

MINUTES OF THE SPECIAL ASSESSMENT BOARD
PUBLIC HEARING
January 10, 2018, 5:00 PM, Council Chambers

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

ALSO PRESENT: Bob Asleson, Assistant City Attorney; Leah Blevins, City Treasurer's Office; Duncan Schwensohn, Engineering.

PERSONS PRESENT FOR AGENDA ITEMS: Robb Majeski and Rod Raymond.

David Montgomery called the meeting to order at 5:05.

TABLED ITEMS:

None.

OLD BUSINESS:

None.

NEW BUSINESS

1. Public Hearing on the Superior Street Reconstruction project

Duncan Schwensohn gave a brief overview of the upcoming project. Superior Street from approximately 350 feet west of Sixth Avenue West to approximately 100 feet east of Fourth Avenue East will be reconstructed. This project will include replacement of utility lines, except for the sanitary sewer, which has been lined. Minnesota Power will also be replacing electrical duct banks. The project will be constructed in three phases, with substantial completion in 2020.

David Montgomery indicated that the board had looked at other Minnesota cities' commercial special assessment rates, and had considered both \$90 and \$50 per front foot. Wayne Parson added that he had researched different costs and ultimately recommended an assessment of \$50 per front foot, which will result in a median special assessment of \$2,500 for a 50-foot wide lot, which, if paid over 15 years, would be a payment of approximately \$225 per year.

Rod Raymond, owner of commercial properties on East Superior Street, expressed some concern over the proposed sidewalk width. He and his partners would like to open an event center in the old Lange Motors (Carlson Books) building, and desires easy pedestrian access to the rest of downtown and Canal Park. Duncan Schwensohn said the project will bid out as designed, but that a redesign later will be evaluated. David added that connectivity to Canal Park is a major consideration.

Wayne moved to recommend that the city council order in the project with a special assessment rate of \$50 per front foot. Jim Benning seconded. The motion was approved. The ordering-in resolution goes to council on January 22nd.

INFORMATION ONLY:

None.

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

Respectfully submitted,

David Montgomery
Chair, Special Assessment Board

Jeanne Horn
SAB Secretary