

**MAHTOMEDI CITY COUNCIL  
WORKSHOP MINUTES  
FEBRUARY 5, 2019**

Mayor Marshall convened the City Council Workshop meeting at 5:30 p.m. with Council members Richard Brainerd, Jeff Ledermann and Steve Wolgamot in attendance. Council member Tim Deans was absent with prior notice. City Administrator Scott Neilson, City Engineers John Sachi and Nick Guilliams, City Attorney Jay Karlovich, Public Works Director Bob Goebel, Finance Director Scott Schaefer and Account Clerk Jerene Rogers were also in attendance.

**CALL TO ORDER**

Mayor Marshall called the meeting to order.

**APPROVAL OF AGENDA**

City Council member Ledermann moved, and City Council member Wolgamot seconded the motion to approve the agenda as presented. The motion passed unanimously.

**DISCUSS GENERAL BENEFIT APPRAISAL FOR BEVINS, BICHSNER, AND  
TALAHU UTILITY EXTENSION, MILL AND OVERLAY, RECLAMATION,  
AND FULL RECONSTRUCTION APPRAISALS.**

City Engineer Sachi overviewed the General Benefit Appraisal for the Bevins/Bichner/Talahi Utility Extension project. He said the report indicates the single-family lots with a house on them along Bevins and Bichner Lanes could reasonably withstand an assessment of \$26,000-\$28,000. For the lots that are sub-dividable into two lots, the parcel could reasonably be assessed an additional \$18,220-\$19,600 (\$44,220-\$47,600). For the lots that could be divided into 3 parcels, the lot could reasonably be assessed an additional \$35,100-\$37,800 (\$61,100-\$65,800).

For the homes along Talahi Drive, the report indicates that the single-family lots could reasonably be assessed \$11,000-\$13,000 for the sanitary sewer only. For those lots that are sub-dividable into two parcels, the lot could reasonably be assessed an additional \$7,700-\$9,100 (\$18,700-\$22,100).

He indicated the City's contribution for this project would increase to \$602,110. He said the first step should be a neighborhood meeting to discuss the results of the appraisal reports.

He said the reports will be a good benchmark to use for future projects.

City Administrator Neilson said the City should proceed with a neighborhood meeting, and then the Council should consider the feasibility report and hold a public hearing for this project.

Engineer Sachi reviewed the general benefit appraisals for street improvements. He said currently our assessment rates are very low. The basic mill and overlay rate of \$800 per lot only covers about 18.25% of the costs. He reviewed the rates proposed from the appraisal report. He said the report shows a maximum rate for a mill and overlay of \$3,500 per unit, he is suggesting \$2,200 per unit. This amount would cover 50-55% of costs.

City Attorney Karlovich said the appraisals justify the increase in our assessment rates.

Council member Brainerd said we are due for a change. He suggested a gradual change.


It was suggested to increase the assessment rates by half the suggested amount for 2019. Then to increase them by the second half in 2020 and then by the ENR (nationwide construction costs) annually going forward.

City Engineer Sachi will present a draft Assessment Policy at the next City Council meeting.

#### **ADJOURNMENT**

The workshop was adjourned at 6:40 p.m.

**ATTESTED:**

  
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**JERENE ROGERS,  
ACCOUNT CLERK**

**APPROVED:**

  
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**JUD MARSHALL,  
MAYOR**