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| Originator Engineering | Item Approve Amendments to City of Bloomington General Assessment Policies |
| Agenda Section | Date 8/18/2014 |

Description

The City of Bloomington General Assessment Policies have been consistently applied since 1962. The policy addresses the Adjusted Front Footage (AFF) methodology for calculating special assessments. The calculation incorporates the size and shape of the lot, in addition to the property frontage at the street. The policy does not specifically note how to calculate AFF on a lot that does not directly abut a public street but still benefits from a public improvement.

At the December 16, 2013 City Council meeting, the Council approved reconstruction of Amsden Road, which has 6 properties with access to Amsden Road but no AFF. At this meeting, the Council directed staff to amend the assessment policy regarding properties that do not have street frontage but have access to a public street.

Staff prepared a memo dated July 11, 2014 with background information on the State Statutes governing special assessments (Minnesota Statutes, Chapter 429) and the City of Bloomington General Assessment Policies. This memo is attached for reference. At the July 21, 2014 study session, staff presented the issue and provided options for calculating AFF for special assessment purposes on lots without actual street frontage.

A notice of public hearing was sent to the affected property owners on Amsden Road, including an invitation to meet with staff in advance of the public hearing. All correspondence and comments received before noon on Thursday, August 14, 2014 are attached.

The proposed amendments to the City of Bloomington General Assessment Policies are attached with additions underlined and bold. At the public hearing this evening, staff will present the proposed amendments to the City of Bloomington General Assessment Policies.

Requested Action

Approve amendments to the City of Bloomington General Assessment Policies.

Attachments:

Amendments to City of Bloomington General Assessment Policies
July 11, 2014 CMI Memo
Meeting notes and correspondence
Special Assessment Policy PowerPoint for Open House