

DELTA CITY SPECIAL IMPROVEMENT DISTRICT #83-1

BOARD OF EQUALIZATION MEETING

APRIL 15, 1985

PRESENT

Grant S. Nielson	Mayor
Don Dafoe	Council Member
Craig Greathouse	Council Member
Gayle Bunker	Council Member

ABSENT

Ruth Hansen	Council Member
Neil Dutson	Council Member
Warren Peterson	City Attorney

OTHERS PRESENT

Jim Allan	City Manager
Dorothy Jeffery	City Recorder
Neil Forster	Public Works Director

Mayor Nielson called the meeting to order at 5:00 p.m. and stated that the purpose of the meeting was to receive public comment from those City residents involved in Special Improvement District #83-1, Delta Estates.

Mayor Nielson then read the following letter, which had been mailed to each of the residents within the Delta Estates Special Improvement District:

The Delta City Council will hold a Board of Equalization and Review meeting this coming 15th, 16th and 17th of April. The meeting will be held in the Delta City Council Chambers between the hours of 5:00 p.m. and 6:00 p.m.

The purpose of the meeting will be to hear and/or consider any objections or corrections to the proposed assessment for the Delta Estates Special Improvement District (SID) #83-1.

The assessment has been determined to be \$2,120.70 per lot for the SID. The assessment may be paid in full prior to May 2, 1985, without any additional interest or amortization over a ten year period at existing low interest rates.

Anyone wishing to inspect the assessment list, plats and amounts of the proposed assessment against each parcel of property may do so between the hours of 9:00 a.m. and 5:00 p.m. on April 15, 16, and 17.

Sincerely,

Jim C. Allan
City Manager

Mayor Nielson then invited anyone in the audience who wished to participate in this meeting to do so. The following comments were made.

Corinne Murray, resident of Delta Estates Special Improvement District asked if the assessment of \$2,120.73 included the cost of the water and sewer. City Manager Jim Allan said those owing for water and sewer connections would have an additional cost as the \$2,120.73 was for the assessment for the improvements only. Ms. Murray then stated that her understanding was that the water and sewer fees would not have to be paid until after the first ten years assessment had been paid off, at which time there would be a second assessment on a second ten year basis for those owing for the water and sewer connection.

Neil Finlinson, resident of Delta Estates Special Improvement District stated that his understanding was that the first ten years' assessment would be for the cost of construction, and that there would be a second Improvement District established after the first ten years were completed. During this second ten years, the assessment would be for the water and sewer hookup fees. Mr. Finlinson further stated that there had been a meeting held several months ago where this was discussed. At that meeting it was agreed that the water and sewer hookups could, in fact, be paid in the second ten year period. City Manager Allan explained that the cost of the water and sewer hookups could not be held for ten years, since this would violate the terms of the City's outstanding water and sewer revenue bonds.

Mayor Nielson explained that any lots that are not occupied at the present time do not have to pay the water and sewer hookup fee at this time. However, when a building permit is issued to the property owners of those lots, the water and sewer hookup fee would be assessed at that time.

Council Member Don Dafoe stated that he recalled a regular City Council meeting where this issue of water and sewer hookup fees had been discussed; however, he could not recall what the decision of the Council was and suggested the minutes of that meeting be researched and an answer be given to Mr. Finlinson at the Board of Equalization meeting to be held April 16.

Mr. Finlinson then asked if all residents of Delta Estates were hooked up to the water and sewer at the present time. Mayor Nielson said that his understanding was that all of the occupied lots were hooked up to the water

and sewer. Mr. Finlinson then stated that Carlyle Peterson has several lots that were not hooked up to the water and sewer at the present time, including the one he is living on. Mayor Nielson assured Mr. Finlinson that this matter would be investigated by the Public Works Director.

Public Works Director Neil Forster stated that the hookup fees at Delta Estates Special Improvement District are on a reduced rate. The regular rate for water and sewer hookups to Delta City's system is \$1400.00. In the Delta Estates area, that rate has been reduced to \$1200.00 due to the water meter installation being included in the improvement project.

Neil Finlinson asked if the City had any plans to upgrade the streets within the Delta Estates area in the near future. Mayor Nielson informed Mr. Finlinson that there were no plans in the near future for a project such as street improvement. Mr. Finlinson then asked about street lighting, and whether or not there were plans for installation of street lighting in the area. Mayor Nielson suggested the residents of the Delta Estates area be placed on a regular City Council meeting agenda for the purpose of discussing a proposal for street lighting in the Delta Estates area.

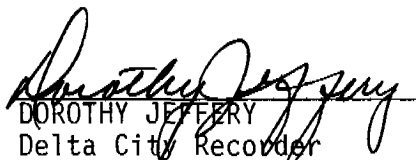
Mr. Frank Baker, Delta Estates resident, asked what the interest rates would be and what options there were concerning payoff of the S.I.D. assessment. Public Works Director Neil Forster explained to those present that Mr. Frank Baker and Mr. & Mrs. Bob Oppenheimer each occupy double lots; however, there is only one water and sewer connection because of the single residence on each double lot; therefore, their assessment will be charged accordingly. The interest rate will be approximately 10%. However, the actual interest rate will be determined at the time the SID bond is sold.

Neil Finlinson asked if some of the residents would be paying up front. Mayor Nielson stated that he had been told that there would be a few of the residents who preferred to pay their money up front and not put it on the assessment roll. These people would be allowed to do this.

Mayor Nielson then asked if there were any further questions or comments from those in attendance. There being none, he adjourned the meeting at 6:10 p.m.


GRANT S. NIELSON, Mayor

Attest:


DOROTHY JEFFERY
Delta City Recorder

MINUTES APPROVED: May 13, 1985