

City of Excelsior

MINUTES
SPECIAL CITY COUNCIL MEETING

Monday, October 25, 2010

City Council Chambers

6:30 p.m.

1. Call to Order/Roll Call

Mayor Ruehl called the Special City Council meeting to order at 6:30 p.m.

Council Members Present: Berghorst (arrived at 6:32 p.m.), Caron, Fulkerson, Miller, and Mayor Ruehl

Also Present: City Manager Luger (arrived at 6:35 p.m.), City Attorney Staunton, City Engineer Kawlewski, Public Works Superintendent Wisdorf, and City Clerk Johnson

2. Agenda Approval

Caron moved, Fulkerson seconded, to approve the agenda as presented. Motion carried 4/0.

3. 2010 Street Improvement Project Assessment Hearing

City Engineer Kawlewski said that at the Assessment Hearing on October 18, 2010, the City Council requested that staff recalculate the assessments based on the following:

1. Revise the mill and overlay assessments to reflect a higher number of equivalent sized lots in The Commons to account for the north half of Lake Street, the west half of West Lake Street north of First Street, and the north half of First Street west of West Lake Street.
2. Calculate what the assessment should have been for the apartment building at 200 First Street and then recalculate what the assessments would have been for properties based on the recalculation for the apartment building, with the City picking up the difference in the assessment cost for the apartment building.

Kawlewski said that the assessment for the 1st Christ Scientist Church was calculated based on an average lot size and average front footage for a single family lot. When applying the average front footage to The Commons area, there are a total of 15 equivalent lots along this area. As a result, the total number of assessable lots increased from 38 to 52, and the per lot assessment was reduced from \$963.00 to \$705.00.

3. 2010 Street Improvement Project Assessment Hearing – (Continued)

Kawlewski said based on the City's assessment policy, commercial and high density residential properties are calculated on a front foot basis on all improved street sides. The apartment building at 200 First Street is situated on a corner, with both streets being improved. This parcel has 200 feet of frontage and the assessment should have been \$5,618.70. The assessment amount for a property cannot be increased, therefore the assessment is proposed to remain at the previous amount of \$1,966.00 and the difference of \$3,652.70 will be paid for by the City. The proposed assessment amount for the remaining lots in the reconstruct area has been reduced from \$1,966.00 to \$1,928.10 per lot.

Mayor Ruehl asked why the average front footage per lot is used rather than taking the equivalent area. Kawlewski said that Lake and West Lake Streets are similar in width, so essentially the costs are being split in half. They did not calculate the cost of the street per foot.

Mayor Ruehl asked if this is the methodology typically used by the industry. Kawlewski said yes.

Mayor Ruehl reopened the public hearing at 6:37 p.m.

Johnson said that since the last meeting, letters have been received from Leon Boyd, 44 First Street and Mark Allen, 37 West Lake Street. Copies of the letters were distributed to the Council.

Kawlewski said that the Council has already given consideration to the per foot cost basis, as noted in Mr. Boyd's letter.

Kawlewski said that Mr. Allen's letter speaks to methodology. The City's policy is to assess based on access. Mr. Allen's primary access point is West Lake Street, which is consistent with the City's policy.

Fulkerson said the City was originally going to assess based on address, but ran into difficulties with this so it changed the manner of assessment to access.

Mayor Ruehl closed the public hearing at 6:40 pm

Caron said that a couple of the names on the spreadsheets were still incorrect. Staff said that the correct names are reflected on the resolution.

Miller asked why some of the properties had zero amounts. Johnson said that the townhomes on First Street have a property identification number for their townhouse and a property identification number for their garage. Therefore, they would only receive one assessment.

3. 2010 Street Improvement Project Assessment Hearing – (Continued)

Fulkerson moved, Berghorst seconded, to adopt resolution No. 2010-31 – A Resolution Adopting Assessment Roll – 2010 Street Improvement Project.
Motion carried 5/0.

4. Other

None

5. Adjournment

Berghorst moved, Caron seconded, to adjourn the meeting at 6:43 p.m.
Motion carried 5/0.

Respectfully submitted,

Cheri Johnson
City Clerk