

MINUTES OF MEETING OF SPECIAL ASSESSMENT COMMISSION

The Special Assessment Commission of the City of Mapleton met on the 19th day of August, 2010, at 6:00 p.m. at the City Hall. Commissioners present were Rubertus, Volk, and Martinez.

The meeting was called to order. The City Attorney explained the general overview of the special assessment process and indicated that the City Engineer had worked with the City Attorney regarding the proposed assessments based upon the direction provided by the Special Assessment Commission at its preliminary meeting held early on in the project. The City Attorney generally discussed the method of determining benefit, and the Special Assessment Commission determined that the best way to determine the benefit was to use the total cost of the project and divide that up on a per-parcel basis. The City Engineer noted that the total cost of the project was \$1,884,450.50, and that the total amount being assessed for the project was \$622,821.48. The Engineer was going to complete a benefit map, and had already completed an initial draft of the benefit calculation.

The Engineer provided an overview of four maps created for the special assessment process, indicating each portion of the project and how it was going to be assessed. The Special Assessment Commission agreed that the methodology used on the street improvement portion should be a front-footage method; on the sanitary sewer portion it should be based upon connection to the system; and then the golf course development should be assessed a portion of the project on a per-unit basis because it is hooked up to the system, which has been enlarged, and it will benefit from the increased flowage through the pipe and, therefore, required an assessment. The Special Assessment Commission agreed that the storm sewer assessment should be based upon area, and finally agreed that the water hook-up should be based upon a per-use charge encompassing all users within the City.

The City Engineer then discussed how each cost was being determined, and then briefly discussed the John Lowe property, which is receiving additional hook-ups at the request of the homeowner. The Special Assessment Commission was then asked to, over the weekend, individually review the draft list to see if it had any questions, and it was encouraged by staff to visit the properties if necessary and to think about the over-all process while staff worked at their direction.

The next issues that were taken up by the Special Assessment Commission were lot specific questions. The Special Assessment Commission determined that the cemetery lot should be assessed, and that ag land should be given a storm sewer assessment because it was benefitting from the property. The Special Assessment Commission directed the City Engineer to determine how the water flowed, looking at the topography maps to determine how the water

flowed and then to report back to the Special Assessment Commission regarding the assessment of the ag land.

The next discussion was regarding how ag land should be assessed for street projects, given that it was undeveloped at this point. The City Engineer discussed his calculations by looking at current residential and the industrial developments, and the Special Assessment Commission determined that the front footage basis used for the calculations should be based upon industrial platted land as much of the ag land and golf course land was more akin to possible industrial/commercial development with a lower ratio of roads to land than in the residential development. The Special Assessment Commission also briefly discussed how far to extend the assessment area for streets, and determined that the assessment area should follow the current development in a straight line, reflecting current development trends, and benefitted property should be closer to existing roads.

The Special Assessment Commission then took up the issue of whether or not Mapleton Park District land should be assessed, and the Special Assessment Commission determined that it had been the standard practice of the Special Assessment Commission to assess Park District land. The Engineer was then directed to calculate the assessments on the Park District land and report back to the Mapleton Special Assessment Commission.

The Special Assessment Commission next took up the issue of ag land that is split by the levee. The Engineer used the example of property with parcel number 18010013810021, in that the same property owner owns ag land both inside the levee and outside the levee, and the Special Assessment Commission determined that the ag land inside the levee should be specially assessed; however, any ag land outside of the levee system should not be specially assessed.

The Special Assessment Commission next took up the issue of parcel number 18010013810030, which is a large lot on the north end of town. Much discussion was had regarding how the front footage of this lot should be calculated. Staff suggested the possibility of considering the short side of the parcel. However, the Special Assessment Commission determined that it should be treated as other property in the area and that all the front footage should be measured. The Special Assessment Commission determined that its rationale was that it should be treated equally as other lots in the area.

The Special Assessment Commission next took up how to assess the Mapleton Golf Course, and determined that the Mapleton Golf Course should be assessed in the same manner as ag land, and that land inside the levee should be assessed, but land outside the levee should not be.

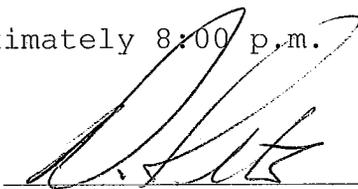
The Special Assessment Commission next discussed the issue of how to assess unique lots within the City that had unique configurations. The Special Assessment Commission discussed each lot, arriving at a methodology to determine the front footage on each lot and directing the Engineer to calculate that and report back with a list to the Special Assessment Commission.

The Special Assessment Commission next took up property that is essentially in the center of the community that is to the east of the school and to the west of a new residential development. The land has the potential to be developed, but has unique qualities in that it has large lots that are unplatted where roads will have to be constructed into it. Therefore, the Special Assessment Commission determined that it would be more appropriate to lower the street assessment, determining that any future development in the area would require significant investment in infrastructure and its shape and configuration would limit the number of homes or commercial entities that could locate upon the property.

The Special Assessment Commission next took up the issue of assessing City property, and determined that City property should be treated and assessed in the same manner as other property within the assessment district.

The Special Assessment Commission then directed staff to compile the final list so that it could review the list on Monday, August 23, 2010, to determine if that would be the list which would be published and prepared for the public hearing.

The meeting was adjourned at approximately 8:00 p.m.



Chair