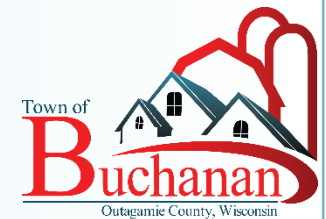


Town Board Meeting | September 18, 2018

# Town of Buchanan Special Assessment Policy

# Outline

- Background
- Current Issues
- Existing Road Infrastructure Condition
- Financial Capacity to Support Road System
- Special Assessment Policy
- Policy Questions
- Recommendation(s)



# Background

January 2008: Special Assessment Policy (SAP) adopted

February 2018: Board Meeting

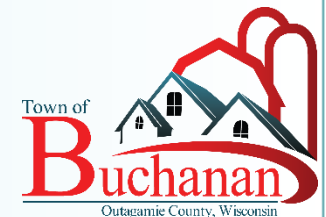
- Violate Debt Policy in 2022
- Options discussed to mitigate violation, e.g., decrease amount of projects, referendum, vehicle registration fee, etc.
- Board requested Staff review Special Assessment Policy for future discussions

April-June 2018: Staff review of SAP

June 2018: Board provided feedback about the Special Assessment Policy (SAP)

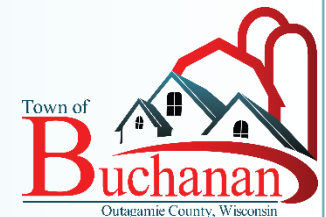
August 2018: Follow-up with the Board based on their feedback about the Road Specs. for discussion and possible action

September 2018: Review Special Assessment Policy



# Current Issues

1. Lack of necessary road funding
  - Benchmark –
    - 1.85 Miles of Roads Replaced Annually
    - Approximately \$2M/yr for Current Road Specs.
  - Town Funding from 2013 to 2017 - \$1.2M/Yr
2. Violation of Debt Policy in 2022
  - Annual Debt Payment cannot exceed 25% of Operating Expenditures
3. Widespread Drainage Problems
4. Deferred Maintenance



# Existing Road Infrastructure Condition

- 46 mile road system
  - 15.5 miles are rural
  - 30.5 miles are urban
- 22.44 miles rated as good or better
- 23.66 miles rated as fair to very poor

## Town of Buchanan Roads

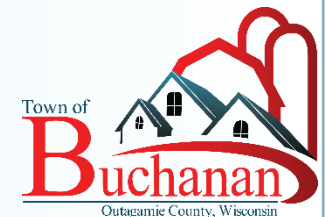


The Town's PASER ratings system shows that 49% of the 46.10 miles of Town roads are in "good" condition or better, while 47% are rated "fair" and 4% are rated "poor."



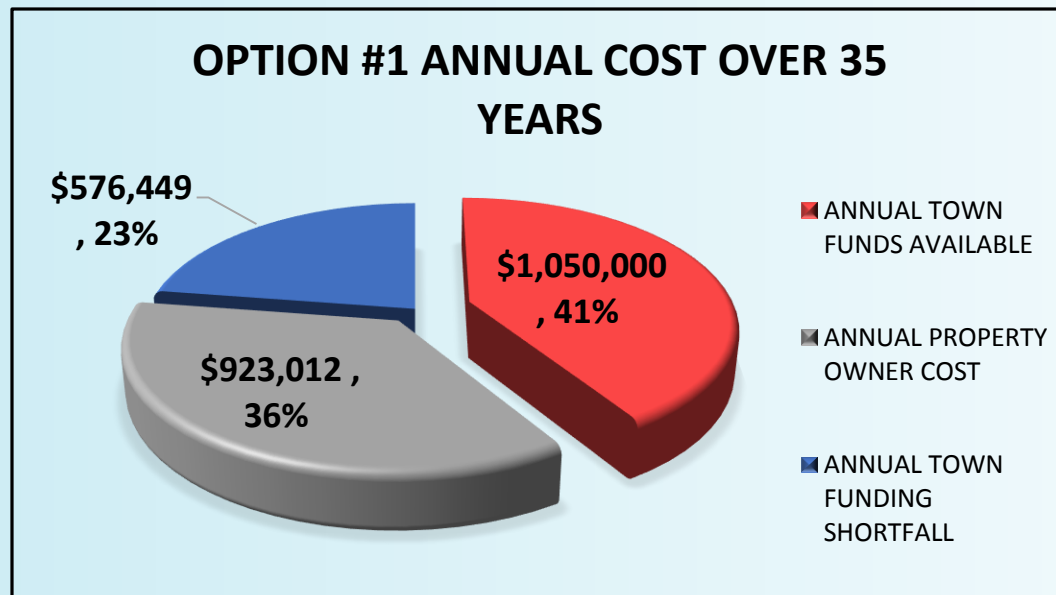
# Financial Capacity to Support Road System

- Funds Needed to Reconstruct Town Road System
  - \$89M based on Current Road Specs.
- Annual Town Road Funding Available
  - General Fund – \$325K
  - Road Main. Levy – \$350K
  - GO Bonding (Debt) – \$375K
  - Total Revenue Available – \$1.05M

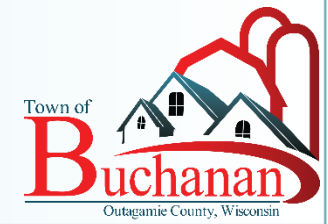


# Financial Capacity to Support Road System

- Option #1 – (Benchmark – 35 Yr Recon. Schedule)
  - Town Cost: Roadway Reconstruction, Curb & Gutter, SWMP Facility and Landscape Restoration
  - Property Owner Cost: Storm Sewer
  - \$575K shortfall to meet Benchmark

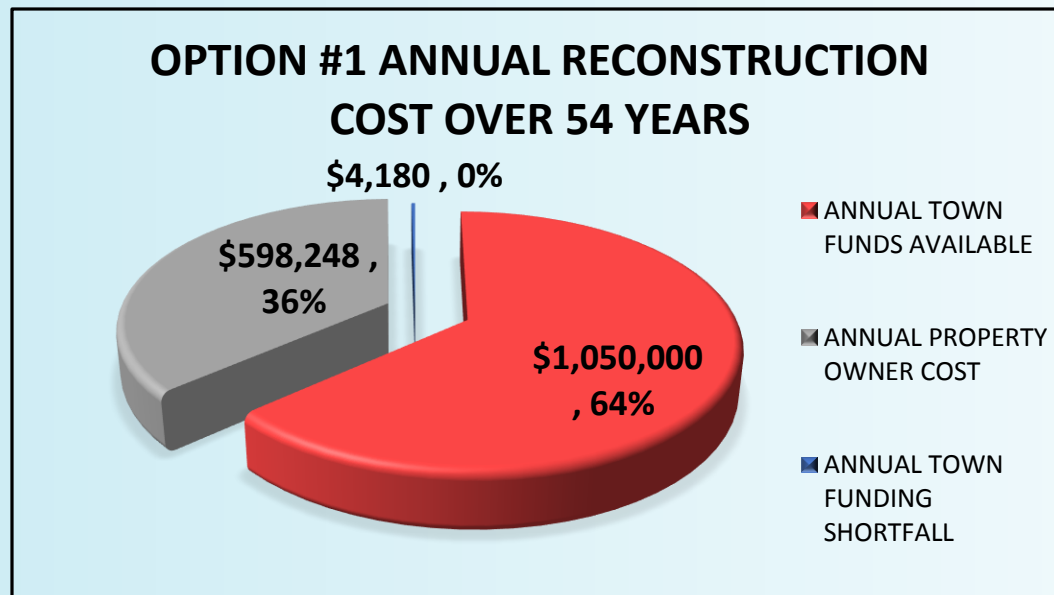


00.88 Miles Completed Annually

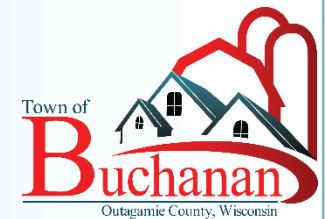


# Financial Capacity to Support Road System

- Option #1 – (54 Yr Recon. Schedule)
  - Town Cost: Roadway Reconstruction, Curb & Gutter, SWMP Facility and Landscape Restoration
  - Property Owner Cost: Storm Sewer
  - \$4,180 shortfall



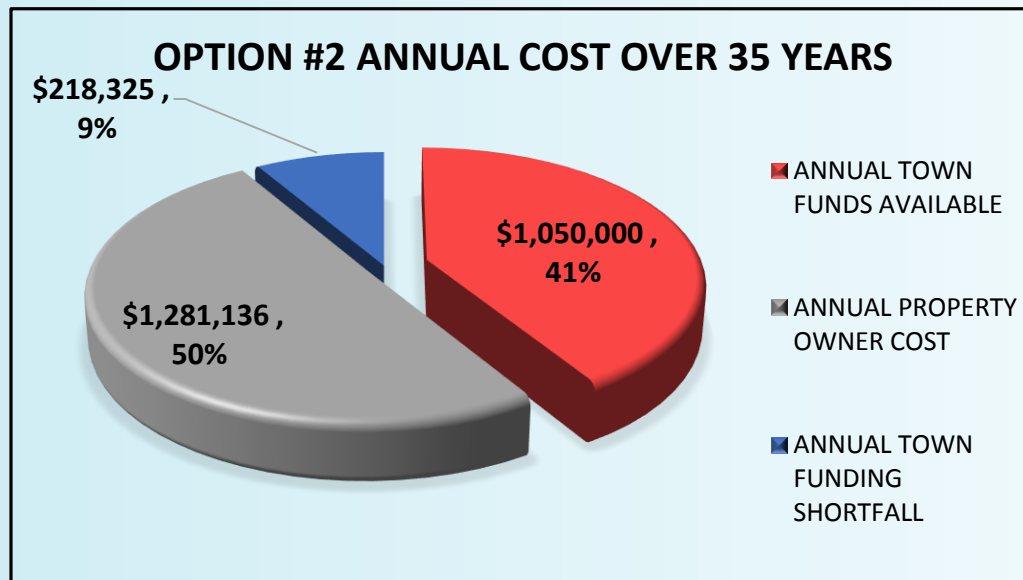
00.88 Miles Completed Annually



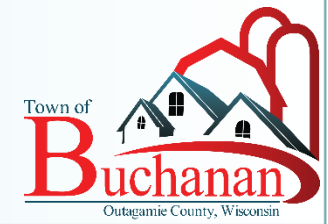


# Financial Capacity to Support Road System

- Option #2 – (Benchmark – 35 Yr Recon. Schedule)
  - Town Cost: Roadway Reconstruction, SWMP Facility and Landscape Restoration
  - Property Owner Cost: Storm Sewer and Curb & Gutter
  - \$220K shortfall to meet Benchmark

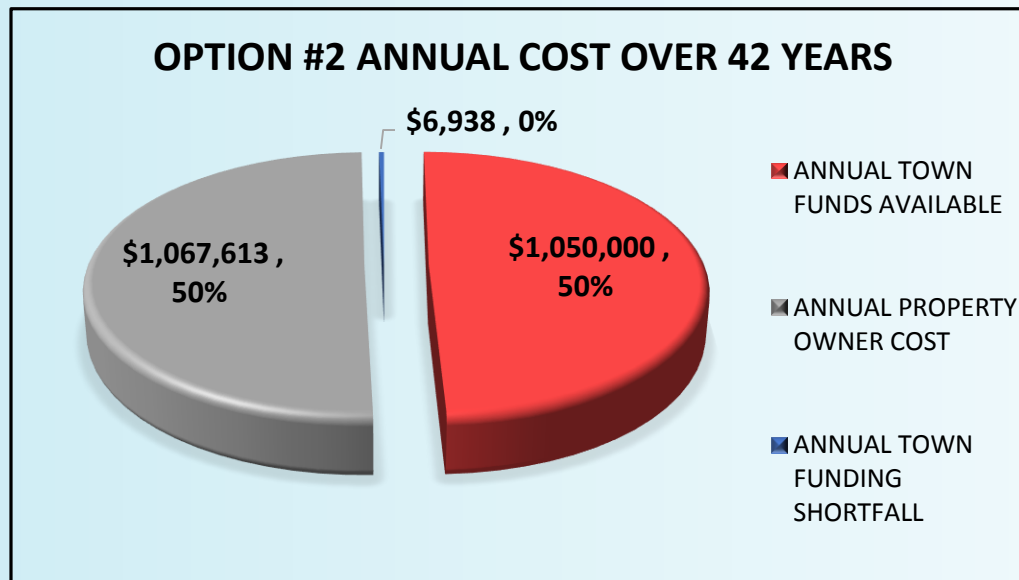


01.11 Miles Completed Annually

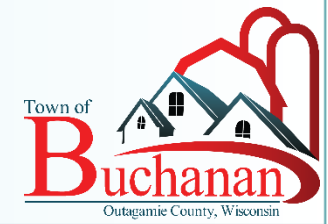


# Financial Capacity to Support Road System

- Option #2 – (42 Yr Recon. Schedule)
  - Town Cost: Roadway Reconstruction, SWMP Facility and Landscape Restoration
  - Property Owner Cost: Storm Sewer and Curb & Gutter
  - \$6,938K shortfall

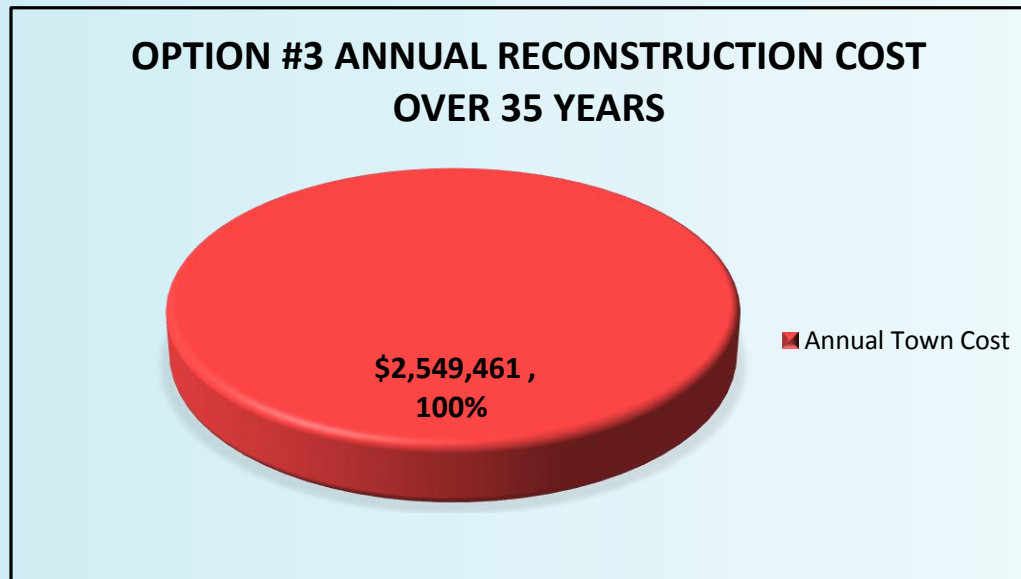


01.11 Miles Completed Annually

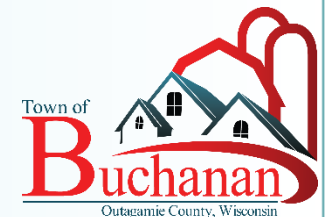


# Financial Capacity to Support Road System

- Option #3 – (Benchmark – 35 Yr Recon. Schedule)
  - Town Cost: Roadway Reconstruction, Curb & Gutter, SWMP Facility, Landscape Restoration and Storm Sewer
  - Property Owner Cost: N/A
  - \$1.5M shortfall to meet Benchmark

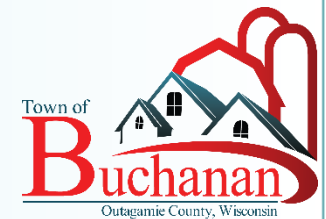


00.36 Miles Completed Annually



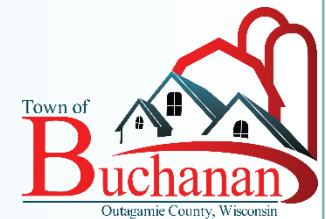
# Special Assessment Policy, V5

- Three (3) Policy Goals
  1. Fair and Equitable
  2. Stabilize and ID Sustainable Financing
  3. Progress on Deferred Maintenance



# Special Assessment Policy, V5

- Road Construction
  - Lot/Connection Method
    - Assessment =  
(Cost/Lot or Connection)\*(Lot or Connection)
  - 100% paid by Town, up to current road specs.
- Stormwater Conveyance Facilities
  - Lot/Connection Method
  - 100 paid by benefiting parcel, up to 24" storm sewer, upsizing 100% Town cost



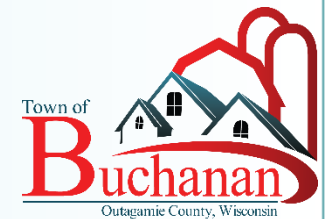
# Special Assessment Policy, V5

- Rural Properties
  - Exclusive Ag
    - Exempt
  - General Ag
    - Lesser of actual frontage or average frontage of residential use.
    - Not less than 90 ft
    - Frontage with no residential use shall be fully assessed and the Town will consider a deferment. Deferment will only last until property is platted or access is requested.



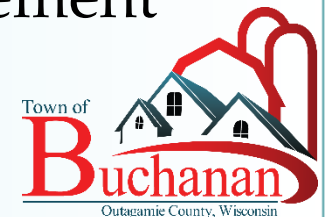
# Recommendation

- Approve the Special Assessment Policy with the following conditions:
  - Benefiting parcels pay for curb and gutter
  - Benefiting parcels pay for the driveway aprons
  - Town pays for stormwater management facilities



# Policy Questions

- Should the road construction and stormwater facilities be assessed on a per lot basis?
- Should the Town or the benefiting parcels pay for curb and gutter?
- Should the Town or benefiting parcels pay for driveway aprons?
- Should the Town pay for stormwater management facilities (ponds)?

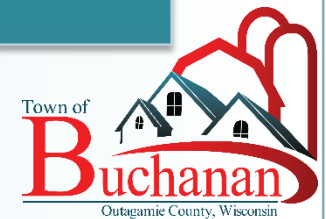




# Options for Policy Questions

## Annual Public Improvement Reconstruction, per Alternative Town Road Specs.

Annual Public Improvement Completed Based on Funding	Feet	Miles
Option #1 A&B	4665	0.88
Option #2 A&B	5852	1.11
Option #3	1904	0.36
Annual Town Funding and Additional Funds Needed to Meet Installation Schedule (Years)	\$	
Option #1	\$ 1,626,449	
Option #2	\$ 1,268,325	
Option #3	\$ 2,549,461	



Questions/Comments



Thank You