



**MENAHGA CITY COUNCIL PUBLIC HEARING
AUGUST 13, 2012 / 6:00 P.M.**

A public hearing for the purpose of public comment on a Proposed Special Assessment and Trunk Area Policies and Procedures for Public Improvements and Maintenance Costs was held on Monday, August 13, 2012. The meeting was called to order at 6:00 pm by Mayor Patrick Foss.

Members present: Kim Rasmussen, Roger Henstorf, Alden Yliniemi and Tracy Tomperi

Mayor Foss informed the audience that the hearing was being held to inform the public of the City Council's intention to revise the current special assessment policy adopted in 1981.

The Council reviewed possible changes being considered and discussed changes from the existing policy including;

Section 7 Methods of Assessment different methods of assessment include per lot, adjusted front foot, and area method. The city engineer recommended leaving all three possibilities in place. The reason being is that there are so many possibilities that come into play when you're looking at developments. He discussed prior projects as examples and there we situations where all three methods fit into projects. Each project is different.

Councilor Henstorf shared his view:

Per Lot - Water and Sewer will be assessed per lot, per business or per service, unless the requirement of the service needs to be larger then, that assessment should be increased the same percentage as the service is increased in other words if the service increases 50 percent than the assessment for that lot or business should be increased 50 percent because they are benefiting with a larger service.

Adjusted Front Footage - Streets/Sidewalks should be assessed on a frontage footage (more parking benefit, etc.)

Area - Curb and Gutter with Storm Sewer should be assessed by square footage basis.

Corner Lot Adjustment needs to be in the policy. The Council concurred that Odd Shaped Lots and Rectangular lots were retained as well.

Cost for size of service 1 inch, 4 inch lines should be charged.

Section 8: Standards for Public Improvement Projects Parts A and B which should include "telecommunications." Section B also states "Service lines are those privately owned lines or facilities extending from the main line to the property line." It has been the City's policy that the owner is responsible from the main line. On new developments water and sewer lines are stubbed and assessed to the property owner.

Section 9: Assessment Computations except for new construction, which is 100% assessed, the assessment percentage for reconstruction will be. 50 percent for the life span of the infrastructure improvement. Water Sewer improvements lifespan is 40 years, street/sidewalk is 20 years, street overlays are not included being considered maintenance.

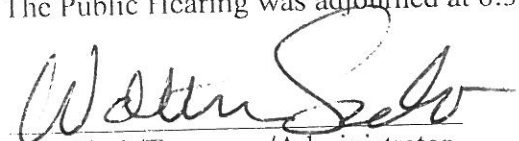
A draft of the policy including the above changes will be prepared for the next public hearing.

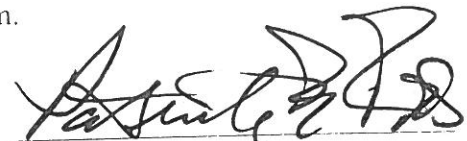
Another hearing be will be held prior to the next regular Council meeting to gather more public input in the process prior to making a decision on adopting a policy and percentages of assessment.

The public in attendance was given the opportunity to ask questions about the project and provide input. Questions from the Council and community members were addressed.

Henstorf moved to adjourn the meeting.

The Public Hearing was adjourned at 6:36 p.m.


City Clerk/Treasurer/Administrator


Mayor