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**PROCEEDINGS OF THE AFTON CITY COUNCIL
CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA**

APPROVED City Council Special Meeting Minutes
APRIL 26, 2017
Afton City Hall
3033 St. Croix Trail
Afton, MN 55001
7:00 P.M.

1. **THE MEETING WAS CALLED TO ORDER** at 7:00 P.M. by Mayor Bend.

2. **ROLL CALL:** Council Members Nelson, Ross, Richter and Palmquist and Mayor Bend. Absent: None.
Quorum Present.

ALSO PRESENT: Todd Hubmer and Diane Hankee - City Engineers, Tom Radio - Attorney for the City, and City Administrator Ron Moorse.

3. **APPROVAL OF AGENDA –**

Agenda for the Special City Council Meeting of April 26, 2017-

Motion/Second: Richter/Palmquist. To approve the agenda of the April 26, 2017 Special City Council Meeting. Motion carried 5-0-0.

4. **CITY COUNCIL BUSINESS**

A. Public Hearing Regarding the Proposed Assessment Roll for the Downtown Village Improvement Project

– Mayor Bend opened the public hearing at 7:05 p.m. Mayor Bend provided background regarding the Downtown Village Improvement Project, outlined the purpose and process of the hearing.

Administrator Moorse outlined the hearing process and introduced the City’s representatives who would be presenting information. T

Todd Hubmer, City Engineer, presented information regarding the background of the project and the funding sources for the project, including the special assessments. Hubmer indicated a copy of his PowerPoint Presentation would be placed on the City’s website for public access.

Tom Radio, Attorney for the City, provided background regarding the special assessments, including the basis for the assessments and the Special Benefit Appraisal Report, the process for objecting to the assessments, and the process for applying for a deferral of the assessment.

A number of property owners requested a copy of the Special Benefit Appraisal Report. After discussion with the City’s Attorney, it was determined that, if a property owner made a public data request, a copy of the Report could be provided. The Council authorized the Report to be provided at no cost to the property owners.

Mayor Bend indicated it had not been the Council’s intent to restrict any information the Council had the authority to disclose. He encouraged property owners to obtain a copy of the Benefit Appraisal Report.

A number of property owners requested that the Council delay action regarding the adoption of the assessment roll to provide time for the review of the Special Benefit Appraisal Report.

Brad Aho, of Afton Marina, questioned their assessment, due to having a compliant septic system and being located on the opposite side of the levee.

Kim Meyers indicated the cost of private connection to the sewer line negates any benefit from the project.

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Dave Snyder indicated that, based on the information provided, he is not able to disaggregate the assessment to determine how the assessment for his property was determined. He indicated he would like to see the assumptions made by the appraiser regarding his property.

The Council discussed whether to adjourn the meeting and delay action on the adoption of the assessment roll to a later date.

Mayor Bend indicated that early on in the project planning process, he met with the Afton Area Business Association and indicated the costs of the project would be higher than anticipated and the project would take longer than anticipated. He indicated he could anticipate their pain regarding the assessment costs. Because a draft assessment roll was disseminated several years ago, and the beginning of project construction was delayed, property owners have had several years to consider the assessments. While the project costs have increased, the assessment amounts have not been increased. Still, he understands the difficulty of the financial impact of the assessments, as they provide a benefit that may not be able to be monetized until the property is sold. Mayor Bend indicated that Afton is a community with nearly 3,000 residents, the vast majority of whom live outside of the Old Village. During the initial stage of project planning, approximately 90% of residents were opposed to making any improvements in the Old Village. However, a city needs to stand up and make these types of improvements. The City has tried to minimize the cost to downtown property owners. Although the assessments will be painful, it is necessary to move forward with the adoption of the assessment roll.

Todd Hubmer indicated the timing of finalizing a funding agreement with the PFA is critical, and the adoption of the assessment roll is an essential element of finalizing the agreement.

Mayor Bend indicated Administrator Moose had provided a list of parcels that were included in the assessment roll that should be considered for removal.

Administrator Moose reviewed his memo regarding the parcels to be considered for removal from the assessment roll 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.

Moose indicated the Council has received a revised assessment roll that reflects the removal of the parcels listed above from the assessment roll.

The Council agreed with the removal of the parcels from the assessment roll.

108 **Motion/Second: Nelson/Ross. To adopt resolution 2017-30 approving the Downtown Village**
109 **Improvement Project assessment roll reflecting the removal of the parcels listed by Administrator**
110 **Moorse. Roll call vote: 5-0-0. Motion carried.**

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112 **Motion/Second: Richter/Nelson. To close the public hearing at 9:17 p.m. Motion carried 5-0-0**

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114 **ADJOURN –**

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116 **Motion/Second: Richter/Nelson. To adjourn the meeting at 9:18 P.M. Motion carried 5-0-0.**

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118 Respectfully submitted by:
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121 _____
122 Ronald J. Moorse, City Administrator

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124 **Approved by Council (on May 16, 2017) as (check one): Presented: X Amended: _____**

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126 **Signed by Mayor Richard Bend _____ Date 5/16/17**