

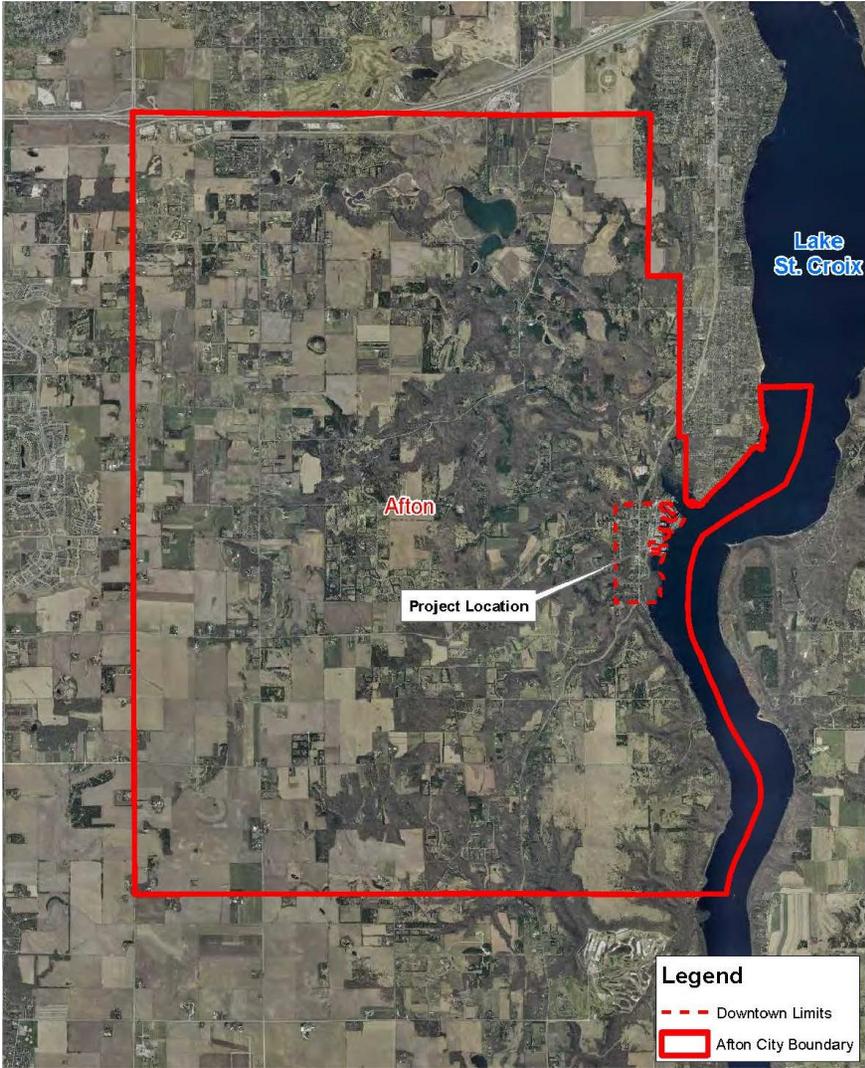
PUBLIC HEARING

DOWNTOWN VILLAGE IMPROVEMENT PROJECT

April 26, 2017



Project Location



Project Background

- ▶ Existing Roadways (Local / County)
 - ▶ Approximately 50 years of age
 - ▶ Pavement in poor condition where routine maintenance (patching) is no longer cost effective
 - ▶ Insufficient drainage system resulting in localized drainage issues
 - ▶ Standing water/icing in street
 - ▶ Accelerated pavement deterioration

Project Background

▶ Flood Levee

- ▶ Not accredited by FEMA or USACE
 - ▶ 50% limitation on property improvements
- ▶ Properties within flood plain
 - ▶ Resulting in increased insurance costs
- ▶ Re-occurring flood fighting costs to the City
- ▶ Septic systems within the levee
 - ▶ Not permitted
- ▶ Lake St. Croix is impaired water



Project Background

▶ Sanitary Waste

- ▶ Due to the size of existing lots, many of the septic systems are located within public right-of-way and in the flood levee
- ▶ Many Septic Systems do not conform to current standards and need to be replaced. Some of these properties do not have conforming locations for a new septic.
- ▶ Environmental impacts to groundwater and downstream surface waters result from septic systems or sewage infiltration during flooding and prolonged periods following flood events
- ▶ Existing 201 System is over 32 years old and has exceeded its useful life. System is located in floodplain which poses a risk to Lake St. Croix



Septic System

Location: Selma's Ice Cream Parlor
Date: April 2009



Septic System

Location: Flood Adjacent to Levee
Date: April 2009



Location: Adjacent to Levee
Date: April 2009

Proposed Improvements



- Levee Improvements
- Sanitary Sewer Improvements
- Local Street Improvements
- County Roadway Improvements

Project Benefits

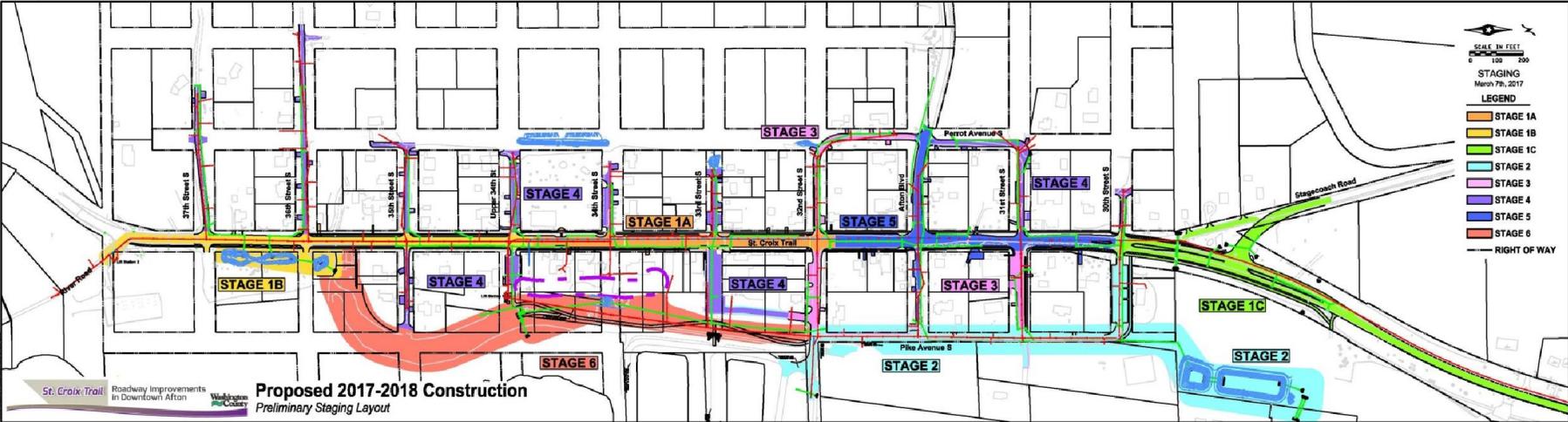
1. Reconstruct Failed Local and County Roads
2. Improve safety and mobility for:
pedestrians, bicyclists and motorists
3. Construct a community Sanitary Treatment and Collection System to address health, safety, environmental and property value concerns caused by current septic systems

Project Benefits

4. Reduce flood risk and protect property's by upgrading the Levee to USACE and FEMA certification
5. Correct drainage issues and reduce pollutants from Afton flowing into Lake St. Croix by constructing stormwater collection and BMP systems
6. Protect and enhance the Afton Old Village Charm
7. Minimize property impacts

Construction Schedule

2017-2018 Proposed



Proposed Construction Schedule

Spring -
Summer 2017

- St. Croix Trail roadway and utilities construction from River Road to 32nd Street
- Stage 1A & 1B

Spring -
Summer 2017

- Kelle's Creek Culvert Extension
- Work included in Stage 1B

Spring -
Summer 2017

- Pike Avenue roadway and utilities construction from 32nd Street to 30th Street
- Stage 2

Spring -
Summer 2017

- St. Croix Trail roadway and utilities construction from 30th to Stagecoach Trail
- (Including mill & overlay)
- Stage 1C

Proposed Construction Schedule

Summer 2017

- 31st Street and 32nd Street
- Stage 3

Summer - Fall
2017

- Local City Street Reconstruction and Utilities
- Stage 4

Summer - Fall
2017

- St. Croix Trail Roadway and Utilities from 32nd Street to 30th Street
- Stage 5

Summer - Fall
2017

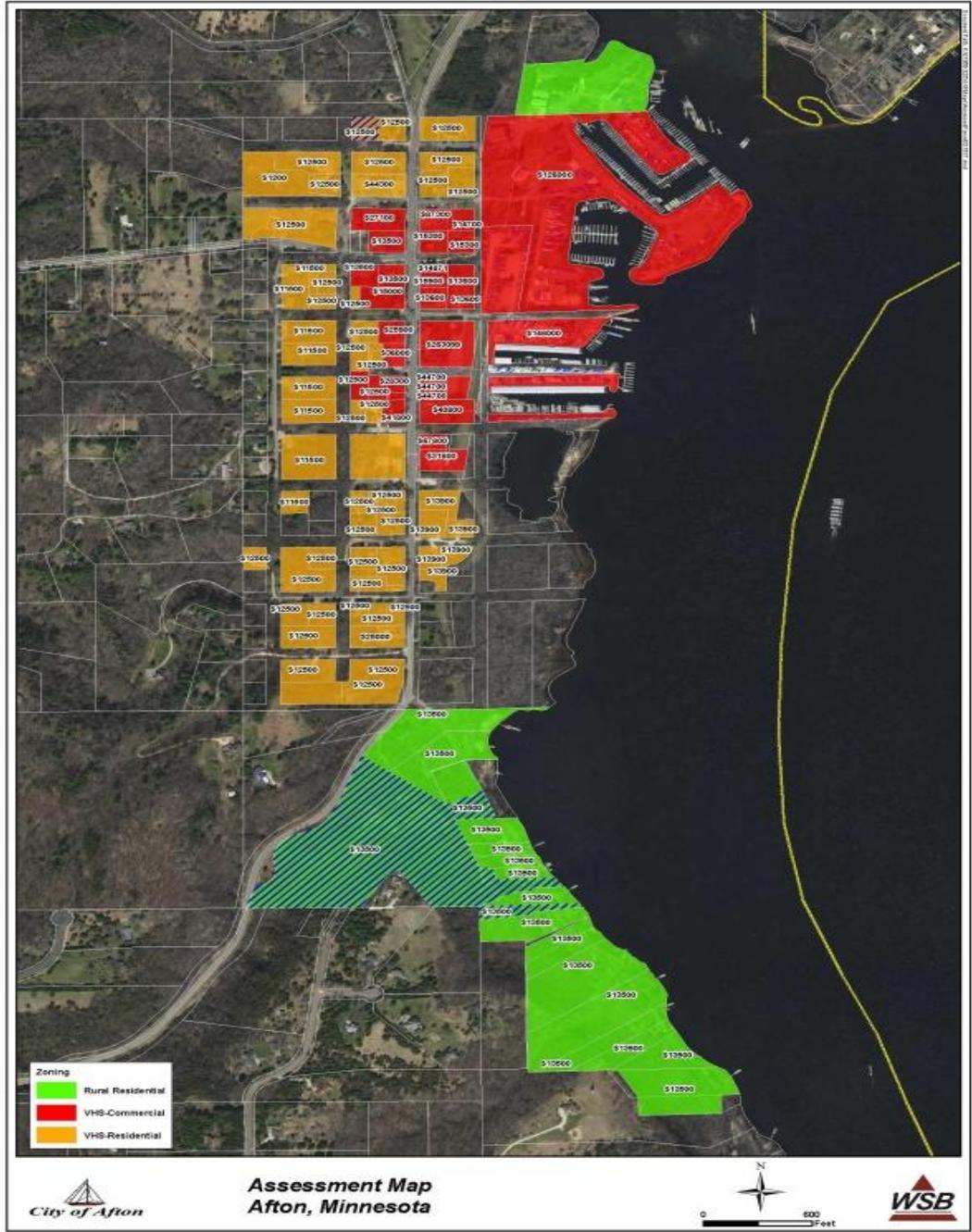
- Levee Reconstruction
- Stage 6

Spring -
Summer 2018

- Local City Street Reconstruction and Utilities
- Stage 4

Downtown Village Improvement Project Summary of Cost and Proposed Funding

Funding Source	Amount
City of Afton	
General Funds	\$ 2,107,000
Assessments	\$ 2,207,000
Washington County	\$ 4,756,000
Minnesota DNR	\$ 4,000,000
Minnesota PCA	\$ 6,420,000
Valley Branch Watershed	\$ 500,000
Total	\$ 19,990,000



Assessments

- ▶ Based on Benefit Appraisal
- ▶ Appraisal Concerns
 - ▶ Zoning & Shore Land Bluff Land
 - ▶ Highest and Best Use
 - ▶ Relative locations
 - ▶ Onsite improvements
 - ▶ Land Value and Size
- ▶ Did not consider
 - ▶ How business operates
 - ▶ If a business is not operating at capacity for the site

Assessments

- ▶ Residential Assessments
 - ▶ Assessments Range: \$11,500- \$13,900
 - ▶ Average Assessment: \$12,600
 - ▶ Amortization (20 years @ 3.5%)
 - ▶ Annual Cost: \$810- \$980
- ▶ Assessment Comparisons
 - ▶ Utility Extensions \$20k to \$30k / unit
 - ▶ Reconstruction area \$10k to \$20k / unit

Assessments

- ▶ Small Commercial Assessments
 - ▶ Assessments Range: \$13,900-\$55,900
 - ▶ Average Assessment: \$23,600
 - ▶ Amortization (20 years @ 3.5%)
 - ▶ Annual Cost: \$980 - \$3,930

- ▶ Large Commercial Assessments
 - ▶ Assessments Range: \$67,800-\$263,100
 - ▶ Average Assessment: \$138,440
 - ▶ Amortization (20 years @ 3.5%)
 - ▶ Annual Cost: \$4,770 - \$18,510

Assessments

▶ Payment Methods

- ▶ Prepay to avoid interest costs
- ▶ Partial pay in first year to reduce annual cost and interest costs
- ▶ Any portion not pre-paid will be certified to the County and collected with property taxes
- ▶ No partial payments accepted after the first year
- ▶ Payoff assessments anytime, must pay before City files assessment values with the County to avoid the following years interest
- ▶ Deferrals age 65+ with income qualifications

Frequently Asked Questions

- ▶ Sanitary Service Connections
 - ▶ Property owner will be responsible for connecting sanitary service line from property line to house.
 - ▶ Connections may be made following construction of treatment site in Fall 2017
 - ▶ Connections must be made **no later than December 31, 2024**

Questions?

