

MEDINA CITY COUNCIL MEETING MINUTES OF MARCH 18, 2008

The City Council of Medina, Minnesota met in special session on March 18, 2008 at 5:30 p.m. in the Medina City Hall. Mayor Crosby presided.

I. Call to Order

Members present: Johnson, Weir, Crosby, Cavanaugh, Smith

Members absent:

Also present: City Administrator Chad Adams, Public Works Superintendent Steve Scherer, City Attorney Ron Batty, Finance Director Jeanne Day, Planning Director Tim Benetti, and City Engineers Tom Kellogg and Bob Barth

II. Hamel Road Reconstruction – Special Assessment Methodology

Adams provided an overview of the discussion points, including

1. Determination of the assessment amount (project cost and percent of assessment).
2. Determination of assessment methodology (front foot, area or combination).
3. Timeline related to April 15 hearing date and May 6 award of contract, which is less than 30 days apart.
4. Other special circumstances to be considered, including any waiving of assessments.
5. Determination of assessment rate, which was 2% above bond rate, or 6% total, for phase I of the Uptown Hamel improvements.
6. Determination of assessment term, which was 15 years for phase I.

Johnson arrived during Adams' presentation at 5:38 p.m.

Discussion was held on the contract award date. The Council reached consensus that the May 6 contract award date should be targeted.

Discussion was held on the special circumstances. Kellogg acknowledged some properties that received prior special assessments on corner lots would receive a credit for the Hamel Road project per past City policy. The Council reached consensus that there will be no other exemptions of assessments on other benefitting properties for the project.

Discussion was held on the assessment methodology. The Council reached consensus that the combined approach, which is front foot plus square footage, was the best methodology to use.

Discussion was held on the assessment amount. The Council reached consensus that the amount to begin with should be \$554,000. The Council acknowledged the amount could be reduced later, but not increased.

The Council reached consensus to use the 6% assessment rate and 15 year assessment term, which is the same as phase I of the improvements.

III. Storm Water Utility

Bob Barth, Bonestroo, provided an overview of the outstanding issues from the last Council discussion on February 2nd, primarily including the Residential Equivalency Factor (REF) for large non-subdivided residential/agricultural properties. Barth explained that the REF will now be 1 per 10 net acres which are exclusive of wetlands and roads. Private right-of-ways would be removed from calculation as well. The Council reached consensus that the new method of REF calculation for residential/agricultural properties was acceptable.

The Council directed staff to provide an informational brochure to be mailed to all property owners in Medina, conduct an open house, and draft an ordinance for a subsequent Council meeting to create the utility. Staff was also directed to review more agricultural education and the possibility of utilizing Hennepin County to conduct the billing on tax statements prior to a possible effective date for the utility and charges on July 1, 2008.

IV. Adjournment

The meeting was adjourned at 6:55 p.m.

T.M. Crosby, Jr., Mayor

Attest:

Chad M. Adams, City Administrator-Clerk