

**CITY OF CIRCLE PINES, MINNESOTA
ASSESSMENT HEARING
2016 STREET AND UTILITY IMPROVEMENT PROJECT**

**Tuesday, October 4, 2016
7:00 p.m.**

Those present included Mayor Bartholomay, Council Members Schweigert, Percy, Runbeck and O'Brien and City Administrator Antonen. Shibani Bisson and Eric Eckman from WSB and Associates were also present.

Project Manager Eckman reported that improvements included complete reconstruction of East Golden Lake Road and East Golden Lake Lane and the connecting road between those two streets, and added the mill and overlay of East Golden Lake Circle is expected to be completed in October. He noted improvements also included replacement of sanitary sewer and water mains, and lift station and storm sewer improvements.

Eckman showed a PowerPoint presentation that included pre- and post-construction photos and a list of remaining work for 2016 and 2017. He also showed a summary of project costs that total \$3,610,850.

Bisson pointed out that the city established the assessment policy and street reconstruction program about 10 years ago. She explained the policy where each residential property is assessed equally and noted the assessment rate for full reconstruction on this project is \$4,380 per unit for 99 residential units; and a mill and overlay assessment rate of \$1,500 per unit for five residential units. Bisson further noted assessments are about 26 percent of the total street reconstruction costs, with other city funds paying for the remaining 74 percent. She said 100 percent of utility improvements are funded with utility funds.

Bisson explained the appeal process for those who may object to an assessment amount and also explained assessment payment methods. She said if assessments are not paid in full by November 15, 2016, they will be collected through property taxes for a 10-year period with interest at 3.95 percent. It was noted partial payments will only be accepted until November 15, 2016, will full remaining amounts due by November 15 of any subsequent year.

Mayor Bartholomay opened the Public Hearing at 7:12 p.m.

An audience member mentioned they have incurred expense in repair to their sprinkler system and asked if that could be deducted from the assessment amount. Eckman will discuss the request with the project observer and possibly reimburse those costs.

An audience member asked if the cement work is done as there are black marks on her driveway. Eckman said he will also discuss this with the project observer.

Resident from 15 East Golden Lake Road asked if the sewer would be lined for the properties in the mill and overlay area. Eckman said it will be lined and residents will be notified when it happens. The resident stated the road shifted is now at a steeper incline and asked if that would be rectified as well as the curbing that was knocked out. Eckman said the curbing will be corrected so there is a smoother transition and he will meet with the project observer regarding the slope to help create a maintainable yard and better access to the driveway.

An audience member asked if her mulch from plantings near the street will be replaced. Eckman said if materials from planting areas are not salvageable, they will be replaced. She expressed concern about placement of her plants. Eckman said the contractor will hire a landscaper who will work with her to place plants. The resident stated she is at 19 East Golden Lake Road.

An audience member asked where to pay his assessment. It was noted payments are accepted at Circle Pines City Hall. An audience member asked if a credit card could be used to pay the assessment. City Administrator Antonen responded he will let the resident know.

An audience member asked why squares were cut around the manholes in the road. Eckman responded they are cut to allow access to the sanitary sewer lines and the square patches will not be visible after the final lift of pavement is done.

Council Member Runbeck asked where new trees that replace boulevard trees can be placed. Council Member Percy commented that on previous projects, residents were encouraged not to plant trees in the boulevard area as it is a city easement area where trees could be removed if necessary. Bisson mentioned that traditionally trees were removed if they were in the right-of-way and not replaced; however, most of the trees are removed for services. Runbeck asked if a certain type of tree is encouraged if residents choose to plant boulevard trees. It was noted there is a list of recommended types of trees.

Council Member Schweigert asked if a property sells, does the remaining assessment amount continue with the property or does the owner pay before selling. Eckman said he believes the owner pays it off before selling.

An audience member asked if the second layer of asphalt would be done this fall. Eckman said it would be done if the weather cooperates. He added that areas with no sod now would begin their 45-day maintenance period next spring. Bartholomay mentioned the importance of thoroughly watering new sod.

An audience member said his driveway was replaced and asked how to be reimbursed for the apron. Eckman said those amounts are calculated by the project observer and given to city staff. City Administrator Antonen said the city will need an invoice or cancelled check showing payment.

An audience member asked if the reimbursement would be given as a reduced assessment. It was noted reimbursements are processed separately from assessments.

An audience member expressed concern that his cable service is still temporary and there are wires hanging on the ground. Eckman said he believes Comcast will handle that when the project is all done and he will follow up.

There were no further comments from the public.

MOTION: O'Brien moved, seconded by Percy, to close the Public Hearing at 7:39 p.m.
Motion carried 5-0.

MOTION: O'Brien moved, seconded by Schweigert, to approve **Resolution No. 2016-21**, a Resolution Adopting Assessment. **Motion carried 5-0.**

ADJOURNMENT

MOTION: Runbeck moved, seconded by Percy, to adjourn the meeting at 7:42 p.m.
Motion carried 4-0.

Mayor

Clerk