

SUPPLEMENTAL PACKET

River Road Sanitary Project
 Council Meeting
 August 20, 2019

Constituent Context:

- Project stakeholder meeting at Memorial Lutheran on June 6, 2017 stated:
 - Connections may be made following construction of treatment site Fall 2017
 - Connections must be made no later than Dec. 31, 2024
- Assessment Roll – River Road Properties (18):

SCHNEIDER HUBERT J & HELEN L	3968 RIVER RD S	RR	\$13,500	\$949.87
RAEDEKE RONALD A & SUSAN K LOOMIS	3936 RIVER RD S	RR	\$13,500	\$949.87
LANGSTRAAT WARREN L & MARY L	3904 RIVER RD S	RR	\$13,500	\$949.87
ORNER JOHN E & KATHLEEN Q	3988 RIVER RD S	RR	\$13,500	\$949.87
LANGSTRAAT KEVIN G & KIRSTEN J	3918 RIVER RD S	RR	\$13,500	\$949.87
ISENSEE ROBERTA G	Section 22 Township 028 Range	RR	\$13,500	\$949.87
JOHNSON KENNETH L & LINDA L	3752 RIVER RD S	RR	\$13,500	\$949.87
NATIONSTAR MTG LLC	3787 ST CROIX TRL S	RR	\$13,500	\$949.87
ELAINE M MUCCIACCIARO TRS	3786 RIVER RD S	RR	\$13,500	\$949.87
BULGER DONALD A JR & VICKI S	4004 RIVER RD S	RR	\$13,500	\$949.87
PERKINS MARY C	4042 RIVER RD S	RR	\$13,500	\$949.87
ORNER JOHN E & KATHLEEN Q	Section 26 Township 028 Range	RR	\$13,500	\$949.87
TILTON LOUIS R & LINDA K	4201 RIVER RD S	RR	\$13,500	\$949.87
LEONARD A EVANOFF JR TRS	4102 RIVER RD S	RR	\$13,500	\$949.87
GASSER THOMAS M & KATHRYN	4220 RIVER RD S	RR	\$13,500	\$949.87
HOLZ BRAD L & MICHELLE M	4206 RIVER RD S	RR	\$13,500	\$949.87
MCLAURIN MARY D & JULIE MARCUS	4270 RIVER RD S	RR	\$13,500	\$949.87
WOODFILL JANEL L	4242 RIVER RD S	RR	\$13,500	\$949.87
TOTAL River Road Properties Assessments			\$243,000	

- 18 residents along River Road have each been assessed \$13,500, effective 2018
 - Residents have already paid approximately \$2K each; it will be 3K in 2020
- If current project is delayed until 2020, hook up availability will be a full 3 years past originally stated to residents
- If current project is delayed until 2020:
 - Two of the assessed residents will have paid their assessment for 3 years, without receiving intended value of hooking up for liquid and solids as stated in original assessment plan
 - The remaining 16 residents will have paid their assessment for 3 years without receiving the intended value of hooking up for solids as stated in original assessment plan
- Septic systems currently failing, and needing to be replaced this year (2019), will add new costs and complexities into this scenario. Residents who have already been paying 2 years of assessments for their new City Sanitary Sewer should not have to pay again to purchase a new septic tank. This is not acceptable, nor likely legal.

Regarding Bids:

- Materials and labor – current trend for both are not decreasing
- 20% differential in bids is normal/expected (which three bids are within 20% of each other; City Engineer's bid is off from all 3 bids)
- There is a <16% differential between the low bid (A-1; 2020 completion) and the next bid (Northdale; 2019 completion)
 - Low bid does not necessarily equate to lowest overall project cost
 - 16% increase over lowest bid is reasonable and ensures work is done 2 years late versus 3 years late; and locks in a known price for budgeting purposes; and mitigates future unknown issues
- Current strong economy allows contractors the luxury of choice for projects at a premium price
- Re-bidding in winter in no way ensures lower bids will be submitted, it only ensures the City's budget for said project remains unknown
- Putting off construction for another year, kicking it down the line, is risky business. Odds are good that cost of labor, materials and time will all be higher a year from now, even if bided in winter. Again, this project is already 2 years behind targeted completion date, waiting until 2020 puts it 3 years behind (all while residents have been paying their assessments)

Summary

The City has a fiduciary and ethical responsibility, to the 18 residents, to uphold the assessment agreement. Assessments have been made, and residents have already been paying 2 years for services not received. The ethical and fiduciary responsibility of the assessment arrangement needs to be upheld. Securing the current Northdale bid ensures project completion by end of 2019, and locks into a confirmed, within reason, project cost. Pushing this problem out another year will only exacerbate the issue, costs and further breach the assessment agreement.

I will make a motion that we accept the Northdale Construction bid for \$649,358.67, lock into the price and timeline, and resolve this issue as soon as possible mitigating future, potentially larger unknown associated problems.

Annie Perkins

Ward 1

From: Perkins, Annie
Sent: Tuesday, August 20, 2019 4:50 PM
To: Ron Moore <rmoorse@ci.afton.mn.us>
Subject: Zeidel property

Ron,
Kindly pass this along to the Mayor and other Council Members for tonight's meeting. I plan to add a discussion to the agenda.
Thanks!
Annie

Hi All,

I met with Julie Zeidel on her property Monday evening to discuss ongoing concerns they have related to the downtown project. While the City has taken some steps to address their concerns, many still remain. I made a rough list while we were walking, and included possible solutions for our discussion (see below).

Many solutions seem quite doable, and would really help them as they struggle to accept the new norm of their property resulting from the downtown project. To provide a bit of context, prior to the project, the Zeidel's enjoyed quiet, star-filled evening gazing and the spotting of wildlife along the (at that time) natural critter corridor. Now, the sky is brightly lit throughout the entire night, there is increased noise and traffic adjacent to their property with the new Sheriff building, and stress related to the new blind spot to pedestrians, cyclists and motor vehicles as they attempt to pull safely out of their driveway (the new slotted metal fence quickly turns seemingly solid from the view point of a driver exiting the driveway).

I'll add this to tonight's agenda.

Thanks in advance for your review and consideration.

Annie Perkins
Ward 1

Zeidel Property - notes from Monday, August 19, 2019 site visit

Driveway blind spot - metal slotted wall - Install round mirror on north boulevard grass area?

Speeding – install speed bumps?

Flag pole light still shines in backyard - could we put a solar light mounted on pole shining straight up?

Overall city lights - all night long. Disrupting animal patterns and humans' enjoyment of evening sky - solution ideas: dim lites, remove a bulb, turn completely off after X time (are lights truly necessary all night long? We've never had a problem in the past).

Sheriff building noise - idling service (non sheriff) vehicles. - post no idling signs in city lot. Limited time available to service vehicles. Other ideas?