



COUNCIL WORK SESSION AGENDA

AFTON CITY COUNCIL CHAMBERS

3033 St. Croix Trail South

Thursday, November 12, 2015

At 2:00 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA – November 12, 2015 Council Work Session**
- 4. CITY COUNCIL BUSINESS**
 1. Downtown Improvement Projects (including but not limited to the following items)
 - a. City Hall Parking Lot ADA Compliance
 - b. 33rd Street Design
 - c. Lighting Plan-Final Layout
 - d. Transplant Trees in Town Square Park
 - e. CR-21 Project Management Team Meeting Update
 - i. Schedule
 - ii. Upcoming Council actions
 - iii. Construction Management/Business Liaison
 2. Fire Department Financial Review with City Accountant
 3. Allowed Exterior Building Materials in the I.1.c. Zone
 4. Allowed Uses in the Industrial Zones
 5. Office Assistant Position Hiring Process
- 5. ADJOURN**

A quorum of the City Council or Other Commissions may be present to receive information at, but not limited to, any of the following meetings: Planning Commission; the Public Works Committee; Parks Committee; Design Review and Heritage Preservation Commission; Lower St. Croix Cable Commission; LSCWMO; MSCWMO; I-94 Corridor Coalition and the 5-City Mayor's Alliance.

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

Meeting Date Nov.12, 2015

Council Memo

To: Honorable Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: November 6, 2015
Re: City Hall Parking Lot Compliance with Americans with Disabilities Act (ADA) Requirements

Attached is a report from Diane Hankee, City Engineer, regarding three options for bringing the City Hall parking lot into compliance with ADA requirements for access from the lot to the building. Todd Hubmer, of WSB, will attend the work session to review the ADA requirements and to summarize the options, including a preferred option.



Memorandum

To: *Diane Hankee, PE – City of Afton Engineer*

From: *Dean Chamberlain, PE – WSB & Associates*
Sean Delmore, PE, PTOE – WSB & Associates

Date: *May 13, 2015*

Re: *ADA Compliance Analysis*
Afton City Hall Site (Parking and Sidewalk Access) and Other Parking Areas
WSB Project No. 01856-400

The purpose of this memorandum is to document the need for ADA compliant parking and pedestrian facilities on the Afton City Hall site located on 30th Street east of St. Croix Trail. This memorandum also presents three ADA-compliant designs that accommodate the parking and pedestrian facility needs for Afton City Hall along with the pros and cons of each option and a recommendation for further action. The memorandum will also provide analysis of the amount of handicap parking stalls needed at other public parking lots being reconstructed with the 2015 and 2016 reconstruction projects in downtown Afton.

Need for ADA-Compliant Facilities

The Americans with Disabilities Act (ADA) requires that facilities suitable for the movement of people with physical disabilities be provided with all new construction and reconstruction projects on public facilities. Specific requirements are provided in Title II and ADAAG sections of the ADA. The following requirements from the ADA are applicable to the Afton City Hall site:

- Each facility or part of a facility constructed by, on behalf of, or for the use of a public entity shall be designed and constructed in such manner that the facility or part of the facility is readily accessible to and usable by individuals with disabilities, if the construction was commenced after January 26, 1992. – ADA Title II Section 35.151(a)(1)
- Full compliance with the requirements of this section is not required where a public entity can demonstrate that it is structurally impracticable to meet the requirements. Full compliance will be considered structurally impracticable only in those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features. – ADA Title II Section 35.151(a)(2)(i)

- At least 2 accessible parking spaces are required for parking facilities of 26-50 spaces (the Afton City Hall site is proposed to have 48 spaces) – Section 208 of ADAAG
- Parking spaces that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance. – Section 208 of ADAAG
- For every six or fraction of six parking spaces required, at least one shall be a van parking space. – Section 208 of ADAAG
- Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. – Section 402 of ADAAG
- Ramp runs shall have a running slope not steeper than 1:12, except that in existing sites, buildings, and facilities shall be permitted to have running slopes steeper than 1:12 [...] where such slopes are necessary due to space limitations. – Section 405 of ADAAG
- Cross slope of ramp runs shall not be steeper than 1:48. – Section 405 of ADAAG
- Ramps and curb ramps shall have landings at the top and bottom of each ramp run. Landing slopes not steeper than 1:48 shall be permitted. – Sections 405 and 406 of ADAAG
- Car parking spaces shall be 96 inches wide minimum, and van parking spaces shall be 132 inches wide, except that the van parking spaces shall be permitted to be 96 inches wide minimum where the access aisle is 96 inches wide minimum. – Section 502 of ADAAG
- Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted, except that slopes not steeper than 1:48 shall be permitted. – Section 502 of ADAAG

Although Afton City Hall and 30th Street are constructed on a considerable slope (> 7% toward the east), the terrain and existing facilities do not meet the standards for being impracticable for construction of ADA-compliant facilities.

compliant

Design Options for Accessible Parking and Routes to Afton City Hall

Three design options were considered to fulfill ADA requirements for accessible parking facilities for Afton City Hall and routes from the parking facilities to the Afton City Hall building: the west lot option, on-street option, and east lot option.

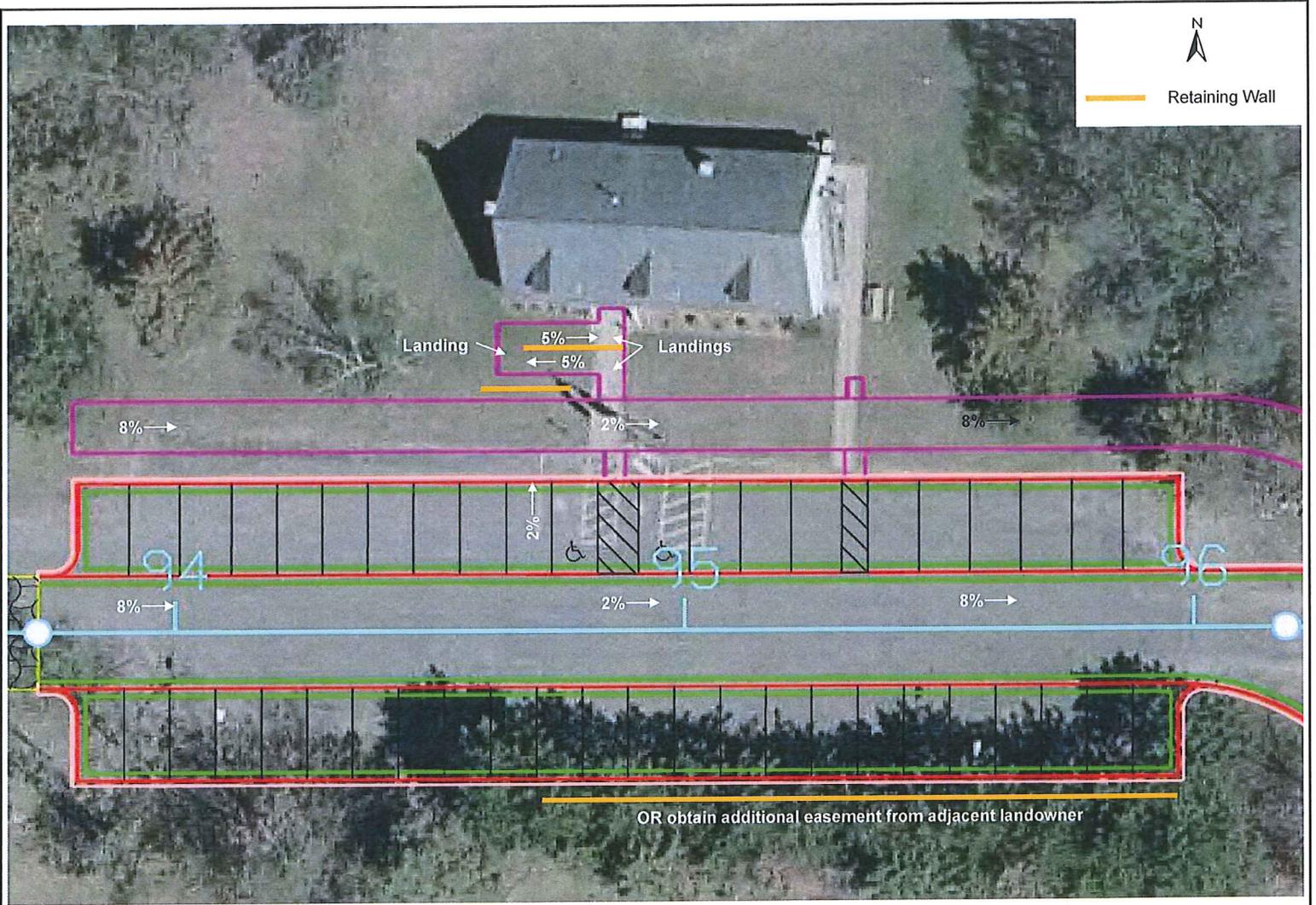
West Lot Option

This option provides two van-accessible parking spaces, an access aisle, and a turnaround area in a separate lot from the rest of the proposed parking along 30th Street. The lot would be located west of the Afton City Hall building on the north side of 30th Street. Grades along 30th Street do not allow for accessible parking on the street without significant elevation changes on the street. A separate lot allows for accessible spaces to be provided without significantly changing the roadway profile of 30th Street to accommodate ADA design standards. The layout for this option is provided in **Figure 1**.

This option requires a switchback along the 10' trail next to the north curb on 30th Street as well as many retaining walls between the pedestrian walkways/trails and/or parking areas. Either grading will be needed west of the accessible parking area/turnaround requiring removal of a significant amount of trees or a retaining wall would be needed west of the accessible parking area to avoid the grading. Each of the needed or potential retaining walls for the option would be generally 2' high or less. This option would likely be the most expensive option and potentially require the greatest impact to the existing mature trees in the area.

On-Street Option

This option provides two van-accessible parking spaces and an access aisle in the proposed parking area along 30th Street. This option would alter the profile of 30th Street to allow for the 2% maximum slope in the accessible parking area. The layout for this option is provided in **Figure 2**.



ADA Parking and Access Route Analysis
 Afton City Hall Site
 City of Afton, Minnesota

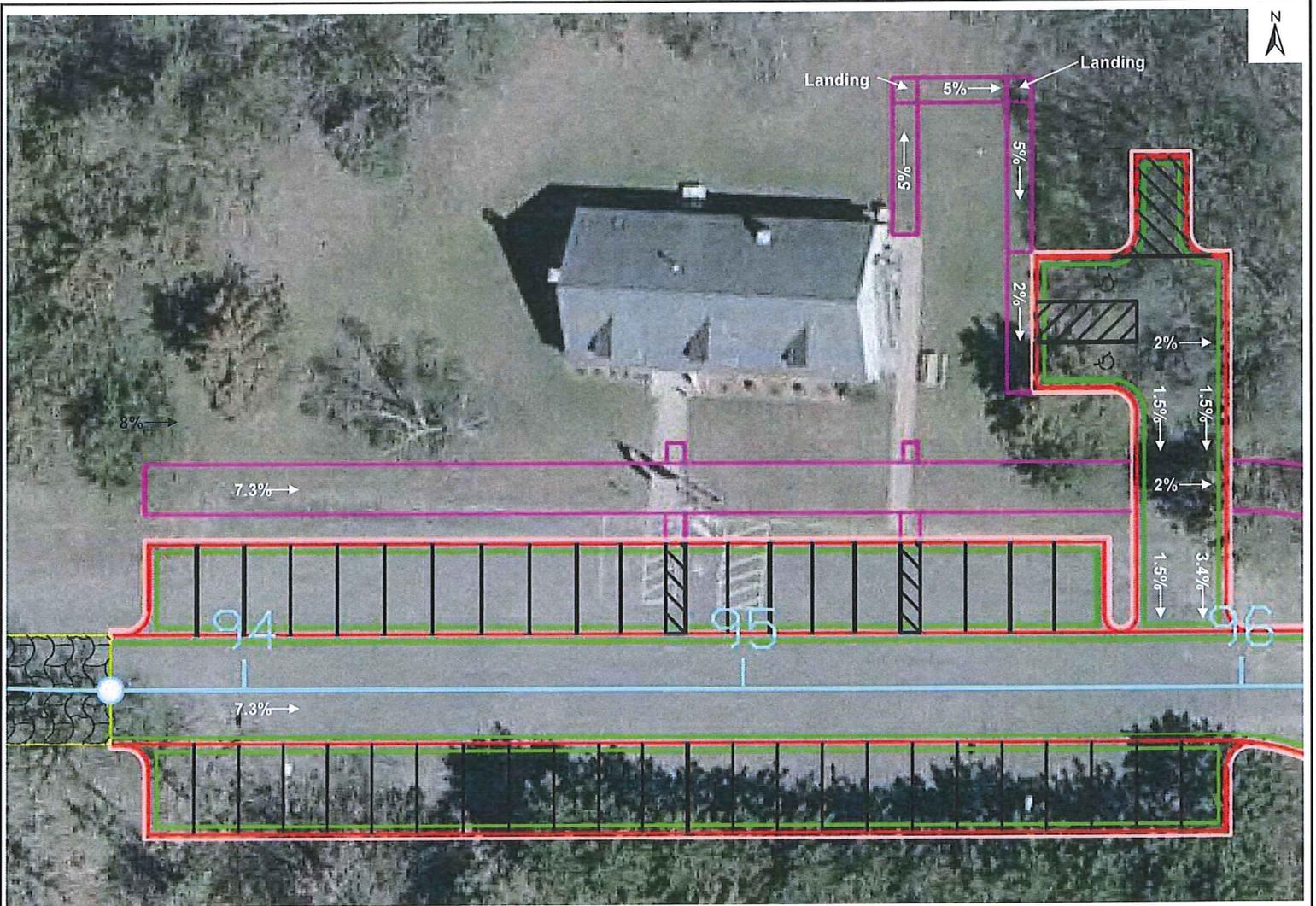
Figure 2
 On-Street Option

This option would require a sidewalk switchback ramp between the trail and the main building entrance to meet ADA grade requirements. This option would also require the most retaining wall of any option (approximately 125' long along the south side of 30th Street at 3' max height and 20' along the sidewalk switchback at the building entrance) to avoid additional easement purchases along the south side of 30th Street.

The vertical curves on 30th Street to accommodate the ADA parking spaces are designed at 15 mph, which is lower than the 30 mph statutory speed limit for local urban roads. These vertical curves will likely be acceptable due to the slow speeds of traffic anticipated turning onto 30th Street from St. Croix Trail and negotiating the 90 degree curve between 30th Street and Pike Avenue. With this option, it is recommended to sign the curve between 30th Street and Pike Avenue for a 15 mph advisory speed to slow traffic around the curve.

East Lot Option

This option provides two van-accessible parking spaces, an access aisle, and a turnaround area in a separate lot from the rest of the proposed parking along 30th Street. The lot would be located east of the Afton City Hall building north of 30th Street. Grades along 30th Street do not allow for accessible parking on the street without significant elevation changes on the street. A separate lot allows for accessible spaces to be provided without significantly changing the roadway profile of 30th Street to accommodate ADA design standards. The layout for this option is provided in **Figure 3**.



ADA Parking and Access Route Analysis
 Afton City Hall Site
 City of Afton, Minnesota

Figure 3
 East Lot Option

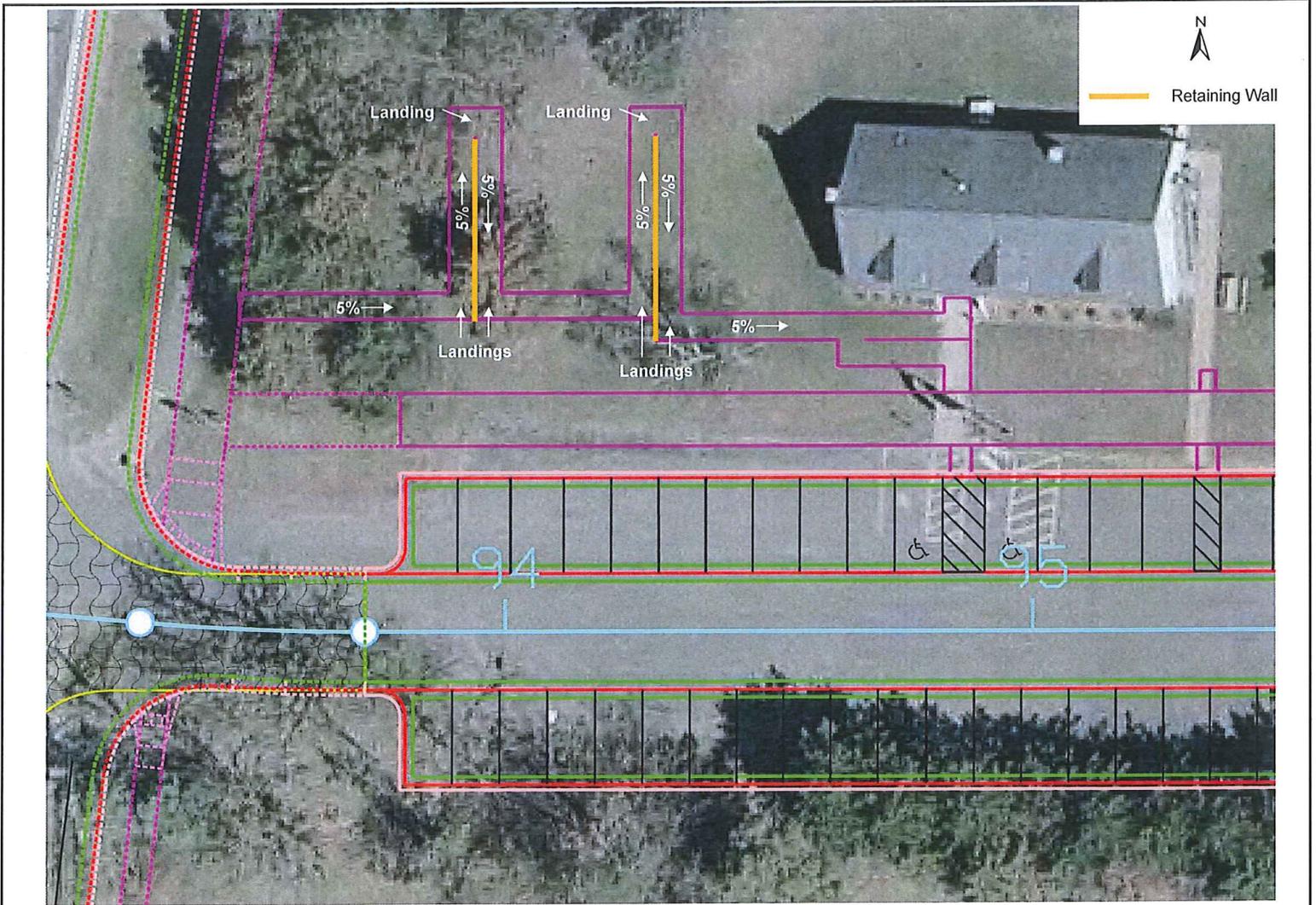
This option would not require any retaining walls or sidewalk switchbacks. However, construction of the accessible parking lot and the grading needed to match the existing ground would require the removal of some trees east of the Afton City Hall building. This option would also likely be the lowest cost option due to the lack of needed retaining walls.

This option would require further analysis of the side access to the Afton City Hall building to determine if wheelchair users would be able to use the side access to the building.

ADA-Compliant Connection to Trail along St. Croix Trail

ADA-compliant access for impaired users from the trail along St. Croix Trail to the Afton City Hall site is desired to meet ADA requirements and to provide the opportunity for impaired users to access the Afton City Hall building without using a car. Constructing the sidewalk adjacent to 30th Street to be ADA-complaint would not be feasible due to the need to match the sidewalk to the adjacent street grade. A separate sidewalk facility would be necessary to provide the required grades for ADA compliance. **Figure 4** shows an example of a parallel ADA-compliant sidewalk facility along the north side of 30th Street connecting St. Croix Trail to the Afton City Hall building.

ADA-compliant facilities were not deemed necessary connecting Afton City Hall to Pike Avenue on the east if an ADA-compliant sidewalk was provided connecting the Afton City Hall building to St. Croix Trail.



ADA Parking and Access Route Analysis
 Afton City Hall Site
 City of Afton, Minnesota

Figure 4
 On-Street Option with ADA-Accessible Sidewalk
 from St. Croix Trail

In order to provide ADA-compliant sidewalk facilities from St. Croix Trail to Afton City Hall without impacting trees in the area, two switchbacks with retaining walls would be needed in the sidewalk. Constructing the sidewalk without including switchbacks and retaining walls would require removal of many trees in the northwest corner of the Afton City Hall property.

Other Parking Areas in Reconstruction Area

In addition to the parking on 30th Street near the Afton City Hall site, the following parking areas are proposed within the reconstruction area:

- Steamboat Park parking lot (Upper 34th Street east of St. Croix Trail)
- 34th Street west of St. Croix Trail
- 33rd Street east/west of St. Croix Trail
- 32nd Street east of St. Croix Trail
- 31st Street east of St. Croix Trail

ADA requirements state that 1 handicap parking space with a van accessible access aisle is required for parking lots with 1-25 spaces. Lots with 26-50 spaces require an additional handicap space that is not required to be van accessible. With these requirements, the following amount of handicap spaces is required in the reconstructed lots:

- Steamboat Park parking lot: 1 space
- 34th Street west of St. Croix Trail: 1 space
- 33rd Street east/west of St. Croix Trail: 1 space (assumes parking areas comprise one lot due to proximity)
- 32nd Street east of St. Croix Trail: 1 space
- 31st Street east of St. Croix Trail: 1 space (to be met via off-street parking area at southwest corner of Afton Market Square building)

All of these parking lots are on grades that support ADA-compatible parking facilities without alteration of roadway profiles, except for the 32nd Street parking area. It is determined to be impracticable to change the profile of the road to meet ADA requirements for grades due to the roadway profile needing to match in to the many intersecting roadways.

Recommendations

The following are recommended based on the analysis in this memorandum:

- The on-street option is recommended to facilitate ADA requirements for parking at the Afton City Hall site due to the lowest likely cost and the reduced impacts to adjacent land.
- An ADA-compliant sidewalk facility should be provided from St. Croix Trail to the Afton City Hall site utilizing switchbacks to avoid tree removal.
- Reconstructed parking areas should be striped to provide the required number of handicap accessible spaces as explained in the memo.

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Afton, MN 55001

Meeting Date Nov.12, 2015

Council Memo

To: Honorable Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: November 6, 2015
Re: 33rd Street Design

The approved design for 33rd Street east of St. Croix Trail is a one-way street that enables a more open view and pedestrian access to the river. A key requirement of this design is a public roadway easement through the rear parking lot of the Afton House to provide a route for traffic to exit 33rd Street to the north. Negotiations with the Afton House regarding the sewer and levee easements and the roadway easement through the parking lot were suspended when agreement could not be reached regarding the sewer and levee easement. We are now awaiting the condemnation hearing to determine the value of the sewer and levee easement. The roadway easement was not included in the condemnation process. Upon completion of the condemnation process, the City and the Afton House would need to resolve the roadway easement to make the one-way roadway feasible. At this point, without the roadway easement, the one-way street design is not feasible.

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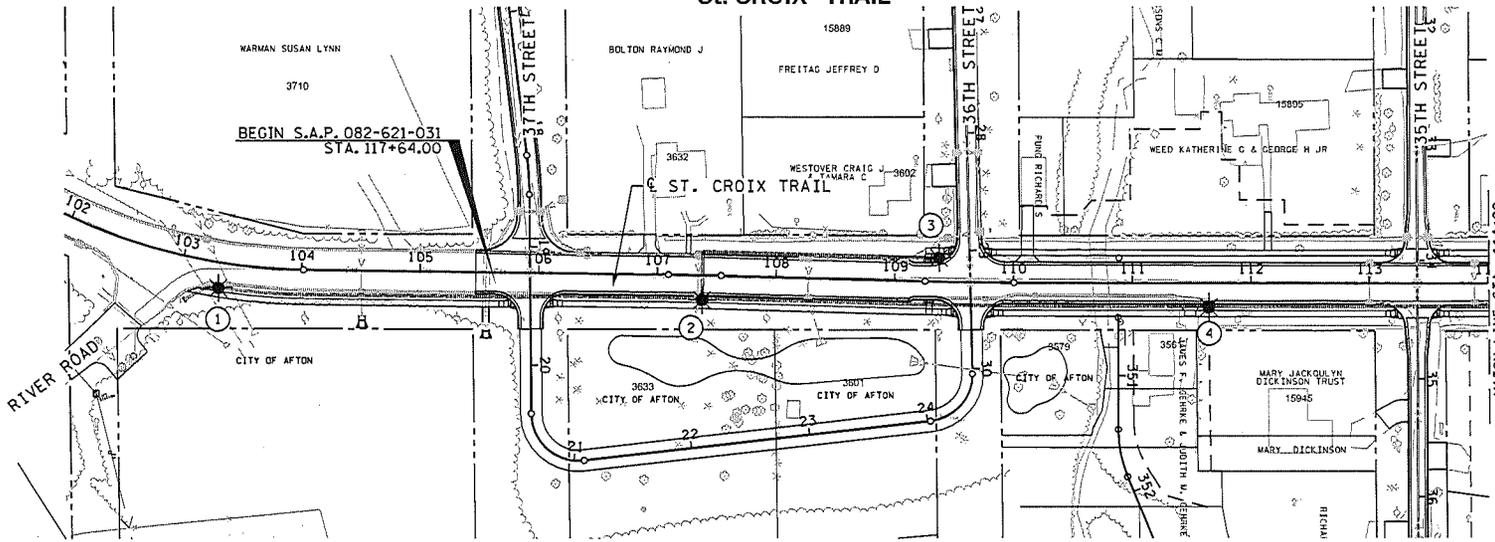
Meeting Date Nov.12, 2015

Council Memo

To: Honorable Mayor Bend and Members of the City Council
From: Ron Moore, City Administrator
Date: November 6, 2015
Re: Lighting Plan Final Layout

In its approval of the aesthetic elements of the CR 21 project, the Council approved 26 decorative street lights rather than a plan with 30 lights. A lighting plan with 26 decorative street lights (and two overhead lights - at the Afton Boulevard and Stagecoach Trail intersections) is attached for the Council's review. The two overhead lights will be funded by the County. If the plan is acceptable, no action is required, as the plan reflects the 26 street lights that were approved by the Council.

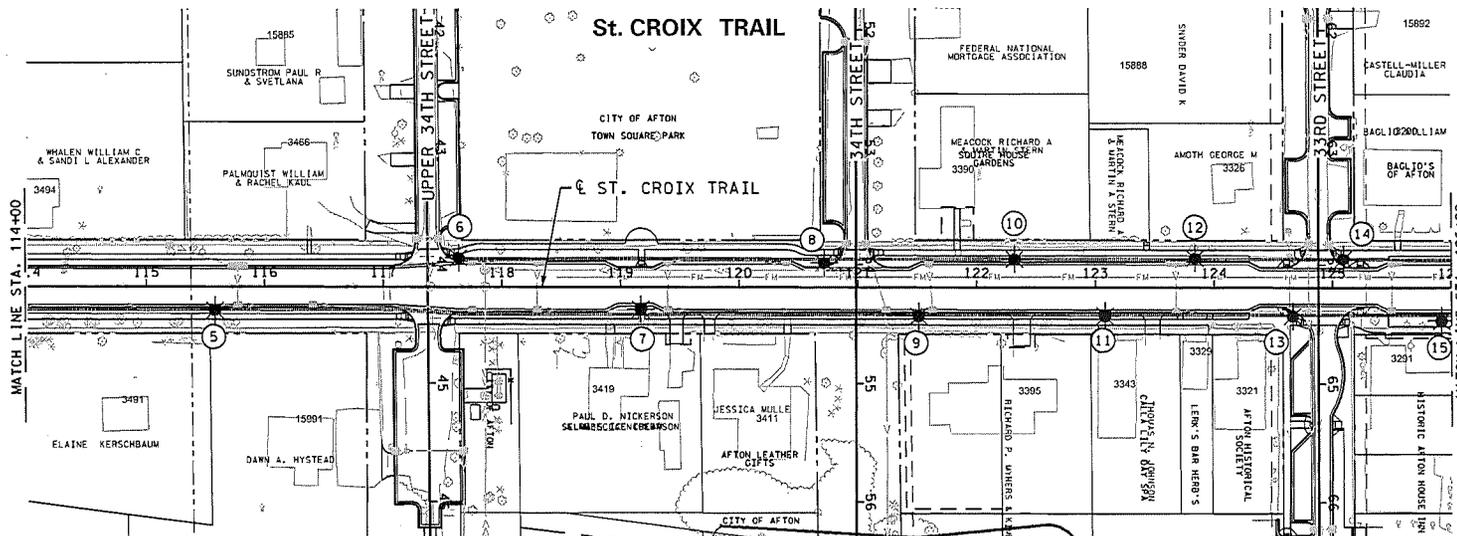
St. CROIX TRAIL



LEGEND

- LIGHTING UNIT TYPE 9-30
- LIGHTING UNIT TYPE SPECIAL
- CONDUIT
- CONDUIT STUB
- HANDHOLE
- PAD MOUNTED SERVICE CABINET
- EXISTING SOURCE OF POWER

St. CROIX TRAIL



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NO.	DATE	BY	CHK	REVISIONS

Designed by: THG
 Plan by: MWM
 Checked by: DWS
 Approved by: SDD

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PROJECT ENGINEER
 SLAN JELANSKI, P.E.
 DATE: 01/04/06 LIC. NO.: 49942

751 Penn Avenue South, Suite 300
 Minneapolis, MN 55416
 Tel: (612) 341-4000 Fax: (612) 341-1100
 wsb@wsb.com

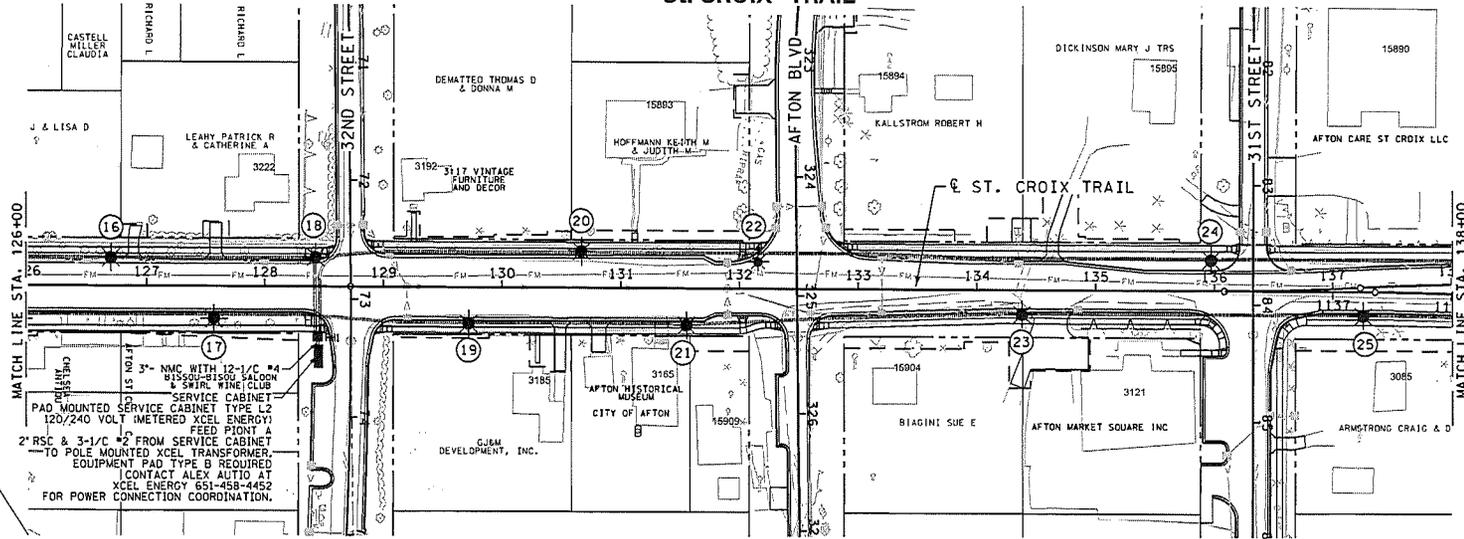


St. Croix Trail and
 Downtown Village Improvements
 City of Afton
 Washington County, Minnesota

CITY OF AFTON / WASHINGTON COUNTY
 STA 103+00 TO STA 126+00
LIGHTING PLAN
 S.A.P. 082-618-021 / S.A.P. 082-621-031

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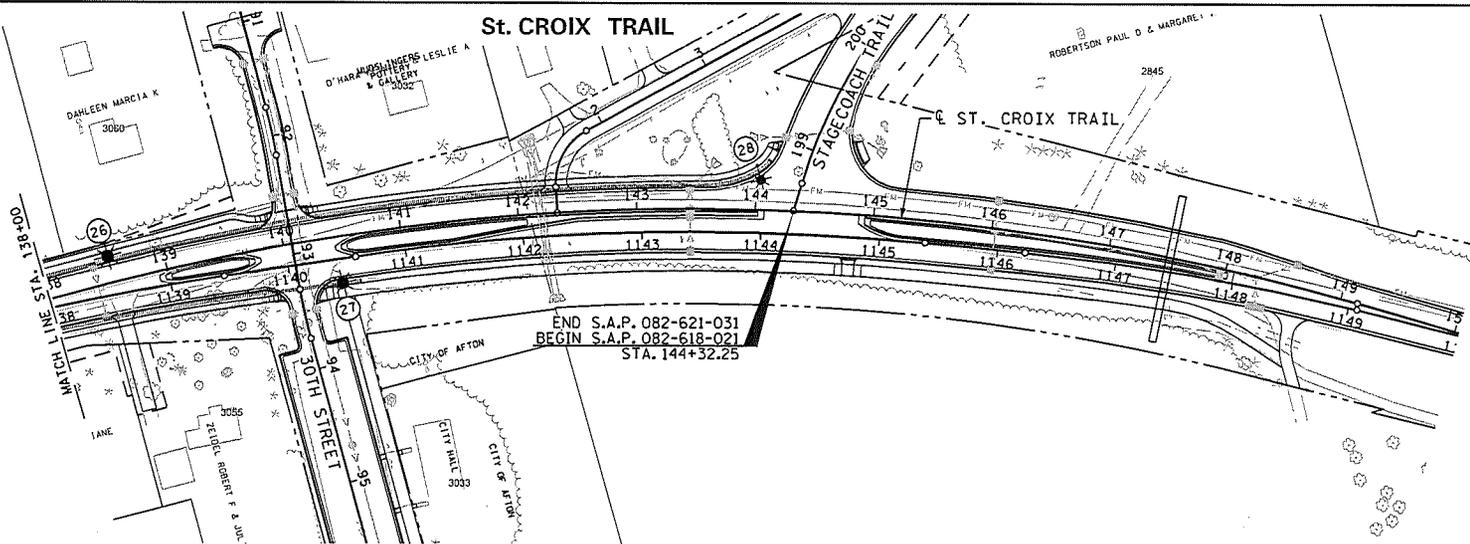
St. CROIX TRAIL



LEGEND

- LIGHTING UNIT TYPE 9-30
- LIGHTING UNIT TYPE SPECIAL
- CONDUIT
- CONDUIT STUB
- HANDHOLE
- PAD MOUNTED SERVICE CABINET
- EXISTING SOURCE OF POWER

St. CROIX TRAIL



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NO.	DATE	BY	CHKD	REVISIONS

Drawn by: THG
 Plot by: MWM
 Checked by: DWS
 Approved by: SDD

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY
 DIRECT SUPERVISION AND THAT I AM A REPLY LICENSED PROFESSIONAL ENGINEER
 UNDER THE LAWS OF THE STATE OF MINNESOTA.

PROJECT ENGINEER
 SEAN DELMORE, PE
 LICENSE NO. 40945

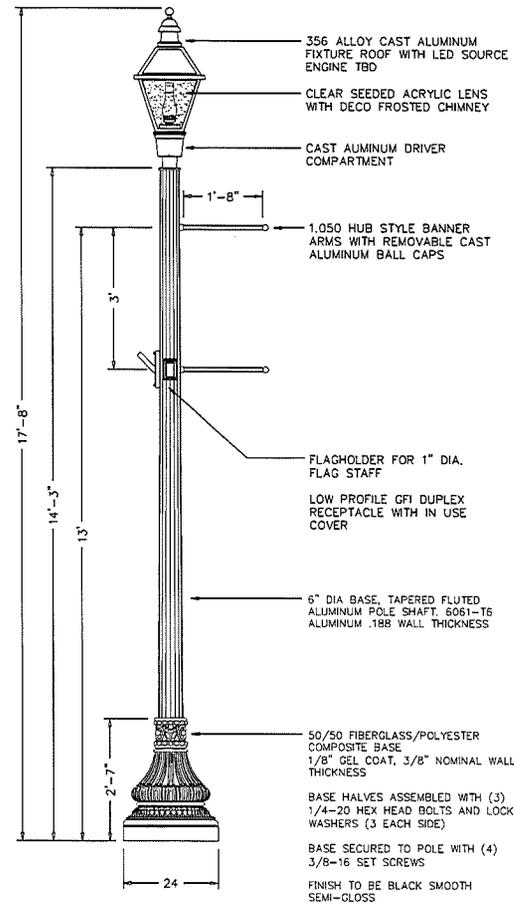
751 Xerxes Avenue South, Suite 200
 Minneapolis, MN 55416
 Tel: (612) 581-4200 Fax: (612) 541-1700
 www.wse.com

St. Croix Trail and
 Downtown Village Improvements
 City of Afton
 Washington County, Minnesota

CITY OF AFTON / WASHINGTON COUNTY
 STA 126+00 TO STA 150+00
 LIGHTING PLAN
 S.A.P. 082-618-021 / S.A.P. 082-621-031

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 SHEETS

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NO.	DATE	BY	CHK	REVISIONS

Designed by: THG
 Plotted by: MWM
 Checked by: DWS
 Approved by: SDD

THE USER CERTIFIES THAT THIS PLAN HAS BEEN PREPARED BY HIM OR UNDER HIS DIRECT SUPERVISION AND THAT HE IS A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PROJECT ENGINEER
 SEAN TRICKLER, PE

DATE: 9/26/15 E.C. NO: 40545

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St. Croix Trail and
 Downtown Village Improvements
 City of Afton
 Washington County, Minnesota

CITY OF AFTON / WASHINGTON COUNTY

DETAILS
 LIGHTING PLAN
 S.A.P. 082-618-021 / S.A.P. 082-621-031

SHEET
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 OF
 374
 SHEETS

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Afton, MN 55001

Meeting Date Nov.12, 2015

Council Memo

To: Honorable Mayor Bend and Members of the City Council
From: Ron Moore, City Administrator
Date: November 6, 2015
Re: Transplant Trees in Town Square Park

There are three trees in the right-of-way of CR 21 adjacent to Town Square Park that need to be removed for the CR 21 project. These trees have been determined to be in a good condition to be transplanted. The cost of transplanting the trees is \$150 per tree. While the trees do not need to be transplanted until the fall of 2016, they would need to be identified and protected prior to the clearing of trees that will occur in the spring of 2016. If the Council is supportive of the transplanting, staff will make arrangements to install temporary fencing or other protection for the trees.

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Meeting Date Nov.12, 2015

Council Memo

To: Honorable Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: November 6, 2015
Re: Downtown Improvement Projects Schedule

A schedule of activities related to the downtown improvement projects is attached. Many of the activities have been completed. Several key items are highlighted on pages 2 and 3 of the schedule. The first is the City's approval of the final plan at its January, 2016 meeting. Page 3 shows the advertisement for bids from January 27, 2016 to February 23, 2016, City concurrence regarding the low bid at a special meeting in early March, and construction beginning on April 15, 2016.

The schedule does not include the wastewater treatment system project, which is a separate project to be advertised for bid in December of 2015, with construction to begin in April of 2016.

CSAH 21 Design and Reconstruction

ID	Task Name	Duration	Start	Finish	2014												2015												2016												2017											
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May							
35	Design	133 days	Fri 7/24/15	Tue 1/26/16																																																
36	60% Plan to County and City	31 days	Fri 7/24/15	Fri 9/4/15																																																
37	60% Plan Comments Due from County and City (2 weeks)	18 days	Mon 9/7/15	Wed 9/30/15																																																
38	Tree Inventory	10 days	Wed 8/12/15	Tue 8/25/15																																																
39	Submit Wetland Delineation Report for Review	30 days	Fri 7/31/15	Thu 9/10/15																																																
40	95% Plan to State Aid, County and City	20 days	Thu 10/1/15	Wed 10/28/15																																																
41	95% Plan Comments Due from State Aid (4 weeks)	20 days	Thu 10/29/15	Wed 11/25/15																																																
42	95% Plan Comments Due from County and City (4 weeks)	20 days	Thu 10/29/15	Wed 11/25/15																																																
43	Final Plans	15 days	Thu 11/26/15	Wed 12/16/15																																																
44	Final Plans to State Aid (5 weeks because of holiday)	25 days	Thu 12/17/15	Wed 1/20/16																																																
45	State Aid Plan Approval	1 day	Thu 1/21/16	Thu 1/21/16																																																
46	City Council Plan Approval Resolution	1 day	Fri 1/22/16	Fri 1/22/16																																																
47	Agreement Concurrence @ County Board Meeting	1 day	Tue 1/26/16	Tue 1/26/16																																																
48	Permitting	444 days	Sat 5/24/14	Thu 2/4/16																																																
49	MnDOT - Traffic Detour	45 days	Tue 12/1/15	Mon 2/1/16																																																
50	USACE, VBWD Delineation Report (City)	48 days	Fri 7/24/15	Tue 9/29/15																																																
51	DNR License to Cross (at Valley Creek Forcemain) (City)	19 days	Mon 7/6/15	Thu 7/30/15																																																
52	Agreement Executed	1 day	Fri 8/28/15	Fri 8/28/15																																																
53	DNR License to Cross (at Kelle's Creek Sanitary Sewer) (City)	19 days	Mon 7/6/15	Thu 7/30/15																																																
54	Approval Letter Received	1 day	Thu 7/30/15	Thu 7/30/15																																																
55	Agreement Executed	1 day	Fri 8/28/15	Fri 8/28/15																																																
56	DNR Work in Public Waters (City)	45 days	Thu 10/15/15	Wed 12/16/15																																																
57	Valley Branch Watershed (LSTS Treatment Site) (City)	12 days	Wed 8/19/15	Thu 9/3/15																																																
58	Valley Branch Watershed (CR 21 & Downtown) (City)	45 days	Tue 10/13/15	Sat 12/12/15																																																
59	MPCA NPDES (County)	2 days	Tue 12/1/15	Wed 12/2/15																																																
60	MPCA Sanitary Sewer Extension Permit (City)	43 days	Fri 10/2/15	Tue 12/1/15																																																
61	MPCA Sanitary Disposal System Permit(City)	368 days	Sat 5/24/14	Tue 10/20/15																																																
62	Wetland Conservation Act Permit (City)	44 days	Wed 10/7/15	Mon 12/7/15																																																
63	Wetland Conservation Act Permit (Levee Construction)(City)	44 days	Wed 10/7/15	Mon 12/7/15																																																
64	USACE Section 404 Permit (City)	87 days	Wed 10/7/15	Thu 2/4/16																																																
65	USACE Levee Design Review (City)	44 days	Fri 10/30/15	Wed 12/30/15																																																
66	Well Separation Variance (City)	22 days	Fri 10/30/15	Mon 11/30/15																																																
67	Utliity Coordination	149 days?	Thu 2/26/15	Tue 9/22/15																																																
68	Gas for Street Lights First Meeting Notice (City)	1 day	Thu 2/26/15	Thu 2/26/15																																																

City of Afton

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Afton, MN 55001

Meeting Date Nov.12, 2015

Council Memo

To: Honorable Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: November 6, 2015
Re: Upcoming Council Actions

In order for the activities on the project schedule to move forward, there are a number of actions required from the Council in the coming months. These are as follows:

December, 2015

- Approve Cooperative Agreement with the County that reflects the roles of the County and City regarding the project, cost sharing of project costs, etc.

January, 2016

- Approve final plans and specifications and authorize advertisement for bids for the downtown project.
- Award bid for the treatment system

March, 2016 (Special Council meeting second week in March)

- Concurrence regarding low bid for downtown projects

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Meeting Date Nov.12, 2015

Council Memo

To: Honorable Mayor Bend and Members of the City Council
From: Ron Moorese, City Administrator
Date: November 6, 2015
Re: Construction Management/Business Liaison for Downtown Projects

At the recent CR 21 Project Management Team meeting, there was a discussion about the business liaison position in relation to narrowing the scope of that position and in relation to the level of construction management staffing needed for the downtown projects, and what is currently planned by WSB for the City's construction, and what is planned by the County for their construction. The discussion led to a plan to look more closely into the construction management needs and plans and determine where there are overlaps and gaps. This information will help to determine where the business liaison position tasks fit in to the construction management needs, and the most cost-effective way to meet those needs. Todd Hubmer, of WSB, will attend the work session to provide information on construction management needs and the business liaison position.

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Meeting Date Nov.12, 2015

Council Memo

To: Honorable Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: November 6, 2015
Re: Review of Fire Department Financial Information

The Council has requested that Tom Niedzwiecki, City Accountant, who also serves as the accountant for the Lower St. Croix Valley Fire Department, provide information to assist the Council in understanding the Fire Department's Finances. This includes how the Department plans for capital expenditures and what the sources of funding are for the Department's operations. Tom Niedzwiecki will attend the work session to provide this information. The 2016 Fire Department operating and debt service budgets and tax levies are attached.

Lower St. Croix Valley Fire Protection District 2016 Operating and Debt Service Budgets and Tax Levies

The overall increase in the Operating Tax Levy is 4.91%. Individual City % may vary depending on the changes in population and tax capacity. The Debt Service Tax Levy remains at \$112,500, the same as 2015.

Schedules Attached:

- A. 2016 Operating Tax Levy - Summary Allocation
- B. Tax Levy Summary, Annuity Funding Summary and Yearly Operations Budget Summary
- C. Budget FY 2016 Worksheet
- D. 2016 Debt Service Tax Levy Allocation
- E. 2013 Population and Household Estimates as prepared by Metropolitan Council.
- F. Washington County Final Pay 2015 Market and Net Tax Capacity Values

Approved by Fire District Board on May 13, 2015

2016 Operating Tax Levy - Summary Allocation

LSCV FIRE PROTECTION DISTRICT

Total Operating Tax Levy											
\$448,114											
CITY	POPULATION	POPULATION % OF TOTAL	TAX CAPACITY	TAX CAPACITY % OF TOTAL	COMBINED PERCENT OF TOTAL	2016 Levy	2015 Levy	INCREASE	PERCENT INCREASE		
AFTON	2925	45.2032%	\$6,224,403	58.7403%	51.9717%	\$232,893	\$219,953	\$12,940	5.8831%		
LAKELAND	1805	27.8851%	\$2,185,847	20.6280%	24.2566%	\$108,697	\$106,343	\$2,354	2.2136%		
LAKELAND SHORES	334	4.6964%	\$580,646	5.4796%	5.0880%	\$22,800	\$22,147	\$653	2.9485%		
LAKE ST CROIX BEACH	1080	16.3757%	\$868,438	8.2050%	12.2903%	\$55,075	\$51,788	\$3,287	6.3470%		
ST MARY'S POINT	378	5.8396%	\$736,149	6.9471%	6.3934%	\$28,650	\$28,894	\$1,756	6.5293%		
	6473	100.0000%	\$10,596,483	100.0000%	100.0000%	\$448,115	\$427,125	\$20,990	4.91%		

SOURCES: POPULATION - METROPOLITAN COUNCIL Metropolitan Council - 2013 Estimate
(THIS WILL CHANGE ONLY IF CORRECTED BY MET COUNCIL)
 TOTAL TAX CAPACITY - WASHINGTON COUNTY Final Pay 2015 Values
 TAX CAPACITY IS BASED ON TOTAL BEFORE DEDUCTIONS

BASIS FOR APPORTIONMENT TO CITIES: 50% ON POPULATION AND 50% ON TAX CAPACITY

THIS TABLE SHOWS THE EFFECTIVE COST PER PERSON, PER DOLLAR OF TAX CAPACITY AND PER HOUSEHOLD FOR EACH CITY.							
	COST/CAPITA	Rank	COST/TAX CAP	Rank	COST/HH	Rank	Households 2011 Met Council Est
AFTON	\$79.69	1	\$0.037	5	\$210.76	1	1105
LAKELAND	\$60.22	4	\$0.050	2	\$158.68	4	885
LAKELAND SH	\$75.00	3	\$0.039	3	\$194.87	2	117
LAKE SCB	\$51.96	5	\$0.063	1	\$116.68	5	472
ST MARY'S PT	\$75.79	2	\$0.039	4	\$188.49	3	152
TOTAL DISTRICT	\$69.23		\$0.042		\$177.05		2531

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2016

Tax Levy Summary	
Funding Area	Tax Levy for 2016
I. Annuity Funding	\$144,261
II. General Operations (Fire & Ambulance)	\$303,853
TOTAL TAX LEVY FOR YEAR	\$448,114

Annuity Funding Summary

Annuity Fund	Fund Balance (Cash)	Tax Levy for
	12/31/14	2016
Medical Reserve	\$ 6,218	\$3,000
Tires & Batteries Reserve	\$ 8,605	\$0
Equipment Replacement Reserve	\$ 97,011	\$7,000
Vehicle Replacement Reserve - Fire	\$ 580,942	\$143,261
Facility Reserve	\$ 140,685	\$0
Designated Funds	\$ 121,748	(\$9,000)
Net Annuity Funding from Cities	\$955,209	\$144,261

Yearly Operations Budget Summary

	Actual 2011	Actual 2012	Actual 2013	Actual 2014	Budget 2015	Projections			
						Budget 2016	2017	2018	2019
Total II. A. Oper Tax Levies & Dist Inc									
District Income	\$172,452	\$154,082	\$178,030	\$192,567	\$160,590	\$176,540	\$180,954	\$185,477	\$190,114
II. B. Operating Expense									
Total II. B1. Board, Fire & Amb Personnel	\$148,307	\$151,436	\$152,853	\$169,268	\$186,917	\$240,483	\$246,495	\$252,658	\$258,974
Total II. B2. Facilities & Administration	\$60,287	\$55,827	\$57,837	\$60,399	\$56,960	\$58,100	\$59,553	\$61,041	\$62,567
Total II. B3. Insurance	\$27,859	\$29,979	\$33,002	\$30,951	\$36,300	\$36,300	\$37,208	\$38,138	\$39,091
Total II. B4. Vehicles & Equipment	\$95,882	\$94,024	\$90,713	\$82,700	\$91,610	\$91,610	\$93,900	\$96,248	\$98,654
Total II. B5. Training	\$10,944	\$10,933	\$16,978	\$18,002	\$15,000	\$20,000	\$20,500	\$21,013	\$21,538
Total II. B6. Other Expenses	\$37,656	\$32,544	\$26,768	\$30,963	\$31,840	\$31,900	\$32,698	\$33,515	\$34,353
Total 440.0 - Recruit and Recog	\$5,972	\$4,598	\$2,518	\$2,000	\$5,000	\$2,000	\$2,050	\$2,101	\$2,154
Total II. B. Operating Expense	\$386,906	\$379,341	\$380,668	\$394,283	\$423,627	\$480,393	\$492,403	\$504,713	\$517,331
Net Transfers	-\$23,225	\$1,694	-\$39,000	\$0	\$0				
Net II. Oper Funding Required	\$237,680	\$223,564	\$241,637	\$201,716	\$263,037	\$303,853	\$311,450	\$319,236	\$327,217

Levy Historical Summary

	Actual 2011	Actual 2012	Actual 2013	Actual 2014	Budget 2015	Budget 2016	2017	2018	2019
310.0 - Tax Levies	\$388,628	\$383,431	\$402,107	\$419,171	\$427,125	\$448,114	\$470,520	\$494,046	\$518,748
Tax Levy Increase \$		(\$5,197)	\$18,676	\$17,064	\$7,954	\$20,989	\$22,406	\$23,526	\$24,702
Tax Levy Increase %		-1.34%	4.87%	4.24%	1.90%	4.91%	5.00%	5.00%	5.00%

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**Lower St. Croix Valley Fire Protection District
Budget FY 2016 Worksheet**

	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Actual 2014	Budget 2015	Budget 2016	% Change 2015-2016
I. Tax Levies - Annuity Funds								
Tax Levy - Medical	0.00	\$1,000	\$1,500	\$ 3,000	\$ 3,000	\$3,000	\$3,000	0.0%
Tax Levy - Tires & Batteries	\$2,000	\$1,000	\$2,000	\$ -	\$ 1,000	\$0	\$0	
Tax Levy - Equipment Replacement	\$11,000	\$11,000	\$17,500	\$ 14,500	\$ 13,500	\$7,000	\$7,000	0.0%
Tax Levy - Vehicle Replacement	\$115,484	\$121,258	\$127,321	\$ 133,687	\$ 136,361	\$139,088	\$143,261	3.0%
Tax Levy - Facility & Annual Audit	\$7,000	\$7,000	\$7,000	\$ 5,000	\$ 5,000	\$0	\$0	
Total I.A. Tax Levies - Annuity Funds	\$ 135,484	\$ 141,258	\$ 155,321	\$ 156,187	\$ 158,861	\$149,088	\$153,261	2.8%
II. Income and Expense - Operations (F&A)	29.73%	37.79%	37.38%	39.08%	44.92%	40.00%	40.00%	
II. A. Operating Tax Levies & District Income								
340.0 - Ambulance Service Billings	\$229,027	\$270,171	\$233,662	\$ 269,083	\$ 333,497	\$258,000	\$285,000	10.5%
340.3 - Medicare Billing Adjustments	-\$68,091	-\$102,110	-\$87,349	\$ (105,155)	\$ (149,797)	-\$103,200	-\$114,000	10.5%
340.6 - Fire & Rescue Services	\$2,880	\$2,150	\$3,281	\$ 1,421	\$ 2,934	\$3,250	\$3,000	-7.7%
345.0/350.1 - EMT Trng Classes, Contrib & Grants	\$0	\$0	\$	\$ 8,760	\$ 3,098			
360.0 - Interest Earned	\$61	\$24	\$37	\$ 41	\$ 41	\$40	\$40	0.0%
361.0 - Fire Inspections/Burn Permits	\$1,700	\$1,625	\$1,475	\$ 2,100	\$ 1,500	\$2,000	\$2,000	0.0%
362.0 - Other Income/Service Charges/Grants	\$960	\$592	\$2,976	\$ 1,780	\$ 1,294	\$500	\$500	0.0%
Subtotal- District Income	\$166,537	\$172,452	\$154,082	\$178,030	\$192,567	\$160,590	\$176,540	9.9%
310.0 - Tax Levy - General Operations	\$245,659	\$247,370	\$228,110	\$245,920	\$ 260,310	\$ 263,037	\$303,853	23.6%
Total II. A. Oper Tax Levies & Dist Inc	\$412,196	\$419,822	\$382,192	\$423,950	\$452,877	\$423,627	\$480,393	13.4%

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Lower St. Croix Valley Fire Protection District
Budget FY 2016 Worksheet

	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Actual 2014	Budget 2015	Budget 2016	% Change 2015-2016
II. B. Operating Expense								
II. B1. Board, Fire & Amb Personnel								
401.1 - Comp-Board	\$4,155	\$4,455	\$4,459	\$ 4,505	\$ 4,483	\$4,500	\$4,500	0.0%
401.2 - Comp-Fire	\$63,137	\$70,461	\$60,165	\$ 60,096	\$ 65,139	\$76,000	\$95,000	25.0%
401.3 - Comp-Ambulance	\$26,287	\$27,846	\$27,702	\$ 25,538	\$ 32,603	\$31,500	\$33,170	5.3%
401.4 - Comp-Fire Chief	\$4,799	\$4,799	\$4,799	\$ 4,799	\$ 4,943	\$5,047	\$5,173	2.5%
401.45 - FT Admin		\$3,500	\$18,533	\$ 21,957	\$ 24,092	\$30,000	\$51,500	71.7%
401.5 - Comp-Officers/Admin	\$17,325	\$16,938	\$13,737	\$ 12,392	\$ 12,348	\$14,420	\$14,781	2.5%
401.6 - Comp-Fire Inspections	\$930	\$680	\$0	\$ -	\$ -	\$0	\$0	
401.8 - Comp-Vac Pay for Volunteers	\$5,250	\$3,375	\$3,125	\$ 2,625	\$ 3,375	\$3,500	\$3,500	0.0%
402.9 - Reimb Expense/Equip Allowance	\$10,170	\$10,170	\$10,098	\$ 10,029	\$ 11,311	\$10,450	\$11,160	6.8%
403.0 - FICA-Employers Portion	\$4,185	\$4,223	\$5,367	\$ 5,837	\$ 5,155	\$4,500	\$5,000	11.1%
403.1 - Medicare-Employers Portion	\$1,767	\$1,860	\$1,950	\$ 1,913	\$ 2,133	\$2,000	\$2,200	10.0%
403.2 - PERA & Other Benefits - Employers Portion sg			\$1,502	\$ 3,162	\$ 3,686	\$5,000	\$14,500	190.0%
Total II. B1. Board, Fire & Amb Personnel	\$138,005	\$148,307	\$151,436	\$152,853	\$169,268	\$186,917	\$240,483	28.7%
II.B2. Facilities & Administration								
404.3 - Facility Cash Contrib - Amb	\$4,200	\$4,200	\$4,200	\$ 4,200	\$ 4,200	\$4,200	\$4,200	0.0%
404.5 - Comp - Facility Personnel	\$4,840	\$4,860	\$5,025	\$ 4,735	\$ 4,650	\$5,150	\$5,650	9.7%
404.6 - Employer Paid Taxes - Facility	\$710	\$724	\$749	\$ 706	\$ 693	\$700	\$750	7.1%
405.0 - Taxes, Licenses & Fees	\$268	\$85	\$79	\$ 26	\$ 93	\$400	\$200	-50.0%
405.5 - Professional Fees	\$11,433	\$10,760	\$11,110	\$ 11,040	\$ 12,213	\$11,500	\$12,000	4.3%
405.7 - Fire & Amb Billing & Collections	\$6,210	\$6,521	\$6,357	\$ 5,652	\$ 6,280	\$6,000	\$6,000	0.0%
406.1 - Light & Power	\$7,586	\$7,753	\$7,070	\$ 8,269	\$ 7,739	\$8,300	\$7,500	-9.6%
407.1 - Heat	\$4,456	\$4,007	\$2,416	\$ 3,328	\$ 4,531	\$4,800	\$4,500	-6.3%
408.1 - Telephone	\$5,465	\$5,487	\$5,372	\$ 5,782	\$ 5,835	\$4,560	\$5,500	20.6%
409.1 - Admin Office Supplies & Software	\$4,762	\$6,109	\$4,839	\$ 6,408	\$ 6,314	\$4,800	\$4,800	0.0%
415.1 - Repairs & Maint - Building	\$10,149	\$9,780	\$8,611	\$ 7,691	\$ 7,852	\$6,550	\$7,000	6.9%
Total II.B2. Facilities & Administration	\$60,080	\$60,287	\$55,827	\$57,837	\$60,399	\$56,960	\$58,100	2.0%

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Lower St. Croix Valley Fire Protection District
Budget FY 2016 Worksheet

	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Actual 2014	Budget 2015	Budget 2016	% Change 2015-2016
II.B3. Insurance								
410.1 - Insurance-Vehicle Fleet	\$11,009	\$ 9,391	\$11,554	\$ 11,214	\$ 12,634	\$13,000	\$13,000	0.0%
410.2 - Insurance-Commercial Package	\$3,662	\$ 3,999	\$4,133	\$ 4,173	\$ 4,472	\$5,000	\$5,000	0.0%
410.3 - Insurance-Directors/Officers Liab	\$789	\$ 789	\$789	\$ 789	\$ 788	\$800	\$800	0.0%
410.4 - Insurance-Disability Income/AD&D	\$1,748	\$ 1,748	\$1,748	\$ 1,888	\$ 1,893	\$1,900	\$1,900	0.0%
410.5 - Insurance-General Liability	\$2,540	\$ 1,876	\$1,918	\$ 1,943	\$ 1,948	\$1,300	\$1,300	0.0%
410.8 - Ins-Worker's Comp/Unemploy Claims	\$6,460	\$ 8,170	\$7,664	\$ 10,788	\$ 7,269	\$12,200	\$12,200	0.0%
410.9 - Insurance - Equipment	\$1,727	\$ 1,886	\$2,173	\$ 2,207	\$ 1,947	\$2,100	\$2,100	0.0%
Total II.B3. Insurance	\$27,935	\$27,859	\$29,979	\$33,002	\$30,951	\$36,300	\$36,300	0.0%
II.B4. Vehicles & Equipment								
411.2 - Minor Equip - Fire	\$5,652	\$6,310	\$12,399	\$ 8,646	\$ 9,220	\$7,500	\$7,500	0.0%
411.3 - Minor Equip - Ambulance	\$1,026	\$1,016	\$1,278	\$ 1,289	\$ 1,221	\$1,300	\$1,300	0.0%
412.2 - Supplies - Fire	\$738	\$1,629	\$2,138	\$ 940	\$ 2,054	\$1,000	\$2,000	100.0%
412.3 - Supplies - Ambulance	\$9,448	\$9,123	\$10,571	\$ 9,654	\$ 11,927	\$9,000	\$9,000	0.0%
413.2 - Vehicle-Fuel/Oil - Fire	\$9,696	\$13,470	\$13,067	\$ 11,663	\$ 10,705	\$14,000	\$11,000	-21.4%
413.3 - Vehicle-Fuel/Oil - Ambulance	\$3,349	\$4,157	\$4,733	\$ 4,701	\$ 4,756	\$5,000	\$5,000	0.0%
414.1 - 800 Mhz System County User Fee	\$9,602	\$9,664	\$10,611	\$ 10,347	\$ 10,302	\$11,000	\$11,000	0.0%
414.2 - Vehicle Maintenance - Fire	\$14,649	\$23,182	\$15,288	\$ 22,412	\$ 9,318	\$17,000	\$17,000	0.0%
414.3 - Vehicle-Maintenance - Ambulance	\$2,796	\$3,280	\$1,714	\$ 731	\$ 386	\$1,750	\$1,750	0.0%
415.2 - Equip Maint & Uniforms - Fire	\$2,365	\$2,585	\$2,088	\$ 1,269	\$ 2,874	\$3,000	\$5,000	66.7%
415.3 - Equip Maint - Ambulance	\$403	\$1,408	\$76	\$ -	\$ 877	\$1,000	\$1,000	0.0%
417.3 - Amb Replacement Cash Contrib	\$17,000	\$17,000	\$17,000	\$ 16,000	\$ 16,000	\$17,000	\$17,000	0.0%
418.3 - Comm Beh Cash Contrib - Amb	\$1,260	\$1,260	\$1,260	\$ 1,260	\$ 1,260	\$1,260	\$1,260	0.0%
419.3 - EMS Equip Cash Contrib - Amb	\$1,200	\$1,200	\$1,200	\$ 1,200	\$ 1,200	\$1,200	\$1,200	0.0%
420.3 - T&B Amb Cash Contrib - Amb	\$420	\$420	\$420	\$ 420	\$ 420	\$420	\$420	0.0%
421.3 - T&B Duty Veh Cash Contrib - Amb	\$180	\$180	\$180	\$ 180	\$ 180	\$180	\$180	0.0%
Total II.B4. Vehicles & Equipment	\$79,785	\$95,882	\$94,024	\$90,713	\$82,700	\$91,610	\$91,610	0.0%
II.B5. Training								
422.2 - Training - Fire	\$11,333	\$8,775	\$6,930	\$ 10,046	\$ 11,572	\$12,000	\$16,000	33.3%
422.3 - Training - Ambulance	\$2,690	\$2,170	\$4,003	\$ 469	\$ 324	\$3,000	\$4,000	33.3%
422.4 - Training Exp - EMT/CPR Classes				\$ 6,463	\$ 6,106			
Total II.B5. Training	\$14,022	\$10,944	\$10,933	\$16,978	\$18,002	\$15,000	\$20,000	33.3%

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Lower St. Croix Valley Fire Protection District
Budget FY 2016 Worksheet

	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Actual 2014	Budget 2015	Budget 2016	% Change 2015-2016
II.B6. - Other Expenses								
431.2 - Fire Prevention & Inspections	\$1,130	\$416	\$687	\$ 940	\$ 1,230	\$1,000	\$1,000	0.0%
433.2 - Dues & Subs - Fire	\$859	\$1,319	\$1,668	\$ 1,136	\$ 1,831	\$1,200	\$1,200	0.0%
433.3 - Dues & Subs - Amb	\$375	\$658	\$948	\$ 122	\$ 390	\$400	\$400	0.0%
434.2 - Confer & Meetings - Fire	\$4,385	\$5,327	\$4,470	\$ 4,189	\$ 3,561	\$4,500	\$4,500	0.0%
434.3 - Confer & Meetings - Ambulance	\$2,744	\$2,175	\$2,861	\$ 1,599	\$ 1,538	\$2,000	\$2,000	0.0%
435.3 - Prov for Amb Writeoffs	\$29,693	\$24,254	\$19,170	\$ 16,016	\$ 19,619	\$20,000	\$20,000	0.0%
436.3 - Medical Direction Fees	\$2,307	\$2,307	\$1,539	\$ 1,565	\$ 1,593	\$1,540	\$1,600	3.9%
437.3 - Med Exam Cash Contrib - Amb	\$1,200	\$1,200	\$1,200	\$ 1,200	\$ 1,200	\$1,200	\$1,200	0.0%
Total II.B6. - Other Expenses	\$42,692	\$37,656	\$32,544	\$26,768	\$30,963	\$31,840	\$31,900	0.2%
II.B7. - Recruitment and Recognition								
440.1 - Employee Recognition	\$1,902	\$3,972	\$2,398	\$ 517.52	\$ -	\$5,000	\$2,000	-60.0%
440.2 - Employee Recognition	\$2,000	\$2,000	\$2,000	\$ 2,000.00	\$ 2,000	\$0	\$0	
Total II.B7. - Recruit and Recog	\$3,902	\$5,972	\$4,598	\$2,518	\$2,000	\$5,000	\$2,000	-60.0%
Total II.B. Operating Expense	\$366,421	\$386,906	\$379,341	\$380,668	\$394,283	\$423,627	\$480,393	13.4%
Net Oper Inc (Exp) b/4 Trf/Debt Serv	\$45,775	\$32,915	\$2,852	\$43,283	\$58,594	\$0	\$0	
388.0 - Transfers In			31,347.00					
888.0 - Transfers Out	-\$31,347	-\$23,225	(29,653.00)	(39,000.00)				
II. Net Operating Income (Expense)	\$14,428	\$9,690	\$4,546	\$4,283	\$58,594	\$0	\$0	

2016 Debt Service Tax Levy Allocation

LSCV FIRE PROTECTION DISTRICT

Debt Service Levy									
	112,500								
CITY	POPULATION	POPULATION % OF TOTAL	TAX CAPACITY	TAX CAPACITY % OF TOTAL	COMBINED PERCENT OF TOTAL	2016 Levy	2015 Levy	INCREASE	PERCENT INCREASE
AFTON	2926	45.2032%	\$6,224,403	58.7403%	51.9717%	\$58,468	\$57,356	\$1,112	1.94%
LAKELAND	1805	27.8851%	\$2,185,847	20.6280%	24.2566%	\$27,289	\$27,859	(\$570)	-2.05%
LAKELAND SHORES	304	4.6964%	\$580,646	5.4796%	5.0880%	\$5,724	\$6,147	(\$423)	-6.88%
LAKE ST CROIX BEACH	1060	16.3757%	\$869,438	8.2050%	12.2903%	\$13,827	\$13,874	(\$47)	-0.34%
ST MARY'S POINT	378	5.8398%	\$736,149	6.9471%	6.3934%	\$7,193	\$7,264	(\$71)	-0.98%
	6473	100.0000%	\$10,596,483	100.0000%	100.0000%	\$112,501	\$112,500	\$1	0.00%

SOURCES: POPULATION - METROPOLITAN COUNCIL Metropolitan Council - 2013 Estimate
(THIS WILL CHANGE ONLY IF CORRECTED BY MET COUNCIL)
 TOTAL TAX CAPACITY - WASHINGTON COUNTY Final Pay 2015 Values
 TAX CAPACITY IS BASED ON TOTAL BEFORE DEDUCTIONS

BASIS FOR APPORTIONMENT TO CITIES: 50% ON POPULATION AND 50% ON TAX CAPACITY

Twin Cities Region Population and Household Estimates, 2013						
City or Township	Population			Households		
	2010 Census	2013 Estimate	2010-13 Growth	2010 Census	2013 Estimate	2010-13 Growth
Afton	2,886	2,926	40	1,081	1,105	24
Bayport	3,471	3,704	233	855	910	55
Baytown township *	1,617	1,645	28	573	606	33
Birchwood Village	870	893	23	351	356	5
Cottage Grove	34,589	35,403	814	11,719	11,959	240
Dellwood *	1,065	1,081	16	373	377	4
Denmark township	1,737	1,802	65	615	632	17
Forest Lake *	18,377	19,056	679	7,015	7,346	331
Grant *	4,094	4,260	166	1,463	1,471	8
Grey Cloud Island township *	295	309	14	117	119	2
Hastings (part)	0	3	3	0	1	1
Hugo	13,332	13,878	546	4,990	5,188	198
Lake Elmo *	8,061	8,773	712	2,776	2,844	68
Lakeland	1,796	1,805	9	681	685	4
Lakeland Shores	311	304	(7)	117	117	0
Lake St. Croix Beach *	1,053	1,060	7	460	472	12
Landfall *	663	658	(5)	257	262	5
Mahtomedi	7,676	7,871	195	2,827	2,951	124
Marine on St. Croix	689	707	18	302	307	5
May township	2,776	2,808	32	1,083	1,105	22
Newport	3,435	3,479	44	1,354	1,396	42
Oakdale *	27,401	28,142	741	10,956	11,222	266
Oak Park Heights *	4,445	4,866	421	1,911	2,121	210
Pine Springs	408	409	1	144	146	2
St. Marys Point *	366	378	12	147	152	5
St. Paul Park *	5,273	5,394	121	1,967	2,003	36
Scandia *	3,934	4,090	156	1,498	1,553	55
Stillwater *	18,227	18,970	743	7,076	7,309	233
Stillwater township *	2,364	2,403	39	855	863	8
West Lakeland township *	4,054	4,240	186	1,286	1,322	36
White Bear Lake (part)	403	476	73	198	202	4
Willernie	507	556	49	218	226	8
Woodbury	61,961	65,746	3,785	22,594	23,964	1,370
Washington County Total	238,136	248,095	9,959	87,859	91,292	3,433
Metro Area Total	2,849,567	2,950,885	101,318	1,117,749	1,153,538	35,789

Source: Metropolitan Council estimates as of April 1, 2013.

* Census 2010 counts for sixteen places in Washington Co. have been corrected by Census Bureau.

** Statistics for Rogers include Hassan Twp (fully annexed in 2012).

WASHINGTON COUNTY
MARKET AND NET TAX CAPACITY VALUES of TAXABLE PROPERTY
FINAL VALUES FOR TAXES IN 2015

TAXING DISTRICT	ESTIMATED MARKET VALUE			NEW IMPROVEMENTS	TAXABLE MARKET VALUE			REFERENDA MARKET VALUE	TAX CAPACITY			DEDUCTIONS			TAXABLE FOR LTR	FINAL FD DISTRI-BUTION	TAXABLE VALUE
	REAL ESTATE	PERSONAL PROPERTY	TOTAL		REAL ESTATE	PERSONAL PROPERTY	TOTAL		REAL ESTATE	PERSONAL PROPERTY	TOTAL	POWER-LINE	TIF	FD CONTRI-BUTION			
MUNICIPALITY:																	
2 Baytown	335,200,200	11,084,800	346,285,000	12,246,100	326,641,200	11,084,800	337,726,000	326,786,800	3,386,663	166,737	3,553,600	0	0	34,192	3,519,408	85,007	3,604,415
4 Denmark	383,720,400	2,808,000	386,528,400	1,133,000	345,820,500	2,808,000	348,728,500	259,682,300	3,464,382	53,330	3,517,712	0	0	180,818	3,336,894	88,665	3,425,559
9 May	648,141,700	4,451,300	652,593,000	2,918,000	602,614,700	4,451,300	607,066,000	522,728,100	6,213,656	80,246	6,293,902	0	0	134,235	6,159,667	139,428	6,299,095
11 Grey Cloud Island	43,328,300	641,700	43,970,000	19,200	41,852,800	641,700	42,494,500	40,301,100	449,092	12,254	461,346	0	0	22,744	438,602	23,164	461,766
14 Stillwater Twp	429,282,700	1,710,300	430,993,000	2,412,700	401,833,100	1,710,300	403,543,400	376,093,200	4,057,937	34,206	4,092,143	0	0	35,978	4,056,165	147,184	4,203,349
17 West Lakeland	637,091,200	2,905,400	639,996,600	4,654,400	625,479,600	2,905,400	628,385,000	614,608,400	6,494,184	54,235	6,548,419	0	0	108,721	6,439,698	294,700	6,734,398
190 Afton	605,381,000	6,711,300	612,092,300	7,034,900	579,652,400	6,711,300	586,363,700	524,334,600	6,093,883	130,520	6,224,403	0	0	245,261	5,979,142	152,060	6,131,202
200 Bayport	235,522,700	1,740,200	237,262,900	9,405,500	222,587,700	1,740,200	224,327,900	235,397,400	2,633,154	34,795	2,667,949	0	147,524	273,688	2,246,737	660,868	2,907,623
300 Birchwood	118,538,600	446,000	118,984,600	101,200	113,974,300	446,000	114,420,300	118,137,800	1,172,166	8,920	1,181,086	0	0	0	1,181,086	0	1,181,086
400 Scandia	633,987,900	5,485,800	639,473,700	2,949,300	602,196,900	5,485,800	607,682,700	534,211,600	6,103,007	102,466	6,205,473	1,582	0	143,288	6,060,643	281,263	6,351,906
500 Dellwood	289,954,600	1,331,700	291,286,300	1,778,000	286,703,900	1,331,700	288,034,700	280,076,900	3,228,317	26,634	3,254,951	0	0	85,764	3,169,187	39,456	3,198,643
600 Forest Lake	1,822,738,400	12,975,500	1,835,713,900	19,791,100	1,716,262,200	12,975,500	1,729,237,700	1,761,977,200	19,441,968	248,107	19,690,075	1,894	705,092	17,183,975	2,213,852	19,397,727	18,054,724
700 Hugo	1,540,665,300	14,322,400	1,554,927,700	21,388,700	1,429,738,200	14,322,400	1,444,060,600	1,449,202,600	15,374,167	283,928	15,658,095	3,455	61,927	688,077	14,603,636	1,450,888	16,054,524
800 Lake Elmo	1,207,400,600	12,242,100	1,219,642,700	23,038,700	1,172,336,700	12,242,100	1,184,578,800	1,139,650,100	12,836,516	243,104	13,079,620	660	0	785,146	12,395,913	676,292	13,076,105
900 Lakeland Shores	54,270,600	203,100	54,473,700	304,600	52,665,600	203,100	52,868,700	54,048,500	576,584	4,062	580,646	0	0	14,814	565,832	17,401	583,233
1000 Mahomed	929,440,200	5,165,300	934,605,500	6,895,300	900,240,900	5,165,300	905,406,200	928,604,400	6,659,748	102,677	6,762,425	0	83,664	421,441	6,341,026	682,831	6,933,857
1100 Marine on St Croix	127,173,200	1,601,700	128,774,900	859,900	124,501,900	1,601,700	126,103,600	122,788,300	1,320,423	32,034	1,352,457	0	0	48,931	1,303,526	44,000	1,347,526
1200 Newport	282,117,600	7,766,000	289,883,600	429,300	280,808,600	7,766,000	288,574,600	282,308,800	3,408,448	155,320	3,563,768	0	0	603,423	2,960,345	498,186	3,458,531
1300 St Paul Park	348,706,100	3,994,700	352,700,800	1,641,500	310,890,400	3,994,700	314,885,100	340,919,800	3,473,225	77,894	3,551,119	0	0	300,318	3,250,801	1,038,710	4,289,511
1400 Landfall	6,110,500	761,400	6,871,900	0	6,110,500	761,400	6,871,900	6,871,900	118,542	15,228	133,770	0	0	63,455	43,638	26,677	55,093
1500 Stillwater City	1,889,392,800	12,880,700	1,902,273,500	14,306,900	1,868,305,000	12,880,700	1,881,185,700	1,983,555,200	21,556,300	255,814	21,812,164	0	1,260,238	2,037,842	18,514,084	2,037,080	20,551,164
1600 Wilberie	40,327,300	259,800	40,587,100	0	36,457,300	259,800	36,717,100	40,465,000	406,367	5,196	411,563	0	0	34,699	376,864	97,199	474,063
1700 Oak Park Heights	707,707,800	4,516,800	712,224,600	7,382,000	685,160,200	4,516,800	689,677,000	707,697,400	10,715,788	89,666	10,805,682	0	185,870	2,214,186	8,405,618	415,839	8,821,455
1800 St Mary's Point	69,460,100	649,900	70,110,000	202,800	67,268,800	649,900	67,918,700	65,987,100	723,151	12,998	736,149	0	0	738,149	0	738,149	738,149
1900 Lakeland	209,789,900	1,451,400	211,241,300	768,100	199,007,900	1,451,400	200,459,300	206,925,800	2,156,819	29,028	2,185,847	0	20,833	76,818	2,088,398	165,360	2,253,756
2000 Lake St Croix Beach	92,555,800	382,800	92,938,600	636,600	84,142,800	382,800	84,525,600	91,440,400	861,782	7,658	869,440	0	0	15,212	854,228	132,987	987,115
2100 Pine Springs	53,874,600	1,120,800	54,995,400	0	53,401,200	1,120,800	54,522,000	55,956,000	536,444	21,666	558,110	0	0	6,863	551,247	30,746	581,993
2200 Cottage Grove	2,809,382,300	32,226,000	2,841,608,300	20,780,900	2,679,750,400	32,226,000	2,711,976,400	2,798,700,300	28,209,095	633,787	28,842,872	0	646,581	2,016,933	27,179,558	4,915,251	32,094,809
2500 Woodbury	7,662,114,700	50,109,700	7,712,224,400	158,759,200	7,308,734,000	50,109,700	7,358,843,700	7,519,607,300	83,539,672	992,424	84,531,096	0	83,238	7,153,088	77,285,880	6,478,668	83,772,546
2800 Oakdale	2,314,687,300	20,588,600	2,335,275,900	6,122,300	2,141,452,700	20,588,600	2,162,041,300	2,286,667,500	25,578,988	413,612	25,992,600	0	565,082	3,353,639	22,073,679	3,962,763	28,036,442
2700 Grant City	767,687,100	7,370,500	775,057,600	4,673,000	738,144,700	7,370,500	745,515,200	708,392,500	7,663,130	146,910	7,810,040	2,658	0	175,453	7,634,529	257,127	7,891,656
7500 Hastings	2,776,800	63,400	2,840,200	0	2,776,800	63,400	2,840,200	2,816,600	47,285	1,288	48,563	0	0	16,840	31,713	443	32,156
9400 White Bear Lake	37,692,100	390,900	37,983,000	0	36,738,100	390,900	37,129,000	37,766,300	444,677	7,618	452,695	0	0	49,738	402,957	60,846	463,803
County Total	27,536,322,900	230,653,800	27,767,176,700	332,773,000	26,048,251,800	230,630,400	26,277,082,200	26,417,930,200	293,047,697	4,484,770	297,532,667	10,229	3,843,484	23,411,802	270,207,052	27,630,674	297,897,926

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

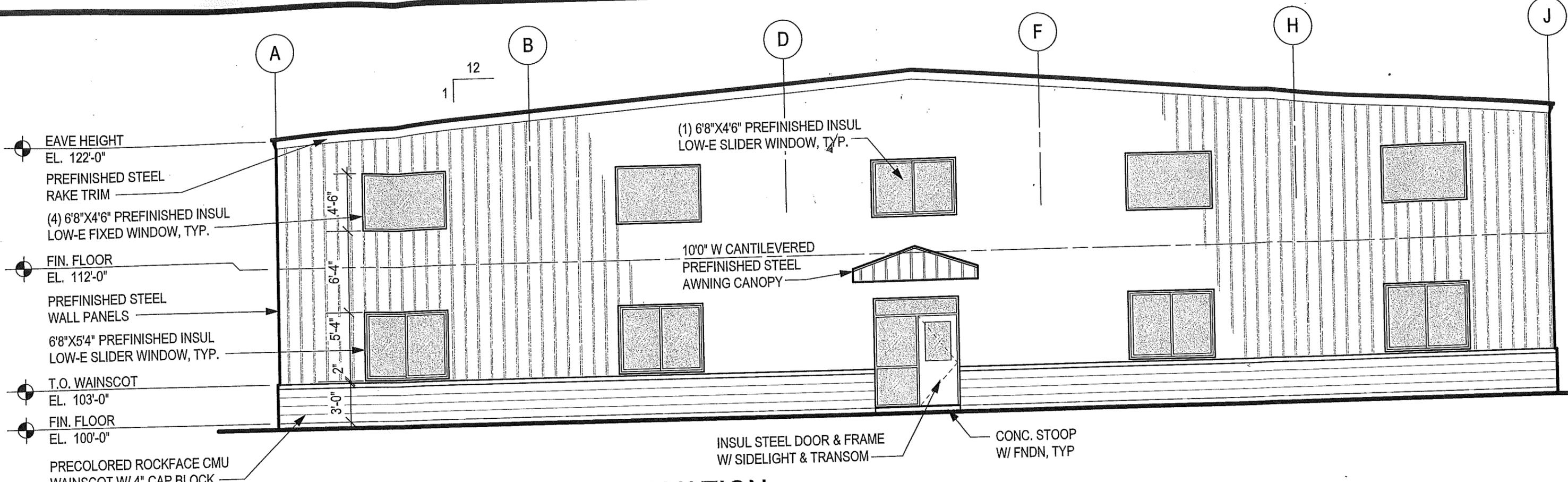
Meeting Date Nov.12, 2015

Council Memo

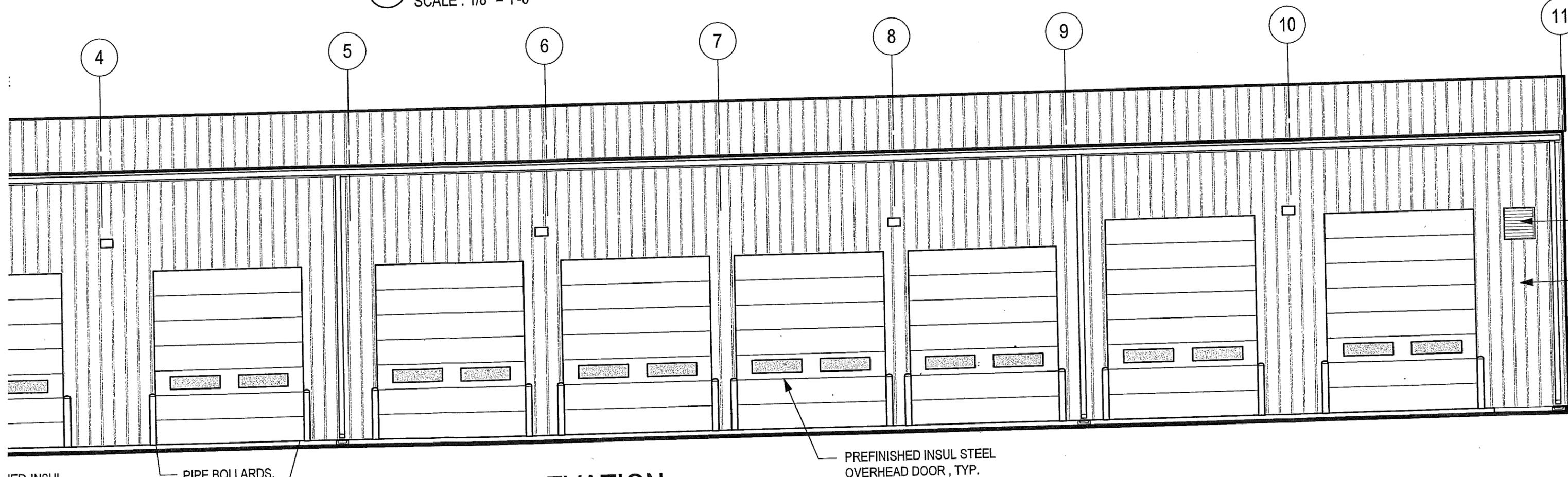
To: Honorable Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: November 6, 2015
Re: Building Materials in the I.1.c Zone

In 2009, the attached ordinance amendment that reduced the range of allowed exterior building materials in the I.1.c zone was adopted. Specifically, the amendment eliminated wood, steel and aluminum siding as allowed exterior materials. It is staff's understanding that the purpose of the amendment was to establish a higher standard of quality for buildings in the I.1.c zone, which is envisioned as the western commercial gateway to Afton. A significant effect of this ordinance was to prohibit steel curtain wall buildings in favor of brick and block buildings.

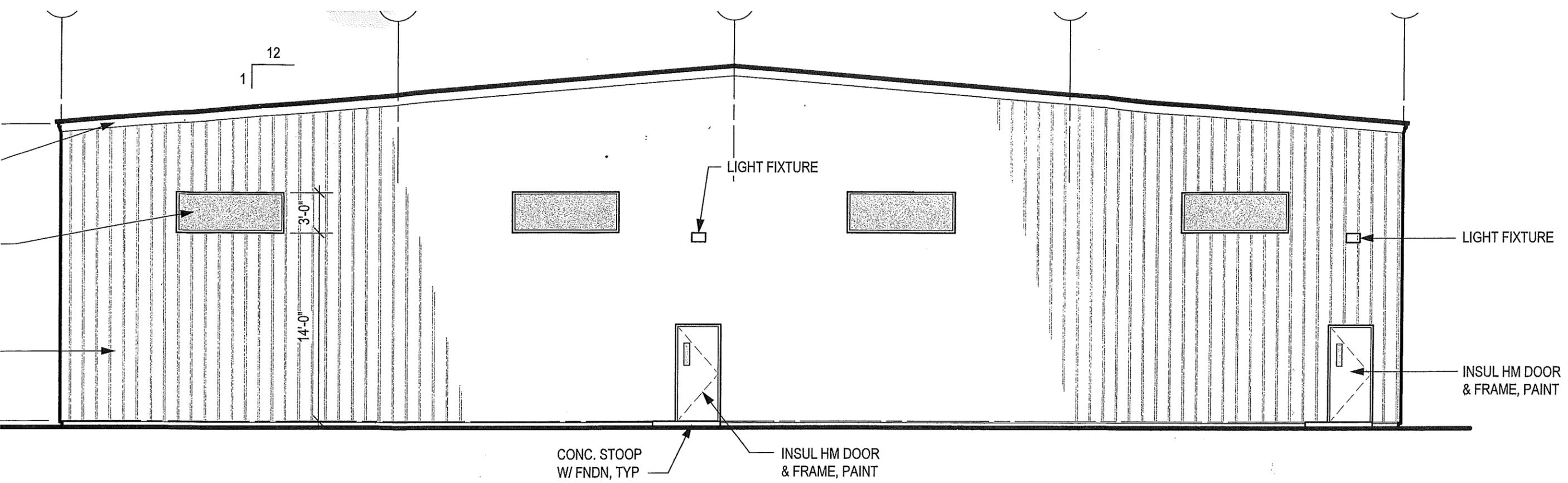
While the ordinance amendment was adopted in 2009, the amendment was not codified into the zoning code. The ordinance amendment was found when reviewing the code in relation to a building proposal by SavATree for the five acre parcel in the northeast corner of the I.1.c zone. SavATree has proposed a steel curtain wall building. The building plans are attached. Staff has advised SavATree that the ordinance amendment does not allow steel curtain wall buildings. They are considering whether to request a variance from the building materials language to allow their proposed building.



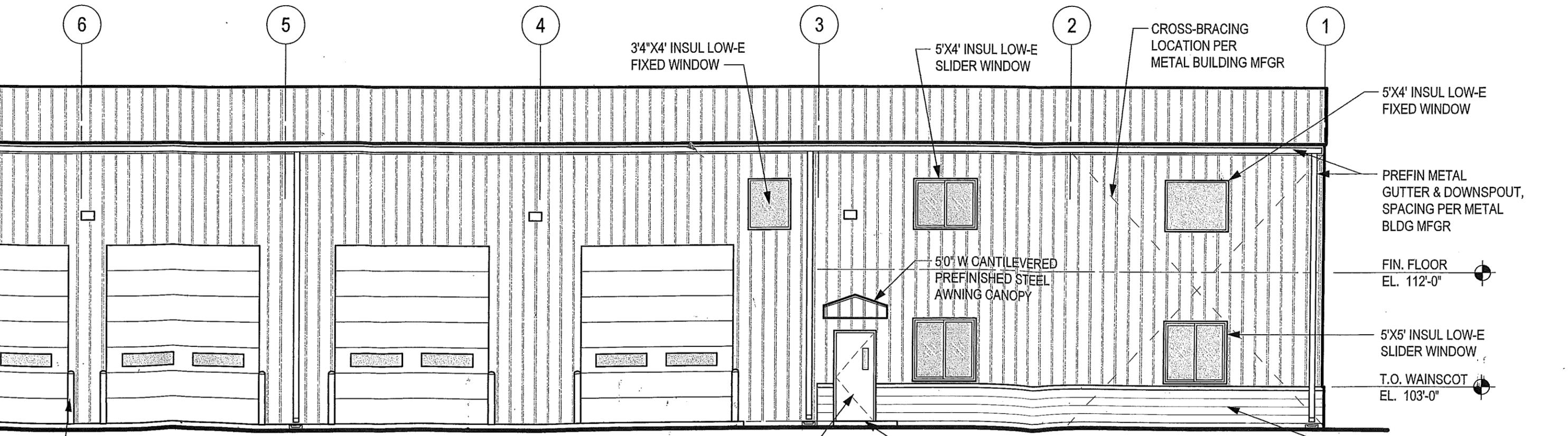
1 NORTH (FRONT) ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION



3 SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



4 EAST ELEVATION
SCALE : 1/8" = 1'-0"

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

Meeting Date Nov.12, 2015

Council Memo

To: Honorable Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: November 6, 2015
Re: Uses in the Industrial Zone

Staff recently met with the owners of Brockman Trucking regarding their proposal to purchase the property directly east of the Chandler, Inc. property on the north side of Hudson Road to create a trailer parking lot, similar to the ones they currently have at the corner of Hudson Road and Manning Avenue and the corner of Hudson Road and Neal Avenue. The goal of their proposal is to have an additional trailer parking location to which the trailers on Manning Avenue could be moved if the land on Manning Avenue was to be redeveloped in the future. In the past, the City has questioned whether to allow more trailer parking in the Industrial zones. However, the City recently approved a conditional use permit for a trailer parking lot at the corner of Hudson Road and Neal Avenue.

The proposal raises the issue of the types of uses the Council envisions for the Industrial zones, both in the short term and in the long term. From a broad perspective, the Industrial zones are the main area of the City in which development could provide tax base growth and quality jobs. At this time, the market may not be able to provide the types of development and jobs the Council ultimately envisions for this area. If this is the case, the Council may want to consider interim uses that would be easy to redevelop at the time the land is ready for its ultimate development.

The zoning code currently allows a limited number of uses in the industrial zones. Several of these are related to warehousing, trucking and storage. These uses may more closely reflect the current market demand than the future market demand. As part of the Comprehensive Plan update process, the Council may want to include a focus on future development in the industrial zones.