

**CITY OF GILBERT**  
**SPECIAL ASSESSMENT PUBLIC HEARING MEETING MINUTES**  
**TUESDAY, SEPTEMBER 23, 2014**  
**COUNCIL CHAMBERS**

Mayor Skenzich called the meeting to order at 5:30 p.m.

Present: Mayor Skenzich, Councilors Kutsi and Schutte.

Absent: Councilors Nemanick and Skalko (both w/notice).

Staff Present: City Engineer Jamnick, Public Works Operations Director Lautigar and City Clerk/Treasurer Sakrison.

Mayor Skenzich explained that this Special Assessment Public Hearing is for the four (4) street projects.

Betty Olson asked for an explanation on how the \$182,000 assessment was arrived at.

City Engineer Jamnick explained that the City came up with the \$182,000 by assessing \$2,000 to 91 parcels in the project area. The projects were done as a whole, not individual projects. (NOTE: The areas were: Circle Drive, New Jersey Avenue, Ohio Avenue, and the alley between Minnesota Avenue & Michigan Avenue.)

Olson felt that many areas had much more work done and that the \$2,000/parcel was not a fair assessment.

The projects were bid all together as one to get better pricing as a whole, and the final number was divided equally across all parcels.

\$350,000 was received from two IRRRB grants  
\$480,000 was funded from a legislative grant

A total of approximately \$830,000 was funded of the \$1.25 million project.  
The city's share was approximately \$420,000 and the city is only assessing \$182,000.  
All funding was merged & applied to the project as a whole.

Michelle Maki, of New Jersey Avenue, wanted to know if water upgrades were part of the assessment. Mayor Skenzich noted that on New Jersey some of the water shut-offs were changed out, but that was actually outside of the scope of the original project. Maki noted that she used to have a curb stop outside of her house and now it is buried. Mayor Skenzich stated that is an issue that should be brought to the City Clerk, and it not part of this hearing, and will be fixed.

Alley scope of work was water, sewer & new blacktop.  
Circle Drive scope of work was blacktop & curbing.

Mayor Skenzich stated that to get more projects done at once with the amount of money they were receiving all the projects had to be combined into one. That was the best way.

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Dan Peterson, of Minnesota Avenue, asked about the utility portion of the project. Concerned about paying “double” for the utility portion.

City Engineer Jamnick explained that there was a shortfall with the \$500,000 and some funding will be coming from the utility fund to help cover the utility portion of the project.

Mike Morin, of Michigan Avenue, is concerned about alley not being done and paying the assessment prior to project completion. He is also concerned about the 30 day window to pay the assessment once it is adopted also because the project is not completed.

City Engineer Jamnick stated that he talked to the contractor and the paving contractor will be back in the area the 1<sup>st</sup> week of October, as of the date of this meeting.

Mayor Skenzich noted that there is a 12 month warranty on the project, and there is retainage that will be held until the project is completed.

Mary Olsen, of Circle Drive, stated that she has two (2) lots separated by a street, and she believes she is the only one being assessed for two (2) lots.

City Engineer Jamnick explained that it was decided by the Council that if two lots adjoining were owned by the same person, they were assessed as one parcel. If the lots were separated, then multiple assessments would occur. This decision was previously made in 2013.

David Muhvic, of Minnesota Avenue, asked if the City had received his letter. Mayor Skenzich stated they did. Muhvic then stated, then you know my objections.

City Engineer Jamnick noted that three letters were received by the city, and they should be read into the minutes.

Lee Hunter, of Minnesota Avenue, also wanted to know why payment needs to be made now, before project is completed.

City Engineer Jamnick stated that to get onto the tax rolls it needs to be decided by mid-November.

Frank Spolar, of Minnesota Avenue, has some complaints about the project.

Mayor Skenzich stated that this meeting is ONLY about the assessment.

Mayor Skenzich noted that the three letters were received.

- David Muhvic’s letter, of Minnesota Avenue, was read aloud. He does not feel that the work done benefits him at all and does not add any value to his property.

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- Mary Lou Sixberry's letter, of New Jersey Avenue. She is very happy for the work done as it was needed. She does not believe the assessment is fair to all those who are being assessed, since more work was done in some areas than others. She specifically mentioned sidewalks
- Mrs. Marolt's letter was not read aloud as it did not pertain to the assessment. She owns a vacant lot on Circle Drive.

Mayor Skenzich stated that no action would be taken until the 2<sup>nd</sup> meeting in October.

Betty Olson asked if the council would give any consideration into breaking up the project into the four different areas to make it fair for the residents and come up with a different assessment.

City Engineer Jammick stated that if the City Council wants to consider that it could. They would have to look at how much work was done for each section. Based on the entire project, it seemed fairest to do it on a per parcel basis.

Mayor Skenzich noted that there will probably be no change in how the assessment is assessed.

Motion by Kutsi second by Schutte to adjourn the public hearing at 6:07 p.m. All approved.

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Michael Skenzich, Mayor

ATTEST:

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Debra Sakrison, City Clerk