

INFORMATIONAL MEETING

Assessment Roll 2016-2

2016-101 PMP Street Reconstruction Project

MEETING MINUTES

Monday, September 26, 2016, 2:00 PM and 5:30 PM

Bloomington Public Works (Training Room)

Staff Present: Jen Desrude, Cecilio Santana, Bob Simons

Public in Attendance: 5 property owners (See attendance list at the end)

An afternoon and evening informational meeting was offered. Five property owners were represented at the afternoon meeting, but nobody attended the evening meeting. The evening meeting was scheduled to begin at 5:30 PM, but when nobody arrived by 5:45 PM, staff locked the doors.

The meeting was held in the form of a short PowerPoint presentation, followed by questions and answers with staff. Below are the meeting minutes:

Jen Desrude presented the PowerPoint presentation which is attached to these minutes. The agenda for the meeting was as follows:

- Calculating Adjusted Front Footage
- Calculating Assessments
- Assessment Payment Options
- Questions

Questions asked by the property owners included the following:

Q: How is the assessment handled if the house is sold?

A: The City does not get involved in those transactions. The assessment payment is negotiated between the buyer and the seller. Typically, the title company wants clear title when the house is sold and will require the assessment to be paid in full prior to the closing.

Q: How is the interest compounded?

A: The interest is calculated annually on the declining balance.

Q: Does the City pay for the Hardship Deferral?

A: The assessment is deferred and accrues interest until such time as the house is sold or the property owner no longer qualifies for the deferral.

One property owner was unhappy with how the adjusted front footages are calculated. In her neighborhood, her assessment is the highest and their lot is one of the smaller lots. She does not believe this calculation system is fair. Staff explained the policy and discussed how it applied to their property, as well as others in their neighborhood.

In the Chalet Road neighborhood, one property owner expressed that they did not believe it was fair to pay for an assessment when the majority of the traffic on Chalet Road goes to the Hyland Ski and Snowboard Area. Staff explained that Hyland is paying for a portion of the project costs based on their frontage and at the 50% rate.

In the South Bay area, one property owner was wondering why a portion of the South Bay area had an overlay instead of the reconstruct. See the enclosed memo for an explanation of the South Bay area maintenance techniques.

The afternoon meeting ended at about 2:50 PM. Nobody attended the evening meeting.

ATTENDANCE

<u>Name/Company</u>	<u>Address</u>
Sandra & Bill Bergstrom	8642 Washburn Ave S
Gene Lunderborg	2936 W. 87 th St
David Rogers	8506 1 st Ave S
Candice Smith	8611 Chalet Rd
Harvey Andruss	7637 South Bay Dr

ANALYSIS

- 5 Property Owners attended the Informational Meetings
- 315 Property Owners Assessed for 2016 PMP
- 1.6% of the Assessed Properties were represented at the Informational Meetings

OTHER CORRESPONDANCE

Staff received phone calls from property owners with construction and assessment questions from the time the notice was sent until the time these notes were prepared. In most cases, staff was able to answer the property owner's question or address their concern.

One email was received from Mr. Gerald Meyer from 3716 West 104th Street indicating that he intends to appeal this assessment. The email correspondence is included.