

**TO: Honorable Mayor and City Council**

**FROM: City Administrator Ron Johnson**

**SUBJECT: Determine Final Assessments for Certain Westside II Corner Lots**

**DATE: December 15, 2016**

**BACKGROUND**

Per the council's direction, City Engineer Greg Anderson and staff have reviewed the proposed final assessments for the Westside II project parcels that are corner lots on either Dow or York Streets. The York Street improvements were completed in 1998 and the Dow Street improvements were completed in 2001.

The following statement is from the City's assessment policy Appendix A, paragraph 2 (attached): "It is recommended that on corner lots where the improvements are constructed on one street only, an assessment be levied on that frontage that is improved, whether it is the short lot frontage or the longer side frontage. When the street improvements are completed, in the future, on the other facing frontage, the assessment credits for corner lots, as mentioned above, will be given at that time. If the per lot or per unit assessment method is used (which is what was done for this project) these lots will not be assessed for improvements done on the other facing frontage if said improvements are done within 10 years of the original project assessment date."

Since the Dow and York Street improvements were completed over 10 years before the current project, our opinion is there is no corner lot credit for the parcels in question. City Attorney Roger Knutson concurs.

**REQUESTED COUNCIL ACTION**

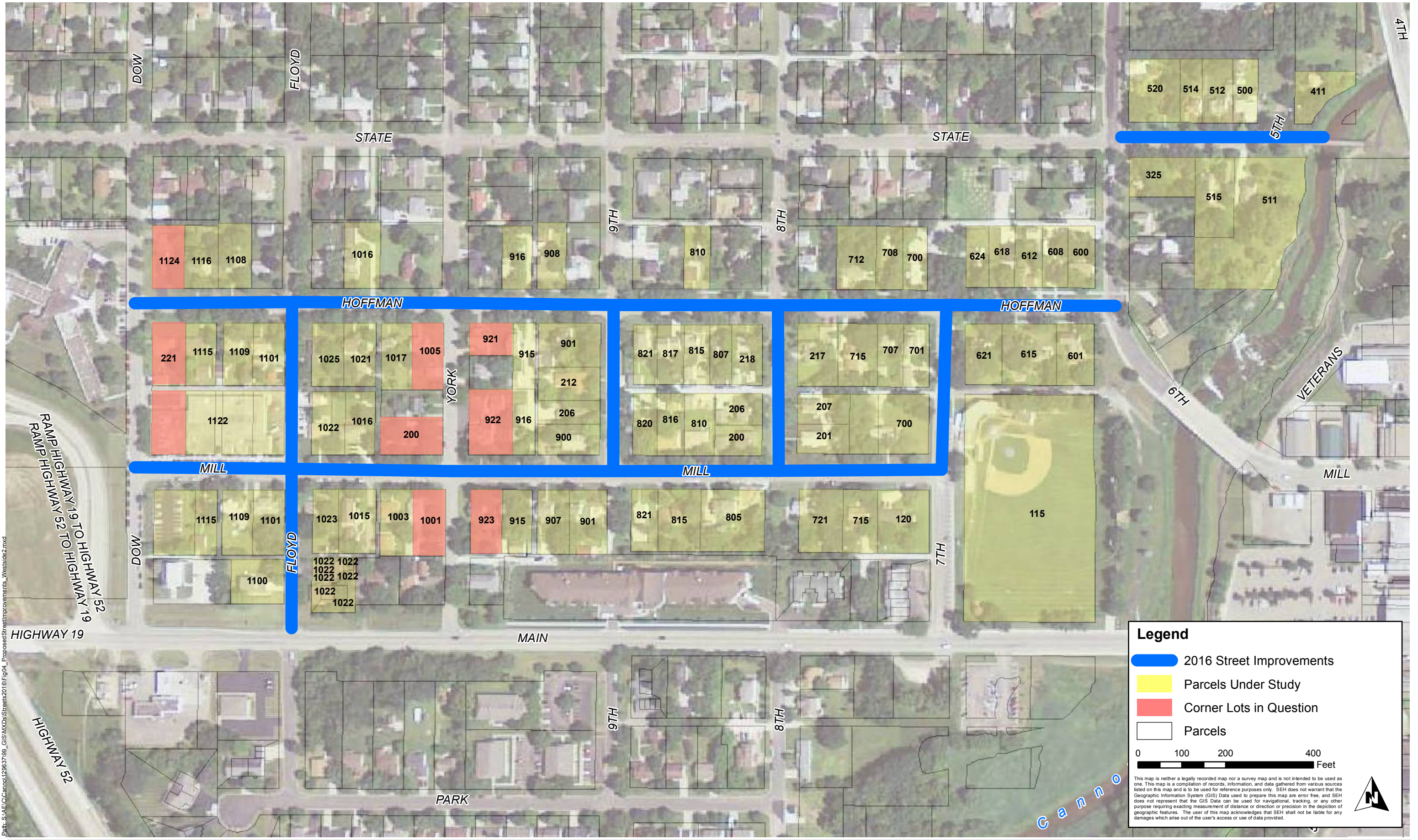
No action is required if no changes are made to the lots as the assessment roll was adopted at the November 15 Council meeting.

Attachment(s): list of corner parcels; map; Appendix A and B of special assessment policy;

**West Side II Corner Lots Reviewed**  
**York Street and Dow Street**

<b>PIN</b>	<b>Name</b>	<b>Assessment Amount</b>	
52.120.0740	Susan K Iverson	\$	5,521.41
52.120.0960	Joann C Thomas	\$	5,521.41
52.120.0970	G&S Investments LLC	\$	5,521.41
52.120.0990	Michael Banks	\$	5,521.41
52.120.1030	Kiersten A Spear	\$	5,521.41
52.120.1104	Cannon Falls Housing Init	\$	5,521.41
52.120.1120	Shirley M Beckman	\$	5,521.41
52.120.1200	US Bank	\$	5,521.41
52.120.1290	Erick A Robertson	\$	5,521.41







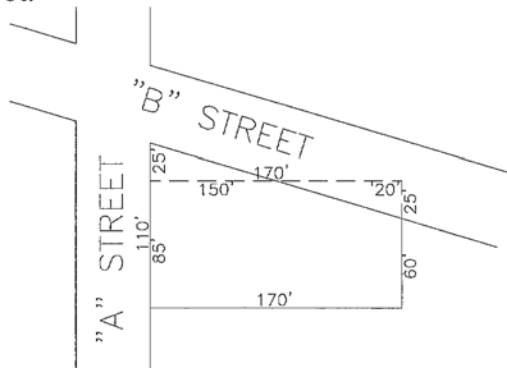
## APPENDIX "A"

### (Supplement to section VIIB, part 1, sub-part c, on corner lot adjustments)

1. In reference to corner lot adjustment, it is recommended to assess corner lots as follows:



- a. For all improvements – To assess all of the "A" street frontage.  
100 feet @ rate per foot.
- b. For street improvements only – To assess one half of the "B" street frontage up to 150 feet.  
75 feet @ rate per foot.  
For all other improvements – To assess none of the "B" street frontage up to 150 feet.  
0 feet @ rate per foot.
- c. For all improvements – To assess all of the "B" street frontage over 150 feet.  
20 feet @ rate per foot.



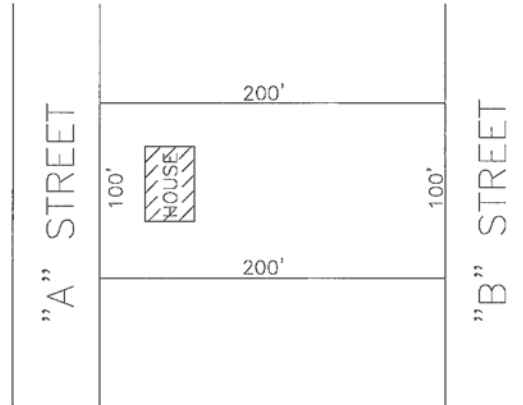
- d. For all improvements – To assess all of the "A" street frontage after computation as shown in dotted lines.  
85 feet @ rate per foot.
  - e. For street improvements only – To assess one half of the "B" street frontage up to 150 feet after computation as shown in dotted lines.  
75 feet @ rate per foot.  
For all other improvements – To assess none of the "B" street frontage up to 150 feet after computation as shown in dotted lines.  
0 feet @ rate per foot.
  - f. For all improvements – To assess all of the "B" street frontage over 150 feet after computation as shown in dotted lines.  
20 feet @ rate per foot.
2. It is recommended that on corner lots where the improvements are constructed on one street only, an assessment be levied on that frontage that is improved, whether it is the short lot frontage or the longer side frontage. When the street improvements are completed, in the future, on the other facing frontage, the assessment credits for corner lots, as mentioned above, will be given at that time. If the per lot or per unit assessment method is used these lots will not be assessed for improvements done

on the other facing frontage if said improvements are done within 10 years of the original project assessment date.

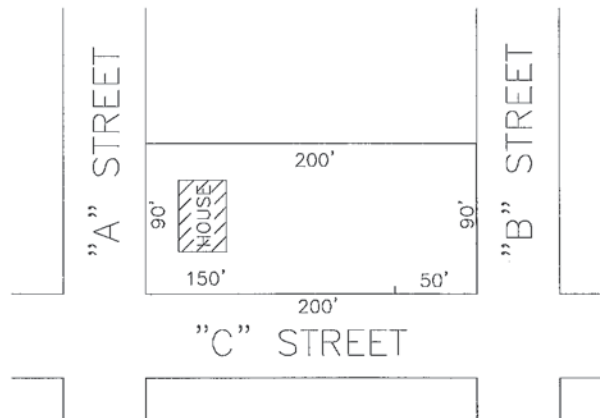
## APPENDIX "B"

### (Supplement to section VIIB, part 1, sub-part d, on double fronting lots)

1. In reference to double fronting lots, it is recommended to assess lots fronting on two streets, if the rear of a particular lot is not buildable, as follows:



- a. For all improvements – To assess all of the "A" street frontage.  
100 feet @ rate per foot.
  - b. For all improvements – To assess one half of the "B" street frontage.  
50 feet @ rate per foot.
2. It is recommended to assess corner lots fronting on two streets, if the rear of a particular lot is not buildable, as follows:



- a. For all improvements – To assess all of the "A" street frontage.  
90 feet @ rate per foot.
- b. For street improvements only – To assess one half of the "C" street frontage up to 150 feet.  
75 feet @ rate per foot.  
For all other improvements – To assess none of the "C" street frontage up to 150 feet.  
0 feet @ rate per foot.
- c. For all improvements – To assess all of the "C" street frontage over 150 feet.  
50 feet @ rate per foot.
- d. For all improvements – To assess one half of the "B" street frontage.  
45 feet @ rate per foot.