

**MINUTES OF THE SPECIAL ASSESSMENT BOARD
PUBLIC HEARING
March 6, 2018, 5:00 PM, Large Administrative Conference Room**

MEMBERS PRESENT: Wayne Parson, Chief Financial Officer; Jim Benning, Director of Public Works & Utilities; Cindy Voigt, City Engineer.

ALSO PRESENT: Leah Blevins, City Treasurer's Office; Patrick Loomis, Engineering.

PERSONS PRESENT FOR AGENDA ITEMS: Alayne House DeGonia, James Levang, Troy Johnson, Paul Makowski, Valaree Hammond, Jan Luck, William Stroozas, Mary Stroozas, Nancy Asperheim, Gerald Asperheim, Art Zylka, Kathy LeRoy, Sona Roberts, Barb Hill, James Hill.

Jim Benning called the meeting to order at 5:01.

TABLED ITEMS:

None.

OLD BUSINESS:

None.

NEW BUSINESS

1. Public Hearing on the 2018 Street Preservation Project

After an introduction of the board members present, Patrick Loomis gave a rundown of the project. Seven streets are scheduled for mill and overlay or mill and reclamation on this project:

Clover Street from Eighth Street to Woodland Avenue
Eighth Street from Wallace Avenue to Clover Street
Highland Street from Central Avenue to 57th Avenue West
West Anoka Street from Maxwell Avenue to Woodland Avenue
Maxwell Avenue from West Anoka Street to West Redwing Street
Bristol Street from Central Avenue to 1,000 feet east
Ninth Street/Eighth Street from Sixth Avenue East to Woodland Avenue

Plans will be submitted to MnDOT for approval on March 9. Bids will be opened in early May and construction will begin in late May or early June and is expected to take 2 to 3 months to complete. Besides pavement work, pedestrian ramps will be constructed at the intersections and there will be some curb repair work as needed. Streets will be traversable most of the time, although occasionally it will be necessary to no-park a street briefly.

The proposed special assessment is \$22 per linear front foot. Jim Benning explained the assessment process and said that property owners can also attend the March 12 city council meeting to voice any concerns they have about the project or the assessment.

James Levang of 101 Clover Street asked if the project would include sidewalk work, adding that the sidewalk in front of his house is in terrible shape. Patrick said no sidewalk work is planned. Jim added that the pedestrian ramps are required by the state for this type of project, but that overall the city is concentrating upon the roadway. Mr. Levang said without sidewalk repair he feels that he's not getting any value from the project.

Sona Roberts of 5514 Highland Street asked why Highland Street was chosen for this project. She said that it doesn't seem to be in bad shape. Patrick said that segment of Highland Street has been in the budget for a couple of years, and that a mill and overlay done this year will add 15 years to its life expectancy. Ms. Roberts said the alley behind her house is in very bad shape compared to the road.

Gerald Asperheim of 2727 East Eighth Street asked if anything will be done about the bad potholes there before the project work takes place. Jim said the worst of them will be filled. Mr. Asperheim then brought up drainage issues. He said that since blasting was done for the construction at BlueStone, there has been a great deal of water on 28th Avenue East. His concern is that if this is not addressed first, the drainage will damage the new pavement. Cindy Voigt said that she will have Todd Carlson take a look.

Art Zylka of 5529 Highland Street said that Highland was rebuilt in the 1990s, then overlaid sometime later, and in his opinion all it needs is a crack seal for damage that occurred when heavy trucks were using it during the 57th Avenue West project.

William Stroozas of 3405 Maxwell Avenue asked about the proposed 0.5% sales tax for street improvements and how that would play in. He commented that bus and heavy truck traffic have contributed to the damage on the street. Jim replied that the sales tax increase has to be approved by the state legislature, and that he has no idea when that is going to happen. Mr. Stroozas asked how long the city has been assessing for street improvement work. Cindy said it's been around 25 years for complete rebuilds and since 2007 for preservation work. Mr. Stroozas then asked if the assessment would be affected if the legislature does improve the sales tax, and Jim said it possibly would. Wayne Parson added that the earliest that the city would begin to collect that sales tax would be January of 2019.

Jan Luck of 3745 Maxwell Avenue stated that this year she will be making the final payment on her special assessment for the Faribault Street rebuild and that she was a bit surprised to learn that she will have another assessment for Maxwell Street improvements. She did add that the assessment amount for Maxwell is a great deal less, but also that many of her neighbors are retirees on fixed incomes who will have a difficult time coming up with that kind of money, and wondered if the repayment period could be spread out longer than five years. Leah Blevins replied that the repayment period is 15 years for a full reconstruction and five years for preservation work. She said that the city does have a deferral program, where those who qualify can defer payment on the special assessment until the property is sold, and added that

assessments for this project won't bill until 2019.

Mr. Levang asked what the interest rate will be, and Leah responded that it will be around 3.5%.

Mary Asperheim of 2727 East Eighth Street inquired if any portion of the BlueStone development is being assessed for the work on 8th Street. Leah said that the College of St. Scholastica's building there is included.

Kathy LeRoy of 3911 Maxwell Avenue stated that she had recently received a letter from the city regarding gas line work to be done in her neighborhood this summer and wanted to know if that was related to the street work. Jim said those are two independent projects.

Troy Johnson of 3509 Maxwell Avenue referred to the bus route on West Anoka Street, Maxwell Avenue and West Redwing Street. He wanted to know why the city is only improving two thirds of "the loop." Jim replied that there is not enough money in the budget to do the entire loop, and that when planning these projects, the city tries to be geographically equitable. He did add that if the sales tax is approved by the state, the city will be able to do more.

Ms. Roberts asked if there would be any increase in the estimated assessment. Jim answered that it is capped at \$22 per front foot, and that generally the final costs come in a little lower than the estimate.

Paul Makowski of 445 West Winona Street made reference to the damage done during the 2012 flood on the corner of Anoka Street and Maxwell Avenue. He said it was finally repaired last year and wondered if it would affect his assessment. Jim said no, the utilities are independent from the streets. Mr. Makowski then commented on the extraordinary amount of heavy truck traffic in the area and wondered if the large trucks could be rerouted. Jim explained that Maxwell Avenue is an MSA street and, as such, the city cannot ban any type of traffic. Mr. Makowski said that a great deal of the heavy truck traffic appeared to be related to work being done at Ridgeview Country Club. He said the country club has a service road coming off of Howard Gnesen Road, and that he feels that the city should encourage the club to have construction vehicles entering its property to use that road instead of residential streets.

Alayne House DeGonia of 226 West Anoka Street said that she attended one of the meetings regarding the sales tax increase, and that she had at the time asked if her street was on the schedule for reconstruction and was told that it wasn't. She then brought up the fact that West Anoka Street is wider than the average residential street. Cindy Voigt said that assessments are calculated for a 28-foot-wide street so residents of West Anoka Street wouldn't be paying anything more than residents of other streets.

Mr. Johnson asked about the payment schedule for special assessments. Leah answered that if the assessment is under \$500 it is payable in full, otherwise annual payments can be made over a five-year period, and that beginning this year the treasurer's office will send out annual bills two months before their due date.

Jim Hill of 2021 East Eighth Street inquired about the sidewalk work scheduled for 2019. He

wanted to know if property owners would be assessed for that. Cindy said the plan was not to assess. Mr. Hill then commented on the fact that the Ninth Street/Eighth Street corridor is a major thoroughfare with a great deal of truck traffic. Cindy said the project was designed with that in mind, but that residents there would not be paying any more than residents of other streets, that the assessment program was set up to be as equitable as possible.

Ms. Roberts added that she had called several times with questions about this project but that her voice mails went unanswered, and said that she thinks communication from the city to the residents could be better.

The hearing closed at 5:55 PM. Cindy Voigt moved to recommend the project to the city council. Wayne Parson seconded. The motion passed unanimously.

INFORMATION ONLY:

None.

Next regular meeting: Tuesday, March 13 in Room 106A at 2:00 PM.

Respectfully submitted,

Jim Benning
Acting Chair, Special Assessment Board

Jeanne Horn
SAB Secretary