



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Meeting Date:</b>	Tuesday, December 22, 2020
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	ACTION
<b>Subject:</b>	Consider Resolution Amending the Resolution Establishing and Providing for the City of Marshall Special Assessment Policy.
<b>Background Information:</b>	<p>The current version of the Special Assessment Policy was created in 2004. It was amended in 2005, 2007, and 2018. In 2019, staff held numerous Ways &amp; Means Committee meetings to work on a fourth revision to the policy. The most notable changes that were being discussed revolved around the street reconstruction assessment procedure for commercial/industrial properties. The policy amendments being proposed in 2019 were never brought to Council for ratification.</p> <p>In the current policy, street reconstruction costs for commercial/industrial properties are paid 100% by those properties. In 2018, the city was confronted by industrial property owners who challenged the city's policy toward commercial/industrial properties regarding street reconstruction costs. During that time, staff and committee resolved the confrontation by creating commercial/industrial street reconstruction cost maximums for the 2018 project.</p> <p>Included with this memo is a 'redlined' policy, a summary page that displays the new policy language regarding the street reconstruction assessment portion of the document, and a summary of some examples that shows how the new maximum assessment formulas would limit cost for a few selected properties. In the redlined policy the maroon changes are items that were identified in 2019 when staff originally brought revisions before committee. The blue changes are items that have been added this fall.</p> <p>The purpose of making these amendments is two-fold. We must have a policy that is defensible and results in street assessment costs that are not greater than the benefit that the property receives from the street improvement project. Staff would also like a policy that is simple enough that staff can estimate project costs before a project is designed or constructed. We hold public informational meetings and project improvement hearings before we complete design, so it is important that staff has methods available to us that allow for quickly and efficiently estimating project assessments for property owners.</p> <p>At their meeting on December 10, 2020, the Ways &amp; Means Committee recommended bringing the policy to the City Council for approval, subject to City Attorney review.</p>
<b>Fiscal Impact:</b>	
<b>Alternative/ Variations:</b>	No alternative actions recommended.
<b>Recommendation:</b>	that the Council adopt RESOLUTION NUMBER XXXX, SECOND SERIES, which is the Resolution Establishing and Providing for the City of Marshall Special Assessment Policy.