



REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 10/20/2026
Agenda Section: Consent Agenda

Department Origination: Finance

Agenda Item: Adopt Resolution 2026-093 to Remove the Assessment on Parcel 40240554 of the 2026 Mill and Overlay Project, Municipal Project No. 4426

Approval Required: Simple Majority Vote

BACKGROUND

As part of this year's 2026 Mill and Overlay project, mill and overlay street improvements were constructed and assessed to various residential streets, including Marble Road from Jasperwood Drive west to its current terminus. During the initial preparation of the feasibility report in early 2025, Parcel 40240554 was an undeveloped lot at the corner of Marble Road and Knotty Pine Drive. The City's assessment practice for a vacant or undeveloped residential corner parcel is to assess based on the street project area that abuts the short side of the parcel. If a corner parcel is developed and has an address, it is assessed based on the assigned street address. The short side of the subject parcel abuts Marble Road, and the parcel was included in the 2026 project.

In 2025, prior to the March 5, 2026 improvement and May 28, 2026 assessment hearings, a building permit was pulled for the parcel. The driveway was constructed on Knotty Pine Drive, and the house was assigned a Knotty Pine Drive address. Street improvements to this portion of Knotty Pine Drive were not included in Project 4426 though the property owner did receive all the required hearing notices. To be consistent with the current assessment practice, this parcel should be removed from the project's assessment roll as it was assessed in error. The parcel will be subject to an assessment according to its current address when that street section on Knotty Pine Drive is improved in the future.

To prevent this in the future, staff and contracted project engineers will review the GIS and building permits pulled on undeveloped parcels within the project areas to verify addresses for the improvements.

FINANCIAL IMPLICATIONS

The levied assessment for the parcel was \$7,262.84. To the extent necessary, a higher debt service levy in the future will cover the lost special assessment on this project. Had the parcel not been originally assessed in error, other mill and overlay parcels on the project would have had a slightly higher assessment to cover the assessed portion of the project costs.

STAFF RECOMMENDATIONS

Because the parcel was assessed in error, staff recommends adoption of the attached resolution to remove the assessment from the assessment roll for the project.

COUNCIL ACTION REQUESTED

Adopt Resolution 2026-093 to remove the assessment on Parcel 40240554 of the 2026 Mill and Overlay Project, City Project No. 4426