

# **SUPPLEMENTAL PACKET**

9-C.A

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

# Meeting Date March 17, 2020

## Council Action Memo

To: Mayor Palmquist and City Council Members  
From: Ron Moorse, City Administrator  
Date: March 10, 2020  
Re: Gehrke Property Exchange - **Supplemental**

In reviewing the minutes of the February 18 Council meeting, staff's recollection of the Council's direction regarding the layout of a parcel on the wastewater treatment site property for a land exchange with the Gehrkes was incorrect. The minutes indicate that, rather than supporting the option that included the 3 acres north of the gravel filter, the Council supported the option of the original 5-acre parcel with 4 of the acres placed under a conservation easement. This option eliminates many of the concerns of Mr. Gehrke. Staff had previously discussed this option with Mr. Gehrke, and he was supportive of the concept, but with concerns about a trail near the house location and the inability to hunt on the property. The attached figure titled Original 5-acre Lot shows the conservation easement area with black hatching.

Staff also recently discussed a variant of this option with Mr. Gehrke. The variant moves the 5-acre lot to the north, but places a similar area under a conservation easement (shown with black hatching) and places a smaller area under a scenic easement (shown with black cross-hatching) to protect existing trees. Mr. Gehrke has indicated he is supportive of this concept also, but would like to see where the property boundaries are on the site.

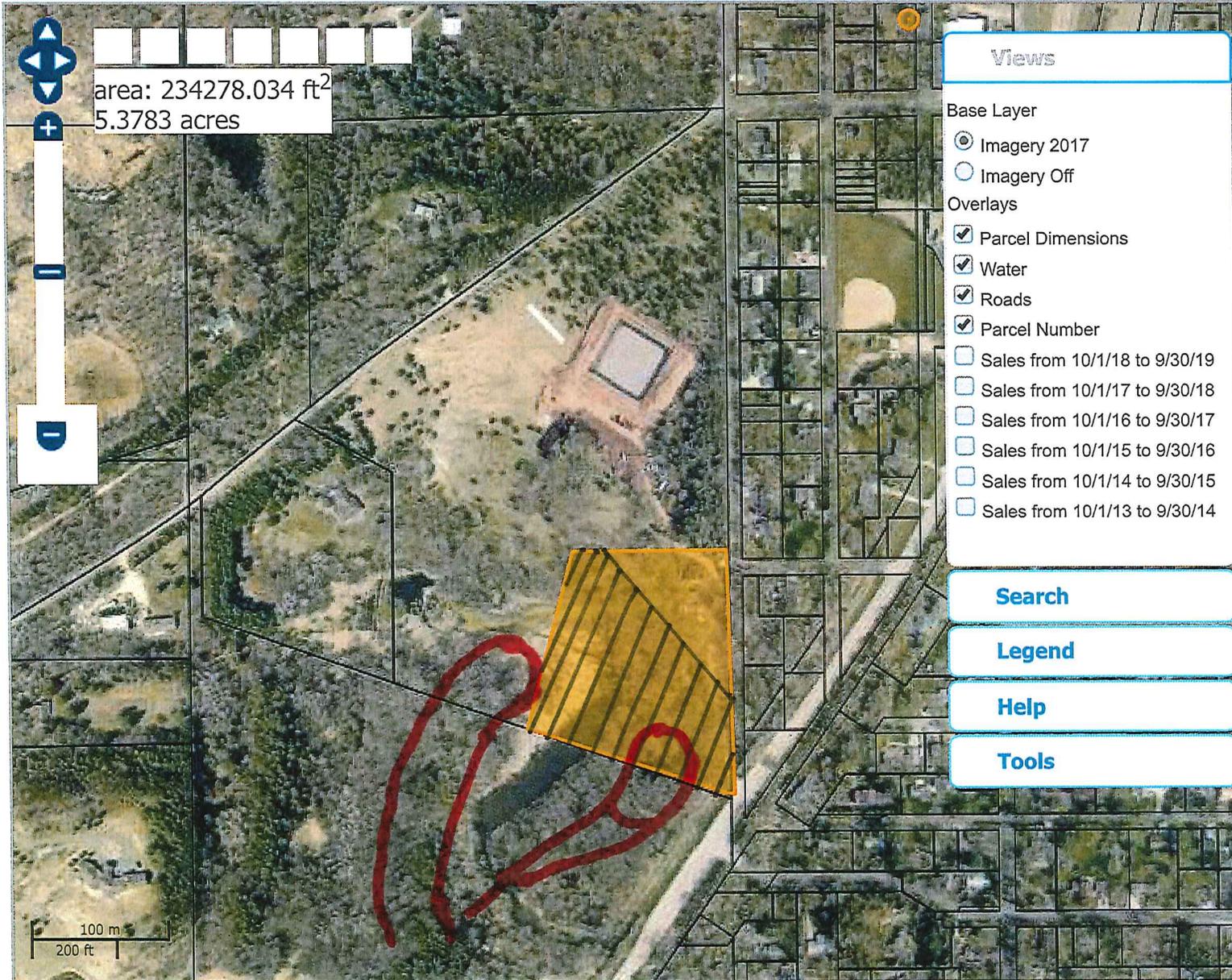
The key reason for this additional option is to move the lot north of the south property line a significant distance, which is believed to be beneficial for the success of the grant application related to the preservation of the open space parcel to the south and it provides an area for a potential trail loop coming out of the parcel to the south. The placement of the southerly and westerly 4 acres of the original 5-acre lot under a conservation easement could also benefit the grant application. Placing a trail easement over the southern portion of the original 5-acre lot, which would already have a conservation easement over it, would also provide the necessary area for a trail loop.

### Key Elements of Mr. Gehrke's Continued Interest in the Property

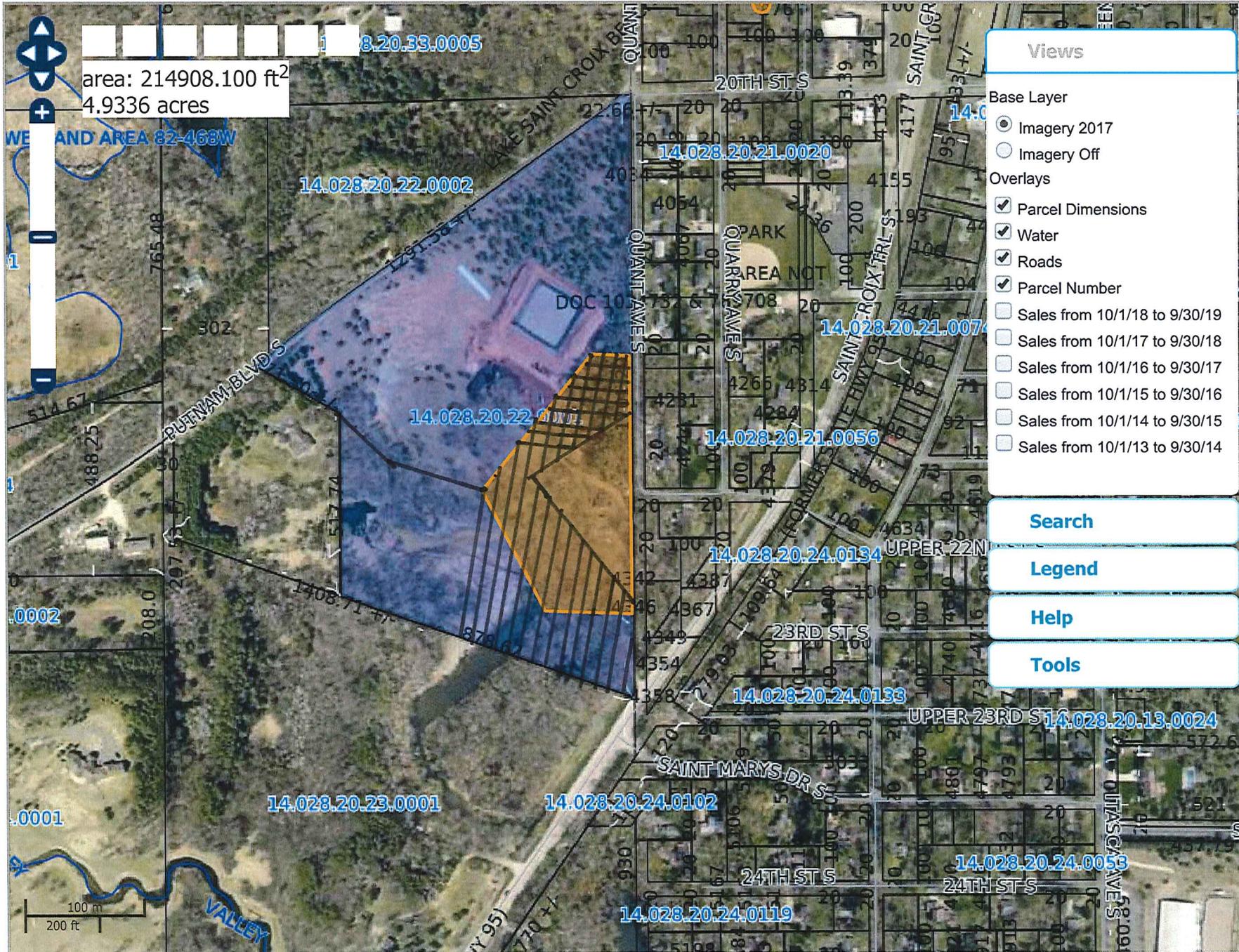
Mr. Gehrke is supportive of a conservation easement to protect the open space land that is included in the 5-acre parcel and that is south and/or west of the parcel. Mr. Gehrke believes that, with the conservation easement on the property, the value of the revised lot would not exceed the value of his current lot, and he would not be interested in paying more for the revised lot.

### **COUNCIL ACTION REQUESTED:**

**Motion regarding the Gehrke land exchange.**



*variant of  
5-acre lot*



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To: Mayor Palmquist and City Council Members  
From: Ron Moorse, City Administrator  
Date: March 17, 2020  
Re: Emergency Operations Plan RE: Covid-19

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Staff has implemented an operational plan for City Hall operations that includes no face-to-face communication with residents, contractors etc. by City staff. All communication is to be by phone or email. City staff are also being cognizant of keeping the proper distance from each other, which includes communicating mostly by phone or email. Also, the City Clerk has been working from home when the Office Assistant is in the office. In addition to City Hall operations, it is recommended that all nonessential meetings of volunteer committees and commissions in March and April be cancelled. It is staff's recommendation that this operational plan remain in effect at least until the number of Covid 19 cases begins to decrease rather than increase.

The City Council may also want to consider options for holding regular Council meetings other than by in-person attendance by the Council members. Staff could research options and ensure the technology is in place to enable those options.

### **Council Action Requested**

**Motion regarding the plan for City operations during the Covid-19 emergency situation.**