

**UNAPPROVED MINUTES
CITY COUNCIL
WORK SESSION
CITY OF WYOMING, MINNESOTA
OCTOBER 15, 2013
5:00 PM**

CALL TO ORDER:

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Eric Peterson, Linda Nanko/Yeager, Steve Zerwas, Roger Elmore and Joe Zerwas

Also Present: Mark Vierling - Eckberg Lammers, Mark Erichson-City Engineer-WSB, Jason Windingstad, Public works Superintendent, Robb Linwood-Assistant City Administrator, Craig Mattson-City Administrator and Fred Weck - Building Official, Paul Hoppe - Public Safety Director.

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS: NONE

CONSENT AGENDA:

Items under the "Consent Agenda" will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

1. To discuss the City of Wyoming Assessment Policy For Public Streets.

Council Member Nanko/Yeager – *asked on why the different methods on the assessment policy (area, unit, front foot method*

Asst. City Admin Linwood – *explained that these option give council the flexibility given the situation they may be dealing with.*

City Engineer Erichson – *talked about that the unit method is probably best for Residential units*

Council Member Nanko/Yeager - *brought up that petitions portion is now at 51% for, changed from 35%.*

Administrator Mattson - City Council would decide, with the 51% it simply states that the majority of the people want it.

Council Member Nanko/Yeager – asked when you would use different assessment methods?

Engineer Erichson - an example the area method would be more likely to be used in more drainage situations.

Asst. Admin Linwood - Deferment's are not in the assessment policy, but they would covered under state statute.

Mayor Peterson – What are examples of Deferments?

Administrator Mattson – examples would be if you are over 65, have a disability, etc.

Mayor Peterson – would the city cover the costs of the deferments?

Administrator Mattson – when you bond, the people that pay the assessments off immediately would go towards paying the bonds, while the deferments are waiting to be paid.

City Engineer Erichson – we may want to look at how to differentiate between residential and commercial properties – Benefit analysis would be one possibility.

Council Member Nanko/Yeager – can it be handled by different method?

Administrator Mattson – apartments per unit fee could be used.

Council Member Nanko/Yeager – Similar to a SAC/WAC fee

Council Member Elmore – possibly go with a unit method for residential and then an area for commercial

City Attorney Vierling – not uncommon for residential to be set at one rate and then commercial at another.

Council Member Elmore – If someone had a large amount of land and it had the ability to sub-divide into more units, you went by the units to meet zoning.

Council Member Nanko/Yeager – Would we have to add this portion to the assessment policy?

Engineer Erichson – Yes

Council Member Elmore – commercial assessment is higher – but both an apartment and commercial unit would for the most part be the same.

City Attorney Vierling – Depends if you are just looking at streets or if you are looking at other features like utilities SAC/WAC.

Engineer Erichson – How we differentiate some other ways of commercial vs. Apartments. – You would use a trip generation model. Trip generation – number vehicles accessing the property, there is a differentiation in businesses vs. apartments...etc.

Council Member Elmore – do you do a percentage of a unit for apartments?

City Engineer Erichson - Everything is then based on a unit, determines how many units you pay.

Mayor Peterson – We look at different way of doing this, we probably have a million dollars, we could do the railroad project next year, the following year do a MSA project, and the following year finish off downtown. If we have the means to finish projects without assessing, he would be for it. Water rates could be increasing and sewer rates could be increasing. If there is a way to do it without putting additional costs to people.

Council Member Joe Zerwas – Agrees that city fees are increasing.

Public Works Superintendent Windingstad – he believes road construction at at approximately \$530,000 a mile – railroad area you would be just over 1 million dollars.

Council Member Nanko/Yeager - Don't use 880 – You have about \$200,000 and then take the whole \$500,000 payable 2014 then you have around \$750,000.

Council Member Elmore –People voted to have assessments, they had their chance not to have them.

Council Member Steve Zerwas – What about waiting one more year and give additional 500,000, wait an additional year. Push things off until 2015.

Mark Erichson – We talked about reconstruction, another component that is assessed is for overlays. Typically overlays are done.

Public Works Superintendent Windingstad – The Forli and 26th St is not a full mill and overlay, this is a skin patch. Keep in mind a lot of overlays around town are not full mill and overlays.

Mayor Peterson – In this particular case it is some money we didn't use for crack filling, we should use the funds this year.

Council Member Elmore – Can we do this particular overlay and then figure out the assessment portion for future overlays.

*Council would like to see a finalized assessment policy with differentiation for commercial and residential assessments.

City Council sets a Work session Budget Meeting for October 29th, at 2:00PM

Work session ends at 6:43pm.