

SUPPLEMENTAL PACKET

City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

Meeting Date April 26, 2017

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 26, 2017
Re: Assessment Roll Update

During staff's review of the proposed Downtown Village Improvement Project assessment roll in preparation for the assessment hearing, staff identified several parcels that were included on the assessment roll, but for a number of reasons their inclusion should be reconsidered. These were discussed by the Council at its April 24, 2017 Special Council Meeting. The Council agreed that all should be removed from the assessment roll. A revised Proposed Assessment Roll reflecting the revisions is attached.

Parcels to be removed from the assessment roll are as follows:

1. The parcel on River Road with PID# 26.028.20.22.0002. This parcel is a nonconforming parcel adjacent to the parcel at 3988 River Road, which is under the same ownership. The house at 3988 River road straddles the two lots. The undeveloped parcel is not buildable.
2. The two undeveloped parcels on River Road with PID#'s 22.028.20.44.0013 and 22.028.20.44.0012. These parcels are nonconforming and under common ownership. The total acreage of both parcels is 1.907 acres, which is less than the minimum 2.5 acres required for a buildable lot. These lots have not been determined to be buildable.
3. The parcel at 3787 St. Croix Trail. The size of this parcel is 18.4 acres. The parcel has an existing septic system and has land available for an alternate septic system site.
4. The parcel on 30th Street with PID# 22.028.20.11.0018. This parcel is a cemetery owned by the St. Paul Evangelical Lutheran Church.
5. The parcel on 33rd Street with PID # 22.028.20.14.0034. The size of this parcel is 16,346 sq. ft. vs. the minimum lot size of 22,500 sq. ft. The Council has, in recent years, approved variances for two properties in the VHS to enable them to be buildable so they could be connected to the new sanitary sewer system. The owner of this property did not choose to apply for a variance to make the parcel buildable.

RESOLUTION 2017-30

CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

RESOLUTION ADOPTING ASSESSMENT

WHEREAS, pursuant to proper notice duly given as required by law, the Afton City Council has met and heard and passed upon all objections to the proposed assessment for the Downtown Village Improvement Project,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF AFTON, MINNESOTA:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of twenty (20) years, the first of the installments to be payable on or before the first Monday in January 2018, and shall bear interest at the rate not to exceed 3.5 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2037. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the city treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. The clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 26TH DAY OF APRIL, 2017.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moorse, City Administrator

Motion by:
Second by:
Palmquist:
Richter:
Ross:
Nelson:
Bend:

Proposed Assessment Roll

WSB Project: Afton Dntown Village Improvement Project
Project Location: City of Afton
WSB Project No.: 1856-325

Date: 3/25/2014
Revised: 4/26/2017
Printed: 4/26/2017

MAP ID	PID	FEE OWNER	PROPERTY ADDRESS	ZONING	PROPOSED ASSESSMENT	Annual Cost over 20 yrs @ 3.5%
Village Properties - Commercial						
36	2202820110022	KALLSTROM ROBERT H	15894 AFTON BLVD S	VHS-C	\$13,500	\$949.87
39	2202820110027	HOFFMANN KEITH M & JUDITH M	15893 AFTON BLVD S	VHS-C	\$13,500	\$949.87
38	2202820140007	MULLE JESSICA	3411 ST CROIX TRL S	VHS-C	\$67,800	\$4,770.48
15	2202820110023	DICKINSON MARY J TRS	15895 31ST ST S	VHS-C	\$27,100	\$1,906.79
17	2202820110012	GIULIANI ENTERPRISES LLC	15953 31ST ST S	VHS-C	\$14,700	\$1,034.31
22	2202820110005	THOEMKE MICHAEL S & KATHRYN J	15909 AFTON BLVD S	VHS-C	\$14,871	\$1,046.34
23	2202820110009	BIAGINI SUE E	15904 AFTON BLVD S	VHS-C	\$15,300	\$1,076.52
24	2202820110006	MAGK ONE LLC	3185 ST CROIX TRL S	VHS-C	\$13,600	\$956.91
26	2202820110010	DOHERTY TIMOTHY G. & MONICA	15954 AFTON BLVD S	VHS-C	\$15,300	\$1,076.52
33	2202820110026	BRASEL JEAN A & STEVE H	3175 PERROT AVE S	VHS-C	\$13,500	\$949.87
42	2202820110007	MAGK ONE LLC	15990 32ND ST	VHS-C	\$27,200	\$1,913.82
51	2202820140028	GUINDON THOMAS L & AMY	3222 ST CROIX TRL S	VHS-C	\$25,900	\$1,822.35
55	2202820140035	AMOTH GEORGE M	3326 ST CROIX TRL S	VHS-C	\$28,300	\$1,991.22
27	2202820110028	DEMATTEO THOMAS D & DONNA M	3192 ST CROIX TRL S	VHS-C	\$15,000	\$1,055.42
44	2202820140029	BAGLIO HOLDINGS LLC	3290 ST CROIX TRL S	VHS-C	\$36,000	\$2,533.00
58	2202820140034	SNYDER DAVID K	AFTON Lot 3 BI	VHS-C	\$0	\$0.00
62	2202820140064	PADDOCK BRUCE G	AFTON Lot 1 BI	VHS-C	\$13,500	\$949.87
63	2202820110004	CITY OF AFTON	3165 ST CROIX TRL S	VHS-C	\$15,900	\$1,118.74
40	2202820140016	MYHERS RICHARD P & KIMBERLY K	3395 ST CROIX TRL S	VHS-C	\$40,800	\$2,870.73
54/60	2202820140037	MEACOCK RICHARD A LIVING	3390 ST CROIX TRL S	VHS-C	\$41,800	\$2,941.09
46	2202820140013	LONE STAR ON ST. CROIX LLC	3321 ST CROIX TRL S	VHS-C	\$44,700	\$3,145.14
94	2202820140014	LIND BONNIE L	3329 ST CROIX TRL S	VHS-C	\$44,700	\$3,145.14
65	2202820140012	FEEHAN-SCHMIDT KATHLEEN & DAVID A SCHMIDT	3343 ST CROIX TRL	VHS-C	\$44,700	\$3,145.14
43	2202820140006	NICKERSON PAUL D & REBECCA	3419 ST CROIX TRL S	VHS-C	\$31,800	\$2,237.48
12	2302820230005	WINDMILL MARINA ASSOC INC	16065 32ND ST S	VHS-C	\$148,000	\$10,413.44
2	2302820220003	AFTON MARINA & YACHT CLUB INC	16065 32ND ST S	VHS-C	\$126,000	\$8,865.50
20	2202820110008	AFTON MARKET SQUARE INC	3121 ST CROIX TRL S	VHS-C	\$87,300	\$6,142.52
50/61	2202820140062	AFTON ST CROIX CO	3291 ST CROIX TRL S	VHS-C	\$263,099	\$18,511.93
TOTAL Village Properties - Commercial Assessments					\$1,243,870	
Village Properties - Residential						
31	2202820110025	DICKINSON DANIEL D	15876 AFTON BLVD S	VHS-R	\$12,500	\$879.51
14	2202820110020	DAHLEEN MARCIA K	3060 ST CROIX TRL S	VHS-R	\$12,500	\$879.51
16	2202820110014	ARMSTRONG CRAIG & DIANE	3085 ST CROIX TRL S	VHS-R	\$12,500	\$879.51
19	2202820110013	PETTIT BRUCE B & PATRICIA L	3070 PIKE AVE S	VHS-R	\$12,500	\$879.51
21	2202820110036	BLOMGREN BERYL A TRS	3160 PERROT AVE S	VHS-R	\$12,500	\$879.51
25	2202820110021	NEW CHALLENGES	15890 31ST ST	VHS-R	\$44,300	\$3,117.00
28	2202820110015	ZEIDEL ROBERT F & JULIE A	3055 ST CROIX TRL S	VHS-R	\$12,500	\$879.51
29	2202820110032	ANDERSON SCOTT	3190 PERROT AVE S	VHS-R	\$12,500	\$879.51
30	2202820110018	ST PAUL EVANG LUTHERAN CHURCH & ATTN TRUSTEES	AFTON Lot 1 BI	VHS-R	\$0	\$0.00
32	2202820110049	HOLZ BRAD L & MICHELLE M	3080 PERROT AVE S	VHS-R	\$12,500	\$879.51
34	2202820110047	BROOKS STEWART C. & KATHLEEN L.	3090 PERROT AVE S	VHS-R	\$12,500	\$879.51
35	2202820110019	O'HARA KEVIN P & LESLIE A	3032 ST CROIX TRL S	VHS-R	\$12,500	\$879.51
37	2202820110051	ZELENKA PROPERTIES	3100 PERROT AVE S	VHS-R	\$1,200	\$84.43
18	2202820110017	CITY OF AFTON	3033 ST CROIX TRL S	VHS-R	\$12,500	\$879.51
41	2202820110029	DEMATTEO DONNA M & THOMAS D	15872 32ND ST S	VHS-R	\$12,500	\$879.51
45	2202820140043	FREPPERT NANCY P	15859 UPPER 34TH ST S	VHS-R	\$12,500	\$879.51
47	2202820140030	CASTELL-MILLER CLAUDIA	15892 33RD ST S	VHS-R	\$12,500	\$879.51
48	2202820140026	CLEVELAND NANCY	15871 ST CROIX TRL S	VHS-R	\$12,500	\$879.51
49	2202820140038	SULLIVAN KATHLEEN M	15888 34TH ST S	VHS-R	\$12,500	\$879.51
52	2202820140045	PALMQUIST WILLIAM & RACHEL KAUL	3466 ST CROIX TRL S	VHS-R	\$12,500	\$879.51
53	2202820110053	MEMORIAL EVANG CHURCH AFTON	15730 AFTON BLVD S	VHS-R	\$12,500	\$879.51
56	2202820140063	AMOTH GEORGE M	15800 33RD ST S	VHS-R	\$12,500	\$879.51
59	2202820140044	SUNDSTROM PAUL R & SVETLANA	15885 UPPER 34TH ST S	VHS-R	\$12,500	\$879.51
66	2202820410021	WEED KATHERINE G & GEORGE H JR	15895 35TH ST S	VHS-R	\$12,500	\$879.51
67	2202820140040	GJERDE MARK T & ELIZABETH B	15858 34TH ST S	VHS-R	\$12,500	\$879.51
68	2202820410032	RUNNING SCOTT & MICHELLE WAGNER	15825 37TH ST S	VHS-R	\$12,500	\$879.51
69	2202820410035	LOQUAI JOHN	15847 36TH ST S	VHS-R	\$12,500	\$879.51
70	2202820410040	HALLQUIST FLOYD F & BARBARA	3520 PERROT AVE S	VHS-R	\$12,500	\$879.51
73	2202820410020	DICKIE ROBERT Q & PARSONS C M	15887 35TH ST S	VHS-R	\$12,500	\$879.51
75	2202820410034	STOEHR VALERIE J & CAROL IWATA	15800 36TH ST S	VHS-R	\$12,500	\$879.51
76	2202820410037	KRAHN KURT & KATHERINE W	15820 37TH ST S	VHS-R	\$12,500	\$879.51
80	2202820410030	BOLTON-IVERSON KATHY REV TRS	3632 ST CROIX TRL S	VHS-R	\$25,000	\$1,759.03
81	2202820410027	FREITAG JEFFREY D	15889 36TH ST S	VHS-R	\$12,500	\$879.51
82	2202820410024	PUNG RICHARD S	15880 36TH ST S	VHS-R	\$12,500	\$879.51
83	2202820410018	WHALEN WILLIAM C & SANDI L ALEXANDER	3494 ST CROIX TRL S	VHS-R	\$12,500	\$879.51
84	2202820410028	JOHNSON KEVIN R	15875 36TH ST S	VHS-R	\$12,500	\$879.51
86	2202820410038	STOEHR VALERIE J & CAROL IWATA	15800 36TH ST S	VHS-R	\$12,500	\$879.51
87	2202820410031	WARMAN SUSAN LYNN	3710 ST CROIX TRL S	VHS-R	\$12,500	\$879.51
88	2202820410019	LARSON ROGER & JACKIE	15882 35TH ST S	VHS-R	\$12,500	\$879.51
113	2202820410044	FAYLER VAN R & JULIE A	3570 PENNINGTON AVE S	VHS-R	\$12,500	\$879.51
92	2202820410029	SWANSON SCOTT	3602 ST CROIX TRL S	VHS-R	\$12,500	\$879.51
TOTAL Village Properties - Residential Assessments					\$533,000	

Proposed Assessment Roll

WSB Project: *Afton Downtown Village Improvement Project*
 Project Location: *City of Afton*
 WSB Project No.: *1856-325*

Date: *3/25/2014*
 Revised: *4/26/2017*
 Printed: *4/26/2017*

MAP ID	PID	FEE OWNER	PROPERTY ADDRESS	ZONING	PROPOSED ASSESSMENT	Annual Cost over 20 yrs @ 3.5%
Village Properties Flood Zone - Residential						
57	2202820410017	THOMPSON JOHN S & DIANN BENIKE	15960 35TH ST S	VHS-R	\$13,900	\$978.02
64	2202820140004	SNELLING MATTHEW J & CHRISTEN	15991 UPPER 34TH ST S	VHS-R	\$13,900	\$978.02
72	2202820410011	GEHRKE JAMES F & JUDITH M	3561 ST CROIX TRL S	VHS-R	\$13,900	\$978.02
74	2202820410016	ELAINE D KERSCHBAUM TRS	3491 ST CROIX TRL S	VHS-R	\$13,900	\$978.02
77	2202820410009	DICKINSON MARY J TRS	15945 35TH ST S	VHS-R	\$13,900	\$978.02
78	2202820410014	BALSIMO RICHARD A	15955 35TH ST S	VHS-R	\$13,900	\$978.02
TOTAL Village Properties Flood Zone - Residential Assessments					\$83,400	
River Road Properties						
7	2302820330005	SCHNEIDER HUBERT J & HELEN L	3968 RIVER RD S	RR	\$13,500	\$949.87
8	2302820330007	RAEDEKE RONALD A & SUSAN K LOOMIS	3936 RIVER RD S	RR	\$13,500	\$949.87
9	2302820330010	LANGSTRAAT WARREN L & MARY L	3904 RIVER RD S	RR	\$13,500	\$949.87
11	2302820330003	ORNER JOHN E & KATHLEEN Q	3988 RIVER RD S	RR	\$13,500	\$949.87
13	2302820330009	LANGSTRAAT KEVIN G & KIRSTEN J	3918 RIVER RD S	RR	\$13,500	\$949.87
79	2202820440012	ISENSEE ROBERTA G	Section 22 Township 028 Range	RR	\$0	\$0.00
89	2202820440002	JOHNSON KENNETH L & LINDA L	3752 RIVER RD S	RR	\$13,500	\$949.87
90	2202820440017	NATIONSTAR MTG LLC	3787 ST CROIX TRL S	RR	\$0	\$0.00
91	2202820440004	ELAINE M MUCCIACCIARO TRS	3786 RIVER RD S	RR	\$13,500	\$949.87
96	2602820220001	BULGER DONALD A JR & VICKI S	4004 RIVER RD S	RR	\$13,500	\$949.87
97	2602820220011	PERKINS MARY C	4042 RIVER RD S	RR	\$13,500	\$949.87
95	2602820220002	ORNER JOHN E & KATHLEEN Q	Section 26 Township 028 Range	RR	\$0	\$0.00
99	2602820220005	TILTON LOUIS R & LINDA K	4201 RIVER RD S	RR	\$13,500	\$949.87
98	2602820220010	LEONARD A EVANOFF JR TRS	4102 RIVER RD S	RR	\$13,500	\$949.87
101	2602820220008	GASSER THOMAS M & KATHRYN	4220 RIVER RD S	RR	\$13,500	\$949.87
100	2602820220007	HOLZ BRAD L & MICHELLE M	4206 RIVER RD S	RR	\$13,500	\$949.87
103	2602820220013	MCLAURIN MARY D & JULIE MARCUS	4270 RIVER RD S	RR	\$13,500	\$949.87
102	2602820220012	WOODFILL JANEL L	4242 RIVER RD S	RR	\$13,500	\$949.87
TOTAL River Road Properties Assessments					\$202,500	
Pennington Avenue Properties						
104	2202820140053	BARRETT JEREMY S & BRIA H	3297 PENNINGTON AVE S	VHS-R	\$11,500	\$809.15
105	2202820110030	ANERSON FAMILY REV LIV TRS	3167 PENNINGTON AVE S	VHS-R	\$11,500	\$809.15
106	2202820110031	GATHJE GEORGE L	3193 PENNINGTON AVE S	VHS-R	\$11,500	\$809.15
107	2202820140046	ANDERSON TRAVIS C & SARAH M	3435 PENNINGTON AVE S	VHS-R	\$11,500	\$809.15
108	2202820140054	BINDER MARK W	3245 PENNINGTON AVE S	VHS-R	\$11,500	\$809.15
109	2202820140049	WINKLER MARK	3329 PENNINGTON AVE S	VHS-R	\$11,500	\$809.15
110	2202820140048	JOHNSON MARVIN S & BRENDA M	3403 PENNINGTON AVE S	VHS-R	\$11,500	\$809.15
111	2202820140065	HAAR BURL W & KATHLEEN A KILMER	3369 PENNINGTON AVE S	VHS-R	\$11,500	\$809.15
TOTAL Pennington Avenue Properties Assessments					\$92,000	
TOTAL Afton Downtown Village Improvement Project Residential Assessments					\$910,900	
TOTAL Afton Downtown Village Improvement Project Commercial Assessments					\$1,243,870	
GRAND TOTAL Afton Downtown Village Improvement Project Assessments					\$2,154,770	