

Exhibit A

MINUTES OF THE SPECIAL ASSESSMENT BOARD PUBLIC HEARING October 11, 2016, 2:00 PM, Room 106A

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

ALSO PRESENT: Bob Asleson, City Attorney's Office; Leah Blevins, City Treasurer's Office; Eric Shaffer and Patrick Loomis, Engineering.

PERSONS PRESENT FOR AGENDA ITEMS: Gary Olson, owner of property at 3607 Piedmont Avenue.

David Montgomery called the hearing to order at 2:05 PM.

TABLED ITEMS:

None.

OLD BUSINESS:

None.

NEW BUSINESS

1. Public hearing on reinstatement of razing assessment at 3607 Piedmont Avenue

Leah Blevins said the original house on this tax forfeit property was destroyed by fire after having been vacant for a number of years. The demolition assessment amount is \$5,413. Gary and Karen Olson purchased the land from the county in June 2016 for \$34,600. The property's estimated market value is \$44,000. She said that the new owners were aware of the razing assessment at the time of purchase.

Mr. Olson stated that he and his wife intend to build a new home on the property, with the intention of starting construction next spring. He said that he has already cleaned up a great deal of debris on the property, and has gotten an estimate of a minimum of \$3,400 annually in property taxes. The lot is on city water and gas but is not on sanitary sewer. He intends to hook up to the gravity main in Piedmont Avenue, but needs to have the lot surveyed before he can proceed with anything.

David Montgomery pointed out that the city would get 20 to 22 per cent of the total property tax. Jim Benning asked where the funding for the demolition came from, and Keith Hamre replied that in this case it was paid from the general fund.

Keith then said that this property will generate little revenue until it is improved, and that he believes the waiving of the special assessment would be a good incentive for the new owner to make the improvements. He added that the owner will be paying plenty of other fees once he begins construction and hooks up to the public sewer.

Exhibit A

Cindy Voigt replied that she was concerned about the precedent this would set, and felt that it would be unfair to those who have to pay reinstated assessments. David said that reinstatement of special assessments is not automatically precedent-driven. He said that with the owner making the investment to substantially improve the property, the city will recoup its cost to raze the old house, and that he does not mind rewarding that level of investment.

Keith moved to recommend not to reinstate the special assessment, and Wayne Parson seconded. The motion passed, with Cindy Voigt and Jim Benning opposing.

INFORMATION ONLY:

None.

Next regular meeting: Tuesday, November 8 in Room 106A at 2:00 PM.

Respectfully submitted,

David Montgomery
Chairman, Special Assessment Board

Jeanne Horn
SAB Secretary