					\$ 830
2231375001	CARLETON COLLEGE	College	pro-rata share					\$ 6,190
2231375002	CARLETON COLLEGE	College	pro-rata share					\$ 6,190
2231375003	CARLETON COLLEGE	College	pro-rata share					\$ 6,640
2231375004	CARLETON COLLEGE	College	pro-rata share					\$ 1,650
2231375005	CARLETON COLLEGE	Residential	65	80.99	81	82.49	8	\$ 5,785
2231375007	CARLETON COLLEGE	Residential	65	83.49	83	164.98	16	\$ 6,435
2231375008	CARLETON COLLEGE	Residential	65	64.99	65			\$ 4,225
2231375010	CARLETON COLLEGE	Residential	65	99.99	100	121.49	12	\$ 7,280
2231375012	CARLETON COLLEGE	Residential	65	58.99	59			\$ 3,835
2231375013	CARLETON COLLEGE	Residential	65	65.99	66	105.99	11	\$ 5,005
2231375015	CARLETON COLLEGE	Residential	65	65.99	66			\$ 4,290
2231375016	CARLETON COLLEGE	Residential	65	50.99	51			\$ 3,315
2231375026	CARLETON COLLEGE	Residential	65	65.99	66	164.98	16	\$ 5,330
2231375029	CARLETON COLLEGE	Residential	65	131.98	132			\$ 8,580
2231375035	CARLETON COLLEGE	Residential	65	65.99	66			\$ 4,290
2231375048	CARLETON COLLEGE	Residential	65	98.99	99	164.98	16	\$ 7,475
2231375057	CARLETON COLLEGE	Small Educational/Institutional	15					\$ 11,500
2231375058	CARLETON COLLEGE	Residential	65	82.49	82	131.98	13	\$ 6,175
2231375059	CARLETON COLLEGE	Residential	65	47.99	48			\$ 3,120
2231375061	CARLETON COLLEGE	Residential	65	110.99	111			\$ 7,215
2231375062	CARLETON COLLEGE	Residential	65	86.99	87	148.98	15	\$ 6,630
2231375063	CARLETON COLLEGE	Residential	65	65.99	66			\$ 4,290
2231375064	CARLETON COLLEGE	Residential	65	65.99	66	164.98	16	\$ 5,330
2231400001	CARLETON COLLEGE	College	pro-rata share					\$ 131,410
2231452001	CARLETON COLLEGE	College	pro-rata share					\$ 61,430

Total \$ 397,765

NOTICE OF ASSESSMENT HEARING
2020STRT –A45
2020 MILL AND OVERLAY PROJECT

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Northfield City Council will meet at **6:00 p.m. on May 19, 2020 at the Northfield City Hall Council Chambers** to consider the proposed assessment for the 2020STRT – A45 2020 Mill and Overlay Project, the improvements of sanitary sewer, watermain, storm sewer, streets, sidewalks, and associated items, to serve various streets in the City of Northfield (the "Project").

The public is hereby notified that due to the COVID-19 Pandemic and declared State and local emergencies related thereto, this public assessment hearing will be held by telephone or other electronic means pursuant to Minnesota Statutes, Section 13D.021, and information regarding how you may participate and be heard prior to or during the scheduled assessment hearing is included below in this notice.

The following is the Project area proposed to be assessed:

- First Street – College Street to Maple Street
- Second Street – Washington Street to Oak Street
- Third Street – Washington Street to Oak Street
- Fourth Street – Nevada Street to Prairie Street
- Union Street – First Street to Second Street
- College Street – First Street to Third Street
- Winona Street – First Street to Fourth Street
- Nevada Street – First Street to Fourth Street
- Maple Street – First Street to Fourth Street
- Elm Street – Second Street to Fifth Street
- Oak Street – Second Street to Fourth Street
- Heritage Drive – TH 3 to Hidden Valley Apartments
- Jefferson Road – Hidden Valley Road to Heritage Drive
- Seventh Street – Water Street to West dead end
- Eight Street – Water Street to Linden Street

The amount to be specially assessed against your particular lot, piece, or parcel of land is shown in the attachment to this notice. 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 2021, and will bear interest at a rate that will be 2% over the interest rate of the bonds sold to finance the improvements. At the present time, the interest rate for this assessment roll is estimated to be 6% per annum from the date of the adoption of the assessment resolution. The first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2021. 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 Northfield Finance Department. 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 Northfield Finance Department 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 6 percent per year. The right to partially prepay the assessment according to Ordinance No. 896 (Chapter 66) is available.

The proposed assessment roll is on file for public inspection at the City Clerk and City Engineer offices. The total amount of the proposed assessment is \$1,353,435.00. 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. At such hearing or at any adjournment thereof the Council shall hear and pass upon all objections to the proposed assessment. 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.

During the Coronavirus COVID-19 Pandemic, in person public gathering and access to City Council meetings will be limited or not available to comply with the guidance of the Minnesota Department of Health (MDH) and Center for Disease Control (CDC) in response to the COVID-19 Pandemic. City Council meetings may be held by telephone or other electronic means per Minnesota State Statutes 13D.021, with attendance by one or all members being by telephone or electronic means. In addition, the Council Chambers has a limit of 10 in person participants, unless the presence of the public at the regular meeting location is not feasible due to the COVID-19 health pandemic/emergency declaration, pursuant to Minn. Stat. § 13D.021, subd. 1(3). If the physical presence of the public and/or elected officials is determined not feasible, it will be so noted on the City's official meeting notice list.

If you wish to appeal your assessment, 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.

To be heard prior to or at the assessment hearing and/or to file written objection the following alternate methods are available and must be used:

- **Mail** (must be received by the City Clerk prior to or on May 19, 2020) a letter containing your comments, input, testimony and/or written objection to:
 - City Clerk Deb Little, City of Northfield, 801 Washington Str., Northfield, MN 55057
- **Attend in person via electronic means** because the meeting is being held online. To do so, prior to the start of the Council meeting on May 19, call in or connect via computer with the following GoToMeeting link to provide your oral comments, input, or testimony (Note: written objections must be received by the City Clerk prior to or on May 19, 2020 to be valid):

You can also dial in using your phone.
United States: +1 (571) 317-3122

Access Code: 782-693-621

If you desire to make oral comments to the City Council during the assessment hearing on May 19, 2020, please contact City Clerk Deb Little via e-mail at deb.little@ci.northfield.mn.us no later than 5:00 pm to notify the City of the same so that arrangements can be made for your participation at the City Council assessment hearing on May 19. You will be called on by the presiding officer when it is your turn to speak, when called upon please state your name and address. **An oral objection must also include a written objection filed with the City Clerk prior to or during the assessment hearing on May 19, 2020 in order to be valid.** During the hearing, please mute your phone until the presiding officer calls on you. The City advises due to logistical issues of not having an in person meeting, that persons seeking to file a written objection do so with the City Clerk as specified herein prior to May 19, 2020.

- **Send an email** to the City Clerk Deb Little via e-mail at deb.little@ci.northfield.mn.us by 5:00 pm on May 19, 2020 to provide your comments, input, testimony and/or written objection (written objections must be received by the City Clerk prior to or on May 19, 2020 to be valid). Please copy Sean Simonson, Engineering Division Manager via email at sean.simonson@ci.northfield.mn.us on your email to the City Clerk noting public hearing comment in the subject line and type your comment in the body of the email and/or attach a document to the email, including any written objection and supporting documentation for any objection.
- **eComment** – Residents can comment on agenda items by using the eComment (electronic comment) system. Once the City Council agenda is published, the eComment link will be active. Residents can review agenda item details, indicate their position on an item and leave feedback by clicking on the eComment tab on the City Council meetings page: <https://northfield.legistar.com/Calendar.aspx>. eComments are part of the meeting record. eComments will only be received until 4 pm on May 19, 2020.
- All comments or letters received will be part of the public record.

You are also able to watch a livestream of the City Council meeting while in progress on the City Council meetings page: <https://northfield.legistar.com/Calendar.aspx>. Note that the Livestream does not allow you to participate in the meeting. If you desire to provide your comments, input, testimony and/or written objection (written objections must be received by the City Clerk prior to or on May 19, 2020 to be valid), you must use one of the participation methods specified above. Videos of the meetings are available on this page the day following the meeting and are typically posted by noon.

Under Minn. Stat. §§ 435.193 to 435.195 and city Ordinance No. 896 (Chapter 66), 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, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law and Ordinance No. 896 (Chapter 66), may, within 30 days of the confirmation of the

assessment, apply to the city clerk for the prescribed form 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.

For questions, please call 507.645.3020.



City Clerk, Deb Little

Publish on April 29, 2020