



Legislation Text

File #: Res. 2017-068, **Version:** 1

City Council Meeting Date: August 22, 2017

To: Mayor and City Council
City Administrator

From: Sean Simonson, Engineering Manager
David Bennett, P.E., Public Works Director/City Engineer

Subject:

Consider Adopting Assessments for the 2017 Street Reclamation Project.

Action Requested:

The Northfield City Council approves the attached Resolution Adopting Assessments for the 2017 Street Reclamation Project (2013STRT-A36).

Summary Report:

The City Council is being asked to approve a resolution (Attachment 1) adopting the assessments for the 2017 Street Reclamation Project (2013STRT-A36). The statutorily required 14-day notice for the August 8, 2017 assessment hearing was published in the Northfield News on July 12, 2017 and notices were sent to abutting property owners. On August 8, 2017, the City Council held a public hearing on assessments for the 2017 Street Reclamation Project (2017STRT-A36). Prior to the public hearing, Council received a written objection from the property owner of 1900 Sibley View Lane regarding the assessment amount. City Council voted to close the public hearing with the exception of 1900 Sibley View Lane, and directed staff to investigate the assessment calculation method used.

Notice was again mailed to the property owner of 1900 Sibley View Lane informing them of the continuance of the Assessment Hearing scheduled for the August 22nd City Council Meeting. The Resolution related to the passing upon objection to proposed special assessments for 1900 Sibley View Lane will set the assessment amount for this City Council Report. See attached two assessment roles dependent on that action.

Adoption of the assessments through resolution is the final step in the assessment process for the project. The City Council has moved this project forward to this point with the actions shown in Attachment 2. The action requested above is required by Minnesota Statutes Chapter 429, which specifies the action that must be taken to assess property owners for the cost of local improvements.

Alternative Options:

Do Nothing - Council could choose to not adopt the assessments; however, that would require alternative funding for the project.

Financial Impacts:

A summary of the project costs based on Alternate #1 related to the Resolution titled *“Passing Upon Objection to Proposed Special Assessments for 1900 Sibley View Lane”* the lowest bid and original planned funding is shown in Attachment 3. The project will be financed through a combination of enterprise funds, assessments, and bonding.

A summary of the project costs based on Alternate #2 related to the Resolution titled *“Passing Upon Objection to Proposed Special Assessments for 1900 Sibley View Lane”* the lowest bid and original planned funding is shown in Attachment 3. The project will be financed through a combination of enterprise funds, assessments, and bonding.

The proposed street and utility improvements are eligible for assessments according to the City of Northfield’s Assessment Policy. All abutting properties are proposed to be assessed accordingly. A benefit appraisal was prepared as part of this reclamation project, and took into account zoning and land use within the project area. The assessment rate is a cost per linear foot of street frontage depending on the type of improvement and zoning/land use.

The proposed assessment roll related to the Resolution titled *“Passing Upon Objection to Proposed Special Assessments for 1900 Sibley View Lane”* Alternate #1 (Attachment 4) shows the assessment for each of the abutting properties. The estimated assessment revenue is \$489,574.00. The individual assessments range from a low of \$605.00 to a high of \$22,800.00.

The proposed assessment roll related to the Resolution titled *“Passing Upon Objection to Proposed Special Assessments for 1900 Sibley View Lane”* Alternate #2 (Attachment 5) shows the assessment for each of the abutting properties. The estimated assessment revenue is \$488,588.00. The individual assessments range from a low of \$605.00 to a high of \$22,800.00.

Following the process required by Minnesota Statute Chapter 429 will allow the benefits of this project to be assessed to the property owners which aids in establishing overall project funding.

Tentative Timelines:

The attached project process (Attachment 2) details the actions taken to date as well as the upcoming actions that will be requested of Council.