



CITY COUNCIL AGENDA
AFTON CITY COUNCIL CHAMBERS
3033 St. Croix Trail South
TUESDAY, April 17, 2018
7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

- 3. ROLL CALL**
- _____ Mayor Bend
 - _____ Council Member Nelson
 - _____ Council Member Ross
 - _____ Council Member Richter
 - _____ Council Member Palmquist

4. APPROVAL OF AGENDA

- A. Approval of the Agenda for the Regular City Council Meeting of April 17, 2018

5. APPROVAL OF MINUTES

- A. Minutes of the March 20, 2018 Regular City Council Meeting

6. PUBLIC INPUT

Citizens may share their comments or concerns on any issue that is a responsibility or function of the Afton City Council, whether or not the issue is on the Agenda. Persons who wish to address the Council must fill out a Comment Card before the meeting begins and give it to the City Administrator or Council Chair. The Council Chair will request you to come to the podium, state your full name and address and present your comments. You are encouraged to limit your presentation to no more than 3 minutes. The Council Chair reserves the right to limit an individual's presentation if it becomes redundant, repetitive, overly argumentative, or if it is not relevant to an issue that is part of the City of Afton's responsibilities. The Council Chair may also limit the number of individual presentations to accommodate the scheduled agenda items.

7. REPORTS/PRESENTATIONS

- A. Sheriff's Monthly Report –
- B. Tom Niedzwiecki, Budget Report -
- C. Lower St. Croix Fire District Report –

8. CONSENT AGENDA

All matters listed on the Consent Agenda are considered to be routine by City Council and will be enacted in one motion. If a member wishes to discuss an item, that item will be removed from the Consent Agenda and considered separately. (Roll Call for Consent Agenda approval if Resolutions included):

- A. Just and Correct Claims
- B. 4M Fund Transfer – MARCH - **Resolution 2018-16**
- C. Excess Liability Coverage and Liability Limits

9. CITY COUNCIL BUSINESS

- A. **Planning Commission Report** – (PC Chair Report & Draft PC Minutes)

- 1. Afton Creek Preserve Application for Preliminary Plat and Conditional Use Permit for a Preservation and Land Conservation Development (PLCD) Subdivision to create 18 lots on 219 acres of land at 14220 60th Street and parcels with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned (33.028.20.33.000X described in document No. 4142813).

- **Denial of the establishment of a public road right-of-way easement through the lot at 5550 Odell Avenue – Resolution 2018-17**
- **Preliminary Plat – Resolution 2018-18**
- **Conditional Use Permit – Resolution 2018-19**

B. Engineering Report – (Engineer Staff Report & Council Update)

1. Change Order No. 9, Downtown Village Improvement Project
2. City Engineer Proposal to Represent the City in the 3M Settlement Working Group Process

C. Administration –

1. Letter to MPCA Commissioner regarding Afton’s priorities in relation to the use of the 3M Settlement Funds
2. Pay Voucher No. 11 from Geislinger and Sons, Inc. for Downtown Village Improvement Project
3. Revise Date for Prepayment of Assessments Without Interest. – **Resolution 2018-20**
4. Abatement of Assessment at 15909 Afton Boulevard Due to Deferral – **Resolution 2018-21**
5. Proclamation Regarding Jessie Diggins Day on May 12 – **Resolution 2018-22**
6. Afton Historical Museum Proposal for Review of Property File Documents
7. Paperless Agenda Packets Technology Update
8. Sandy Alexander Park Bench Donation
9. Draft Ordinance Amendment Regarding Allowed Uses, Design Standards and Exterior Storage in the Industrial Zones
10. Rediscover Afton Event, August 4 - **Resolution 2018-23**
11. Cooperative Agreement with Washington County for BoldPlanning Software for Developing a Continuity of Operations Plan and Updating the Emergency Operations Plan
12. Schedule Work session

D. Committee Reports -

1. Public Works
2. Personnel
3. Parks
4. Heritage Preservation Commission / Design Review
5. Natural Resources and Groundwater

10. COUNCIL, CONSULTANT AND STAFF REPORTS, ANNOUNCEMENTS AND UPDATES

- A. Ward 1 Council Member Palmquist
- B. Ward 2 Council Member Richter
- C. Ward 3 Council Member Ross
- D. Ward 4 Council Member Nelson
- E. Mayor Bend
- F. City Attorney Knaak
- G. City Administrator Moorse

11. 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 Historic Preservation Commission; Lower St. Croix Cable Commission; LSCWMO; MSCWMO; I-94 Corridor Coalition and the 5-City Mayor’s Alliance.

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

DRAFT City Council Regular Meeting Minutes
March 20, 2018
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 Richard Bend
2. **THE PLEDGE OF ALLEGIANCE** – was recited.
3. **ROLL CALL:** Mayor Richard Bend, Council Members Richter, Palmquist, Ross, Nelson. **Quorum Present.**
ALSO PRESENT: Nick Guilliams, Todd Hubner, Sean Delmore (City Engineers), City Administrator Ron Moore, City Attorney Fritz Knaak, City Accountant Tom Niedzwiecki (for first portion of the meeting), Planning Commission Chair Kris Kopitzke.
4. **APPROVAL OF AGENDA** – [some agenda items were discussed out of sequence]
 - A. Agenda for the Regular City Council Meeting of March 20, 2018
Add item C7 “Discussion of PFC Settlement”
Motion/Second Bend/Ross To approve the Agenda of the March 20, 2018 Regular City Council Meeting. Passed 5-0.
5. **APPROVAL OF MINUTES**
 - A. Minutes of the January 9, 2018 City Council Work Session **Motion/Second Bend/Nelson To approve the minutes of the January 9, 2018 City Council Work Session. Passed 4-0-1 (Ross abstain due to absence)**
 - B. Minutes of the January 9, 2018 Special City Council Meeting **Motion/Second Nelson/Richter To approve the minutes of the January 9, 2018 Special City Council meeting. Passed 4-0-1 (Ross abstain due to absence)**
 - C. Minutes of the January 30, 2018 City Council Work Session **Motion/Second Palmquist / Richter To approve the minutes of the January 30, 2018 City Council Work Session. Passed 4-0-1 (Ross abstain due to absence)**
 - D. Minutes of the February 20, 2018 Regular City Council Meeting **Motion/Second Ross/Richter To approve the minutes of the February 20, 2018 Regular City Council meeting. Passed 5-0.**
 - E. Minutes of the February 28, 2018 City Council Work Session. **Motion/Second Bend/Palmquist To approve the minutes of the February 28, 2018 City Council Work Session. Passed 4-0-1. (Ross abstain due to absence)**
 - F. Minutes of the February 28, 2018 Special City Council Meeting **Motion/Second Bend/Nelson To approve the minutes of the February 28, 2018 Special City Council Meeting. Passed 4-0-1. (Ross abstain due to absence)**
6. **PUBLIC INPUT** –
Julie Zeidel 3055 St Croix Trail, provided information on light pollution.

Teresa Lewandowski, 5888 Trading Post Trail, asked the Council to deny the preliminary plat application which is on the agenda.

54 Christian Dawson, 5888 Trading Post Trail, Conservation portion of the PLCD is valuable, but would like the
55 council to stay true to the process and the Comprehensive Plan and uphold the Planning Commissions
56 recommendations.

57
58 Franz Hall, 5730 Trading Post Trail, former city planner and architect for Omaha, 27 yr residents of Afton.
59 Spoke against the proposed PLCD development. Disputed items in the Mayor's findings, and stated that the
60 traffic study done is inadequate.

61
62 David Husebye, 5830 Osgood Ave Ct S, thanked the council for all the time involved in considering the
63 development proposal. Concerned about groundwater movement under 60th street and impacts on potential
64 paving. Also concerned on speed proposed for the road and traffic safety.

65
66 Paul Wolner, 13446 50th St S, thanked the council members who will vote no on the proposed development
67 proposal. The development goes against ordinances, the Planning Commission recommendations, the
68 neighbors, and opens the door for development in Afton.

69
70 Mary McConnell, 5680 Odell, spoke against the Carlson PLCD proposal as shown and stated she was in
71 support of the 9 lot proposal. Disputed the mayor's findings. Encouraged the council to uphold the planning
72 commission's recommendations.

73
74 Patrick Leahy, 5680 Odell, provided diagrams of previous plans for the PLCD development and stated that
75 little has changed despite feedback from the neighbors. He feels the Mayor held meetings with outside
76 agencies prior to meeting with council member Richter or any of the neighbors, and that the Mayor's desire
77 for the conservation easement is overwhelming all costs. He feels there should be balance and the plat should
78 be denied.

79
80 Lucia Wroblewski, 4081 Neal Ave S, has walked along Odell and Trading Post for 23 years. PLCD provisions
81 state that development must be in harmony and benefit the surrounding area. Must not have adverse impact.
82 Methods used for this proposal have eroded trust in the process and created division. The developer needs to
83 mitigate some of these concerns and compromise.

84
85 Nancy Turner, 13926 60th St S, specifically chose to live in Afton for the ordinances. Now her land is proposed
86 to be surrounded by development. Zoning of the Shuster property was RR because it was a residential house,
87 not Ag land. To change it to Ag land seems absurd – it will not be farmed.

88
89 Doug Parker 4795 Trading Post Tr, disappointed in how the council has approached the PLCD proposal. The
90 developer should not be getting credit for land that cannot be developed. The Council should not dismiss the
91 Planning Commission's findings. There have been shenanigans through the entire process.

92
93 Karen Weiss 13575 40th St S, Parks & Open Space Committee. Read from portions of the Parks Plan. The
94 open space in this PLCD and the Odell parcel meet requirements as defined in the plan. On the whole this
95 proposal meets the goals of a PLCD in an Ag area. Reality today is that ag land will not be able to be
96 maintained as ag land into the future.

97
98 Bob Dickie, 15887 S 35th St, City has worked hard to protect Kelle's creek which flows in his neighborhood.
99 The city has always been committed to protect the ground and surface water in Afton, and that is likely the
100 motivation behind wanting to preserve this portion of land.

101
102 Administrator Moore read letters from:
103 James Rickard, 5650 Odell; Wrote against the PLCD development citing that it does not meet all of the
104 standards as in the ordinance. Requests that the council uphold the Planning Commission's findings.

105

106 Randy & Kathy Graham, wrote against the PLCD development disputing several of the Mayor's findings.
107 Disputed the data in the traffic study and asked the Council to uphold the Planning Commission's findings.
108

109 Will & Sandra Carlson, wrote that the property on Odell is owned by a family member and that he has the
110 financial means to meet development requirements.
111

112 Jennifer Sorenson, Hydrologist, DNR, Letter regarding Trout Brook quality and habitat. Design elements of
113 the proposed development preserve the quality and the DNR supports.
114

115 Deb Ryan, St Croix River Association, Letter in support of the development and its preservation of the stream.
116
117

118 7. REPORTS/PRESENTATIONS -

119 A. Sheriff's Monthly Report
120 No report
121

122 B. Tom Niedzwiecki, Budget Report
123 Tom provided the year-end, un-audited 2017 financial report. Also provided a summary of the February
124 financial reports.
125

126 C. Lower St. Croix Fire District Report
127 Jim Stanley, LSCV Fire Dept. On March 27 the Relief Association is holding training at 6:00 pm. He is
128 working with Stan and with the County on upcoming city events and an incident management plan.
129

130 D. Bob Dickie, Applicant for Parks Committee
131 Bob stated he would like to bring a historical perspective to the Parks Committee.
132

133 8. CONSENT AGENDA

134 A. Just and Correct Claims

135 B. 4M Fund Transfer – January, February, and year-end

136 **Motion/Second Palmquist/Richter To approve consent agenda and Resolution 2018-13 approving**
137 **January, February and year-end transfers. Roll call: All aye, passed 5-0.**
138

139 9. CITY COUNCIL BUSINESS

140 A. **Planning Commission Report** – (PC report & Draft PC minutes)

141 1. Afton Creek Preserve Application for Rezoning, Preliminary Plat and Conditional Use Permit for a
142 Preservation and Land Conservation Development (PLCD) Subdivision to create 18 lots on 219 acres
143 of land at 14220 60th Street and parcels with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002,
144 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned
145 (33.028.20.33.000X described in document No. 4142813).

- 146 • **Dedication of 5550 Odell Avenue as Parkland - Resolution 2018-14**
- 147 • **Rezoning - Resolution 2018-15**
- 148 • **Preliminary Plat – Resolution 2018-16**
- 149 • **Conditional Use Permit – Resolution 2018-17**
150

151 Chair Kopitzke provided a summary of the Planning Commissions actions at their March meeting where
152 they recommended the city council deny the dedication of parkland, the rezoning, and the preliminary
153 plat for the Afton Creek Preserve.
154

155 Administrator Moorse provided an overview of the items requiring Council action as listed above.

156 Bob Kirmis, City Planner, provided a summary of his report and also noted that the applicant has made
157 changes to eliminate the need for variances since the previous consideration.
158 Council member Richter asked about the PLCD ordinance regarding the street connection parcel and the
159 process.
160 Kirmis answered that the 5 acre lot would not be considered a part of the PLCD, but has to be considered
161 separately.
162 Mayor Bend asked if it was typical to re-purpose a lot to connect to a new subdivision?
163 Kirmis responded that cities can to re-purpose or knock down homes depending on situation.
164 Council member Richter asked if Kirmis disagreed with the City Attorney who'd stated that this was
165 unusual.
166 Kirmis responded that it is unusual in this case, but not unusual to have multiple parcels of land that
167 comprise a development.
168 Nick Guilliams, City Engineer, provided a summary the engineering report and stated that approval of the
169 prelim plat is recommended based on traffic and stormwater management findings.
170 Council member Palmquist asked if the traffic findings would be the same if there was only 1 access point
171 off of 60th street?
172 Delmore answered that the amount of traffic that would be generated could be handled.
173 Council member Richter asked about the definition of "local road" and if the road classification would
174 change?
175 Delmore answered it will not change the functionality of the road. The increase in traffic is 1 car every
176 7.5 minutes. From an engineering standpoint this is a small amount of traffic.
177 Council member Ross asked about the access off of Odell and if 60th was paved, which road would get
178 more use
179 Delmore answered that people will take the easier route, will tend toward paved roads even if the unpaved
180 is shorter. From an engineering and traffic safety standpoint, traffic volumes will remain low density
181 based on the size of the parcel.
182 Council member Nelson asked about two access points and the impact on vehicle trips.
183 Council member Richter asked about traffic numbers and safety and whether there is consideration for
184 pedestrians walking in the road since there are no sidewalks.
185 Delmore answered that the base for safety is the volume of traffic. A pedestrian study could be done. This
186 is a local residential road, adding a car every 7.5 minutes would not make it unsafe.
187 Mayor Bend asked about the Planning commission concern over the possibility of left-hand turns onto
188 60th.
189 Delmore explained that the design of the intersection would discourage a left turn. Also traffic heading
190 north would use the other access. Signage can be modified at this site regarding the curves.
191 Council member Palmquist asked if a left turn could be done safely at this location?
192 Delmore answered that moving the access to the west and improving sitelines and grading could help.
193 Mayor Bend asked if the current plan exits meet applicable requirements.
194 Delmore answered yes.
195 Council member Ross asked about the City's ability to set the speed limit.
196 Delmore explained that the city can set the speed limit based on spacing of houses and access points to
197 the houses.
198 Richter asked if having differing speed limits would be confusing along the same road.
199 **Motion/Second Richter/Palmquist To adopt Resolution 2018-14 denying the acceptance of the**
200 **dedication of the five-acre parcel at 5550 Odell avenue as parkland with the reservation of a 60**
201 **foot wide public road right-of-way easement.**
202 Discussion
203 Council member Palmquist stated he is against accepting parkland to tear down a house turn into a road.
204 If there were fewer lots, perhaps the park dedication fee could be waived. Also 60th street would not need
205 to be paved with less vehicles. Have the conservation easement wrap around the horse farm and connect.
206 Would like to find a sensible solution.

207 Council member Ross commented that he agrees with Palmquist on many of these. He would not waive
208 the park dedication fee. Paving 60th St would cost the city roughly \$300,000.
209 Council member Palmquist stated he has never waived a park dedication fee; however there is twice the
210 amount of land protected by conservation easement.
211 Council member Nelson stated he likes this design with the two accesses and land conservation.
212 Council member Richter stated he agrees with Palmquist on most of the points. He asked about the
213 proposal showing 9 lots.
214 Mayor Bend stated that a super majority is needed to accept the parkland dedication. The council needs
215 to determine if we want an access at that location and do we want to accomplish in that way? He
216 commented that this development will preserve over 100 acres large amount of land in open space with
217 great environmental benefits which is the objective of our ordinances, Parks Plan, and Comprehensive
218 Plan, at no cost to the public. Individual impacts may be painful but from a planning standpoint and long
219 term preservation, it is advisable.
220 Council member Richter stated we are ignoring the intent and aspects of the PLCD language because
221 there is a greater purpose out there.
222 Council member Nelson commented that we need to have a longer vision rather than just the next 10
223 years.
224 Council member Richter stated he voted for the PLCD language, but you can't pick out certain items.
225 Mayor Bend suggested putting a condition in the development agreement regarding acquiring a parcel
226 and an easement for access.
227 Council member Richter stated there are other ways to hold an easement or trust such as with WA County
228 and the 9 lot, 2 phase approach. We need not be stuck on this design.
229 Palmquist stated that he trusts four agencies, MN Land Trust among them, to hold a conservation easement
230 with public money. He needs that level of certainty.
231 Wayne, MN Land Trust Representative, provided background information on the MN Land Trust and
232 typical project criteria. The land trust hasn't secured a conservation easement on a development in the
233 past 11 years, partly due to economic downturn, also because of lessons learned and what constitutes a
234 good development; with conservation aspects being primary. 3-4 projects /year are turned down often
235 because the land trust is brought in late after the design is done. On this project they were brought in
236 early. Focused on trout stream protection and large block area for better habitat and easement
237 defensibility. Ecologically this design is good.
238 Council member Richter asked if other entities can hold easements. Wayne answered yes, MN Land Trust
239 holds 90% of the private. County governments can hold, BWSR, etc. Land Trust often co-holds with
240 public entities.
241 Council member Palmquist asked about having two easement parcels connecting. Wayne replied that it
242 depends on the design, there can be value.
243 Mayor Bend asked about other option with 9 lots and a long narrow conservation easement area, would
244 anyone want to hold an easement like that. Wayne replied that the MN Land Trust would not be interested
245 but cannot speak on behalf of any others.
246 Richter call the question
247 Mayor Bend asked Attorney Knaak for input on how the access can be allowed.
248 Attorney Knaak replied that any conveyance to the city requires acceptance, needing 4/5th vote. Council
249 could make the approval of development conditional to access.
250 Council member Palmquist re-stated his position of not through Odell and no more than 14 lots.
251 Mayor Bend asked Palmquist for clarification on what he is willing to support
252 Council member Palmquist replied no more than 14 lots and shift lots north, easement around horse
253 property.
254 Joe Bush, developer, plan shown is no cost to the city, is best for conservation. Density could go up to 21
255 on this parcel, Mr. Carlson and family have lived in this community for years, access on Odell is benefit
256 for traffic and safety. Mr. Carlson is willing to give easement for road access if that is a condition.
257

258 Motion Vote: **To adopt Resolution 2018-14 denying the acceptance of the dedication of the five-acre**
259 **parcel at 5550 Odell Avenue as parkland with the reservation of a 60 foot wide public road right-**
260 **of-way easement. Roll Call:**
261 **Nelson nay**
262 **Ross aye**
263 **Richter aye**
264 **Palmquist aye**
265 **Bend nay**
266 **Motion passed 3-2.**

267
268 Rezoning
269 **Motion/Second Palmquist/Nelson to adopt Resolution 2018-15 approving the JP Bush homes**
270 **application to rezone the five-acre parcel at 14622 60th street from rural residential to**
271 **agricultural. Roll call:**
272 **Ross aye**
273 **Richter nay**
274 **Palmquist aye**
275 **Nelson aye**
276 **Bend aye**
277 **Motion passed 4-1.**

278
279 **Motion/Second Bend/Palmquist to Table Consideration of the Afton Creek Preserve Preliminary**
280 **Plat. All aye, passed 5-0.**

281
282 B. Engineering Report – (Engineer Staff Report & Council Update)
283 No Engineers report

284
285 **C. Administration –**

286 1. Process for Appointments to Planning Commission

287 Administrator Moore provided the following information:

288 There are currently two vacant positions on the Planning Commission. Five applications have been
289 received for the two positions. The applications are attached. Also attached is a table showing the
290 current Planning Commission members by Ward. Below the table are the requirements regarding
291 membership on the Commission. One requirement is that each ward shall be continually represented by
292 at least one member residing in such ward, with no more than 3 members from any one ward. Currently,
293 there are three members from Ward 3, so an additional member cannot be appointed from Ward 3 at this
294 time. There are currently two members from Ward 2, so one additional member could be appointed from
295 Ward 2 at this time. There is currently one member each from Wards 1 and 4.

296
297 Of the current applicants, two are from Ward 1, one is from Ward 2, one is from Ward 4 and one is from
298 Ward 3. The applicant from Ward 3, Laurel Ross, has been advised that, because there are currently 3
299 members on the Commission from Ward 3, she is not eligible for appointment at this time.

300
301 Council member Ross stated he would like to have balance among the wards.

302 **Motion /Second Ross/Nelson to appoint Annie Perkins from Ward 1 and Justin Sykora from Ward**
303 **4 to the Planning Commission.**

304 Discussion

305 Council member Richter asked where Justin lives. Nelson stated residency is confirmed.

306 Motion vote: Passed, 5-0.

307
308 2. Bob Dickie Application to serve on the Parks Committee

309 Bob Dickie has applied to serve on the Parks Committee. The Committee currently has six members
310 plus two Council Liaisons. If the Council decides to appoint Bob Dickie to the Parks Committee, it is
311 recommended that he be appointed to a three-year term expiring on March 15, 2021.

312 **Motion/Second Palmquist/Bend to appoint Bob Dickie to the Parks Committee. Passed 5-0.**
313

314 3. Interim Extension of Building Inspection Services Agreement

315 The Council has determined that an RFP process should be conducted for building inspection services in
316 2018. The current building inspection services contract expires on March 31, 2018. Staff has discussed
317 the RFP process and the building inspection services agreement expiration date with the Building
318 Inspector, Duane Stensland, who agreed to an extension of the current contract through 2018 while the
319 RFP process is conducted.

320 **Motion/Second Nelson/Palmquist to extend the current building inspection contract through the
321 end of 2018. Passed 5-0.**
322

323 4. Afton Historical Museum Proposal for Review of Property File Documents

324 Staff is preparing to have all documents in the property files scanned for input into Laserfiche and then
325 shredded. The Afton Historical Museum believes it is important that, prior to shredding, the files be
326 reviewed to identify original documents with historic value, so that those original documents can be
327 preserved. Cities Digital, who will be doing the scanning, has indicated they will deliver the property
328 files back to the City or to the Museum after the documents are scanned. The Museum has provided the
329 attached proposal for review of the files. The proposed cost is \$70 per box of files, which the Museum
330 estimated at 60 boxes. Cities Digital believes it will be closer to 80 boxes of files. The total cost would
331 be between \$4,200 and \$5,600.

332 **Motion/Second Ross/Nelson to table item until next month. Passed 5-0.**
333

334 5. Update Regarding the Planning Process for Jessie Diggins Day

335 Council member Ross provided an update on the planning process for Jessie Diggins Day, May 12.

336 Council member Richter asked about funding and who is organizing?

337 Council member Ross replied the estimate is \$15,000 and the Afton Parade Committee is organizing and
338 has already applied for permits.

339 **Motion/Second Palmquist/Richter To Declare May 12 Jessie Diggins Day. Passed 5-0.**
340

341 6. Removal of Outhouses at Town Square Park

342 With the construction of the new restroom building in Town Square Park, the two old outhouses should
343 be removed. Tri County has provided a price quote of \$2,800 to remove the two outhouses.

344 **Motion/Second Nelson/Ross to authorize Tri County to remove the two outhouses at a cost of
345 \$2800.00. Passed 5-0.**
346

347 7. Discussion of PFC Settlement

348 Council member Palmquist would like to receive enough of the allocation to install reverse osmosis filter
349 systems in affected houses.

350 Council member Nelson would like to have money set aside in case the situation changes in the future and
351 more homes are impacted.

352 City Engineer Todd Humber suggested a work session to discuss further.
353

354 **D. Committee Reports**

355 1. Public Works – no report

356 2. Personnel – no report

357 3. Parks – no report

358 4. Heritage Preservation Commission / Design Review – no report

359 5. Natural Resources and Groundwater – no report
360

361 **10. COUNCIL, CONSULTANT, AND STAFF REPORTS, ANNOUNCEMENTS, AND UPDATES**

- 362 A. Ward 1 Council Member Palmquist – no report
- 363 B. Ward 2 Council Member Richter – no report
- 364 C. Ward 3 Council Member Ross – no report
- 365 D. Ward 4 Council Member Nelson – no report
- 366 E. Mayor Bend – library planning meeting was held
- 367 F. City Attorney Knaak – no report
- 368 G. City Administrator Moorse – no report

369

370 **11. ADJOURN –**

371 **Motion/Second Bend/Ross to adjourn. Passed 5-0.**

372

373 Meeting adjourned at 11:00 pm.

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376

377 Respectfully submitted by:

378

379

380

381 _____
Julie Yoho, City Clerk

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383

384

385 Approved by Council (April 17, 2018) as (check one): Presented: _____ Amended: _____

386

387

388 Mayor Richard Bend _____ Date _____

389

390

Citations for: Afton
3/1/2018 To 3/31/2018

Agcy	Date	Citation Number	Badge	Officer Name	Citation Type	Block	Street Name	Str Sfx	Cross Street Name	Cross St Sfx	City	Literal Description	Statute
WCSO	3/1/2018	820007806001	1286	E. Monterrey	Citation	0	MANNING AVE S		HUDSON RD		Afton	MOV-No Insurance-Owner Violation	169.797.2
WCSO	3/2/2018	820023806101	1280	T. VanSomeren	Citation	0	MANNING AVE S		40TH ST S		Afton	DL-Drive After Revocation/DAR	171.24.2
WCSO	3/9/2018	820025806801	1280	T. VanSomeren	Citation	0	MANNING AVE S		30TH ST S		Afton	CRIM-Possession of Drug Paraphernalia	152.092(a)
WCSO	3/13/2018	820025807201	1280	T. VanSomeren	Citation	0	SAINT CROIX TRL S		AFTON BLVD S		Afton	MOV-No Insurance-Driver Violation	169.797.3
WCSO	3/13/2018	820002807201	137	J. Kaeding	Written Warning	2000	MANNING AVE S				Afton	MOV-Speed-Exceed 55 mph	169.14.2(a)(3)
WCSO	3/16/2018	820052807501	141	K. Land	Citation	0	MANNING AVE S		30TH ST S		Afton	DL-Drive After Suspension/DAS MOV-Fail to Drive with Due Care	171.24.1
WCSO	3/16/2018	820052807501	141	K. Land	Citation	0	MANNING AVE S		30TH ST S		Afton	DL-Drive After Suspension/DAS MOV-Fail to Drive with Due Care	169.14.1
WCSO	3/25/2018	820030808404	115	M. Tellez	Citation	0	ST CROIX TR S		RIVER RD S		Afton	MOV-Speed-Exceed 30 mph-Urban District	169.14.2(a)(1)
WCSO	3/25/2018	820030808405	115	M. Tellez	Citation	0	MANNING AVE S		10TH ST S		Afton	MOV-Speed-Exceed 55 mph	169.14.2(a)(3)
WCSO	3/25/2018	820019808401	187	James Wick	Citation	0	NEAL AVE S		10TH ST S		Afton		169.14.2(a)
WCSO	3/30/2018	820025808901	130	D. Bump	Citation	3800	SAINT CROIX TRL S				Afton	MOV-Speed-Exceed Limit	169.14.2(a)

4/01/18 5:00:01

Washington County Sheriff's Office
CONTRACT ICR's
Contract Report for AFTON
For the Period 3/01/18 To 3/31/18

Date	Time	ICR #	ID#	Street Name	Complaint
3/01/18	6:59:43	118006963	0063	NEAL AV	RESD ALARM
3/01/18	14:04:12	118007029	0151	VALLEY CREEK TR	OFFICER QUESTIONS
3/01/18	16:09:30	118007047		50TH ST	RECEIPT# 180000854
3/01/18	16:48:12	118007054	1286	HUDSON RD	TRAFFIC STOP
3/01/18	18:05:42	118007062	0086	SAINT CROIX TR	STALLED VEHICLE INFORMATION
3/02/18	10:01:43	118007131	0151	HUDSON RD	911 ABANDONED
3/02/18	11:30:19	118007150		QUANT AV	RECEIPT# 180000869
3/02/18	11:33:44	118007151		QUANDT AV	RECEIPT# 180000870
3/02/18	12:58:46	118007170	0096	AFTON	PUBLIC ASSIST
3/02/18	14:08:41	118007193		VALLEY CREEK TR	RECEIPT# 180000892
3/02/18	15:31:31	118007209	0086	AFTON BLVD	TRAFFIC CONCERN
3/02/18	16:06:40	118007221	1280	MANNING AV	TRAFFIC - DAR
3/03/18	9:26:36	118007286	0094	AFTON HILLS DR	ALARM SOUNDING
3/03/18	10:19:58	118007290	0151	NEAL AV	DOG AT LARGE
3/03/18	15:06:44	118007314	0086	QUANT AV	ALARM
3/03/18	17:33:47	118007327	0097	NEAL AV	LOST DOG *RSTK INFO ONLY/A
3/04/18	9:08:25	118007389	0094	50TH ST	MEDICAL LEVEL 1
3/04/18	9:29:57	118007390	0094	MANNING AV	DRIVING COMPLAINT
3/04/18	10:55:13	118007398	0097	MEADOW BLUFF TR	DUMPING COMPLAINT
3/04/18	19:38:34	118007431	1280	I94	DRIVING CONCERN **TRA
3/05/18	4:53:36	118007453	0070	SAINT CROIX TR	BURGLAR ALARM
3/05/18	11:33:37	118007519		TRADING POST TR	RECEIPT# 180000918
3/05/18	19:55:34	118007585	0065	INDIAN TR	VEHICLE LOCKOUT *3RD PARTY R
3/06/18	9:14:39	118007623	0130	TRADING POST TR	ANIMAL CONCERN
3/06/18	10:42:03	118007632	0130	34TH ST	MOTORIST ASSIST
3/07/18	14:12:42	118007805	0096	TOMAHAWK DR	DAMAGE TO PROPERTY*RESTACK FOR
3/07/18	14:29:36	118007807	0192	PENFIELD CT	MEDICAL LEVEL 1
3/07/18	15:10:28	118007812	0192	CROIXVIEW DR	DOMESTIC
3/07/18	15:18:28	118007813	0086	I94	DRIVING COMPLAINT
3/07/18	18:26:36	118007844	0086	I94	MOTORIST ASSIST
3/08/18	9:54:38	118007909	0130	SAINT CROIX TR	SUSP ACTIVITY CALL COMP
3/08/18	16:44:48	118007975	0192	TRADING POST TR	WELFARE CHECK
3/08/18	22:52:26	118008018	0086	TRADING POST TR	ALARM
3/09/18	8:41:10	118008042	0139	I94	DRIVING COMPLAINT
3/09/18	22:09:34	118008181	1280	MANNING AV	TRAFFIC - POSSESSION OF PARA
3/10/18	10:22:20	118008222	0151	TRADING POST TR	MEDICAL LEVEL 1
3/10/18	11:16:17	118008227	0067	37TH ST	ALARM
3/10/18	11:42:47	118008230	0151	INDIAN TR	FIRE ALARM
3/11/18	21:52:56	118008339	0129	ST CROIX TR	TRAFFIC SPEED
3/12/18	13:41:34	118008417	0063	TRADING POST TR	ALARM

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3/12/18 15:30:09 118008437 0095 15TH ST FOUND DOG
3/12/18 18:05:55 118008461 0999 32ND ST DIVE TEAM DRILL
3/13/18 0:43:02 118008487 1211 AFTON BLVD 911 OPEN LINE
3/13/18 7:55:20 118008508 0094 SAINT CROIX TR INJURED DEER
3/13/18 16:46:20 118008570 0076 NEAL AV ALARM
3/13/18 21:50:10 118008604 1280 SAINT CROIX TR TRAFFIC - NO INSURANCE
3/13/18 23:49:02 118008610 0137 MANNING AV TRAFFIC
3/14/18 9:41:47 118008641 0063 INDIAN TR MEDICAL - LEVEL 1
3/14/18 12:31:10 118008658 0097 AFTON SUSP ACTIVITY
3/14/18 12:41:11 118008662 0095 15TH ST SCAM RPT - PH CALL REQ
3/14/18 22:03:02 118008724 0192 MAJESTIC PINES WELFARE CHECK
3/15/18 0:02:10 118008727 1208 MANNING AV STALLED VEHICLE
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Washington County Sheriff's Office

CONTRACT ICR's

Contract Report for AFTON

For the Period 3/01/18 To 3/31/18

Date Time ICR # ID# Street Name Complaint

3/15/18 11:02:40 118008755 0138 31ST ST FRAUD REPORT
3/15/18 14:56:35 118008795 0095 TRADING POST TR RESIDENTIAL BURG ALARM
3/15/18 15:25:29 118008800 SAINT CROIX TR RECEIPT# 180001121
3/16/18 6:05:39 118008857 1253 TRADING POST TR ALARM
3/16/18 11:24:01 118008636 0141 MANNING AV VOR/DAS/FAIL TO OPERATE W/DUE
3/17/18 9:26:52 118009012 0067 PUTNAM BLVD FOUND PROPERTY
3/17/18 12:13:25 118009029 0067 50TH ST 911 HANG UP
3/17/18 17:32:44 118009061 0086 PHEASANT CT LOST WALLET ITEMS **RESTACK
3/18/18 0:37:44 118009099 0064 I94 ACCIDENT UNK INJURY
3/18/18 0:37:44 118500746 0100 I94 ACCIDENT UNK INJURY/AOA
3/18/18 7:23:58 118009115 0151 CROIXVIEW DR HUNTING COMPLAINT
3/19/18 0:05:15 118009180 0079 I94 DRIVING COMPLAINT
3/19/18 4:38:17 118009187 0079 AFTON BLVD 911 HANG UP
3/19/18 9:20:40 118009215 0094 60TH ST CREDIT CARD FRAUD - PH CALL RE
3/19/18 11:54:18 118009236 0100 EAST OAKGREEN C OFFICERS INFO
3/19/18 20:16:28 118009316 0076 SAINT CROIX TR ROAD MARKER
3/20/18 1:50:18 118009330 0066 AFTON BLVD 911 OPEN LINE
3/20/18 12:50:33 118009393 0063 NEAL AV HARASSMENT RPT - PH CALL REQ
3/20/18 14:00:42 118009406 0095 PENNINGTON AV FAMILY ASSIST
3/21/18 8:10:56 118009484 0151 AFTON BLVD 911 OPEN LINE
3/21/18 10:58:56 118009508 0151 AFTON BLVD 911 OPEN LINE
3/21/18 16:13:51 118009551 1280 PIKE AV DRIVING COMPLAINT
3/22/18 8:19:23 118009593 0067 TRADING POST TR FOUND DOG
3/23/18 16:18:55 118009823 0139 MANNING AV MOTOR ASSIST
3/23/18 18:44:55 118009839 0086 PENNINGTON AV VERBAL DISPUTE
3/24/18 11:59:18 118009874 0130 TOMAHAWK DR THREATS REPORT
3/24/18 20:21:04 118009908 0093 I94 DRIVING COMPLAINT
3/24/18 22:46:50 118009921 0093 8TH ST CT AOA/CHECK THE ADDRESS

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3/25/18 13:08:14 118009966 0187 SAINT CROIX TR ALARM
3/25/18 13:55:57 118009971 0187 NEAL AV TRAFFIC
3/25/18 13:57:41 118009972 0115 SAINT CROIX TR SPEEDING 49/30
3/25/18 14:29:45 118009975 0115 MANNING AV SPEEDING 69/55
3/26/18 10:18:14 118010047 INDIAN TR RECEIPT# 180001301
3/26/18 10:19:06 118010048 INDIAN TR RECEIPT# 180001302
3/26/18 17:16:31 118010102 0091 OSGOOD AV SUSPICIOUS ACTIVITY
3/27/18 3:23:03 118010141 0092 RIVER RD SUSPICIOUS VEHICLE
3/27/18 12:48:08 118010202 0160 MAJESTIC PINES CPS REFERRAL
3/27/18 13:57:20 118010213 0097 AFTON BLVD ALARM
3/28/18 14:34:10 118010344 0095 45TH ST DUMPING COMPLAINT
3/29/18 9:22:21 118010427 0130 PERROT AV MEDICAL LEVEL 1
3/29/18 10:14:45 118010437 0151 4TH ST PHONE SCAM
3/29/18 13:15:04 118010479 0151 STRAWBERRY HILL TRESPASSING CONCERN
3/30/18 8:07:54 118010567 0130 STCROIW TR TRAFFIC SPEED
3/30/18 13:53:40 118010641 0097 30TH ST PROPERTY DAMAGE ACCIDENT
3/30/18 16:02:16 118010663 0192 HUDSON RD TRAFFIC WARNING
3/30/18 17:14:07 118010673 0192 MEADOW POINT PA ALARM
3/31/18 7:07:19 118010730 0130 PERROT AV 911 OPEN LINE
3/31/18 7:21:39 118010732 0130 30TH ST RESD ALARM
3/31/18 14:23:03 118010759 0130 50TH ST CO ALARM CHIRPING 3RD PARTY
3/31/18 14:54:18 118010761 0192 PENFIELD CT FIRE CALL
3/31/18 18:33:20 118010785 0084 NEAL AV FIRE ALARM
3/31/18 19:09:27 118010788 0192 NEAL AV FIRE ALARM

Total ICRs Processed: 104

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Washington County Sheriff's Office

CONTRACT ICR's

Contract Report for AFTON

For the Period 3/01/18 To 3/31/18

** END OF REPORT **

City of Afton – Financial Reports March, 2018

Ref	Description	Pages
A.	Balance Sheet + Cash Position Schedules	A1 to A4
B.	Statement of Changes in Fund Balance: Current Month	B1
C.	Statement of Changes in Fund Balance: Year to Date	C1
D.	Statement of Revenue and Expenditures: General Fund Summary plus Detail for All Other Funds	D1 to D8
E.	Detail Statement of Revenue and Expenditures: General Fund Only	E1 to E6
F.	Summary and Detail of Special Activities Fund - YTD	F1 to F3
G.	Street Improvement Fund: YTD Detail by Account	G1
H.	Building and Land Fund: YTD Detail by Account	H1 to H2
I.	City Dock Fund: YTD Detail by Account	I1
J.	General Fund Streets, Rehab and Public Works: YTD Detail by Account	J1
K.	Customer Receipts and Other Deposits – MTD Sorted by Account	K1 to K3
L.	Claims Paid during March: \$159,304.73	L1 to L13
M.	Permit Escrow and Fee Detail	M1 to M16
N.	Building Insp Fees by Acct: YTD Detail for Afton	N1 to N2
O.	Park Reserve Fund – YTD Detail by Account	O1
P.	Road Debt Service Fund – YTD Detail by Account	P1
Q.	City Infra-Structure Improvement Fund – LTD Summary + YTD 2018 Detail	Q1 to Q4

Significant Revenue:

- \$10,000 Park Dedication Fee

Downtown Projects Cash Flow:

Despite receiving \$19,648 from PFA (loans and grants) and \$84,710 from DNR BWSR Grant we still needed \$433,000 of temporary cash flow transfer from the Street Improvement Fund. This was due primarily to \$389,390 in expenses (primarily \$351,728 re Geislinger Pay Voucher No. 11 and \$37,446 re WSB Engineering for Village Improvements)

Significant Expense:

- Snow & Ice thru 3/31/18 came to \$82,883, 75.3% of the Annual Budget. We have \$30,000 in the Special Activities Fund for Snow & Ice Reserve which we may need this year.

Accounting Project(s) for 2018:

- Accounting for the Septic System Operations, primarily from the financial reporting perspective. We will likely need a separate fund.
- Accounting for Debt Service on the Downtown Projects. We will likely need some additional funds.
- Accounting for Debt Service on the Road Bonds. We will likely need a separate fund for each bond.


 Prepared by Thomas H. Niedzwiecki, Accountant

**City of Afton
Balance Sheet
March 31, 2018**

Account #	Account Description	#100 General Fund	#115 Buildings & Land Capital Fund	#120 Street Imp Capital Fund	#200 Park Reserve Fund	#250 Special Reserve Fund	#400 201 Project Fund	#500 Fire Station: Debt Serv Fund	#550 Spec Act Fd + #600 MN Investment Fd	#800 & 805 City Infrastructure Improvement Fund	#725 Road Debt Serv Fd	#810 City Dock Fund	Total All Funds
Assets													
100	4M Fund: General Fund	587,305											587,305
100.8	Petty Cash	399											399
115	4M Fund: Bldg & Land Capital Fund		(20,430)										(20,430)
120	4M Fund: Street Imp Fd - Regular			790,780									790,780
120	4M Fund: Street Imp Fd - Downtown			71,569									71,569
120/725	4M Fund: 2017 Pavement Project										368,267		368,267
200	4M Fund: Park Reserve Fund				65,661								65,661
250	4M Fund: Special Reserve Fund					461,546							461,546
400	4M Fund: 201 Project Fund						1,630						1,630
500	4M Fund: Fire Station Debt Serv Fund							2,283					2,283
550	4M Fund: Special Activities Fund								402,900				402,900
600	4M Fund: MN Investment Fund								105,700				105,700
700	4M Fund: Road Construction Fund												0
725	4M Fund: Road Debt Service Fund										206,303		206,303
800/805	4M Fund: City Infrastructure Fund									885			885
810	4M Fund: City Dock Fund											64,715	64,715
	Total Cash and Investments	587,704	(20,430)	862,349	65,661	461,546	1,630	2,283	508,600	885	574,571	64,715	3,109,513
11xx	Fees & Other Receivables	(636)											(636)
2001	Permit Escrow & Fees (net receivable)	0											0
1407/2407	Due (Owed): Street Imp Fd & City Infrastr Fd	0	0	433,000	0	0	0	0	0.00	(433,000)	0	0	0
	Total Assets and Other Debits	587,068	(20,430)	1,295,349	65,661	461,546	1,630	2,283	508,600.23	(432,115)	574,571	64,715	3,108,877

Liabilities and Fund Balances													
2001	Permit Escrow & Fees (net payable)	45,501											45,501
2002	Accounts Payable	443,334											443,334
2022	Accrued Expenses	0											0
2120	Building Surcharges Payable	0											0
2200	Payroll Tax Liabilities/Withholding	0											0
	Total Accounts and Other Payables	488,835	0	0	0	0	0	0	0.00	0	0	0	488,835
2701	2014A Refunding Road Bonds										2,465,000		2,465,000
2704	2017B Road Tax Abate Bonds										3,500,000		3,500,000
2703	2017A Downtown GO Temp Imp Bonds									1,980,000			1,980,000
Various	Fund Balance - Beginning of Year	332,805	40,586	1,296,227	55,820	460,286	1,752	2,276	509,050.31	(2,279,774)	(5,290,989)	64,519	(4,807,443)
Various	Current Year Net Increase (Decrease)	(234,573)	(61,016)	(878)	9,841	1,260	(122)	7	(450.08)	(132,341)	(99,441)	197	(517,515)
Various	Fund Balance - End of Period	98,232	(20,430)	1,295,349	65,661	461,546	1,630	2,283	508,600.23	(2,412,115)	(5,390,429)	64,715	(5,324,958)
	Total Liabilities and Fund Balances	587,068	(20,430)	1,295,349	65,661	461,546	1,630	2,283	508,600.23	(432,114.67)	574,571	64,715	3,108,877


Prepared by Thomas H. Niedzwiecki, Accountant

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City of Afton
120 Street Improvement Fund Balance
March 31, 2018

Date	Memo	Street Improvements - Regular	Downtown Improvement Project	2017 Street Pavement Project	Total Balance 120 Street Improvement Fund
	120 Street Improvement Fund Balance 12/31/17	791,658.05	204,569.00	0.00	996,227.05
01/01/2018	Rev 12/31/17 Trf to Infrastructure Fd to cover Downtown Project Exp		300,000.00		1,296,227.05
JanFeb18	Interest Income	2,171.15			1,298,398.20
JanFeb18	Street Imp Expenses:	(2,940.00)			1,295,458.20
JanFeb18	Trf to Infrastructure Fund to cover Downtown Project Expenses		(160,000.00)		1,135,458.20
03/31/2018	Interest Income	1,287.10			1,136,745.30
03/31/2018	Street Imp Expenses:	(1,396.50)			1,135,348.80
03/31/2018	Trf to Infrastructure Fund to cover Downtown Project Expenses		(273,000.00)		862,348.80
	120 Street Improvement Fund Balance 3/31/18	790,779.80	71,569.00	0.00	862,348.80

City of Afton
805 City Infrastructure Fund Balance
March 31, 2018

Date	Memo	Revenue	Expense	Balance
805 City Infrastructure Fund Balance 12/31/17		<u>25,447,929.67</u>	<u>27,567,475.25</u>	<u>225.93</u>
JanFeb18	Interest Income	674.60		900.53
01/01/2018	Reverse City Infrastructure Fd: Due to Street Imp Fd re. Downtown Project		300,000.00	(299,099.47)
JanFeb18	MPFA PSIG and CWRP Loan/Grant Proceeds	376,839.22		77,739.75
JanFeb18	DNR Grant - Other	499.81		78,239.56
JanFeb18	Downtown Improvement Projects Expense		212,867.24	(134,627.68)
JanFeb18	Expense: 2017A Dwntown Temp Imp Bds		16,061.00	(150,688.68)
JanFeb18	Expense: PFA Loans		8,997.86	(159,686.54)
JanFeb18	City Infrastructure Fd: Due to Street Imp Fd re. Downtown Project	160,000.00		313.46
03/31/2018	Interest Income	324.65		638.11
03/31/2018	MPFA PSIG and CWRP Loan/Grant Proceeds	19,648.48		20,286.59
03/31/2018	DNR Grant - BWSR	84,710.07		104,996.66
03/31/2018	Downtown Improvement Projects Expense		389,389.78	(284,393.12)
03/31/2018	Expense: 2017A Dwntown Temp Imp Bds		450.00	(284,843.12)
03/31/2018	Downtown Special Assessments	12,728.45		(272,114.67)
03/31/2018	City Infrastructure Fd: Due to Street Imp Fd re. Downtown Project	273,000.00		885.33
		0.00		885.33
805 City Infrastructure Fund Balance 3/31/18		<u>928,425.28</u>	<u>927,765.88</u>	<u>885.33</u>

City of Afton
725 Road Debt Service Fund Balance
 March 31, 2018

Date	Memo	2014A Refunding Road Bonds	2017B Road Bond	Due from City Infrastructure Fund (Temporary Cash Flow Transfers)	Total Balance 725 Road Debt Service Fund
	725 Road Debt Service Balance 12/31/17	433,178.34	420,832.72	0.00	854,011.06
JanFeb18	2/1/18 2014A Road Bond Payment	(225,975.00)			628,036.06
JanFeb18	2/1/18 2017B Road Bond Payment		(51,847.44)		576,188.62
JanFeb19	2014A & 2017B Road Bonds: Admin Exp	(1,166.00)	(718.00)		574,304.62
JanFeb18	Interest Income	96.72			574,401.34
03/31/2018	Interest Income	169.21			574,570.55
	725 Road Debt Service Balance 3/31/18	206,303.27	368,267.28	0.00	574,570.55

**City of Afton - Statement of Changes in Fund Balances
for Months of March 2018**

#	Description	#100 General Fund	#115 Buildings & Land Capital Fund	#120 Street Imp Capital Fund	#200 Park Reserve Fund	#250 Special Reserve Fund	#400 201 Project Fund	#500 Fire Station: Debt Service Fund	#550 Spec Act Fd + #600 MN Investment Fd	#800 & 805 City Infrastructure Improvement Fund	#725 Road Debt Serv Fd	#810 City Dock Fund	Total All Funds
A	Beginning Fund Balances	141,596	(21,734)	1,295,458	55,765	461,065	1,655	2,280	509,173	(2,139,687)	(5,390,599)	64,641	(5,020,386.02)
Section I. Revenues													
1	Property Taxes	0	0	0	0	0	0	0	0	0	0	0	0
	Intergovernmental Revenues	0	0	0	0	0	0	0	0	0	0	0	0
19	Charges for Services	10	0	0	0	0	47	0	0	0	0	0	57
21	Fines and Forfeitures	474	0	0	0	0	0	0	0	0	0	0	474
	Licenses, Fees and Permits	17,183	0	0	0	0	0	0	0	0	0	0	17,183
25	Special Assessments	0	0	0	0	0	0	0	0	12,728	0	0	12,728
35	Misc Revenue/Gaming Tax	825	0	0	0	0	0	0	43	0	0	0	868
36	DNR Flood Improvement Project	0	0	0	0	0	0	0	0	104,359	0	0	104,359
36	Other Grants/State Fire Aid	0	0	0	0	0	0	0	2,000	0	0	0	2,000
	Interest Income	364	25	1,287	77	482	3	3	478	325	169	74	3,286
37	TIF District/MN Inv Fund Loan	0	0	0	0	0	0	0	0	0	0	0	0
	Park Fees	0	0	0	10,000	0	0	0	0	0	0	0	10,000
		0	0	0	0	0	0	0	0	0	0	0	0
B	Total Revenue	18,856	25	1,287	10,077	482	50	3	2,522	117,412	169	74	150,956
C	Other Financing Sources/Transfers	0	3,500	0	0	0	0	0	0	0	0	0	3,500
Section II. Expenditures													
	General and Administrative												
1	Wages and Benefits	20,338	0	0	0	0	0	0	0	0	0	0	20,338
2	Professional Services	15,813	0	0	0	0	0	0	0	0	0	0	15,813
3	Other Expenditures	1,518	0	0	0	0	0	0	1,095	0	0	0	2,612
	Total General and Administrative	37,668	0	0	0	0	0	0	1,095	0	0	0	38,763
5	Public Safety/State Fire Aid	144	0	0	0	0	0	0	2,000	0	0	0	2,144
9	Public Health/Cons of Natural Resources	60	0	0	0	0	0	0	0	0	0	0	60
11	Streets	21,206	0	0	0	0	0	0	0	0	0	0	21,206
13	Downtown Improvement Projects	0	0	0	0	0	0	0	0	389,390	0	0	389,390
13	Other Street Imp/Road Paving Project	0	0	1,397	0	0	76	0	0	0	0	0	1,472
14	Buildings and Land/City Dock	1,211	2,222	0	0	0	0	0	0	0	0	0	3,432
15	TIF District/MN Inv Fund Loan Disb	0	0	0	0	0	0	0	0	0	0	0	0
15	Parks and Recreation	1,930	0	0	181	0	0	0	0	0	0	0	2,111
16	Debt Service - Interest Expense	0	0	0	0	0	0	0	0	450	0	0	450
	Debt Service - Principal Retirement	0	0	0	0	0	0	0	0	0	0	0	0
D	Total Expenditures	62,219	2,222	1,397	181	0	76	0	3,095	389,840	0	0	459,027
E	Other Financing Uses/Transfers	0	0	0	0	0	0	0	0	0	0	0	0
E	Revenues Over (Under) Expenditures	(43,363)	1,303	(109)	9,896	482	(26)	3	(573)	(272,428)	169	74	(304,572)
F	Ending Fund Balances	98,232	(20,430)	1,295,349	65,661	461,546	1,630	2,283	508,600	(2,412,115)	(5,390,429)	64,715	(5,324,958)


Prepared by Thomas H. Niedzwiecki, Accountant

**City of Afton - Statement of Changes in Fund Balances
for Year to Date March 31, 2018**

#	Description	#100 General Fund	#115 Buildings & Land Capital Fund	#120 Street Imp Capital Fund	#200 Park Reserve Fund	#250 Special Reserve Fund	#400 201 Project Fund	#500 Fire Station: Debt Service Fund	#550 Spec Act Fd + #600 MN Investment Fd	#800 & 805 City Infrastructure Improvement Fund	#725 Road Debt Serv Fd	#810 City Dock Fund	Total All Funds
A	Beginning Fund Balances	332,805	40,586	1,296,227	55,820	460,286	1,752	2,276	509,050	(2,279,774)	(5,290,989)	64,519	(4,807,442.93)
Section I. Revenues													
1	Property Taxes	0	0	0	0	0	0	0	0	0	0	0	0
	Intergovernmental Revenues	(2,510)	0	0	0	0	0	0	0	0	0	0	(2,510)
19	Charges for Services	20	0	0	0	0	97	0	0	0	0	0	117
21	Fines and Forfeitures	1,715	0	0	0	0	0	0	0	0	0	0	1,715
	Licenses, Fees and Permits	24,846	0	0	0	0	0	0	0	0	0	0	24,846
25	Special Assessments	0	0	0	0	0	0	0	0	12,728	0	0	12,728
35	Misc Revenue/Gaming Tax	925	0	0	0	0	0	0	43	0	0	0	968
36	DNR Flood Improvement Project	0	0	0	0	0	0	0	0	481,698	0	0	481,698
36	Other Grants/State Fire Aid	1,200	0	0	0	0	0	0	14,391	0	0	0	15,591
	Interest Income	2,195	63	3,458	211	1,260	7	7	1,239	999	266	197	9,902
37	TIF District/MN Invest Fund Proceeds	0	0	0	0	0	0	0	0	0	0	0	0
	Park Fees	0	0	0	10,000	0	0	0	0	0	0	0	10,000
		0	0	0	0	0	0	0	0	0	0	0	0
B	Total Revenue	28,391	63	3,458	10,211	1,260	104	7	15,673	495,425	266	197	555,055
C	Other Financing Sources/Transfers	0	6,050	0	0	0	0	0	0	0	0	0	6,050
Section II. Expenditures													
	General and Administrative												
1	Wages and Benefits	55,842	0	0	0	0	0	0	0	0	0	0	55,842
2	Professional Services	33,731	0	0	0	0	0	0	0	0	0	0	33,731
3	Other Expenditures	7,755	0	0	0	0	0	0	14,123	0	0	0	21,878
	Total General and Administrative	97,327	0	0	0	0	0	0	14,123	0	0	0	111,450
5	Public Safety/State Fire Aid	63,813	0	0	0	0	0	0	2,000	0	0	0	65,813
9	Public Health/Cons of Natural Resources	71	0	0	0	0	0	0	0	0	0	0	71
11	Streets	85,787	0	0	0	0	0	0	0	0	0	0	85,787
13	Downtown Improvement Projects	0	0	0	0	0	0	0	0	602,257	0	0	602,257
13	Other Street Imp/Road Paving Project	0	0	4,337	0	0	226	0	0	0	0	0	4,563
14	Buildings and Land/City Dock	2,972	67,129	0	0	0	0	0	0	0	0	0	70,100
15	TIF District/MN Inv Fund Loan Disb	0	0	0	0	0	0	0	0	0	0	0	0
15	Parks and Recreation	12,995	0	0	370	0	0	0	0	0	0	0	13,364
16	Debt Service - Interest Expense	0	0	0	0	0	0	0	0	25,509	99,706	0	125,215
	Debt Service - Principal Retirement	0	0	0	0	0	0	0	0	0	0	0	0
D	Total Expenditures	262,964	67,129	4,337	370	0	226	0	16,123	627,766	99,706	0	1,078,620
E	Other Financing Uses/Transfers	0	0	0	0	0	0	0	0	0	0	0	0
E	Revenues Over (Under) Expenditures	(234,573)	(61,016)	(878)	9,841	1,260	(122)	7	(450)	(132,341)	(99,441)	197	(517,515)
F	Ending Fund Balances	98,232	(20,430)	1,295,349	65,661	461,546	1,630	2,283	508,600	(2,412,115)	(5,390,429)	64,715	(5,324,957.77)


Prepared by Thomas H. Niedzwiecki, Accountant

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City of Afton
Statement of Revenue and Expenditures
General Fund Summary plus Detail for All Other Funds
Year to Date 3/31/18

	Audited 2014	Audited 2015	Audited 2016	UnAudited 2017	Month of Mar-18	YTD Actual 3/31/18	Annual Budget 2018	Remaining Budget \$	YTD Act as % of Annual Budget
#100 GENERAL FUND									
A: REVENUES									
1-PROPERTY TAXES	1,634,042	1,676,572	1,861,437	2,020,162	0	0	2,133,786	2,133,786	0.0%
2-INTERGOVERNMENTAL REVENUES	4,715	8,998	9,076	9,854	0	(2,510)	2,734	5,244	-91.8%
3-CHARGES FOR SERVICES	70	137	114	68	10	20	135	115	14.8%
4-FINES AND FORFEITURES	10,359	15,861	15,086	11,061	474	1,715	14,250	12,535	12.0%
5-LICENSES, FEES, PERMITS	162,119	190,172	281,870	279,359	17,183	24,846	152,250	127,404	16.3%
7-MISCELLANEOUS REVENUE	4,043	4,700	4,357	1,832	825	925	2,500	1,575	37.0%
9-OTHER GRANTS	8,378	8,410	8,410	8,710	0	1,200	8,290	7,090	14.5%
10-INTEREST INCOME	54	144	955	12,772	364	2,195	1,000	(1,195)	219.5%
11-TIF DISTRICT	0	0	0	0	0	0	0	0	
TOTAL REVENUES	1,823,780	1,904,993	2,181,305	2,343,817	18,856	28,391	2,314,945	2,286,554	1.2%
B: EXPENDITURES									
GENERAL AND ADMINISTRATIVE									
1-WAGES & BENEFITS	213,147	234,446	241,650	242,814	20,338	55,842	273,524	217,682	20.4%
2-PROFESSIONAL SERVICES	133,198	153,655	193,329	210,229	15,813	33,731	163,250	129,519	20.7%
4-OTHER EXPENDITURES	53,668	58,017	47,538	46,974	1,518	7,755	67,900	60,145	11.4%
TOTAL GENERAL & ADMINISTRATIVE	400,012	446,119	482,517	500,017	37,668	97,327	504,674	407,347	19.3%
5-PUBLIC SAFETY	384,098	392,065	413,237	420,994	144	63,813	438,166	374,353	14.6%
6-PUBLIC HEALTH	1,780	1,087	1,784	1,270	60	71	2,000	1,929	3.6%
7-STREETS	274,047	218,410	162,992	241,863	21,206	85,787	267,000	181,213	32.1%
9-OTHER PUBLIC WORKS	2,836	1,914	1,910	1,864	0	0	5,050	5,050	0.0%
10-BUILDINGS & LAND	10,446	10,334	8,296	8,823	1,211	2,972	13,000	10,028	22.9%
11-TIF DISTRICT	0	0	0	0	0	0	0	0	
12-PARKS & RECREATION	5,018	3,921	13,181	15,459	1,930	12,995	14,000	1,005	92.8%
TOTAL EXPENDITURES	1,078,237	1,073,850	1,083,917	1,190,291	62,219	262,964	1,243,890	980,926	21.1%
C: OTHER FINANCING SOURCES (USES)									
	(708,350)	(805,133)	(1,096,493)	(1,148,933)	0	0	(1,071,055)	(1,071,055)	
Net GENERAL FUND	37,193	26,010	895	4,594	(43,363)	(234,573)	0	234,573	

City of Afton
Statement of Revenue and Expenditures
General Fund Summary plus Detail for All Other Funds
Year to Date 3/31/18

	Audited 2014	Audited 2015	Audited 2016	UnAudited 2017	Month of Mar-18	YTD Actual 3/31/18	Annual Budget 2018	Remaining Budget \$	YTD Act as % of Annual Budget
#115 BUILDINGS AND LAND CAPITAL FUND									
A: Revenues									
4012	6,000	6,000	6,000	6,000	0	0	6,000	6,000	0.0%
4022	15,000	15,000	15,000	15,000	3,500	6,050	15,000	8,950	40.3%
4600	(64)	0	750	0	0	0	0	0	
4831	0	0	0	0	0	0	0	0	
6910	0	20,000	25,000	25,000	0	0	0	0	
4906	3	17	158	696	25	63	0	(63)	
TOTAL REVENUE	20,939	41,017	46,908	46,696	3,525	6,113	21,000	14,887	29.1%
B: Expenditures									
6003	4,114	2,563	17,091	1,200	0	0	0	0	
6004	0	0	0	221	0	550	0	(550)	
6005	0	0	0	0	0	0	0	0	
6007	0	0	0	113,980	0	57,159	0	(112,973)	
6022	0	0	0	2,254	2,222	9,419	0	(9,419)	
TOTAL EXPENDITURES	4,114	2,563	17,091	117,655	2,222	67,129	0	(67,129)	
Net BLDG & LAND CAPITAL FUND	16,825	38,454	29,817	(70,959)	1,303	(61,016)	21,000	82,016	-290.6%
#120 STREET IMP CAPITAL FUND									
A: Revenues									
4013	200,000	200,000	200,000	375,000	0	0	70,000	70,000	0.0%
4907	66	130	1,078	4,437	1,287	3,458	0	(3,458)	
4016	0	60,510	0	38,913	0	0	0	0	
TOTAL REVENUE	200,066	260,640	201,078	418,350	1,287	3,458	70,000	66,542	4.9%
B: Expenditures									
7935	2,227	0	0	0	0	0	0	0	
7937	2,469	1,806	2,902	1,910	1,397	4,337	0	(4,337)	
7938	0	0	0	0	0	0	0	0	
7936	3,143	73	31,886	0	0	0	0	0	
7943	0	0	0	3,075,139	0	0	0	0	
7981	89,427	250,099	86,205	29,240	0	0	0	0	
7982	23,269	23,383	3,527	1,191	0	0	0	0	
	0	0	0	0	0	0	0	0	
TOTAL EXPENDITURES	120,535	275,360	124,520	3,107,480	1,397	4,337	0	(4,337)	
C: Oth Fin Sources (Uses)/Transfers									
6910	0	43,500	230,000	100,000	0	0	0	0	
6848	0	0	0	3,075,139	0	0	0	0	
TOTAL OTH FIN SOURCES (USES)	0	43,500	230,000	3,175,139	0	0	0	0	
Net STREET IMP CAPITAL FUND	79,531	28,780	306,558	486,009	(109)	(878)	70,000	70,878	-1.3%

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City of Afton
Statement of Revenue and Expenditures
General Fund Summary plus Detail for All Other Funds
Year to Date 3/31/18

	Audited 2014	Audited 2015	Audited 2016	UnAudited 2017	Month of Mar-18	YTD Actual 3/31/18	Annual Budget 2018	Remaining Budget \$	YTD Act as % of Annual Budget
#200 PARK RESERVE FUND									
A: Revenues									
4425 Park Dedication Fees	10,000	54,743	56,360	10,000	10,000	10,000	0	(10,000)	
4426 Afton Donation Program - Parks	1,200	0	0	2,400	0	0	0	0	
4903 Interest Income - 4M Fund	7	26	229	878	77	211	0	(211)	
	0	0	0	0	0	0	0	0	
TOTAL REVENUE	11,207	54,769	56,589	13,278	10,077	10,211	0	(10,211)	
B: Expenditures									
6115 Park & Open Space Public Works	10,803	280	1,450	118,328	181	370	0	(370)	
6117 Grant - Lucy Winton Bell Athletic Fields	0	0	0	0	0	0	0	0	
6125 Bike Trail Improvements	0	0	0	0	0	0	0	0	
TOTAL EXPENDITURES	10,803	280	1,450	118,328	181	370	0	(370)	
C: Oth Fin Sources (Uses)/Transfers									
Transfer to City Infrastructure Imp Fund	0	0	0	0	0	0	0	0	
TOTAL OTH FIN SOURCES (USES)	0	0	0	0	0	0	0	0	
Net PARK RESERVE FUND	404	54,489	55,139	(105,050)	9,896	9,841	0	(9,841)	
#250 SPECIAL RESERVE FUND									
A: Revenues									
6936 Levy/Trf from Genl Fd - Special Reserve	294	5,000	88,000	9,500	0	0	5,000	5,000	0.0%
4912 Interest - Spec Reserve 4M Fund	34	102	955	2,862	482	1,260	0	(1,260)	
TOTAL REVENUE	328	5,102	88,955	12,362	482	1,260	5,000	3,740	25.2%
B: Expenditures									
6918 Trf to General/Special Act Funds	0	0	0	75,000	0	0	0	0	
TOTAL EXPENDITURES	0	0	0	75,000	0	0	0	0	
Net SPECIAL RESERVE FUND	328	5,102	88,955	(62,638)	482	1,260	5,000	3,740	25.2%
#400 201 PROJECT FUND									
A: Revenues									
4625 201 Project Revenue	1,347	3,787	6,450	5,891	47	97	0	(97)	
4904 Interest - 201 Project	(1)	0	1	10	3	7	0	(7)	
TOTAL REVENUE	1,346	3,787	6,451	5,901	50	104	0	(104)	
B: Expenditures									
5915 201 Project maintenance	696	9,160	5,718	2,884	76	226	0	(226)	
5918 201 Project Mgmt	10	0	0	0	0	0	0	0	
TOTAL EXPENDITURES	706	9,160	5,718	2,884	76	226	0	(226)	
Net 201 PROJECT FUND	641	(5,373)	734	3,018	(26)	(122)	0	122	

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City of Afton
Statement of Revenue and Expenditures
General Fund Summary plus Detail for All Other Funds
Year to Date 3/31/18

		Audited	Audited	Audited	UnAudited	Month of	YTD Actual	Annual Budget	Remaining	YTD Act as
		2014	2015	2016	2017	Mar-18	3/31/18	2018	Budget \$	% of Annual Budget
#500 FIRE STATION DEBT SERV FUND										
A: Revenues										
4050	Fire Station Curr Tax Levy	57,356	57,933	49,893	49,833	0	0	49,784	49,784	0.0%
4904	Interest - Fire Station 4M Fund	2	1	30	91	3	7	0	(7)	
TOTAL REVENUE		57,358	57,934	49,923	49,924	3	7	49,784	49,777	0.0%
B: Expenditures										
6850	Fire Station Debt Service Expense	57,356	57,933	49,898	49,833	0	0	49,784	49,784	0.0%
TOTAL EXPENDITURES		57,356	57,933	49,898	49,833	0	0	49,784	49,784	0.0%
Net FIRE STATION DEBT SERV FUND		2	1	25	91	3	7	0	(7)	
#550 SPECIAL ACTIVITIES FUND										
A. 4914	Interest - Spec Activity Fd (Unallocated)	23	59	464	1,706	357	916	0	(916)	
B. Cable Comm/4th of July Reserve/CC Contingency/Comm Garden										
4815	Cable Distributions Received	0	9,115	6,253	10,881	0	12,391	0	(12,391)	
4816	Community Garden	(2,478)	88	0	0	0	0	0	0	
4817	MN Historic Preservation Design Guidelines	5,267	8,000	(8,225)	0	0	0	0	0	
4818	City Share High Speed Internet	0	0	0	124,850	0	0	0	0	
4819	Afton Residents for Preservation & Conservation	0	0	0	1,500	0	0	0	0	
6910	Oper Trf fr Gen'l Fd/City Council Contingency	0	(1,200)	0	10,000	0	0	0	0	
6366	City Council Contingency Reserve	0	0	(5,006)	(4,539)	0	(1,500)	0	1,500	
5561	Communications Expenses	(10,867)	(2,605)	(17,594)	(12,346)	(1,095)	(1,353)	0	1,353	
Total B. Cable Comm/4th of July Reserve		(8,078)	13,399	(24,572)	130,346	(1,095)	9,537	0	(9,537)	
C. Codification/Comp Plan/Moratoria										
6934	Oper Trf fr Gen'l Fd - Codification + Oth Rev	100	100	100	100	0	0	100	100	0.0%
6935	Oper Trf fr Gen'l Fund - Comprehensive Plan	2,000	2,000	3,000	14,000	0	0	4,000	4,000	
6958	Comm Growth Options (1000 Friends Grant)	0	0	0	0	0	0	0	0	
6356	Comprehensive Plan Expenses	(1,518)	(8,208)	0	0	0	0	0	0	
6358	Community Growth Options: Expense	0	0	0	0	0	0	0	0	
Total C. Codification of Ordinances		582	(6,108)	3,100	14,100	0	0	4,100	4,100	0.0%

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City of Afton
Statement of Revenue and Expenditures
General Fund Summary plus Detail for All Other Funds
Year to Date 3/31/18

	Audited 2014	Audited 2015	Audited 2016	UnAudited 2017	Month of Mar-18	YTD Actual 3/31/18	Annual Budget 2018	Remaining Budget \$	YTD Act as % of Annual Budget
D. Flood & Storm Water Control and Mitigation									
6931 Oper Trf fr Gen'l Fund (Flood Control)	5,500	5,500	3,500	5,500	0	0	5,500	5,500	0.0%
6932 Oper Trf fr Gen'l Fund (Storm Water Run-off)	3,500	3,500	5,500	3,500	0	0	3,500	3,500	0.0%
6942 LSCV Water Mgmt Org Revenue	0	0	0	0	0	0	0	0	
7833 TAG re. Wastewater Community Assessment	(8,881)	15,982	0	0	0	0	0	0	
7836 Flood & Storm Water Exp - General	0	6,440	(200)	0	0	0	0	0	
7842 Engineering Exp re. Old Village Public Process	0	0	0	0	0	0	0	0	
7843 Snow & Ice Reserve	0	15,000	0	15,000	0	0	0	0	
Total D. Flood Control & Mitigation	119	46,423	8,800	24,000	0	0	9,000	9,000	0.0%
E. Charitable Gaming Fund									
4950 10% Charitable Gaming Tax	0	0	84	411	43	43	0	(43)	
5450 Charitable Gaming Expenditures	0	0	0	0	0	0	0	0	
Total E. Charitable Gaming Fund	0	0	84	411	43	43	0	(43)	
F. Developer/Applicant Pass-Thru Expenses									
4341 Engineering Services Reimbursed	4,696	18,177	0	0	0	0	0	0	
4342 Legal Services Reimbursed	0	700	0	0	0	0	0	0	
4343 Planner Services Reimbursed	3,991	2,400	0	0	0	0	0	0	
4344 Other Dev Fees Reimbursed	0	0	0	0	0	0	0	0	
5341 Engineering Services Pass-Thru	(4,696)	(18,177)	0	0	0	0	0	0	
5342 Legal Services Pass-Thru	0	(700)	0	0	0	0	0	0	
5343 Planner Services Pass-Thru	(3,991)	(2,400)	0	0	0	0	0	0	
5344 Other Dev Fees Pass-Thru	0	0	0	0	0	0	0	0	
Total F. Developer/Applicant Pass-Thru Expenses	0	0	0	0	0	0	0	0	
G. TIF District No. 1 (Afton Market Square)									
4924 TIF District #1 Taxes	0	0	0	0	0	0	0	0	
5424 TIF District #1 Distributions/Expenses	0	(849)	0	0	0	0	0	0	
Total G. TIF District No. 1 (Afton Market Square)	0	(849)	0	0	0	0	0	0	
H. State Fire Aid									
4940 State Fire Aid Received	44,687	47,348	49,011	43,475	2,000	2,000	45,000	43,000	4.4%
5440 State Fire Aid Distributed	(44,687)	(47,348)	(49,011)	(43,475)	(2,000)	(2,000)	(45,000)	(43,000)	
Total H. State Fire Aid	0	0	0	0	0	0	0	0	
I. City Vehicles/Equipment									
69xx Oper Trf fr Gen'l - City Vehicles	2,500	2,500	2,500	2,500	0	0	2,500	2,500	0.0%
5508 City Equipment	0	0	0	(2,435)	0	0	0	0	
5977 John Deere Tractor	0	0	0	0	0	(1,319)	0	1,319	
Total I. City Vehicles	2,500	2,500	2,500	65	0	(1,319)	2,500	3,819	-52.8%

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City of Afton
Statement of Revenue and Expenditures
General Fund Summary plus Detail for All Other Funds
Year to Date 3/31/18

	Audited 2014	Audited 2015	Audited 2016	UnAudited 2017	Month of Mar-18	YTD Actual 3/31/18	Annual Budget 2018	Remaining Budget \$	YTD Act as % of Annual Budget
K. Audit/Legal Reserve									
4842 Oper Trf fr Gen'l - Audit/Legal	100	100	1,000	1,000	0	0	1,000	1,000	0.0%
6342 Legal Exp - Deductible/CoPays	0	0	0	0	0	0	0	0	
Total K. Audit/Legal Reserve	100	100	1,000	1,000	0	0	1,000	1,000	0.0%
L. MN Unemployment Claims									
4843 Oper Trf fr Gen'l - MN Unemployment	3,000	3,000	1,000	1,000	0	0	1,000	1,000	0.0%
4844 Oper Trf fr Gen'l - Severance & Oth PTO	0	0	0	0	0	0	0	0	
6343 MN Unemployment Claim Expense	0	0	0	0	0	0	0	0	
6344 Severance Pay	0	0	0	0	0	0	0	0	
6345 Vacation, Sick & Other PTO	0	0	0	0	0	0	0	0	
Total L. MN Unemployment Claims	3,000	3,000	1,000	1,000	0	0	1,000	1,000	0.0%
M. Parks Capital Repairs/Trail & Ped Bridge & Sidewalk									
4844 Oper Trf fr Gen'l - Parks Capital Repairs/Trail & Ped Brid	5,500	5,500	5,500	5,500	0	0	5,500	5,500	0.0%
4846 Oper Trf fr Gen'l - Sidewalk	2,000	2,000	2,000	2,000	0	0	2,000	2,000	0.0%
6348 Parks Capital Repairs/Trail & Ped Bridge Expense	0	0	0	(5,000)	0	0	0	0	
Total M. Parks Capital Repairs/Trail & Ped Bridge & Sidewalk	7,500	7,500	7,500	2,500	0	0	7,500	7,500	0.0%
N. Election Expense Reserve									
4847 Oper Trf fr Gen'l - Election Levy	5,500	5,500	5,500	5,500	0	0	5,500	5,500	0.0%
6347 Election Expenses	(6,122)	(121)	(7,207)	(1,550)	0	(9,951)	0	9,951	
Total N. Election Expense Reserve	(622)	5,379	(1,707)	3,950	0	(9,951)	5,500	15,451	-180.9%
Net SPECIAL ACTIVITIES FUND	5,125	71,403	(1,831)	179,078	(695)	(773)	24,100	13,922	-3.2%
#600 MN INVESTMENT FUND									
A: Revenues									
4886 Chandler Exhibits Loan Repayment	9,204	0	0	0	0	0	0	0	
4904 Interest - MN Invest 4M Fund	43	48	226	743	122	322	0	(322)	
TOTAL REVENUE	9,247	48	226	743	122	322	0	(322)	
B: Expenditures									
8986 Chandler Exhibits Repay MN Invest Fd	5,871	0	0	0	0	0	0	0	
TOTAL EXPENDITURES	5,871	0	0	0	0	0	0	0	
Net MN INVESTMENT FUND	3,376	48	226	743	122	322	0	(322)	

City of Afton
Statement of Revenue and Expenditures
General Fund Summary plus Detail for All Other Funds
Year to Date 3/31/18

		Audited	Audited	Audited	UnAudited	Month of	YTD Actual	Annual Budget	Remaining	YTD Act as
		2014	2015	2016	2017	Mar-18	3/31/18	2018	Budget \$	% of Annual Budget
#725 ROAD PAVING DEBT SERVICE FUND										
A: Revenues										
4725	Road Paving Debt Levy Proceeds	305,000	310,000	260,000	260,000	0	0	650,000	650,000	0.0%
4916	Interest - Road Debt Service 4M Fund	63	99	513	2,489	169	266	0	(266)	
	TOTAL REVENUE	305,063	310,099	260,513	262,489	169	266	650,000	649,734	0.0%
B: Expenditures										
6948	Oper Trf to Street Imp Fd re. 2017 Pavement Project	130,632	10,853	0	3,075,139	0	0	0	0	
7726	2005A Bond Admin Expense	425	0	0	0	0	0	0	0	
7735	Interest Expense - 2014A Refunding Bonds	0	104,751	97,250	54,050	0	45,975	105,000	59,025	43.8%
7736	2014A Refunding Bonds Admin Expense	38,845	(234,040)	1,900	0	0	1,166	0	(1,166)	
7741	2017B Road Tax Abate Bds Issue/Admin Expense	0	0	0	4,029	0	718	0	(718)	
7742	Interest Expense - 2017B Road Tax Abate Bds	0	0	0	0	0	51,847	120,000	68,153	43.2%
	TOTAL EXPENDITURES	169,902	(118,437)	99,150	3,133,217	0	99,706	225,000	125,294	44.3%
Net ROAD PAVING DEBT SERV FUND		135,161	428,536	161,363	(2,870,728)	169	(99,441)	425,000	524,441	-23.4%

City of Afton
Statement of Revenue and Expenditures
General Fund Summary plus Detail for All Other Funds
Year to Date 3/31/18

	Audited 2014	Audited 2015	Audited 2016	UnAudited 2017	Month of Mar-18	YTD Actual 3/31/18	Annual Budget 2018	Remaining Budget \$	YTD Act as % of Annual Budget
#800/805 CITY INFRASTRUCTURE IMP FD									
A: Revenues									
4917 Interest Income	3	395	4,602	3,306	325	999	0	(999)	
4849 DNR BWSR Grant	0	0	0	0	84,710	84,710	0	(84,710)	
4852 VBWD Grant \$50M/Yr for 10 Yrs	0	0	50,000	50,000	0	0	0	0	
4853 Wash Cty Share Downtown/Village Road Project	0	0	0	4,092,589	0	0	0	0	
486x CWRP and PSIG Proceeds	0	0	0	6,788,796	19,648	396,488	0	(396,488)	
4879 Downtown Special Assessments	0	0	0	102,054	12,728	12,728	0	(12,728)	
4894 DNR Flood Imp Grant	0	0	0	1,611,106	0	500	0	(500)	
4895 PFA/Imp Bd Levy	0	48,937	98,000	98,000	0	0	100,000	100,000	0.0%
4896 DNR Flood Imp Grant Match - Tax Levy	95,000	95,000	95,000	95,000	0	0	95,000	95,000	0.0%
TOTAL REVENUE	95,003	144,332	247,602	12,840,851	117,412	495,425	195,000	(300,425)	254.1%
B: Expenditures									
8870 Downtown - Special Assessment Exp	0	0	0	105,179	0	23,148	0	(23,148)	
8871 Wetland Credits	0	0	0	51,748	0	0	0	0	
8891 Downtown Property Purchase/Expense	0	0	1,727	541	22	44	0	(44)	
8892 Dwtown Imp - Easements & Damages	0	0	9,200	33,121	0	0	0	0	
8894 Septic Permits, Fees, Admin	0	0	85,087	116,239	0	274	0	(274)	
8895 DNR Flood Imp Proj - Engineering	0	0	67,891	14,066	0	0	0	0	
8896 Sanitary Sewer Improvements	0	0	152,851	73,817	0	(378)	0	378	
8897 Septic Construction Engineering	0	0	8,545	151,858	0	3,509	0	(3,509)	
8898 Flood Mitigation/ROW Services	523,191	1,240,442	18,935	14,086	0	0	0	0	
8899 Village Improvements	0	0	22,670	1,305,268	37,446	93,257	0	(8,545)	
8901 Septic Construction	0	0	0	11,541,511	351,923	482,403	0	(8,545)	
TOTAL EXPENDITURES	523,191	1,240,442	366,905	13,407,433	389,390	602,257	0	(43,688)	
C: Oth Fin Sources (Uses)/Trfs incl Debt Service									
7737/39 Interest Exp - Downtown Temp Imp Bond	0	0	(28,163)	(23,068)	0	(15,345)	0	15,345	
7744/46 Interest Exp - PFA Loans	0	0	0	0	0	(8,998)	0	8,998	
7738/40 Bond Issue/Admin Expense	0	0	(1,608)	(47,856)	(450)	(1,166)	0	1,166	
TOTAL OTH FIN SOURCES (USES)	0	0	(29,771)	(70,923)	(450)	(25,509)	0	25,509	
Net 800 CITY INFRASTRUCTURE IMPROVEMEN	(428,188)	(1,096,109)	(149,074)	(637,505)	(272,428)	(132,341)	195,000	(231,228)	-67.9%
#810 CITY DOCK FUND									
A: Revenues									
4812 Lease of City Docks	3,850	3,850	3,850	3,850	0	0	3,850	3,850	0.0%
4909 Interest Income - 4M Fund	22	25	125	435	74	197	0	(197)	
TOTAL REVENUE	3,872	3,875	3,975	4,285	74	197	3,850	3,653	5.1%
B: Expenditures									
8930 Dock Improvements	1,115	0	0	0	0	0	0	0	
TOTAL EXPENDITURES	1,115	0	0	0	0	0	0	0	
Net 810 CITY DOCK FUND	2,757	3,875	3,975	4,285	74	197	3,850	3,653	5.1%

City of Afton
Detail Statement of Revenue and Expenditures - General Fund Only
Year to Date 3/31/18

		Audited	Audited	Audited	UnAudited	Month of	YTD Actual	Annual	Remaining	YTD Act as	Annual	Annual
		2014	2015	2016	2017	Mar-18	3/31/18	Budget 2018	Budget \$	% of Annual	Budget 2017	Budget 2016
										Budget		
#100 GENERAL FUND												
1-PROPERTY TAXES:												
4000	Current Tax Levy	860,094	899,578	961,378	974,335	0	0	1,007,067	1,007,067	0.0%	1,003,443	974,804
4005	Fiscal Disparity	47,649	44,904	44,674	46,265	0	0	55,664	55,664	0.0%	49,525	43,820
4015	Delinq Taxes, Penalties, Int & Adj	17,950	5,456	23,892	10,629	0	0	0	0		0	0
4013	Street Improvement Capital Fund	200,000	200,000	200,000	375,000	0	0	70,000	70,000	0.0%	375,000	200,000
6928	Special Reserve Fund	294	5,000	3,000	9,500	0	0	5,000	5,000	0.0%	9,500	78,000
6932	Stormwater Fund	3,500	3,500	3,500	3,500	0	0	3,500	3,500	0.0%	3,500	3,500
6933	Vehicle/Equipment Replacement Fund	2,500	2,500	2,500	2,500	0	0	2,500	2,500	0.0%	2,500	2,500
6935	Comprehensive Plan	2,000	2,000	3,000	4,000	0	0	4,000	4,000	0.0%	4,000	3,000
6936	Flood Fund	5,500	5,500	5,500	5,500	0	0	5,500	5,500	0.0%	5,500	5,500
6937	DNR Grant Match	95,000	95,000	95,000	95,000	0	0	95,000	95,000	0.0%	95,000	95,000
6934	Codification	100	100	100	100	0	0	100	100	0.0%	100	100
4843	MN Unemployment Claims	3,000	3,000	1,000	1,000	0	0	1,000	1,000	0.0%	1,000	1,000
4847	Election Fund	5,500	5,500	5,500	5,500	0	0	5,500	5,500	0.0%	5,500	5,500
6910	City Council Contingency Fund	0	0	0	0	0	0	0	0		0	0
4842	Audit and Legal Reserve	100	100	1,000	1,000	0	0	1,000	1,000	0.0%	1,000	1,000
4844	Parks Capital Repairs/Trail & Ped Bridge	5,500	5,500	5,500	5,500	0	0	5,500	5,500	0.0%	5,500	5,500
4022	Afton Septic System - City Bldgs	15,000	15,000	15,000	15,000	0	0	15,000	15,000	0.0%	15,000	15,000
xxxx	Bridge Replacement Fund	0	0	0	0	0	0	49,671	49,671	0.0%	0	0
4846	Sidewalk	2,000	2,000	2,000	2,000	0	0	2,000	2,000	0.0%	2,000	2,000
4012	Bldg & Land Capital Fund	6,000	6,000	6,000	6,000	0	0	6,000	6,000	0.0%	6,000	6,000
4818	City Share High Speed Internet	0	0	75,000	50,000	0	0	0	0		50,000	0
4050	Debt Service Levy, Fire Hall Remodel	57,356	57,933	49,893	49,833	0	0	49,784	49,784	0.0%	49,833	58,468
4898	Debt Serv Levy - Downtown Imp Tmp Bond	0	0	28,000	28,000	0	0	30,000	30,000	0.0%	28,000	28,000
4899	Debt Serv Levy - Downtown Imp PFA Loans	0	8,000	70,000	70,000	0	0	70,000	70,000	0.0%	70,000	70,000
4898	Debt Serv Levy - 2017B Road Bond	0	0	0	0	0	0	390,000	390,000	0.0%	0	0
4725	Debt Serv Levy - 2014A Road Bond	305,000	310,000	260,000	260,000	0	0	260,000	260,000	0.0%	260,000	260,000
	TOTAL PROPERTY TAXES	1,634,042	1,676,572	1,861,437	2,020,162	0	0	2,133,786	2,133,786	0.0%	2,041,901	1,858,692
2-INTERGOVERNMENTAL REVENUE:												
4100	Gravel Tax/West Lakeland Cent College	(2,374)	(2,333)	(2,160)	(2,267)	0	(2,510)	(2,400)	110		(2,400)	(2,400)
4108	Market Value Credit - Ag	5,797	10,033	9,596	10,423	0	0	4,000	4,000	0.0%	4,000	4,000
4112	PERA Rate Increase Aid	634	634	634	634	0	0	634	634	0.0%	634	634
4175	Agricultural perserve credit	659	663	1,005	1,064	0	0	500	500	0.0%	500	500
	TOTAL INTERGOVT REVENUES	4,715	8,998	9,076	9,854	0	(2,510)	2,734	5,244	-91.8%	2,734	2,734
3-CHARGES FOR SERVICES:												
4205	Assessment Search	50	20	80	60	10	20	35	15	57.1%	35	35
4210	Sale of City Data (Various Media)	20	117	34	8	0	0	100	100	0.0%	100	100
	TOTAL CHARGES FOR SERVICES	70	137	114	68	10	20	135	115	14.8%	135	135

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City of Afton
Detail Statement of Revenue and Expenditures - General Fund Only
Year to Date 3/31/18

	Audited 2014	Audited 2015	Audited 2016	UnAudited 2017	Month of Mar-18	YTD Actual 3/31/18	Annual Budget 2018	Remaining Budget \$	YTD Act as % of Annual Budget	Annual Budget 2017	Annual Budget 2016
4-FINES & FORFEITURES:											
4300 County Fines & Fees	10,359	15,861	14,422	11,061	474	1,715	14,000	12,285	12.2%	14,000	14,000
4305 Other Fines & Forfeitures	0	0	664	0	0	0	250	250	0.0%	250	250
TOTAL FINES & FORFEITURES	10,359	15,861	15,086	11,061	474	1,715	14,250	12,535	12.0%	14,250	14,250
5-LICENSES, FEES, PERMITS:											
4400 Building Permit Fees - Afton	86,885	117,818	206,416	193,823	16,205	24,764	86,000	61,236	28.8%	86,000	80,000
4401 Building & Eng'g Inspection Fees	800	1,050	1,550	2,390	250	250	250	0	100.0%	250	250
4404 4th of July permits	250	0	0	0	0	0	0	0	0	0	0
4405 Pet License & Impound Fees	335	1,025	325	1,055	0	5	300	295	1.7%	300	300
4410 Liquor Licenses	3,000	3,000	5,023	3,500	0	0	2,600	2,600	0.0%	2,600	2,600
4415 Other Licenses	413	260	589	1,119	228	428	350	(78)	122.3%	350	350
4435 Street Opening & Utility Permit Fees	750	500	2,250	3,500	0	250	1,750	1,500	14.3%	1,750	1,750
4437 Utility Franchise Fees	59,438	59,554	57,833	62,497	0	(1,500)	58,000	59,500	-2.6%	58,000	58,000
4440 Zoning Fees & Permits	10,248	6,965	7,886	11,475	500	650	3,000	2,350	21.7%	3,000	3,000
TOTAL LICENSES, FEES, PERMITS	162,119	190,172	281,870	279,359	17,183	24,846	152,250	127,404	16.3%	152,250	146,250
7-MISCELLANEOUS REVENUE:											
4601 Insurance dividend	3,208	3,271	3,972	998	0	0	2,000	2,000	0.0%	2,000	2,000
4604 Park rental & cleaning fees	825	560	225	225	0	100	500	400	20.0%	500	500
4615 Settlements/Other Income/Transfer	10	869	160	609	825	825	0	(825)		0	0
TOTAL MISCELLANEOUS REVENUE	4,043	4,700	4,357	1,832	825	925	2,500	1,575	37.0%	2,500	2,500
9-OTHER GRANTS:											
4810 County Grant-recycling grant	7,178	7,210	7,210	7,210	0	0	7,090	7,090	0.0%	7,090	7,090
4815 Cable Commission Grant	1,200	1,200	1,200	1,500	0	1,200	1,200	0	100.0%	1,200	1,200
TOTAL OTHER GRANTS	8,378	8,410	8,410	8,710	0	1,200	8,290	7,090	14.5%	8,290	8,290
10-INTEREST REVENUES:											
4901 Interest - 4M Fund General	54	144	955	12,772	364	2,195	1,000	(1,195)	219.5%	50	50
TOTAL INTEREST REVENUES	54	144	955	12,772	364	2,195	1,000	(1,195)	219.5%	50	50
TOTAL REVENUES	1,823,780	1,904,993	2,181,305	2,343,817	18,856	28,391	2,314,945	2,286,554	1.2%	# 2,222,110	2,032,901

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City of Afton
Detail Statement of Revenue and Expenditures - General Fund Only
Year to Date 3/31/18

B: EXPENDITURES

1-WAGES & BENEFITS:

5002	Mayor & Council	13,200	13,400	13,200	13,200	1,100	3,300	13,200	9,900	25.0%	13,200	13,200
5004	Administrator	81,575	88,150	91,483	92,150	7,679	23,037	99,700	76,663	23.1%	97,759	94,912
5005	Intern (s)	0	0	0	0	0	0	500	500	0.0%	4,500	4,500
5007	Office Assistant	17,717	16,059	18,272	21,793	1,756	4,480	20,500	16,020	21.9%	16,556	16,074
5008	Office Manager/Clerk	38,593	38,922	38,798	28,930	3,868	8,166	51,535	43,369	15.8%	44,150	42,864
5115	Contract Office - Administration	0	0	0	5,221	0	0	0	0			
5020	Maintenance Personnel incl Vehicle Allowance	17,849	17,300	18,816	24,076	839	3,156	25,400	22,244	12.4%	24,669	23,951
5014	FICA & Medicare	13,425	17,702	17,854	18,047	1,751	3,964	16,129	12,165	24.6%	15,364	14,956
5018	Insurance Benefits (Disability)	642	646	648	227	28	85	720	635	11.8%	720	720
5037	Other Financial Benefits	16,200	26,400	26,400	26,400	2,200	6,600	26,400	19,800	25.0%	26,400	26,400
5053	PERA	11,416	12,178	13,008	12,771	1,116	3,054	16,340	13,286	18.7%	15,063	14,663
5024	Workers Comp Insurance	2,530	3,689	3,171	0	0	0	3,100	3,100	0.0%	3,100	2,600
	TOTAL WAGES & BENEFITS	213,147	234,446	241,650	242,814	20,338	55,842	273,524	217,682	20.4%	261,481	254,840

2-PROFESSIONAL SERVICES:

5120	Contract - Videographer	606	710	1,807	2,475	450	869	2,800	1,931	31.0%	2,000	1,000
5302	Assessor Fees	20,191	20,716	21,269	22,215	0	320	22,700	22,380	1.4%	21,850	21,200
5304	Accounting fees	13,365	14,375	15,247	17,130	1,551	4,203	16,850	12,647	24.9%	16,500	15,350
5305	Auditing fees	5,350	5,450	5,350	6,600	2,700	2,700	8,900	6,200	30.3%	8,700	5,700
5310	Engineering Fees	12,722	17,707	23,561	24,410	776	2,106	20,000	17,894	10.5%	20,000	20,000
5315	Recording fees	151	46	0	0	0	0	300	300	0.0%	300	300
5320	Legal fees - Prosecution	29,698	25,140	23,160	27,943	2,106	6,549	28,000	21,451	23.4%	28,000	28,000
5321	Legal fees - General/Civil	13,772	20,447	21,951	19,082	2,194	5,477	22,000	16,523	24.9%	22,000	22,000
5330	Planning Fees	0	0	0	6,200	0	536	4,000	3,464	13.4%	4,000	0
5335	Other Fees for Service	0	0	(433)	1,150	(46)	(46)	1,500	1,546	-3.1%	1,500	1,500
5350	Building Inspection Fees - Stensland	36,910	48,921	80,054	82,429	6,082	9,345	34,400	25,055	27.2%	34,400	32,000
5360	Misc Dev Fees	(200)	(345)	0	0	0	0	0	0		0	0
5370	Well Monitoring Program	144	0	768	0	0	1,075	1,200	125	89.6%	1,000	1,000
5380	Watershed Management	488	488	595	596	0	596	600	4	99.4%	500	500
	TOTAL PROFESSIONAL SERVICES	133,198	153,655	193,329	210,229	15,813	33,731	163,250	129,519	20.7%	160,750	148,550

City of Afton
Detail Statement of Revenue and Expenditures - General Fund Only
Year to Date 3/31/18

	Audited 2014	Audited 2015	Audited 2016	UnAudited 2017	Month of Mar-18	YTD Actual 3/31/18	Annual Budget 2018	Remaining Budget \$	YTD Act as % of Annual Budget	Annual Budget 2017	Annual Budget 2016
4-OTHER EXPENDITURES:											
5500 Office Equipment	176	1,612	576	0	0	0	700	700	0.0%	700	600
5505 Bank/IRS Fees/Penalties/Sales Tax	135	347	262	314	16	128	400	272	31.9%	400	400
5510 Comp Svc (All Hard/Software, GIS, Web, Email)	4,825	5,396	5,610	6,900	434	2,187	9,500	7,313	23.0%	9,500	9,500
5516 Copier Lease	6,424	6,796	3,243	2,760	0	460	7,000	6,540	6.6%	7,000	7,500
5520 Equipment Maintenance	62	0	0	0	0	0	1,000	1,000	0.0%	1,000	1,000
5525 Insurance-General Liability	18,377	17,886	17,250	15,962	0	0	21,000	21,000	0.0%	21,000	21,000
5535 Misc. Expense	230	956	21	574	0	506	2,000	1,494	25.3%	2,000	2,000
5540 Office Supplies	2,673	2,953	2,631	3,563	264	692	4,000	3,308	17.3%	4,000	4,000
5545 Other Administration	475	713	400	320	0	0	500	500	0.0%	500	500
5550 Postage	4,816	3,439	3,281	3,847	185	767	3,500	2,733	21.9%	3,500	3,500
5555 Publishing & Printing	2,336	3,656	2,201	407	29	381	2,800	2,419	13.6%	2,800	2,800
5560 Newsletter	5,281	6,058	5,339	4,804	290	870	6,000	5,130	14.5%	6,000	6,000
5565 Telephone	2,759	2,682	2,703	3,051	300	899	3,500	2,601	25.7%	3,500	3,500
5575 Travel & Mileage	180	0	132	186	0	40	500	460	8.1%	500	500
5580 Membership & Dues	2,987	3,158	3,207	3,229	0	0	3,000	3,000	0.0%	3,000	3,000
5585 Seminars & Education	1,932	2,364	682	1,059	0	825	2,500	1,675	33.0%	2,500	2,500
TOTAL OTHER EXPENDITURES	53,668	58,017	47,538	46,974	1,518	7,755	67,900	60,145	11.4%	67,900	68,300
SUBTOTAL GENERAL & ADMINISTRATIVE	400,012	446,119	482,517	500,017	37,668	97,327	504,674	407,347	19.3%	490,131	471,690
5-PUBLIC SAFETY:											
5605 Animal Control	1,899	2,823	1,959	1,280	144	1,294	4,000	2,706	32.4%	4,000	4,000
5625 Fire & Ambulance Service	213,705	219,953	232,893	243,296	0	62,292	249,166	186,875	25.0%	243,296	232,893
xxxx Police Service - Additional Patrols	0	0	0	0	0	0	5,000	5,000	0.0%	0	0
5635 Police Service - County	168,494	169,289	178,385	176,419	0	227	180,000	179,773	0.1%	175,000	171,250
TOTAL PUBLIC SAFETY	384,098	392,065	413,237	420,994	144	63,813	438,166	374,353	14.6%	422,296	408,143
6-PUBLIC HEALTH:											
5705 Recycling - Afton	150	268	1,076	525	0	12	500	488	2.3%	500	500
5720 Refuse Hauling - City Hall	1,630	819	708	745	60	60	1,500	1,440	4.0%	1,500	1,500
TOTAL PUBLIC HEALTH	1,780	1,087	1,784	1,270	60	71	2,000	1,929	3.6%	2,000	2,000

City of Afton
Detail Statement of Revenue and Expenditures - General Fund Only
Year to Date 3/31/18

	Audited 2014	Audited 2015	Audited 2016	UnAudited 2017	Month of Mar-18	YTD Actual 3/31/18	Annual Budget 2018	Remaining Budget \$	YTD Act as % of Annual Budget	Annual Budget 2017	Annual Budget 2016
7-STREETS:											
5820 Gravel Road Maintenance	1,755	3,530	7,944	13,721	0	0	4,000	4,000	0.0%	4,000	4,000
5825 Crackseal/Seal Coat/Gravel Shouldering	90,685	51,829	11,701	33,098	0	0	75,000	75,000	0.0%	75,000	75,000
5830 Snow & Ice Control	115,692	62,431	78,910	76,152	20,240	82,883	110,000	27,117	75.3%	110,000	110,000
5835 Surf maint/Sweeping/Pothole Repair	29,844	49,873	33,139	28,672	0	0	10,000	10,000	0.0%	46,000	46,000
5845 Brush,Tree,Mow,Bridge,Culvert,Guardrail	25,502	40,117	21,136	80,978	0	0	50,000	50,000	0.0%	39,000	39,000
5850 Street Lighting	3,982	4,286	3,164	4,494	87	1,302	12,000	10,698	10.9%	5,000	5,000
5855 Gas Lamps - Operating Costs	2,851	2,491	1,889	1,236	406	863	0	(863)		2,700	2,700
5856 Gas Lamps - Capital	0	0	0	0	0	0	0	0		0	0
5860 Signs & Signals	2,977	3,247	3,413	2,624	473	688	4,000	3,312	17.2%	4,000	4,000
5870 Other - Road Maint.	758	605	1,696	888	0	50	2,000	1,950	2.5%	2,000	2,000
TOTAL STREETS	274,047	218,410	162,992	241,863	21,206	85,787	267,000	181,213	32.1%	287,700	287,700
9-OTHER PUBLIC WORKS EXPENDITURES:											
5910 Flood Control (Operate Pump/Dike)	803	0	0	0	0	0	1,600	1,600	0.0%	1,600	1,600
5920 Repair & Maint - Equipment	1,312	1,080	1,324	1,506	0	0	1,500	1,500	0.0%	1,500	1,500
5925 Fuel & Lubricants	478	558	311	263	0	0	1,000	1,000	0.0%	1,000	1,000
5930 Tools & Minor Equipment	243	277	275	95	0	0	950	950	0.0%	950	950
TOTAL OTHER PUBLIC WORKS	2,836	1,914	1,910	1,864	0	0	5,050	5,050	0.0%	5,050	5,050
SUBTOTAL STREETS, REHAB & PUBLIC WORKS	276,883	220,324	164,902	243,727	21,206	85,787	272,050	186,263	31.5%	292,750	292,750
9-BUILDINGS & LAND:											
6010 Gas Heat	2,060	1,937	1,071	533	0	0	2,200	2,200	0.0%	2,200	2,500
6020 Electricity	1,822	1,731	1,635	2,039	242	760	2,000	1,240	38.0%	2,000	1,750
6030 Miscellaneous Expense	777	1,036	944	910	33	87	800	713	10.9%	800	500
6035 Cleaning	1,031	874	273	13	0	7	2,000	1,993	0.3%	2,000	1,000
6040 Repair & Maintenance	898	1,910	902	2,644	288	375	2,000	1,625	18.7%	2,000	2,000
6045 City Garage Expense	3,264	2,557	3,182	2,147	550	1,367	2,500	1,133		2,500	2,500
xxxx Deputy Facility/PW Garage	0	0	0	0	0	0	1,000	1,000	0.0%	0	0
6050 Supplies	594	288	289	536	98	375	500	125	75.0%	500	500
TOTAL BUILDINGS & LAND	10,446	10,334	8,296	8,823	1,211	2,972	13,000	10,028	22.9%	12,000	10,750

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City of Afton
Detail Statement of Revenue and Expenditures - General Fund Only
Year to Date 3/31/18

	Audited 2014	Audited 2015	Audited 2016	UnAudited 2017	Month of Mar-18	YTD Actual 3/31/18	Annual Budget 2018	Remaining Budget \$	YTD Act as % of Annual Budget	Annual Budget 2017	Annual Budget 2016
12-PARKS & RECREATION:											
6105 4th of July Celebration	3,691	3,500	3,500	3,500	1,750	3,500	3,500	0	100.0%	3,500	3,500
6135 Park Maintenance	1,275	359	569	2,587	180	495	1,200	705	41.2%	1,200	1,200
6140 Miscellaneous expense	52	62	112	18	0	0	300	300	0.0%	300	300
6205 Cemetery maintenance	0	0	9,000	9,354	0	9,000	9,000	0	100.0%	9,000	2,500
TOTAL PARKS & RECREATION	5,018	3,921	13,181	15,459	1,930	12,995	14,000	1,005	92.8%	14,000	7,500
OVERALL TOTAL EXPENDITURES	1,078,237	1,073,850	1,083,917	1,190,291	62,219	262,964	1,243,890	980,926	21.1%	1,233,177	1,192,833
C: OTHER FINANCING SOURCES (USES)											
4725 Tax Levy to 2014A Road Debt Service	(305,000)	(310,000)	(260,000)	(260,000)	0	0	(260,000)	(260,000)		(260,000)	(260,000)
xxxx Tax Levy to 2017B Road Debt Service	0	0	0	0	0	0	(390,000)	(390,000)		0	0
4898 Tax Levy to Dwtwn Imp Tmp Bonds	0	0	(28,000)	(28,000)	0	0	(30,000)	(30,000)		(28,000)	(28,000)
4899 Tax Levy to Dwtwn Imp PFA Loans	0	0	(70,000)	(70,000)	0	0	(70,000)	(70,000)		(70,000)	(70,000)
4050 Tax Levy to Fire Hall Debt Service Fund	(57,356)	(57,933)	(49,893)	(49,833)	0	0	(49,784)	(49,784)		(49,833)	(58,468)
6920 Oper trf to Bldg & Land Fund - Budgeted	(6,000)	(6,000)	(6,000)	(6,000)	0	0	(6,000)	(6,000)		(6,000)	(6,000)
6920 Oper trf to Bldg & Land Fund - UnBudgeted	0	(20,000)	(25,000)	(25,000)	0	0	0	0		0	0
6921 Oper trf to Street Imp -UnBudgeted	0	(43,500)	(230,000)	(100,000)	0	0	0	0		0	0
6925 Oper trf to Street Imp -Budgeted	(200,000)	(200,000)	(200,000)	(375,000)	0	0	(70,000)	(70,000)		(375,000)	(200,000)
6928 Oper Trf from(to) Special Reserve Fund	(294)	(5,000)	(3,000)	(9,500)	0	0	(5,000)	(5,000)		(9,500)	(78,000)
6932 Oper Trf to Stormwater Fund	(3,500)	(3,500)	(3,500)	(3,500)	0	0	(3,500)	(3,500)		(3,500)	(3,500)
6933 Oper Trf to Vehicle Fund	(2,500)	(2,500)	(2,500)	(2,500)	0	0	(2,500)	(2,500)		(2,500)	(2,500)
6935 Oper Trf to Comprehensive Plan	(2,000)	(2,000)	(3,000)	(4,000)	0	0	(4,000)	(4,000)		(4,000)	(3,000)
6936 Oper Trf to Flood Mitigation & Control	(5,500)	(5,500)	(5,500)	(5,500)	0	0	(5,500)	(5,500)		(5,500)	(5,500)
6937 Oper Trf to DNR Grant Match	(95,000)	(95,000)	(95,000)	(95,000)	0	0	(95,000)	(95,000)		(95,000)	(95,000)
6934 Oper trf to Codification (Spec Act Fd)	(100)	(100)	(100)	(100)	0	0	(100)	(100)		(100)	(100)
4843 Oper Trf to MN Unemployment Claims	(3,000)	(3,000)	(1,000)	(1,000)	0	0	(1,000)	(1,000)		(1,000)	(1,000)
4847 Oper Trf to Election Expense Fund	(5,500)	(5,500)	(5,500)	(5,500)	0	0	(5,500)	(5,500)		(5,500)	(5,500)
6910 City Council Contingency Fund	0	0	0	(10,000)	0	0	0	0		0	0
4842 Oper Trf to Audit and Legal Reserve	(100)	(100)	(1,000)	(1,000)	0	0	(1,000)	(1,000)		(1,000)	(1,000)
4844 Oper Trf to Parks Capital Repairs/Trail & Ped Bridge	(5,500)	(5,500)	(5,500)	(5,500)	0	0	(5,500)	(5,500)		(5,500)	(5,500)
4022 Oper Trf to Afton Septic System - City Bldgs	(15,000)	(15,000)	(15,000)	(15,000)	0	0	(15,000)	(15,000)		(15,000)	(15,000)
4818 Oper Trf to Spec Act Fd re High Speed Internet	0	(8,000)	(75,000)	(50,000)	0	0	0	0		(50,000)	0
4846 Oper Trf to Sidewalk	(2,000)	(2,000)	(2,000)	(2,000)	0	0	(2,000)	(2,000)		(2,000)	(2,000)
xxxx Oper Trf to Bridge Replacement Fund	0	0	0	0	0	0	(49,671)	(49,671)		0	0
6929 Trf (to)/from Special Activities Fund (Various)	0	(15,000)	(10,000)	(25,000)	0	0	0	0		0	0
TOTAL OTH FINANCING/TRANSFERS	(708,350)	(805,133)	(1,096,493)	(1,148,933)	0	0	(1,071,055)	(1,071,055)		(988,933)	(840,068)
REVENUES OVER (UNDER) EXPENDITURES	37,193	26,010	895	4,594	(43,363)	(234,573)	\$0	234,573		\$0	\$0
Fund Balance - Beginning of Period	264,114	301,307	327,317	328,212		\$332,805					
Fund Balance - End of Period	301,307	327,317	328,212	332,805		\$98,232					

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City of Afton
Summary of Special Activities and MN Investment Funds
YTD 3/31/18

	Balance 12/31/2014	Balance 12/31/2015	Balance 12/31/2016	Balance 12/31/2017	Receipts	Disbursements	Transfers	Balance 3/31/2018
#550 Special Activities Fund								
A. Interest (unallocated)	3,871.67	3,930.92	4,394.61	6,100.51	916.38			7,016.89
B1. Cable Commission (Communications)	18,378.87	24,889.73	13,549.11	12,083.74	12,390.88	1,353.41		23,121.21
B3. City Council Contingency Reserve	10,975.00	9,775.00	4,768.56	10,229.76		1,500.00		8,729.76
B4. Community Garden	(87.88)	(0.00)	(0.00)	(0.00)				(0.00)
B4. MN Historic Preservation Design Guidelines	0.00	8,000.00	(225.00)	(225.00)				(225.00)
B5. Afton Residents for Preservation & Conservation	0.00	0.00	0.00	1,500.00				1,500.00
C1. Codification	3,750.20	3,850.20	3,950.20	4,050.20				4,050.20
C2. Comprehensive Plan	8,155.36	1,947.36	4,947.36	18,947.36				18,947.36
D1. Flood Control (Acct 7836)	5,063.99	17,004.27	22,304.27	27,804.27				27,804.27
D2. Storm Water Control	21,433.70	24,933.70	28,433.70	31,933.70				31,933.70
D3. Snow & Ice Reserve	0.00	15,000.00	15,000.00	30,000.00				30,000.00
D6. TAG Wastewater Comm Assessmnt (Acct 7833)	(15,982.34)	0.00	0.00	0.00				0.00
E. Charitable Gaming Fund	0.00	0.00	84.47	495.80	43.38			539.18
G. TIF Dist No. 1 (Afton Market Square)	849.01	0.00	0.00	0.00				0.00
H. State Fire Aid (Pass-Thru)	0.00	0.00	0.00	0.00	2,000.00	2,000.00		0.00
I. City Vehicles	4,148.96	6,648.96	9,148.96	9,214.39		1,319.00		7,895.39
K. Audit/Legal Reserve	38,436.57	38,536.57	39,536.57	40,536.57				40,536.57
L. MN UI Claims, Severance & Oth PTO	23,788.53	26,788.53	27,788.53	28,788.53				28,788.53
M. Parks Capital, Pedestrian Bike Trail & Bridge	16,459.94	21,959.94	27,459.94	27,959.94				27,959.94
N. Election Expense	5,780.27	11,159.33	9,452.67	13,402.67		9,950.75		3,451.92
O. Sidewalk	10,000.00	12,000.00	14,000.00	16,000.00				16,000.00
P. High Speed Internet	0.00	0.00	0.00	124,850.00				124,850.00
Total #550 Special Activities Fund	155,021.85	226,424.51	224,593.95	403,672.44	15,350.64	16,123.16	0.00	402,899.92
#600 MN Investment Fund								
4886/8986 Chandler Exhibits	104,361.13	104,409.10	104,635.25	105,377.87	200.78		0.00	105,578.65
Total #600 MN Investment Fund	104,361.13	104,409.10	104,635.25	105,377.87	200.78	0.00	0.00	105,578.65

City of Afton
Special Activities Fund - Detail by Account
 January through March 2018

Type	Date	Num	Source Name	Memo	Debit	Credit	Balance
4815 · Cable Comm Dist - Year End							
Depo...	02/26/2018	2023		Cable Commission: 2017 year end distribution		12,390.88	12,390.88
Total 4815 · Cable Comm Dist - Year End					0.00	12,390.88	12,390.88
4914 · Special Activity - Interest							
Gene...	01/31/2018	interest		Interest Income		286.07	286.07
Gene...	02/28/2018	interest		Interest Income		273.80	559.87
Gene...	03/31/2018	interest		Interest Income		356.51	916.38
Total 4914 · Special Activity - Interest					0.00	916.38	916.38
4940 · State Fire Aid Received							
Depo...	03/14/2018	5927980		St of MN: Firefighters Relief Assoc 2018 Supplemental		2,000.00	2,000.00
Total 4940 · State Fire Aid Received					0.00	2,000.00	2,000.00
4950 · 10% Charitable Gaming Tax							
Depo...	03/12/2018	11810		Merrick: Lumberyard Pub Jan 2018		43.38	43.38
Total 4950 · 10% Charitable Gaming Tax					0.00	43.38	43.38
5020 · Maintenance Person							
Payc...	02/15/2018	22393	Johnson, Kenneth L		0.00		0.00
Total 5020 · Maintenance Person					0.00	0.00	0.00
5051 · Social Security Tax - Employer							
Payc...	02/15/2018	22393	Johnson, Kenneth L		3.70		(3.70)
Payc...	02/15/2018	201802024	Yoho, Julie D	Direct Deposit	115.93		(119.63)
Payc...	02/28/2018	201803002	Yoho, Julie D	Direct Deposit	71.06		(190.69)
Total 5051 · Social Security Tax - Employer					190.69	0.00	(190.69)
5052 · Medicare Tax - Employer							
Payc...	02/15/2018	22393	Johnson, Kenneth L		0.87		(0.87)
Payc...	02/15/2018	201802024	Yoho, Julie D	Direct Deposit	27.11		(27.98)
Payc...	02/28/2018	201803002	Yoho, Julie D	Direct Deposit	16.62		(44.60)
Total 5052 · Medicare Tax - Employer					44.60	0.00	(44.60)
5053 · PERA Contribution - Employer							
Payc...	02/15/2018	22393	Johnson, Kenneth L		4.48		(4.48)
Payc...	02/15/2018	201802024	Yoho, Julie D	Direct Deposit	140.25		(144.73)
Payc...	02/28/2018	201803002	Yoho, Julie D	Direct Deposit	85.95		(230.68)
Total 5053 · PERA Contribution - Employer					230.68	0.00	(230.68)
5440 · State Fire Aid Paid							
Bill	03/14/2018	FireAid18Supplemental	LSCV Fire Relief Assn (State Aid)	2018 State Fire Aid \$2,000 Supplemental	2,000.00		(2,000.00)
Total 5440 · State Fire Aid Paid					2,000.00	0.00	(2,000.00)
5561 · Communications							
Bill	01/31/2018	46157	StarTech Computing, Inc	MS Server 2016 Std Licenss	210.00		(210.00)
Bill	02/28/2018	46316	StarTech Computing, Inc	winx dvd ripper	48.90		(258.90)
Bill	03/31/2018	1038646	Metro Sales Inc.	2 Canon DR-C225 scanners	670.00		(928.90)
Bill	03/31/2018	45989	StarTech Computing, Inc	Foxit Phantom PDF Standard 9.0	129.00		(1,057.90)
Bill	03/31/2018	46133	StarTech Computing, Inc	1 HP Chromebook	295.51		(1,353.41)
Total 5561 · Communications					1,353.41	0.00	(1,353.41)
5977 · City Vehicles - JD Tractor X749							
Bill	02/28/2018	TractorCabCover	AHW	Tractor Cab Cover for JD Tractor	1,319.00		(1,319.00)
Total 5977 · City Vehicles - JD Tractor X749					1,319.00	0.00	(1,319.00)
6347 · Elections Expense							
Bill	01/31/2018	012918	Hudson Bagel & Coffee Co.	Food for Election Judges	210.66		(210.66)

City of Afton
Special Activities Fund - Detail by Account
 January through March 2018

Type	Date	Num	Source Name	Memo	Debit	Credit	Balance
Bill	01/31/2018	0118415245	Pioneer Press	Legals: Notice of public accuracy test (election)	120.73		(331.39)
Bill	01/31/2018	134390	Wash Cty (Elections)	2018 Automark Ext Maint Fees	1,550.00		(1,881.39)
Payc...	02/15/2018	22393	Johnson, Kenneth L		59.75		(1,941.14)
Payc...	02/15/2018	201802024	Yoho, Julie D	Direct Deposit	1,869.92		(3,811.06)
Payc...	02/15/2018	22398	Arco, Laurie		350.00		(4,161.06)
Payc...	02/15/2018	22398	Arco, Laurie		116.49		(4,277.55)
Payc...	02/15/2018	22399	Grodahl, Donnelle		238.00		(4,515.55)
Payc...	02/15/2018	22400	Jahn, Roxane		80.00		(4,595.55)
Payc...	02/15/2018	22401	Jensen, Mary S		160.00		(4,755.55)
Payc...	02/15/2018	22402	Kiefner, Janice A		80.00		(4,835.55)
Payc...	02/15/2018	22403	Kopitzke, Karen		80.00		(4,915.55)
Payc...	02/15/2018	22404	Loving, Denise		80.00		(4,995.55)
Payc...	02/15/2018	22405	McDonald, Lee Ann		80.00		(5,075.55)
Payc...	02/15/2018	22406	Nalipinski, Daniel A		252.00		(5,327.55)
Payc...	02/15/2018	22407	Peterson, Cynthia		80.00		(5,407.55)
Payc...	02/15/2018	22408	Reyers, Bonnie		80.00		(5,487.55)
Payc...	02/15/2018	22409	Schmitz, Ted		65.00		(5,552.55)
Payc...	02/15/2018	22410	Shouman, Kristen		160.00		(5,712.55)
Payc...	02/15/2018	22411	Showalter, John J		252.00		(5,964.55)
Payc...	02/28/2018	201803002	Yoho, Julie D	Direct Deposit	1,146.08		(7,110.63)
Payc...	02/28/2018	201803002	Yoho, Julie D	Direct Deposit	45.35		(7,155.98)
Payc...	02/28/2018	22421	Grodahl, Donnelle		140.00		(7,295.98)
Payc...	02/28/2018	22422	Jahn, Roxane		70.00		(7,365.98)
Payc...	02/28/2018	22423	Jensen, Mary S		150.00		(7,515.98)
Payc...	02/28/2018	22424	Kasowan, Susan		80.00		(7,595.98)
Payc...	02/28/2018	22425	Kiefner, Janice A		80.00		(7,675.98)
Payc...	02/28/2018	22426	Kopitzke, Karen		80.00		(7,755.98)
Payc...	02/28/2018	22427	Loving, Denise		80.00		(7,835.98)
Payc...	02/28/2018	22428	McDonald, Lee Ann		70.00		(7,905.98)
Payc...	02/28/2018	22429	Nalipinski, Daniel A		238.00		(8,143.98)
Payc...	02/28/2018	22430	Peterson, Cynthia		80.00		(8,223.98)
Payc...	02/28/2018	22431	Reyers, Bonnie		115.00		(8,338.98)
Payc...	02/28/2018	22432	Shouman, Kristen		150.00		(8,488.98)
Payc...	02/28/2018	22433	Showalter, John J		252.00		(8,740.98)
Payc...	02/28/2018	22434	Wasmundt, Gary M		224.00		(8,964.98)
Payc...	02/28/2018	22450	Eklund, Marilyn	Replacement for Ck#22435 presumed lost	150.00		(9,114.98)
Payc...	02/28/2018	22436	Scott, Elsie		150.00		(9,264.98)
Bill	02/28/2018	Election2018	Hudson Bagel & Coffee Co.	Food for Election Judges	219.80		(9,484.78)
Total 6347 · Elections Expense					9,484.78	0.00	(9,484.78)
6366 · City Council Contingency Exp							
Bill	02/28/2018	Feb2018	Youth Service Bureau	YSB Services - 2018	1,500.00		(1,500.00)
Total 6366 · City Council Contingency Exp					1,500.00	0.00	(1,500.00)
TOTAL					16,123.16	15,350.64	(772.52)

04/12/18

City of Afton
Street Improvement Fund - Detail by Account
 January through March 2018

Type	Date	Num	Source Name	Memo	Amount
4907 · Pub Wks 4M Fd Interest Earnings					
General Jo...	01/31/2018	Interest		Interest Income	1,113.27
General Jo...	02/28/2018	Interest		Interest Income	1,057.88
General Jo...	03/31/2018	Interest		Interest Income	1,287.10
Total 4907 · Pub Wks 4M Fd Interest Earnings					3,458.25
7900 · Street Imp Capital Projects					
7937 · Bridge Repair & Replacement					
Bill	02/28/2018	2	WSB (Bridge Inspections)	Bridge Safety Inspections	(2,940.00)
Bill	03/31/2018	3	WSB (Bridge Inspections)	Bridge Safety Inspections	(1,396.50)
Total 7937 · Bridge Repair & Replacement					(4,336.50)
Total 7900 · Street Imp Capital Projects					(4,336.50)
TOTAL					(878.25)

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City of Afton
Bldg & Land Fund - Detail by Account
January through March 2018

Type	Date	Num	Source Name	Memo	Amount
4022 · Afton Septic System - City Bldg					
Depo...	01/31/2018	10352		George Weed: Dec 2017	50.00
Depo...	01/31/2018	1295		Lone Star on St Croix Dec 2017	200.00
Depo...	01/31/2018	10352		George Weed: Sanitary Sewer Fee 2018	550.00
Depo...	02/26/2018	43447		Afton St Croix: Dec17 sanitary sewer fee	1,750.00
Depo...	03/12/2018	1301		Lone Star on St Croix, LLC	200.00
Depo...	03/12/2018	3489		Selma's	900.00
Depo...	03/12/2018	1010		Richard Balsimo	100.00
Depo...	03/12/2018	995110		John Thompson	50.00
Depo...	03/27/2018	5421		Calli Lili, Kathleen Feehan Schmidt	250.00
Depo...	03/27/2018	1308		Lone Star on St Croix	200.00
Depo...	03/31/2018	1013		Richard Balsimo	50.00
Depo...	03/31/2018	43525		Afton St Croix Co	1,750.00
Total 4022 · Afton Septic System - City Bldg					6,050.00
4906 · Bldg & Land Interest Earnings					
Gene...	01/31/2018	interest		Interest Income	21.92
Gene...	02/28/2018	interest		Interest Income	15.87
Gene...	03/31/2018	interest		Interest Income	24.91
Total 4906 · Bldg & Land Interest Earnings					62.70
6004 · Bldg Repair & Maintenance					
Bill	01/31/2018	12630	Freeway Electric, Inc	City Hall: 2 outside LED building fixtures - entrance and flagpole	(550.00)
Total 6004 · Bldg Repair & Maintenance					(550.00)
6007 · Garage, Deputy Office Facility					
Bill	01/20/2018	1549	Douglas Kropelnicki Construction Inc.	Final invoice less 10% retainer of total contract price \$159,727.44	(40,354.70)
Gene...	01/31/2018	PRExpReimb		Ken Johnson: garage supplies	(37.48)
Bill	01/31/2018	64670	Menards - Hudson	supplies	(14.48)
Bill	01/31/2018	Add'l Carpet ...	Seestedt's	Carpet Deputy office	(243.54)
Bill	01/31/2018	1549a	Douglas Kropelnicki Construction Inc.	Final invoice less \$2,500 for Spring Painting: Total contract price \$159,727.44	(15,972.74)
Bill	01/31/2018	10-942503	Econo Signs	Barricade Light for City Garage	(116.30)
Bill	01/31/2018	Carpet 2/6/18	Knutson, Kim	Carpet Squares - Sheriff's Office	(420.00)
Total 6007 · Garage, Deputy Office Facility					(57,159.24)
6022 · Septic System Operations					
Bill	01/31/2018	094913	Petersen Management Co. LLC	Operation and Management Fees Jan 2018	(1,508.33)
Bill	01/31/2018	095241	Petersen Management Co. LLC	Operation and Management Fees Feb 2018	(1,508.33)
Bill	01/31/2018	013118	Xcel Energy {EFT} (51-11983 9027)	Acct No. 51-0011983902-7 Pumphouse for Water Treatment: 2318 St Croix Trl S. Meter 15491212 Pre...	(745.19)
Bill	01/31/2018	095318	Petersen Management Co. LLC	Operation and Management Fees Lab Fees 1/24/18	(184.25)
Bill	01/31/2018	095376	Petersen Management Co. LLC	Operation and Management Fees Lab Fees 1/26/18	(155.65)
Bill	02/28/2018	095412	Petersen Management Co. LLC	Operation and Management Fees Lab Fees 1/29/18	(339.90)
Bill	02/28/2018	022818	Xcel Energy {EFT} (51-11957 8190)	Acct No. 51-00119578190 : Lift Station 15995 UPPER 34TH ST S. Meter 21647908 Premises 304699630	(290.86)
Bill	02/28/2018	022818	Xcel Energy {EFT} (51-11957 7713)	Acct No. 51-0011957771-3 : 3293 SAINT CROIX TRL S. Meter 7626901 Premises 304699626	(294.70)
Bill	02/28/2018	095754	Petersen Management Co. LLC	Outside Services Lab Fees 2/20, 2/26	(662.20)
Bill	02/28/2018	095758	Petersen Management Co. LLC	Operation and Management Fees: Mar2018	(1,508.33)
Bill	03/31/2018	033118	Xcel Energy {EFT} (51-11983 9027)	Acct No. 51-0011983902-7 Pumphouse for Water Treatment: 2318 St Croix Trl S. Meter 15491212 Pre...	(373.40)
Bill	03/31/2018	095997	Petersen Management Co. LLC	Afton MN Outside Services Lab Fees 3/7/18	(339.90)
Bill	03/31/2018	96148	Petersen Management Co. LLC	Oper and Mgmt fees April 2018	(1,508.33)
Total 6022 · Septic System Operations					(9,419.37)

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City of Afton
Bldg & Land Fund - Detail by Account
January through March 2018

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Source Name</u>	<u>Memo</u>	<u>Amount</u>
TOTAL					<u>(61,015.91)</u>

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City of Afton
City Dock Fund - Detail by Account
January through March 2018

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Source Name</u>	<u>Memo</u>	<u>Amount</u>
4909 · Dock 4M Fd - Interest Earnings					
Gene...	01/31/2018	Interest		Interest Income	61.96
Gene...	02/28/2018	Interest		Interest Income	60.38
Gene...	03/31/2018	Interest		Interest Income	74.48
Total 4909 · Dock 4M Fd - Interest Earnings					<hr/> 196.82
TOTAL					<hr/> 196.82 <hr/>

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City of Afton
General Fd Streets, Rehab & Public Works - Detail by Account
January through March 2018

Type	Date	Num	Source Name	Memo	Amount
5830 · Snow & Ice Control					
Bill	01/31/2018	317	Tri-County Services (Snow Ice)	Snow & Ice Control Jan 2018	(22,801.25)
Bill	02/28/2018	SnowIceDwntwnCityHal	Handyman Services of MN	Snow plow: Downtown sidewalks and City Hall	(450.00)
Bill	02/28/2018	135694	Wash Cty (Rd & Bridge)(Trans & Phys Dev)	Sand and Salt Dec 2017	(819.81)
Bill	02/28/2018	135694	Wash Cty (Rd & Bridge)(Trans & Phys Dev)	Sand and Salt Jan 2018	(4,360.19)
Bill	02/28/2018	321	Tri-County Services (Snow Ice)	Snow & Ice Control Feb 2018	(19,082.50)
Bill	02/28/2018	136315	Wash Cty (Rd & Bridge)(Trans & Phys Dev)	snow & ice control Feb 14 2018	(15,129.24)
Gene...	03/29/2018	Void22452		Void Check No. 22452 Handyman Services 3/15/18	450.00
Bill	03/29/2018	SnowRemovalMar2018	Baglio Bill (1099 Vendor)	Snow removal/filling of ice rink	(450.00)
Bill	03/31/2018	329	Tri-County Services (Snow Ice)	Snow & Ice Control 3/6/18 to 4/4/18: 153 hours	(13,005.00)
Bill	03/31/2018	137936	Wash Cty (Rd & Bridge)(Trans & Phys Dev)	snow & ice control March 3/13, 3/14/ 2018 sand and salt	(7,235.01)
Total 5830 · Snow & Ice Control					(82,883.00)
5850 · Street Lighting					
Bill	01/31/2018	013118	Xcel Energy {EFT} (51-6223 9212)	Street Lighting Service	(211.33)
Bill	01/31/2018	013118	Xcel Energy {EFT} (51-5700 4296)	3033 St. Croix Trail S Meter #0077765464	(198.79)
Bill	02/28/2018	022818	Xcel Energy {EFT} (51-6223 9212)	Street Lighting Service	(212.43)
Bill	02/28/2018	022818	Xcel Energy {EFT} (51-5700 4296)	3033 St. Croix Trail S Meter #77765464 Premises #303084797	(592.90)
Gene...	03/01/2018	VoidCheck		Void Check #201709029 Xcel 8/31/17	404.64
Bill	03/31/2018	033118	Xcel Energy {EFT} (51-6223 9212)	Street Lighting Service	(212.95)
Bill	03/31/2018	033118	Xcel Energy {EFT} (51-5700 4296)	3033 St. Croix Trail S Meter #77765464 Premises #303084797	(278.46)
Total 5850 · Street Lighting					(1,302.22)
5855 · Gas Lamps - Operating Costs					
Bill	01/31/2018	013118	CP Energy {EFT} (8000015314-0)	5280051 & 5297140 Meter M19810528546 & M19981171295	(213.48)
Bill	02/28/2018	022818	CP Energy {EFT} (8000015314-0)	5280051 & 5297140 Meter M19810528546 & M19981171295	(243.39)
Bill	03/31/2018	033118	CP Energy {EFT} (8000015314-0)	5280051 & 5297140 Meter M19810528546 & M19981171295	(406.38)
Total 5855 · Gas Lamps - Operating Costs					(863.25)
5860 · Signs & Signals					
Bill	01/31/2018	10-942592	Econo Signs	12 x 18 prismatic signs no parking	(90.97)
Bill	01/31/2018	TI-0317819	Newman Traffic Signs	No Snowmobile	(124.50)
Bill	03/29/2018	33806	Advantage Signs & Graphics, Inc.	signage	(169.00)
Bill	03/29/2018	10-943463	Econo Signs	Weight limit signs	(44.27)
Bill	03/31/2018	9658	City of Maplewood	street ID signage	(259.45)
Total 5860 · Signs & Signals					(688.19)
5870 · Other Road Maintenance					
Bill	01/31/2018	80000151	Gopher State One Call	Cafton01 FTP Tickets	(50.00)
Total 5870 · Other Road Maintenance					(50.00)
TOTAL					(85,786.66)

City of Afton
Customer Receipts and Other Deposits - Sorted by Account
 March 2018

Type	Date	Num	Name	Memo	Class	Debit	Credit
100 · 4M Fund/US Bank - General Fund							
Deposit	03/12/2018			Deposit		4,648.38	
Deposit	03/13/2018			Fines&Fees		473.85	
Deposit	03/14/2018			Fire Aid		2,000.00	
Deposit	03/27/2018			Deposit		2,731.00	
Deposit	03/27/2018			Pub Facilities Authority		104,358.55	
Deposit	03/31/2018			Deposit		42,056.12	
Total 100 · 4M Fund/US Bank - General Fund						156,267.90	0.00
100.8 · Petty Cash							
Deposit	03/31/2018	Cash	Petty Cash (Deb and Julie)	Deposit from Petty Cash			800.00
Total 100.8 · Petty Cash						0.00	800.00
2001 · Permit Escrow & Fees							
Payment	03/12/2018	13738	Afton Marina Z18-03 Driveway	Escrow Afton Marina Z18-03 Driveway			1,500.00
Payment	03/12/2018	13738	Afton Marina Z18-03 Driveway	Pymt of Bldg Insp Fee Afton Marina Z18-03 Driveway			250.00
Payment	03/12/2018	31886	Afton Marina Z18-04 CUP Restaurant	CUP Escrow Afton Marina Z18-04 CUP Restaurant			600.00
Payment	03/12/2018	31886	Afton Marina Z18-04 CUP Restaurant	Pymt of CUP Fee Afton Marina Z18-04 CUP Restaurant			250.00
Payment	03/27/2018	2099	Lenander, Duane & Jenn Z18-05 12468 Meadw	Driveway Escrow Lenander, Duane & Jenn Z18-05 12468 Meadw			1,500.00
Payment	03/27/2018	2099	Lenander, Duane & Jenn Z18-05 12468 Meadw	Pymt of Driveway Insp Fee Lenander, Duane & Jenn Z18-05 12468 M...			250.00
Total 2001 · Permit Escrow & Fees						0.00	4,350.00
1100 · Taxes and Other Receivables							
1185 · Park Deposits							
Deposit	03/31/2018	3922	Park Deposits	Afton Strawberry Festival 2018			200.00
Deposit	03/31/2018	3922	Park Deposits	AABA Art in the Park 2018			200.00
Total 1185 · Park Deposits						0.00	400.00
Total 1100 · Taxes and Other Receivables							
4022 · Afton Septic System - City Bldg						0.00	400.00
Deposit	03/12/2018	1301	115 Bldg & Land Capital Fund:A. Rev:4022 Levy Afton Septic ...	Lone Star on St Croix, LLC			200.00
Deposit	03/12/2018	3489	115 Bldg & Land Capital Fund:A. Rev:4022 Levy Afton Septic ...	Selma's			900.00
Deposit	03/12/2018	1010	115 Bldg & Land Capital Fund:A. Rev:4022 Levy Afton Septic ...	Richard Balsimo			100.00
Deposit	03/12/2018	995110	115 Bldg & Land Capital Fund:A. Rev:4022 Levy Afton Septic ...	John Thompson			50.00
Deposit	03/27/2018	5421	115 Bldg & Land Capital Fund:A. Rev:4022 Levy Afton Septic ...	Calli Lili, Kathleen Feehan Schmidt			250.00
Deposit	03/27/2018	1308	115 Bldg & Land Capital Fund:A. Rev:4022 Levy Afton Septic ...	Lone Star on St Croix			200.00
Deposit	03/31/2018	1013	115 Bldg & Land Capital Fund:A. Rev:4022 Levy Afton Septic ...	Richard Balsimo			50.00
Deposit	03/31/2018	43525	115 Bldg & Land Capital Fund:A. Rev:4022 Levy Afton Septic ...	Afton St Croix Co			1,750.00
Total 4022 · Afton Septic System - City Bldg						0.00	3,500.00
4205 · Assessment Search Fees							
Deposit	03/31/2018	52213	100 Gen'l Fd:A. Rev:A03 Chrges for Svcs:4205 Assess Search ...	Galowitz Olson: 27.028.20.33.0009 15234 50th St S			10.00
Total 4205 · Assessment Search Fees						0.00	10.00
4300 · County Fines & Fees							
Deposit	03/13/2018	8200753554	100 Gen'l Fd:A. Rev:A04 Fines & Forfeitures:4300 Cty Fines &...	MN Dept of Finance: Wash Cty Fines and Fees feb18			473.85
Total 4300 · County Fines & Fees						0.00	473.85
4400 · Afton Bldg Inspection Fees							
Sales Rece...	03/12/2018	B18-22	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Meyers, Jeffrey 4969 Neal Av S		412.50
Sales Rece...	03/12/2018	B18-21	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Johnson, Michael 771 Indian Trl		109.00
Sales Rece...	03/12/2018	B18-23	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Cardinal Remodeling 14023 50th		109.00
Sales Rece...	03/12/2018	B18-20	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Knight Const Design 2770 Tradin		109.00
Sales Rece...	03/27/2018	B18-24	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Johnson, Michael 771 Indian Trl		297.00
Sales Rece...	03/31/2018	B18-25	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Belz, Rob 14023 50th St S		109.00
Sales Rece...	03/31/2018	B18-27	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Lauman, Mike 771 Indian Trl S		363.00
Sales Rece...	03/31/2018	B18-29	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Geller, Greg 1027 Indian Trl Pa		594.00
Sales Rece...	03/31/2018	B18-28	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Meyers, Jeffrey 4969 Neal Av S		109.00
Sales Rece...	03/31/2018	B18-30	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Lenander, Duane & Jennifer 1246		13,282.50
Sales Rece...	03/31/2018	B18-31	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Graham, Randy 5912 Trading Post		330.00

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City of Afton
Customer Receipts and Other Deposits - Sorted by Account
 March 2018

Type	Date	Num	Name	Memo	Class	Debit	Credit
Sales Rece...	03/31/2018	B18-32	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Craft, Jason 1037 Indian Tri Pa		109.00
Sales Rece...	03/31/2018	B18-33	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Peterson, Steve 15497 Aft Blvd		109.00
Sales Rece...	03/31/2018	B18-35	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Tschida, Mary 5252 Trading Post		54.00
Sales Rece...	03/31/2018	B18-34	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Building Permit Fees	Afton Bldg Insp Fees:Flinch, Jim 3346 Trading Pst Tr		109.00
Total 4400 · Afton Bldg Inspection Fees						0.00	16,205.00
4415 · Other License Fees							
Deposit	03/27/2018	60239750	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4415 Other Lice...	TruGreen: Commercial lawn fertilizer			200.00
Total 4415 · Other License Fees						0.00	200.00
4420 · Afton Surcharges							
Sales Rece...	03/12/2018	B18-22	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Meyers, Jeffrey 4969 Neal Av S		12.50
Sales Rece...	03/12/2018	B18-21	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Johnson, Michael 771 Indian Tri		1.00
Sales Rece...	03/12/2018	B18-23	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Cardinal Remodeling 14023 50th		1.00
Sales Rece...	03/12/2018	B18-20	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Knight Const Design 2770 Tradin		1.00
Sales Rece...	03/27/2018	B18-24	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Johnson, Michael 771 Indian Tri		9.00
Sales Rece...	03/31/2018	B18-25	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Belz, Rob 14023 50th St S		1.00
Sales Rece...	03/31/2018	B18-27	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Lauman, Mike 771 Indian Tri S		11.00
Sales Rece...	03/31/2018	B18-29	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Geller, Greg 1027 Indian Tri Pa		18.00
Sales Rece...	03/31/2018	B18-28	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Meyers, Jeffrey 4969 Neal Av S		1.00
Sales Rece...	03/31/2018	B18-30	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Lenander, Duane & Jennifer 1246		402.50
Sales Rece...	03/31/2018	B18-31	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Graham, Randy 5912 Trading Post		10.00
Sales Rece...	03/31/2018	B18-32	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Craft, Jason 1037 Indian Tri Pa		1.00
Sales Rece...	03/31/2018	B18-33	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Peterson, Steve 15497 Aft Blvd		1.00
Sales Rece...	03/31/2018	B18-35	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Tschida, Mary 5252 Trading Post		1.00
Sales Rece...	03/31/2018	B18-34	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4400 Afton Bldg ...	Afton Surcharges	Afton Bldg Insp Fees:Flinch, Jim 3346 Trading Pst Tr		1.00
Total 4420 · Afton Surcharges						0.00	472.00
4425 · Park & Open Space Dedicatn Fees							
Deposit	03/31/2018	2160	200 Park Reserve Fd:A. Rev:4425 Park Dedication Fees	Charles and Danielle Wamstad: Park Dedication Fee			10,000.00
Total 4425 · Park & Open Space Dedicatn Fees						0.00	10,000.00
4615 · Misc Revenue							
Deposit	03/27/2018	210	100 Gen'l Fd:A. Rev:A07 Miscellaneous Revenue:4615 Misc R...	Suzanne Crawford Street Sign 50th St			25.00
Total 4615 · Misc Revenue						0.00	25.00
4625 · 201 Project Revenue							
Deposit	03/31/2018	5678	400 201 Project Fund:A. Rev:4625 201 Project Revenue	Mary McLaurin and Julie Marcus			47.42
Total 4625 · 201 Project Revenue						0.00	47.42
4849 · DNR BWSR Grant							
Deposit	03/27/2018	16916	800 City InfraStructure Imp Fd:A. Rev:4849 DNR BWSR Grant	DNR FY 2013 Competitive Grant Program: Water/Soil Resources Bo...			84,710.07
Total 4849 · DNR BWSR Grant						0.00	84,710.07
4862 · CWRFL 054							
Deposit	03/27/2018	1500005460	800 City InfraStructure Imp Fd:A. Rev:4862 CWRFL 054	MPFA CWRFL 054 FY 2017			4,576.50
Total 4862 · CWRFL 054						0.00	4,576.50
4865 · PSIG G 056							
Deposit	03/27/2018	1500005461	800 City InfraStructure Imp Fd:A. Rev:4865 PSIG G 056	MPFA PSIG G 056 FY 2017			15,071.98
Total 4865 · PSIG G 056						0.00	15,071.98
4879 · Downtown Special Assessments							
Deposit	03/31/2018	35973	805 Downtown Imp Debt Service:4879 Dwtwn Spec Assessm...	FSA Title Services re: 15955 35th St S (Seller Estate of Richard Balsi...			13,382.70
Total 4879 · Downtown Special Assessments						0.00	13,382.70
4940 · State Fire Aid Received							
Deposit	03/14/2018	5927980	550 Special Activities Fund:H. State Fire Aid:4940 State Fire A...	St of MN: Firefighters Relief Assoc 2018 Supplemental			2,000.00

City of Afton
Customer Receipts and Other Deposits - Sorted by Account
 March 2018

Type	Date	Num	Name	Memo	Class	Debit	Credit
Total 4940 · State Fire Aid Received						0.00	2,000.00
4950 · 10% Charitable Gaming Tax Deposit	03/12/2018	11810	550 Special Activities Fund:E. Charitable Gaming Tax:4950 10...	Merrick: Lumberyard Pub Jan 2018			43.38
Total 4950 · 10% Charitable Gaming Tax						0.00	43.38
TOTAL						156,267.90	156,267.90

04/12/18

**City of Afton
Claims Paid
March 2018**

Type	Date	Num	Name	Memo	Account	Original Amount
Bill Pmt -C...	03/01/2018	21981	USPS (Postmaster)		100 · 4M Fund/US Bank - Gene...	(185.23)
Bill	03/01/2018	Newslett...	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5550 Postage	Newsletter postage	5550 · Postage	185.23
TOTAL						185.23
Bill Pmt -C...	03/01/2018	22443	Mally's Sunshine Kennels	VOID:	100 · 4M Fund/US Bank - Gene...	0.00
TOTAL						0.00
Bill Pmt -C...	03/07/2018	22444	Mally's Sunshine Kennels		100 · 4M Fund/US Bank - Gene...	(750.00)
Bill	02/28/2018	2018 Ret...	100 Gen'l Fd:B. Exp:B02 Public Safety & Health:B2.1 Public Safety:5605 Ani...	2018 Retainer 3/1/18 to 12/31/18	5605 · Animal Control	750.00
TOTAL						750.00
Bill Pmt -C...	03/07/2018	22445	CenturyTel, Inc		100 · 4M Fund/US Bank - Gene...	(250.00)
Bill	02/28/2018	Refund C...	100 Gen'l Fd:A. Rev:A05 Lic, Fees & Permits:4435 Street Opening & Utility ...	Refund permit fees not needed: 12511 Hudson Rd S N.286637	4435 · Street Openng & Utility Pe...	250.00
TOTAL						250.00
Paycheck	03/15/2018	22446	Johnson, Kenneth L		100 · 4M Fund/US Bank - Gene...	(73.27)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		5020 · Maintenance Person	85.35
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		2302 · PERA Payable - Staff	(5.55)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		5053 · PERA Contribution - Empl...	6.40
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		2302 · PERA Payable - Staff	(6.40)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		5051 · Social Security Tax - Empl...	5.29
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		2205 · Soc Sec Payable - Employer	(5.29)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		2204 · Social Security W/H - Em...	(5.29)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		5052 · Medicare Tax - Employer	1.24
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		2213 · Medicare Payable - Emplo...	(1.24)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		2212 · Medicare W/H - Employee	(1.24)
TOTAL						73.27
Paycheck	03/15/2018	22447	Nelson, Randall P		100 · 4M Fund/US Bank - Gene...	(187.10)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		5002 · Mayor & Council Wages	200.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		5053 · PERA Contribution - Empl...	10.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		5052 · Medicare Tax - Employer	2.90
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		2213 · Medicare Payable - Emplo...	(2.90)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		2212 · Medicare W/H - Employee	(2.90)
TOTAL						187.10
Paycheck	03/15/2018	22448	Palmquist, William B		100 · 4M Fund/US Bank - Gene...	(187.10)

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Type	Date	Num	Name	Memo	Account	Original Amount
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		5002 · Mayor & Council Wages	200.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		5053 · PERA Contribution - Empl...	10.00
					2303 · PERA Payable - Council	(10.00)
					5052 · Medicare Tax - Employer	2.90
					2213 · Medicare Payable - Emplo...	(2.90)
					2212 · Medicare W/H - Employee	(2.90)
TOTAL						187.10
Paycheck	03/15/2018	22449	Richter, Joseph J		100 · 4M Fund/US Bank - Gene...	(187.10)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		5002 · Mayor & Council Wages	200.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...		5053 · PERA Contribution - Empl...	10.00
					2303 · PERA Payable - Council	(10.00)
					5052 · Medicare Tax - Employer	2.90
					2213 · Medicare Payable - Emplo...	(2.90)
					2212 · Medicare W/H - Employee	(2.90)
TOTAL						187.10
Bill Pmt -C...	03/15/2018	22451	AHW		100 · 4M Fund/US Bank - Gene...	(1,319.00)
Bill	02/28/2018	TractorC...	550 Special Activities Fund:I. City Vehicles:5977 John Deere X749 Tractor	Tractor Cab Cover for JD Tractor	5977 · City Vehicles - JD Tractor...	1,319.00
TOTAL						1,319.00
Bill Pmt -C...	03/15/2018	22452	Handyman Services of MN		100 · 4M Fund/US Bank - Gene...	(450.00)
Bill	02/28/2018	SnowIce...	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5830 Snow &...	Snow plow: Downtown sidewalks and City Hall	5830 · Snow & Ice Control	450.00
TOTAL						450.00
Bill Pmt -C...	03/15/2018	22453	Croix Crystal Water Treatment	cooler lease and water	100 · 4M Fund/US Bank - Gene...	(27.00)
Bill	02/28/2018	55991	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6030 Misc Expense	rent on hot & cold cooler, bottled water	6030 · Misc Exp - Bldg & Land	27.00
TOTAL						27.00
Bill Pmt -C...	03/15/2018	22454	Culligan of Stillwater	Account # 306-0227421-5-0	100 · 4M Fund/US Bank - Gene...	(62.85)
Bill	02/28/2018	1102308	200 Park Reserve Fd:B. Exp:6115 Pub Wks - Park & Open Space	Town Square Park restroom	6115 · Park & Open Space Public...	62.85
TOTAL						62.85
Bill Pmt -C...	03/15/2018	22455	Innovative Office Solutions LLC		100 · 4M Fund/US Bank - Gene...	(153.44)
Bill	02/28/2018	1935909	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5540 Office Supplies	supplies	5540 · Office Supplies	47.36
Bill	02/28/2018	1956313	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5540 Office Supplies	supplies	5540 · Office Supplies	106.08

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Type	Date	Num	Name	Memo	Account	Original Amount
TOTAL						153.44
Bill Pmt -C...	03/15/2018	22456	Kathi Pelnar	Humane Animal Control Service	100 - 4M Fund/US Bank - Gene...	(400.00)
Bill	02/28/2018	February...	100 Gen'l Fd:B. Exp:B02 Public Safety & Health:B2.1 Public Safety:5605 Ani...	animal control, 6 month service retainer	5605 - Animal Control	400.00
TOTAL						400.00
Bill Pmt -C...	03/15/2018	22457	Menards - Hudson		100 - 4M Fund/US Bank - Gene...	(46.46)
Bill	02/28/2018	68885	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6035 Routine Cleaning	supplies	6035 - Routine Cleaning	6.98
Bill	02/28/2018	68983	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6050 Supplies	supplies	6050 - Supplies - Bldg & Land	39.48
TOTAL						46.46
Bill Pmt -C...	03/15/2018	22458	Northwest Assoc (City Projects)		100 - 4M Fund/US Bank - Gene...	(486.80)
Bill	02/28/2018	23433	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5330 Planning Fees	Meetings	5330 - Planning Fees	400.00
Bill	02/28/2018	23431	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5330 Planning Fees	City Projects	5330 - Planning Fees	86.80
TOTAL						486.80
Bill Pmt -C...	03/15/2018	22459	Pioneer Press	Acct # 415245	100 - 4M Fund/US Bank - Gene...	(19.35)
Bill	02/28/2018	0218415...	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5555 Publishing & Printing	Legals:	5555 - Publishing & Printing	19.35
TOTAL						19.35
Bill Pmt -C...	03/15/2018	22460	Wash Cty (Recorder)		100 - 4M Fund/US Bank - Gene...	(46.00)
Bill	02/28/2018	03012018	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5535 Misc Expense	4144156 Charlie and Danielle Wamstad	5535 - Miscellaneous Expense	46.00
TOTAL						46.00
Bill Pmt -C...	03/15/2018	22461	Wash Cty (Taxation Division)		100 - 4M Fund/US Bank - Gene...	(332.84)
Bill	02/28/2018	137094	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5555 Publishing & Printing	2018 Truth In Taxation	5555 - Publishing & Printing	332.84
TOTAL						332.84
Bill Pmt -C...	03/20/2018	22462	Felhaber Larson	File No. 0299687.00001	100 - 4M Fund/US Bank - Gene...	(5,350.50)
Bill	02/28/2018	625478	800 City InfraStructure Imp Fd:B. Exp:8870 Dwtm Imp - Special Assess Exp	Special Assessment Appeals: Village Wastewater Treatment Fa...	8870 - Dwtm Imp - Special Assess...	5,350.50
TOTAL						5,350.50
Bill Pmt -C...	03/20/2018	22463	Holstad & Knaak, PLC	Legal Services	100 - 4M Fund/US Bank - Gene...	(4,000.00)
Bill	02/28/2018	Feb2018	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5321 General - Legal Fees	Civil / General	5321 - Legal Fees - General	1,735.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5320 Prosecution - Legal Fees	Prosecution	5320 - Legal Fees - Prosecution	2,140.00

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Type	Date	Num	Name	Memo	Account	Original Amount
			800 City InfraStructure Imp Fd:B. Exp:8894 Septic Permits, Fees, Admin	Condemnation	8894 · Septic Permits, Fees, Admin	125.00
TOTAL						4,000.00
Bill Pmt -C...	03/20/2018	22464	Larson King LLP		100 · 4M Fund/US Bank - Gene...	(1,989.10)
Bill	02/28/2018	70274	800 City InfraStructure Imp Fd:B. Exp:8870 Dwtn Imp - Special Assess Exp	Special assessment appeal: Afton Marine & Yacht Club: File #2...	8870 · Dwtn Imp - Special Assess...	1,989.10
TOTAL						1,989.10
Bill Pmt -C...	03/20/2018	22465	Niedzwiecki, Thomas H.	Accounting Services	100 · 4M Fund/US Bank - Gene...	(1,396.00)
Bill	02/28/2018	022818	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5304 Accounting Fees 100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5540 Office Supplies 100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5540 Office Supplies 100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5304 Accounting Fees	Monthly charge for Accounting Services per Contract Monthly charge for QB Pro software including Payroll Service ... Mailing envelopes, copies of invoices, misc postage Attendance at CC Meeting	5304 · Accounting Fees 5540 · Office Supplies 5540 · Office Supplies 5304 · Accounting Fees	1,226.00 30.00 40.00 100.00
TOTAL						1,396.00
Bill Pmt -C...	03/20/2018	22466	Northwest Assoc (Private Projects)	Technical Assistance - Private Projects	100 · 4M Fund/US Bank - Gene...	(4,868.15)
Bill	02/28/2018	23432	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5330 Planning Fees	Afton Creek Preserve Preliminary Plat	5330 · Planning Fees	4,868.15
TOTAL						4,868.15
Bill Pmt -C...	03/20/2018	22467	Petersen Management Co. LLC	Cust No. 3477	100 · 4M Fund/US Bank - Gene...	(662.20)
Bill	02/28/2018	095754	115 Bldg & Land Capital Fund:B. Exp:6022 Septic System Operations	Outside Services Lab Fees 2/20, 2/26	6022 · Septic System Operations	662.20
TOTAL						662.20
Bill Pmt -C...	03/20/2018	22468	Petersen Management Co. LLC	Cust No. 3477	100 · 4M Fund/US Bank - Gene...	(1,508.33)
Bill	02/28/2018	095758	115 Bldg & Land Capital Fund:B. Exp:6022 Septic System Operations	Operation and Managemant Fees: Mar2018	6022 · Septic System Operations	1,508.33
TOTAL						1,508.33
Bill Pmt -C...	03/20/2018	22469	Springsted Incorporated	project no. 001129.105	100 · 4M Fund/US Bank - Gene...	(2,150.00)
Bill	02/28/2018	18-009	805 Downtown Imp Debt Service:7740 2017A Dwntwn Tmp Imp Bond Issue ... 725 Road Paving Debt Service Fund:7736 2014A Refund Bd Admin Exp 725 Road Paving Debt Service Fund:7741 2017B \$3.5MM Road Bd Issue Exp	2017 Continuing Disclosure Services project no. 001129.105 project no. 001129.105	7740 · 2017A Dwntwn Imp Bond... 7736 · 2014A Refunding Bds Ad... 7741 · 2017B \$3.5MM Road Bd ...	716.00 716.00 718.00
TOTAL						2,150.00
Bill Pmt -C...	03/20/2018	22470	Stensland Inspection Services	Building Inspection Services	100 · 4M Fund/US Bank - Gene...	(2,122.23)
Bill	02/28/2018	Feb2018	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5350 Bldg Insp Fees - Stensl...	Bldg Permits	5350 · Building Insp Fees - Stensl...	2,122.23
TOTAL						2,122.23

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Type	Date	Num	Name	Memo	Account	Original Amount
Bill Pmt -C...	03/20/2018	22471	Tri-County Services (Snow Ice)		100 · 4M Fund/US Bank - Gene...	(19,082.50)
Bill	02/28/2018	321	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5830 Snow &...	Snow & Ice Control Feb 2018	5830 · Snow & Ice Control	19,082.50
TOTAL						19,082.50
Bill Pmt -C...	03/20/2018	22472	Wash Cty (Rd & Bridge)(Trans & Phys Dev)	Account No. 20490	100 · 4M Fund/US Bank - Gene...	(5,180.00)
Bill	02/28/2018	135694	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5830 Snow &... 100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5830 Snow &...	Sand and Salt Dec 2017 Sand and Salt Jan 2018	5830 · Snow & Ice Control 5830 · Snow & Ice Control	819.81 4,360.19
TOTAL						5,180.00
Bill Pmt -C...	03/20/2018	22473	Wash Cty (Rd & Bridge)(Trans & Phys Dev)	Account No. 20490	100 · 4M Fund/US Bank - Gene...	(15,129.24)
Bill	02/28/2018	136315	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5830 Snow &...	snow & ice control Feb 14 2018	5830 · Snow & Ice Control	15,129.24
TOTAL						15,129.24
Bill Pmt -C...	03/20/2018	22474	Wenck Associates Inc.	project 2656-04	100 · 4M Fund/US Bank - Gene...	(951.80)
Bill	02/28/2018	11800963	800 City InfraStructure Imp Fd:B. Exp:8897 Septic Construction Eng'g	Afton LSTS bidding, construction and post-construction services	8897 · Septic Construction Eng'g	951.80
TOTAL						951.80
Bill Pmt -C...	03/20/2018	22475	WSB (Applicants)	Customer No. 01856	100 · 4M Fund/US Bank - Gene...	(871.00)
Bill	02/28/2018	021918-6	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5310 Engineering Fees	Afton Creek Preserve Plan Review	5310 · Engineering Fees	871.00
TOTAL						871.00
Bill Pmt -C...	03/20/2018	22476	WSB (Bridge Inspections)	Project # 01856	100 · 4M Fund/US Bank - Gene...	(2,940.00)
Bill	02/28/2018	2	120 Street Imp Capital Fd:B. Exp:7937 Bridge Repair & Replacement	Bridge Safety Inspections	7937 · Bridge Repair & Replace...	2,940.00
TOTAL						2,940.00
Bill Pmt -C...	03/20/2018	22477	WSB (City Engineer)	01856	100 · 4M Fund/US Bank - Gene...	(2,406.50)
Bill	02/28/2018	022618-1	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5310 Engineering Fees	2018 City Engineering	5310 · Engineering Fees	2,406.50
TOTAL						2,406.50
Bill Pmt -C...	03/20/2018	22478	WSB (Downtown Village Imp Proj)	Downtown Village Imp Proj No. 01856-520	100 · 4M Fund/US Bank - Gene...	(55,811.00)
Bill	02/28/2018	520-14	800 City InfraStructure Imp Fd:B. Exp:8899 Village Improvements	Downtown Village Improvement Project No. 01856-520	8899 · Village Improvements	55,811.00
TOTAL						55,811.00
Bill Pmt -C...	03/20/2018	22479	Youth Service Bureau		100 · 4M Fund/US Bank - Gene...	(1,500.00)

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Type	Date	Num	Name	Memo	Account	Original Amount
Bill	02/28/2018	Feb2018	550 Special Activities Fund:B. Cable Comm/July 4th/Comm Garden:6366 Cit...	YSB Services - 2018	6366 · City Council Contingency ...	1,500.00
TOTAL						1,500.00
Liability Ch...	03/31/2018	22480	Madison National Life	1038150000000000	100 · 4M Fund/US Bank - Gene...	(137.16)
				1038150000000000	2325 · Madison Life ST & LT Di...	108.81
				1038150000000000	2325 · Madison Life ST & LT Di...	28.35
TOTAL						137.16
Bill Pmt -C...	03/29/2018	22481	Baglio Bill (1099 Vendor)	1099 Vendor	100 · 4M Fund/US Bank - Gene...	(450.00)
Bill	03/29/2018	SnowRe...	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5830 Snow &...	Snow removal/filling of ice rink	5830 · Snow & Ice Control	450.00
TOTAL						450.00
Paycheck	03/29/2018	22482	Johnson, Kenneth L		100 · 4M Fund/US Bank - Gene...	(893.88)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		5020 · Maintenance Person	754.00
					2302 · PERA Payable - Staff	(49.01)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		5053 · PERA Contribution - Empl...	56.55
					2302 · PERA Payable - Staff	(56.55)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		5020 · Maintenance Person	450.00
					2210 · Federal Withholding	(112.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		5051 · Social Security Tax - Empl...	74.65
					2205 · Soc Sec Payable - Employer	(74.65)
					2204 · Social Security W/H - Em...	(74.65)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint W...		5052 · Medicare Tax - Employer	17.46
					2213 · Medicare Payable - Empl...	(17.46)
					2212 · Medicare W/H - Employee	(17.46)
					2208 · MN State Withholding	(57.00)
TOTAL						893.88
Check	03/29/2018	22483	Wamstad Miller Est Z17-34 12200 22nd	Refund Z17-34 Escrow less Exp	100 · 4M Fund/US Bank - Gene...	(1,290.25)
			Wamstad Miller Est Z17-34 12200 22nd	Refund Z17-34 Escrow less Exp	2001 · Permit Escrow & Fees	1,290.25
TOTAL						1,290.25
Bill Pmt -C...	03/29/2018	22484	Advantage Signs & Graphics, Inc.		100 · 4M Fund/US Bank - Gene...	(169.00)
Bill	03/29/2018	33806	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5860 Signs &...	signage	5860 · Signs & Signals	169.00
TOTAL						169.00
Bill Pmt -C...	03/29/2018	22485	Econo Signs	Customer No, 55001	100 · 4M Fund/US Bank - Gene...	(44.27)
Bill	03/29/2018	10-943463	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5860 Signs &...	Weight limit signs	5860 · Signs & Signals	44.27

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Type	Date	Num	Name	Memo	Account	Original Amount
TOTAL						44.27
Bill Pmt -C...	03/29/2018	22486	Ed's Trophies Inc.	Account # 9332	100 · 4M Fund/US Bank - Gene...	(180.85)
Bill	03/29/2018	101265	200 Park Reserve Fd:B. Exp:6115 Pub Wks - Park & Open Space	Sign: In loving memory of Blackie and Amy Hancock	6115 · Park & Open Space Public...	180.85
TOTAL						180.85
Bill Pmt -C...	03/29/2018	22487	Get Connected Tech		100 · 4M Fund/US Bank - Gene...	(195.00)
Bill	03/29/2018	151053	800 City InfraStructure Imp Fd:B. Exp:8901 Septic Construction	Quarterly Monitoring of Afton Sewage Site	8901 · Septic Construction	195.00
TOTAL						195.00
Bill Pmt -C...	03/29/2018	22488	Innovative Office Solutions LLC	customer # V105001	100 · 4M Fund/US Bank - Gene...	(93.53)
Bill	03/29/2018	1977583	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5540 Office Supplies	supplies	5540 · Office Supplies	93.53
TOTAL						93.53
Bill Pmt -C...	03/29/2018	22489	Lock Squad		100 · 4M Fund/US Bank - Gene...	(115.00)
Bill	03/29/2018	11368	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6040 Repairs & Maintenance	service call, file cabinet unlocked, lock replaced	6040 · City Property Maintenance	115.00
TOTAL						115.00
Bill Pmt -C...	03/29/2018	22490	Menards - Hudson		100 · 4M Fund/US Bank - Gene...	(120.08)
Bill	03/29/2018	69323	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6050 Supplies	supplies	6050 · Supplies - Bldg & Land	98.17
Bill	03/29/2018	69485	100 Gen'l Fd:B. Exp:B05 Parks & Recreation:6135 Park Maintenance	supplies	6135 · Park Maintenance	13.98
Bill	03/29/2018	69958	100 Gen'l Fd:B. Exp:B05 Parks & Recreation:6135 Park Maintenance	supplies	6135 · Park Maintenance	7.93
TOTAL						120.08
Bill Pmt -C...	03/29/2018	22491	River Valley Printing	Cust No. 1483	100 · 4M Fund/US Bank - Gene...	(290.00)
Bill	03/29/2018	6153	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5560 Newsletter	1250 4-pg newsletters	5560 · Newsletter Expenses	290.00
TOTAL						290.00
Bill Pmt -C...	03/29/2018	22492	StarTech Computing, Inc		100 · 4M Fund/US Bank - Gene...	(359.00)
Bill	03/29/2018	46357	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5510 Computer Serv/Software	flexnet	5510 · Computer Service/Software	359.00
TOTAL						359.00
Paycheck	03/15/2018	201803028	Moorse, Ronald J	Direct Deposit	100 · 4M Fund/US Bank - Gene...	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...	Direct Deposit	5004 · Administrator Salary	3,839.58
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...	Direct Deposit	5053 · PERA Contribution - Empl...	287.97

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Type	Date	Num	Name	Memo	Account	Original Amount
				Direct Deposit	2302 · PERA Payable - Staff	(287.97)
				Direct Deposit	2302 · PERA Payable - Staff	(249.57)
		100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...		Direct Deposit	5037 · Flexible Benefits	1,100.00
				Direct Deposit	2210 · Federal Withholding	(588.00)
		100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...		Direct Deposit	5051 · Social Security Tax - Empl...	306.25
				Direct Deposit	2205 · Soc Sec Payable - Employer	(306.25)
				Direct Deposit	2204 · Social Security W/H - Em...	(306.25)
		100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...		Direct Deposit	5052 · Medicare Tax - Employer	71.62
				Direct Deposit	2213 · Medicare Payable - Empl...	(71.62)
				Direct Deposit	2212 · Medicare W/H - Employee	(71.62)
				Direct Deposit	2208 · MN State Withholding	(278.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(3,446.14)
TOTAL						0.00
Paycheck	03/15/2018	201803029	Meade, Debra J	Direct Deposit	100 · 4M Fund/US Bank - Gene...	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office ...	Direct Deposit	5007 · Intern/Office Assistant Wa...	711.59
				Direct Deposit	2302 · PERA Payable - Staff	(46.25)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office ...	Direct Deposit	5053 · PERA Contribution - Empl...	53.37
				Direct Deposit	2302 · PERA Payable - Staff	(53.37)
				Direct Deposit	2210 · Federal Withholding	(58.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office ...	Direct Deposit	5051 · Social Security Tax - Empl...	44.12
				Direct Deposit	2205 · Soc Sec Payable - Employer	(44.12)
				Direct Deposit	2204 · Social Security W/H - Em...	(44.12)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office ...	Direct Deposit	5052 · Medicare Tax - Employer	10.32
				Direct Deposit	2213 · Medicare Payable - Empl...	(10.32)
				Direct Deposit	2212 · Medicare W/H - Employee	(10.32)
				Direct Deposit	2208 · MN State Withholding	(16.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(536.90)
TOTAL						0.00
Paycheck	03/15/2018	201803030	Yoho, Julie D	Direct Deposit	100 · 4M Fund/US Bank - Gene...	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manag...	Direct Deposit	5008 · Office Manager Wages	1,794.52
				Direct Deposit	2302 · PERA Payable - Staff	(116.64)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manag...	Direct Deposit	5053 · PERA Contribution - Empl...	134.59
				Direct Deposit	2302 · PERA Payable - Staff	(134.59)
				Direct Deposit	2210 · Federal Withholding	(107.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manag...	Direct Deposit	5051 · Social Security Tax - Empl...	111.26
				Direct Deposit	2205 · Soc Sec Payable - Employer	(111.26)
				Direct Deposit	2204 · Social Security W/H - Em...	(111.26)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manag...	Direct Deposit	5052 · Medicare Tax - Employer	26.02
				Direct Deposit	2213 · Medicare Payable - Empl...	(26.02)
				Direct Deposit	2212 · Medicare W/H - Employee	(26.02)
				Direct Deposit	2208 · MN State Withholding	(61.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(1,372.60)
TOTAL						0.00
Paycheck	03/15/2018	201803031	Bend, Richard H	Direct Deposit	100 · 4M Fund/US Bank - Gene...	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...	Direct Deposit	5002 · Mayor & Council Wages	300.00

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City of Afton
Claims Paid
March 2018

Type	Date	Num	Name	Memo	Account	Original Amount
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...	Direct Deposit	2303 · PERA Payable - Council	(15.00)
				Direct Deposit	5053 · PERA Contribution - Empl...	15.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...	Direct Deposit	2303 · PERA Payable - Council	(15.00)
				Direct Deposit	5052 · Medicare Tax - Employer	4.35
				Direct Deposit	2213 · Medicare Payable - Emplo...	(4.35)
				Direct Deposit	2212 · Medicare W/H - Employee	(4.35)
				Direct Deposit	2110 · Direct Deposit Liabilities	(280.65)
TOTAL						0.00
Paycheck	03/15/2018	201803032	Ross, Stanley A	Direct Deposit	100 · 4M Fund/US Bank - Gene...	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...	Direct Deposit	5002 · Mayor & Council Wages	200.00
				Direct Deposit	2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...	Direct Deposit	5053 · PERA Contribution - Empl...	10.00
				Direct Deposit	2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Cou...	Direct Deposit	5052 · Medicare Tax - Employer	2.90
				Direct Deposit	2213 · Medicare Payable - Emplo...	(2.90)
				Direct Deposit	2212 · Medicare W/H - Employee	(2.90)
				Direct Deposit	2110 · Direct Deposit Liabilities	(187.10)
TOTAL						0.00
Liability Ch...	03/14/2018	201803033	QuickBooks Payroll Service	Created by Payroll Service on 03/12/2018	100 · 4M Fund/US Bank - Gene...	(5,832.14)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5505 Bank/IRS Fees/Sales Tax	Fee for 5 direct deposit(s) at \$1.75 each	5505 · Bank/IRS/Sales Tax	8.75
			QuickBooks Payroll Service	Created by Payroll Service on 03/12/2018	2110 · Direct Deposit Liabilities	5,823.39
TOTAL						5,832.14
Liability Ch...	03/15/2018	201803034	PERA (Council)	3030-51 207620	100 · 4M Fund/US Bank - Gene...	(110.00)
				3030-51 207620	2303 · PERA Payable - Council	55.00
				3030-51 207620	2303 · PERA Payable - Council	55.00
TOTAL						110.00
Liability Ch...	03/15/2018	201803035	PERA (Staff)	3030-01 210990	100 · 4M Fund/US Bank - Gene...	(900.34)
				3030-01 210990	2302 · PERA Payable - Staff	418.01
				3030-01 210990	2302 · PERA Payable - Staff	482.33
TOTAL						900.34
Liability Ch...	03/15/2018	201803036	IRS (US Treasury)	41-1290668	100 · 4M Fund/US Bank - Gene...	(1,937.14)
				41-1290668	2210 · Federal Withholding	753.00
				41-1290668	2213 · Medicare Payable - Emplo...	125.15
				41-1290668	2212 · Medicare W/H - Employee	125.15
				41-1290668	2205 · Soc Sec Payable - Employer	466.92
				41-1290668	2204 · Social Security W/H - Em...	466.92

**City of Afton
Claims Paid
March 2018**

Type	Date	Num	Name	Memo	Account	Original Amount
TOTAL						1,937.14
Liability Ch...	03/15/2018	201803037	MN Dept of Revenue	5050730	100 · 4M Fund/US Bank - Gene...	(355.00)
				5050730	2208 · MN State Withholding	355.00
TOTAL						355.00
Paycheck	03/29/2018	201804001	Meade, Debra J	Direct Deposit	100 · 4M Fund/US Bank - Gene...	0.00
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office ...	Direct Deposit	5007 · Intern/Office Assistant Wa...	1,044.75
				Direct Deposit	2302 · PERA Payable - Staff	(67.91)
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office ...	Direct Deposit	5053 · PERA Contribution - Empl...	78.36
				Direct Deposit	2302 · PERA Payable - Staff	(78.36)
				Direct Deposit	2210 · Federal Withholding	(90.00)
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office ...	Direct Deposit	5051 · Social Security Tax - Empl...	64.77
				Direct Deposit	2205 · Soc Sec Payable - Employer	(64.77)
				Direct Deposit	2204 · Social Security W/H - Em...	(64.77)
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office ...	Direct Deposit	5052 · Medicare Tax - Employer	15.15
				Direct Deposit	2213 · Medicare Payable - Empl...	(15.15)
				Direct Deposit	2212 · Medicare W/H - Employee	(15.15)
				Direct Deposit	2208 · MN State Withholding	(33.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(773.92)
TOTAL						0.00
Paycheck	03/29/2018	201804002	Yoho, Julie D	Direct Deposit	100 · 4M Fund/US Bank - Gene...	0.00
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manag...	Direct Deposit	5008 · Office Manager Wages	2,073.50
				Direct Deposit	2302 · PERA Payable - Staff	(134.78)
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manag...	Direct Deposit	5053 · PERA Contribution - Empl...	155.51
				Direct Deposit	2302 · PERA Payable - Staff	(155.51)
				Direct Deposit	2210 · Federal Withholding	(138.00)
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manag...	Direct Deposit	5051 · Social Security Tax - Empl...	128.56
				Direct Deposit	2205 · Soc Sec Payable - Employer	(128.56)
				Direct Deposit	2204 · Social Security W/H - Em...	(128.56)
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manag...	Direct Deposit	5052 · Medicare Tax - Employer	30.07
				Direct Deposit	2213 · Medicare Payable - Empl...	(30.07)
				Direct Deposit	2212 · Medicare W/H - Employee	(30.07)
				Direct Deposit	2208 · MN State Withholding	(75.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(1,567.09)
TOTAL						0.00
Paycheck	03/29/2018	201804003	Moorse, Ronald J	Direct Deposit	100 · 4M Fund/US Bank - Gene...	0.00
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...	Direct Deposit	5004 · Administrator Salary	3,839.58
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...	Direct Deposit	5053 · PERA Contribution - Empl...	287.97
				Direct Deposit	2302 · PERA Payable - Staff	(287.97)
				Direct Deposit	2302 · PERA Payable - Staff	(249.57)
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...	Direct Deposit	5037 · Flexible Benefits	1,100.00
			100 Gen'l Fd.B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...	Direct Deposit	5018 · Insurance Benefits	28.35
				Direct Deposit	2325 · Madison Life ST & LT Di...	(28.35)

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**City of Afton
Claims Paid
March 2018**

Type	Date	Num	Name	Memo	Account	Original Amount
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...	Direct Deposit	2325 · Madison Life ST & LT Di...	(108.81)
				Direct Deposit	2210 · Federal Withholding	(588.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...	Direct Deposit	5051 · Social Security Tax - Empl...	306.25
				Direct Deposit	2205 · Soc Sec Payable - Employer	(306.25)
				Direct Deposit	2204 · Social Security W/H - Em...	(306.25)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator ...	Direct Deposit	5052 · Medicare Tax - Employer	71.62
				Direct Deposit	2213 · Medicare Payable - Emplo...	(71.62)
				Direct Deposit	2212 · Medicare W/H - Employee	(71.62)
				Direct Deposit	2208 · MN State Withholding	(278.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(3,337.33)
TOTAL						0.00
Liability Ch...	03/28/2018	201804004	QuickBooks Payroll Service	Created by Payroll Service on 03/27/2018	100 · 4M Fund/US Bank - Gene...	(5,683.59)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5505 Bank/IRS Fees/Sales Tax	Fee for 3 direct deposit(s) at \$1.75 each	5505 · Bank/IRS/Sales Tax	5.25
			QuickBooks Payroll Service	Created by Payroll Service on 03/27/2018	2110 · Direct Deposit Liabilities	5,678.34
TOTAL						5,683.59
Liability Ch...	03/31/2018	201804005	PERA (Staff)	3030-01 210990	100 · 4M Fund/US Bank - Gene...	(1,079.66)
				3030-01 210990	2302 · PERA Payable - Staff	501.27
				3030-01 210990	2302 · PERA Payable - Staff	578.39
TOTAL						1,079.66
Liability Ch...	03/31/2018	201804006	IRS (US Treasury)	41-1290668	100 · 4M Fund/US Bank - Gene...	(2,345.06)
				41-1290668	2210 · Federal Withholding	928.00
				41-1290668	2213 · Medicare Payable - Emplo...	134.30
				41-1290668	2212 · Medicare W/H - Employee	134.30
				41-1290668	2205 · Soc Sec Payable - Employer	574.23
				41-1290668	2204 · Social Security W/H - Em...	574.23
TOTAL						2,345.06
Liability Ch...	03/31/2018	201804007	MN Dept of Revenue	5050730	100 · 4M Fund/US Bank - Gene...	(443.00)
				5050730	2208 · MN State Withholding	443.00
TOTAL						443.00
Bill Pmt -C...	03/30/2018	201804008	Spencer D Klover (DD)	Videographer \$25.00/hour	100 · 4M Fund/US Bank - Gene...	(350.00)
Bill	03/28/2018	VideoMa...	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5120 Contract - Video Meeti...	14 hours @ \$25	5120 · Contract - Video Meetings	350.00
TOTAL						350.00
Check	03/29/2018	201804009	QuickBooks Payroll Service	Created by Direct Deposit Service on 03/28/2018	100 · 4M Fund/US Bank - Gene...	(1.75)

City of Afton
Claims Paid
 March 2018

Type	Date	Num	Name	Memo	Account	Original Amount
			100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5505 Bank/IRS Fees/Sales Tax	Fee for 1 direct deposit(s) at \$1.75 each	5505 · Bank/IRS/Sales Tax	1.75
TOTAL						1.75
Bill Pmt -C...	03/31/2018	201804010	Comcast {EFT} (8772 10 572 0001508)	Account # 8772 10 572 0001508	100 · 4M Fund/US Bank - Gene...	(299.55)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5565 Telephone	Comcast Business Internet and Voice	5565 · Telephone	299.55
TOTAL						299.55
Bill Pmt -C...	03/31/2018	201804011	CP Energy {EFT} (6217601-1)	Meter # M19702480474 Account No. 6217601-1	100 · 4M Fund/US Bank - Gene...	(402.11)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6045 City Garage Expense	1675 Stagecoach Trl S: City Garage	6045 · City Garage Expense	402.11
TOTAL						402.11
Bill Pmt -C...	03/31/2018	201804012	CP Energy {EFT} (8000015314-0)	Acct No. 8000015314-0	100 · 4M Fund/US Bank - Gene...	(406.38)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5855 Gas La...	5280051 & 5297140 Meter M19810528546 & M19981171295	5855 · Gas Lamps - Operating Co...	406.38
TOTAL						406.38
Bill Pmt -C...	03/31/2018	201804013	Xcel Energy {EFT} (51-0895 3451)	Acct: 51-0895345-1 Meter# 000071246886	100 · 4M Fund/US Bank - Gene...	(21.62)
Bill	03/31/2018	033118	800 City InfraStructure Imp Fd:B. Exp:8891 Dwtown Prop Purch/Exp	Eastwood - Septic Property 2318 St Croix Trl S Meter# 969876...	8891 · DNR Flood Imp - Prop Pu...	21.62
TOTAL						21.62
Bill Pmt -C...	03/31/2018	201804014	Xcel Energy {EFT} (51-11935 1802)		100 · 4M Fund/US Bank - Gene...	(157.94)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B05 Parks & Recreation:6135 Park Maintenance	Acct No. 51-0011119351802 Park Restroom: 3418 St Croix Trl...	6135 · Park Maintenance	157.94
TOTAL						157.94
Bill Pmt -C...	03/31/2018	201804015	Xcel Energy {EFT} (51-11983 9027)	Acct No. 51-0011983902-7	100 · 4M Fund/US Bank - Gene...	(373.40)
Bill	03/31/2018	033118	115 Bldg & Land Capital Fund:B. Exp:6022 Septic System Operations	Acct No. 51-0011983902-7 Pumphouse for Water Treatment: 2...	6022 · Septic System Operations	373.40
TOTAL						373.40
Bill Pmt -C...	03/31/2018	201804016	Xcel Energy {EFT} (51-4272 6298)	3175 St. Croix Trail S Meter #0098360010	100 · 4M Fund/US Bank - Gene...	(20.93)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6020 Electricity - Xcel Energy	3175 St. Croix Trail S Meter #98360010 Premises #302192631	6020 · Electricity	20.93
TOTAL						20.93
Bill Pmt -C...	03/31/2018	201804017	Xcel Energy {EFT} (51-5247 6229)	201 Project: 4105 River Rd Meter No. 0098359441	100 · 4M Fund/US Bank - Gene...	(75.50)
Bill	03/31/2018	033118	400 201 Project Fund:B. Exp:5915 201 Project Maintenance	201 Project: 4105 River Rd Meter No. 0098359441	5915 · 201 Project Maintenance	75.50

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**City of Afton
Claims Paid
March 2018**

Type	Date	Num	Name	Memo	Account	Original Amount
TOTAL						75.50
Bill Pmt -C...	03/31/2018	201804018	Xcel Energy (EFT) (51-5371 3569)	15891 34th St. S: Automatic Protective Lighting Service	100 · 4M Fund/US Bank - Gene...	(17.80)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6020 Electricity - Xcel Energy	15891 34th St. S: Automatic Protective Lighting Service	6020 · Electricity	17.80
TOTAL						17.80
Bill Pmt -C...	03/31/2018	201804019	Xcel Energy (EFT) (51-5700 4296)	Acct #51-5700429-6 Meter #0077765464	100 · 4M Fund/US Bank - Gene...	(278.46)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5850 Street L...	3033 St. Croix Trail S Meter #77765464 Premises #303084797	5850 · Street Lighting	278.46
TOTAL						278.46
Bill Pmt -C...	03/31/2018	201804020	Xcel Energy (EFT) (51-6223 9212)	Acct No. 51-6223921-2 Street Lighting	100 · 4M Fund/US Bank - Gene...	(212.95)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5850 Street L...	Street Lighting Service	5850 · Street Lighting	212.95
TOTAL						212.95
Bill Pmt -C...	03/31/2018	201804021	Xcel Energy (EFT) (51-6257 8029)	3420 St. Croix Trl S Meter #0096987678	100 · 4M Fund/US Bank - Gene...	(156.79)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6020 Electricity - Xcel Energy	Town Square Park 3420 St. Croix Trl S Meter #96987678 Pre...	6020 · Electricity	156.79
TOTAL						156.79
Bill Pmt -C...	03/31/2018	201804022	Xcel Energy (EFT) (51-6852 6052)	Acct #51-6852605-2 Install No. 184509 & 184508	100 · 4M Fund/US Bank - Gene...	(46.03)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6020 Electricity - Xcel Energy	Automatic Protective Light Service Install No. 184509 & 184508	6020 · Electricity	46.03
TOTAL						46.03
Bill Pmt -C...	03/31/2018	201804023	Xcel Energy (EFT) (51-7576 3714)	Acct#51-7576371-4 Meter #19818068	100 · 4M Fund/US Bank - Gene...	(147.50)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6045 City Garage Expense	City Garage 1675 Stagecoach Trl S: Acct#51-7576371-4 Meter ...	6045 · City Garage Expense	147.50
TOTAL						147.50
Bill Pmt -C...	03/31/2018	201804024	US Bank [EFT] Equip Finance	Acct# 1473396 Contract # 500-0466085-000	100 · 4M Fund/US Bank - Gene...	(230.00)
Bill	03/31/2018	351936422	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5516 Copier Lease	Ricoh C4503 copier lease S/N E175MC60291	5516 · Copier Lease	230.00
TOTAL						230.00

*Total Claims PAID
in March \$ 159,304.73*

City of Afton
Permit Escrow & Fee Detail
 As of March 31, 2018

Type	Date	Num	Memo	Class	Amount
30th St Subdiv Z31-13					
Invoice	12/31/2013	Z13-31	WSB Eng'g Services Dec13	Invoices(Dev Fees):4341 Engineering Fees	199.50
Total 30th St Subdiv Z31-13					199.50
4960 Pleasant Ct					
Invoice	08/31/2012	WSBJun12	WSB Engineering: June 2012	Invoices(Dev Fees):4341 Engineering Fees	60.50
Total 4960 Pleasant Ct					60.50
50th St Dr/34th Lot Review					
Invoice	10/31/2011	WSBSep11	WSB Engineering Expenses Sep11	Invoices(Dev Fees):4341 Engineering Fees	112.00
Invoice	08/31/2012	WSBJun12	WSB Engineering: June 2012	Invoices(Dev Fees):4341 Engineering Fees	60.50
Total 50th St Dr/34th Lot Review					172.50
Afton Marina Z18-03 Driveway					
Payment	03/12/2018	13738	Escrow Afton Marina Z18-03 Driveway		-1,500.00
Invoice	03/12/2018	Z18-03	Driveway Bldg Insp Fee Afton Marina Z18-03 Driveway	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	03/12/2018	13738	Pymt of Bldg Insp Fee Afton Marina Z18-03 Driveway		-250.00
Total Afton Marina Z18-03 Driveway					-1,500.00
Afton Marina Z18-04 CUP Restaurant					
Payment	03/12/2018	31886	CUP Escrow Afton Marina Z18-04 CUP Restaurant		-600.00
Invoice	03/12/2018	Z18-04	CUP Fee Afton Marina Z18-04 CUP Restaurant	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	03/12/2018	31886	Pymt of CUP Fee Afton Marina Z18-04 CUP Restaurant		-250.00
Total Afton Marina Z18-04 CUP Restaurant					-600.00
Anchor Bank Z16-24 13900 Hudson Rd					
Payment	07/31/2016	3554	Anchor Bank Z16-24 CUP Escrow 13900 Hudson Rd		-600.00
Invoice	07/31/2016	Z16-24	Anchor Bank Z16-24 CUP Fee 13900 Hudson Rd	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	07/31/2016	3554	Pymt of Anchor Bank Z16-24 CUP Fee 13900 Hudson Rd		-250.00
Total Anchor Bank Z16-24 13900 Hudson Rd					-600.00
Backes, Jennifer & Terrel Z17-09 Vly Crk					
Payment	05/25/2017	331	Driveway Escrow Backes, Jennifer & Terrel Z17-09 Vly Crk		-1,500.00
Invoice	05/25/2017	Z17-09	Driveway Insp Fee Backes, Jennifer & Terrel Z17-09 Vly Crk	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	05/25/2017	331	Pymt of Driveway Insp fee Backes, Jennifer & Terrel Z17-09 Vly Crk		-250.00
Total Backes, Jennifer & Terrel Z17-09 Vly Crk					-1,500.00
Belwin Cons Z17-08 1553 Stagecoach Trl					
Payment	05/25/2017	6234	Escrow Belwin Cons Z17-08 1553 Stagecoach Trl		-600.00
General Journal	07/31/2017	5310 Eng'g	WSB Engineer May17 #5: Belwin Cons Z17-08		311.50
Total Belwin Cons Z17-08 1553 Stagecoach Trl					-288.50
Belwin Z011-11 Land Restoration					
Payment	09/20/2011	5283	Escrow Deposit Z011-11 Ecological Land Restoration		-600.00
Invoice	09/20/2011	Z011-11	Z011-11 CUP Fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	09/20/2011	5283	Pymt of CUP fee		-250.00
Total Belwin Z011-11 Land Restoration					-600.00
Berggren/DNR Grading Permit					
Invoice	11/30/2006	SEHOct06	SEH Engineering Oct06	Invoices(Dev Fees):4341 Engineering Fees	524.00
Invoice	02/28/2007	07-0208	Grading Permit Fee: Stream Restoration Valley Creek	Invoices(Dev Fees):4440 Zoning Fees	100.00
Payment	02/28/2007	EF2600917 DNR	Pymt of Fee & Expenses		-624.00
Invoice	02/28/2007	SEHJan07	SEH: Engineering services	Invoices(Dev Fees):4341 Engineering Fees	268.00
Invoice	06/30/2008	CGIJun08	Community Growth Institute: Jun08	Invoices(Dev Fees):4343 Planning Fees	178.00
Invoice	07/31/2008	CGIJul08	Community Growth: Planner Jul08	Invoices(Dev Fees):4343 Planning Fees	756.50
Invoice	08/31/2008	SEHJul08	SEH Engineering: Jul08	Invoices(Dev Fees):4341 Engineering Fees	218.00
Invoice	08/31/2008	CGIAug08	Community Growth Institute: Aug08	Invoices(Dev Fees):4343 Planning Fees	200.25
Invoice	09/30/2008	SEHAug08	SEH Engineering: Aug08	Invoices(Dev Fees):4341 Engineering Fees	208.00
Invoice	10/31/2008	SEHSep08	SEH Engineering Expenses Sep08	Invoices(Dev Fees):4341 Engineering Fees	268.00

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Type	Date	Num	Memo	Class	Amount
Invoice	12/31/2008	CGIDec08	Community Growth Institute: Dec08	Invoices(Dev Fees):4343 Planning Fees	89.00
Invoice	02/28/2009	SEHJan09	SEH Engineering Services: Jan09	Invoices(Dev Fees):4341 Engineering Fees	268.00
Invoice	03/31/2009	CGIMar09	Community Growth: Mar09 Planning Fees	Invoices(Dev Fees):4343 Planning Fees	23.00
Invoice	04/30/2009	SEHMar09	SEH Engineering: Mar09	Invoices(Dev Fees):4341 Engineering Fees	61.50
Invoice	04/30/2009	CGIApr09	CGI Planning Services: Apr09	Invoices(Dev Fees):4343 Planning Fees	414.00
Invoice	05/31/2009	CGI52509	CGI Expenses: Inv#1718 052509	Invoices(Dev Fees):4343 Planning Fees	230.00
Invoice	05/31/2009	SEHApr09	SEH Engineering: 217414 Apr09	Invoices(Dev Fees):4341 Engineering Fees	301.00
Invoice	07/31/2009	WSBJun09	WSB #1 Jun09 Engineering	Invoices(Dev Fees):4341 Engineering Fees	84.00
General Journal	01/31/2013	Applicant	Reverse Expense previously charged to Applicant: Berggren - DNR		-178.00
General Journal	01/31/2013	Applicant	Reverse Expense previously charged to Applicant: Berggren - DNR		-84.00
Total Berggren/DNR Grading Permit					3,305.25
Berggren, Mike Trudy Z239-08 Variance					
Payment	01/27/2009	4349	Z239-08 Variance 13645 Valley Crk Trl		-600.00
Invoice	01/27/2009	Z239-08	Z239-08 Variance Fee re. Garages	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	01/27/2009	4349	Pymt of Z239-08 Variance Fee		-150.00
Payment	06/29/2009	4435	Z212-09 Demolition Deposit		-250.00
Invoice	06/29/2009	Z212-09	Z212-09 Demolition Fee 13645 Val Crk Trl	Invoices(Dev Fees):4440 Zoning Fees	100.00
Payment	06/29/2009	4435	Pymt of Z212-09 Demolition Fee		-100.00
Invoice	06/30/2009	WashCty	Wash Cty Recording Fees	Invoices(Dev Fees):4344 Misc Dev Fees	46.00
Check	06/30/2009	14869	Refund 212-09 Demolition Deposit		250.00
Total Berggren, Mike Trudy Z239-08 Variance					-554.00
Boy Scout Troop 226					
Payment	05/08/2012	4392	Park Cleaning Deposit 5/6/12		-25.00
Total Boy Scout Troop 226					-25.00
Brockman Invest Z17-30 13380 Hudson Rd S					
Payment	09/30/2017	3561	Grading Escrow Brockman Invest Z17-30 13380 Hudson Rd S		-1,000.00
Invoice	09/30/2017	B17-30	Grading Permit Brockman Invest Z17-30 13380 Hudson Rd S	Invoices(Dev Fees):4440 Zoning Fees	100.00
Payment	09/30/2017	3561	Pymt of Grading Permit Brockman Invest Z17-30 13380 Hudson Rd S		-100.00
Total Brockman Invest Z17-30 13380 Hudson Rd S					-1,000.00
Brockman Trucking Z13-26					
Invoice	12/31/2013	Z13-26	WSB Eng'g Services Dec13	Invoices(Dev Fees):4341 Engineering Fees	970.50
Invoice	02/28/2014	WSB Feb14	WSB Engineering Services Feb14	Invoices(Dev Fees):4341 Engineering Fees	182.00
Total Brockman Trucking Z13-26					1,152.50
Brockman Trucking Z16-24					
General Journal	09/30/2016	5330 Planng	Northwest Assoc: Brockman Z16-24		80.50
General Journal	11/24/2016	5310 Eng'g	WSB Engineer Sep16 #10: Brockman Trucking Z16-24		403.00
General Journal	11/30/2016	5310 Eng'g	WSB Engineer Sep16 #9: Brockman Trucking Z16-24		315.50
General Journal	12/01/2016	5310 Eng'g	WSB Engineer Jul16: Brockman Trucking Z16-24		471.25
General Journal	12/01/2016	5310 Eng'g	WSB Engineer Aug16: Brockman Trucking Z16-24		160.00
Total Brockman Trucking Z16-24					1,430.25
Brown Trout Z16-40 15311 Putnam					
Payment	01/24/2017	1006	Minor Sub Escrow Brown Trout Z16-40 15311 Putnam & 2573 Stagecoach		-1,500.00
Invoice	01/24/2017	Z16-40	Minor Sub Fee: Brown Trout Z16-40 15311 Putnam & 2573 Stagecoach	Invoices(Dev Fees):4440 Minor Subdivision	250.00
Payment	01/24/2017	1008	Pymt of Minor Sub Fee: Brown Trout Z16-40 15311 Putnam & 2573 Stagecoach		-250.00
Total Brown Trout Z16-40 15311 Putnam					-1,500.00
Carlson, Will Z16-31 2434 Stagecoach Trl					
Payment	08/31/2016	6153	Rezoning Escrow Carlson, Will Z16-31 2434 Stagecoach Trl		-1,500.00
Invoice	08/31/2016	Z16-31	Rezoning Fee Carlson, Will Z16-31 2434 Stagecoach Trl	Invoices(Dev Fees):4440 Zoning Fees	350.00
Payment	08/31/2016	6153	Pymt of Rezoning Fee Carlson, Will Z16-31 2434 Stagecoach Trl		-350.00
General Journal	09/30/2016	5330 Planng	Northwest Assoc: Carlson Z16-31		97.75
Total Carlson, Will Z16-31 2434 Stagecoach Trl					-1,402.25
Carlson, Will Z16-37 2434 Stagecoach Trl					

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Type	Date	Num	Memo	Class	Amount
Payment	12/27/2016	4994	Carlson, Will Escrow Z16-37 2434 Stagecoach Trl		-2,500.00
Invoice	12/27/2016	Z16-37	Sketch Plan Carlson, Will Z16-37 2434 Stagecoach Trl	Invoices(Dev Fees):4440 Zoning Fees	500.00
Payment	12/27/2016	494	Pymt Carlson, Will Z16-37 2434 Stagecoach Trl		-500.00
General Journal	04/30/2017	5310 Eng'g	WSB Engineer: March 2017 Carlson PLCD		1,386.00
Total Carlson, Will Z16-37 2434 Stagecoach Trl					-1,114.00
Carlson, Will Z17-15 2534 Stagecoach Tr S					
Payment	07/10/2017	5281	Escrow (admin permit) Carlson, Will Z17-15 2534 Stagecoach Tr S		-600.00
Invoice	07/10/2017	Z17-15	Admin Permit Carlson, Will Z17-15 2534 Stagecoach Tr S	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	07/10/2017	5281	Pymt of Admin Permit Carlson, Will Z17-15 2534 Stagecoach Tr S		-150.00
Total Carlson, Will Z17-15 2534 Stagecoach Tr S					-600.00
Carlson, Will Z17-16 2534 Stagecoach Tr S					
Payment	07/10/2017	5281	Veg Cutting Escrow Carlson, Will Z17-15 2534 Stagecoach Tr S		-200.00
Total Carlson, Will Z17-16 2534 Stagecoach Tr S					-200.00
Carlson Afton Creek Preserve Z17-19 2434					
Payment	08/22/2017	6221	Major Subdiv Escrow Carlson, Will Z17-19 2434 Stagecoach Trl		-10,000.00
Payment	08/22/2017	6221	Pymt of Major Subdiv Fee Carlson, Will Z17-19 2434 Stagecoach Trl		-6,900.00
Invoice	08/22/2017	Z17-19	Major Subdiv Fee Carlson, Will Z17-19 2434 Stagecoach Trl	Invoices(Dev Fees):4440 Major Subdivision	6,900.00
General Journal	10/31/2017	5330 Planng	Northwest Assoc 23219: Afton Creek Preserve		400.00
General Journal	10/31/2017	5330 Planng	Northwest Assoc 23218: Afton Creek Preserve		3,166.35
General Journal	10/31/2017	5310 Eng'g	WSB Engineer Sep17 #2: Afton Creek Preserve		7,551.25
General Journal	10/31/2017	5310 Eng'g	WSB Engineer Aug17 #1: Afton Creek Preserve		2,064.75
General Journal	11/30/2017	5330 Planng	Northwest Assoc 23273: Afton Creek Preserve		2,158.45
General Journal	11/30/2017	5310 Eng'g	WSB Engineer Oct17 #3: Afton Creek Preserve		8,597.50
General Journal	12/31/2017	5330 Planng	Northwest Assoc 23333: Afton Creek Preserve		2,177.35
General Journal	12/31/2017	5310 Eng'g	WSB Engineer Dec17 #4: Afton Creek Preserve		152.00
General Journal	12/31/2017	5310 Eng'g	WSB Engineer Dec17 #5: Afton Creek Preserve		1,299.00
General Journal	01/31/2018	5330 Planng	Northwest Assoc 23384: Afton Creek Preserve		2,726.15
General Journal	02/26/2018	Escrow Trf	Transfer Escrow: Carlson 17-21 to 17-19		-600.00
General Journal	02/26/2018	Escrow Trf	Transfer Escrow: Carlson 17-21 to 17-19		-1,500.00
General Journal	02/26/2018	5310 Eng'g	WSB Engineer 2017 #4: Carlson Z17-19 Afton Creek Preserve		1,076.65
Payment	02/26/2018		Pay Exp + Addl Escrow Carlson Afton Creek Preserve Z17-19 2434		-26,269.45
General Journal	02/28/2018	5330 Planng	Northwest Assoc 22342: Afton Creek Preserve		4,868.15
General Journal	02/28/2018	5310 Eng'g	WSB Engineer 2018 #6: Carlson Z17-19 Afton Creek Preserve		871.00
General Journal	03/31/2018	5310 Eng'g	WSB Engineer 2018 #7: Carlson Z17-19 Afton Creek Preserve		7,439.00
Total Carlson Afton Creek Preserve Z17-19 2434					6,178.15
Cedar Bluffs/Pratt					
Invoice	07/31/2011	KnaakJul11	Knaack & Assoc: legal serv re. Cedar Bluff	Invoices(Dev Fees):4342 Legal Fees	284.44
Invoice	08/31/2011	WSB6-180	WSB: Engineering	Invoices(Dev Fees):4341 Engineering Fees	280.00
Invoice	08/31/2011	WashCtyAug	Wash Cty: Recording fee	Invoices(Dev Fees):4344 Misc Dev Fees	9.50
Invoice	09/30/2011	WSBSep11	WSB Engineering Fees Sep11	Invoices(Dev Fees):4341 Engineering Fees	1,195.50
Invoice	10/18/2011	Z014-11	Z014-11 Sign Permit	Invoices(Dev Fees):4440 Zoning Fees	150.00
Invoice	10/18/2011	Z014-11	Z014-11 Temp/Renewal re. Sign Permit	Invoices(Dev Fees):4440 Zoning Fees	25.00
Payment	10/18/2011	1003	Pymt of Z014-11 Temp/Renewal re. sign permit		-25.00
Payment	10/18/2011	1003	Pymt of Z014-11 sign permit		-275.00
Payment	10/18/2011	1003	Z014-11 sign deposit		-200.00
Invoice	10/31/2011	WSBSep11	WSB Engineering Expenses Sep11	Invoices(Dev Fees):4341 Engineering Fees	2,538.00
Payment	11/30/2011	74796	Pymt of Expenses per Invoice CBD11-2011		-4,297.94
Invoice	11/30/2011	WSBNov11	WSB Engineering Expenses: Nov2011	Invoices(Dev Fees):4341 Engineering Fees	2,316.00
Invoice	12/31/2011	180-9 Nov11	WSB City Engineer Nov11	Invoices(Dev Fees):4341 Engineering Fees	804.00
Payment	03/15/2012	75997	Pymt of escrow Invoice CBD1-2012		-2,975.50
Invoice	05/31/2012	WSB 180-10	WSB Engineering Services Apr12	Invoices(Dev Fees):4341 Engineering Fees	200.00
Payment	07/31/2012	77809	Pymt of engineering fee		-200.00
Invoice	10/31/2012	WSBSep12	WSB Engineering Sep2012	Invoices(Dev Fees):4341 Engineering Fees	242.00
Invoice	11/30/2012	WSBOct12	WSB Engineering	Invoices(Dev Fees):4341 Engineering Fees	847.00
Invoice	12/31/2012	WSBNov12	WSB Engineering Nov12	Invoices(Dev Fees):4341 Engineering Fees	642.00
General Journal	01/01/2013	Applicant	Additional Expenses not previously charged to Applicant: Cedar Bluff		171.00
Payment	01/30/2013	80888	Pymt of outstanding balance		-1,731.00
Invoice	01/31/2013	WSB 180-14	WSB Engineering: Jan13 180-14	Invoices(Dev Fees):4341 Engineering Fees	60.50

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Type	Date	Num	Memo	Class	Amount
Invoice	02/28/2013	WSB 180-15	WSB Engineering: Feb13 180-15	Invoices(Dev Fees):4341 Engineering Fees	665.00
Payment	05/30/2013	2030	Pymt of WSB engineering services		-725.50
Invoice	07/31/2013	WSB Jul13	WSB Engineering Jul13	Invoices(Dev Fees):4341 Engineering Fees	199.50
Invoice	11/30/2013	ROW Record	Wash Cty Recording Fee	Invoices(Dev Fees):4250 Recording Fees	46.00
Invoice	12/31/2013	WSBNov13	WSB Eng'g Nov 2013	Invoices(Dev Fees):4341 Engineering Fees	66.50
General Journal	04/15/2014	Applicant	Addl Exp charged to Applicant: Twomey: WSB Dec Invoice		69.00
Invoice	05/31/2014	Cedar Bluff	WSB Engineering Fees 180-18	Invoices(Dev Fees):4341 Engineering Fees	207.00
Invoice	08/31/2014	WSB 19	WSB Engineering	Invoices(Dev Fees):4341 Engineering Fees	345.00
Payment	09/16/2014	2058	Pymt of balance		-519.00
Invoice	12/31/2014	WSBAug14	WSB Engineering August 2014	Invoices(Dev Fees):4341 Engineering Fees	174.00
Invoice	03/31/2015	WSB180-21	WSB Engineering 180-21	Invoices(Dev Fees):4341 Engineering Fees	143.00
General Journal	04/01/2015	Applicant	Addl Exp not previously chgd to Applicant: Cedar Bluff		276.00
General Journal	04/01/2015	Applicant	Addl Exp not previously chgd to Applicant: Cedar Bluff		69.00
Payment	04/01/2015	2069	Pymt of expenses \$276, \$69 & \$174		-519.00
Invoice	08/31/2015	WSB 180-22	WSB 180-22 Engineering Fees	Invoices(Dev Fees):4341 Engineering Fees	297.00
Invoice	09/30/2015	WSB180-24	WSB Engineering 180-24	Invoices(Dev Fees):4341 Engineering Fees	214.50
Payment	10/31/2015	2097	Pymt of WSB invoice 022815		-143.00
General Journal	11/30/2015	Applicant	Addl Exp not previously chgd to Applicant: Cedar Bluff		71.50
General Journal	11/30/2015	Applicant	Addl Exp not previously chgd to Applicant: Cedar Bluff		143.00
Payment	11/30/2015	2101	Invoice CBD11-2015 WSB June, July, Aug & Oct		-726.00
Total Cedar Bluffs/Pratt					414.00
Chrome-X LLC Z15-25 PO Box 221					
Payment	07/31/2015	1002	Partial pymt of \$250 fee & \$600 Escrow		-155.00
Invoice	09/30/2015	WSB450-7	WSB Engineering 450-7	Invoices(Dev Fees):4341 Engineering Fees	234.00
Total Chrome-X LLC Z15-25 PO Box 221					79.00
Clover, Phillip					
Invoice	12/31/2000		Opening balance		5,070.65
Invoice	05/11/2001	Clover1	Ck 6795 HR Green Engineering Fee - Plat Review	Invoices(Dev Fees):4341 Engineering Fees	90.00
Invoice	08/12/2001	Clover2	Ck 7081 Howard R. Green Engineering Fees	Invoices(Dev Fees):4341 Engineering Fees	180.00
Payment	08/30/2001	57251	Pymt from Universal Title Co.		-5,340.65
Invoice	09/30/2001	Clover3	Ck 7160 Howard Green Engineering Fee	Expenses (Dev Exp):Clover Estates	270.00
Invoice	11/09/2001	Clover4	Zoning Fee (Driveway)	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	11/09/2001	6975	Pymt of Zoning Fee (Driveway)		-250.00
Invoice	11/30/2001	Clover5	Ck 7317 Howard Green Engineering Fees	Invoices(Dev Fees):4341 Engineering Fees	803.25
Payment	02/28/2002	7074	Pymt of balance thru 1/31/02		-1,073.25
Invoice	02/28/2002	Clover6	Septic system & inspection fee	Invoices(Dev Fees):4430 Septic Sys & Insp Fees	300.00
Invoice	02/28/2002	Clover7	Park Dedication Fee	Invoices(Dev Fees):4425 Park Dedication Fee	24,300.00
Payment	02/28/2002	7074	Pymt of septic system & inspection fee		-300.00
Payment	02/28/2002	7074	Pymt of park dedication fee		-24,300.00
Invoice	08/31/2002	Clover8	Howard R. Green: plat review	Invoices(Dev Fees):4341 Engineering Fees	25.00
Invoice	02/28/2003	Clover9	Howard Green: Plat review	Invoices(Dev Fees):4341 Engineering Fees	232.50
Invoice	02/28/2003	Clover10	Howard Green: Plat review	Invoices(Dev Fees):4341 Engineering Fees	232.50
Invoice	04/30/2003	Clover11	Howard Green: 4/9 Eng'g	Invoices(Dev Fees):4341 Engineering Fees	93.00
Invoice	05/31/2003	Clover11	Howard R. Green: meet w/Clover at site	Invoices(Dev Fees):4341 Engineering Fees	186.00
Invoice	08/31/2003	Clover12	SEH engineering fees	Invoices(Dev Fees):4341 Engineering Fees	580.05
Invoice	09/30/2003	Clover13	SEH Engineering Clover Subdivision	Invoices(Dev Fees):4341 Engineering Fees	748.45
Invoice	10/31/2003	Clover14	SEH Engineering Fees: Clover subdivision	Invoices(Dev Fees):4341 Engineering Fees	790.71
Invoice	11/30/2003	Clover15	SEH: Engineering services	Invoices(Dev Fees):4341 Engineering Fees	903.73
Invoice	12/31/2003	Clover16	SEH: Engineering re. pavement repairs	Invoices(Dev Fees):4341 Engineering Fees	183.15
Invoice	11/30/2006	SEHOct06	SEH engineering Oct06	Invoices(Dev Fees):4341 Engineering Fees	384.00
Invoice	12/31/2006	SEHDec06	SEH: Engineering fees Dec06	Invoices(Dev Fees):4341 Engineering Fees	1,189.50
General Journal	01/31/2012	Escrow W/O	Write off outstanding balance per CC 1/17/12: 6+ Years Past Due		-477.94
Total Clover, Phillip					5,070.65
Deming, David Z016-11 Veg Cutting					
Payment	11/30/2011	9466	Z016-11 Veg Cutting Deposit 16200 45th St S		-200.00
Invoice	11/30/2011	B063-11	Z016-11 Veg Cutting Permit	Invoices(Dev Fees):4440 Vegetative Cutting	150.00
Payment	11/30/2011	9480	Partial pay of Z016-11 Veg Cutting Permit		-50.00
Total Deming, David Z016-11 Veg Cutting					-100.00

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Type	Date	Num	Memo	Class	Amount
Dickinson, Dan Grading & Variance					
Payment	07/15/2002	4235	Initial Grading Deposit 15876 Afton Blvd S.		-1,000.00
Payment	07/15/2002	4235	Initial Variance deposit (lot area per dwelling 7,000 ft)		-250.00
Invoice	07/31/2002	Dickinson1	Resolution recording fee	Invoices(Dev Fees):4250 Recording Fees	20.00
Check	01/20/2004	9332	Refund Grading & Variance Deposit net of expenses		0.00
Check	03/31/2004	9524	Refund Grading & Variance Deposit net of expenses		1,230.00
Payment	05/27/2004	5095	Final Inspection Deposit Permit A35-04		-200.00
Check	02/28/2005	10429	Refund Bldg Insp Deposit Permit A35-04		200.00
Payment	07/31/2015	5816	Z15-30 Variance Escrow (lot area)		-600.00
Invoice	07/31/2015	Z15-30 CUP	Z15-30 Variance Fee (lot area)	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	07/31/2015	5816	Pymt of Z15-30 Variance Fee (lot area)		-250.00
Total Dickinson, Dan Grading & Variance					-600.00
Du, Haiwei Z207 2997 Trading Post Trl					
Payment	01/31/2008	24566	Z200-08 Admin Permit Build SFD w/i 20' of Bluffline		-100.00
Invoice	01/31/2008	Z200Fee	Z200-08 Admin Fee	Invoices(Dev Fees):4440 Zoning Fees	60.00
Payment	01/31/2008	24566	Pymt of Z200 Admin Permit Fee		-60.00
Invoice	01/31/2008	NACJan08	NAC Planning Fee Jan08	Invoices(Dev Fees):4343 Planning Fees	113.90
Invoice	01/31/2008	SEHJan08	SEH Engineering Exp Jan08	Invoices(Dev Fees):4341 Engineering Fees	276.08
Invoice	02/29/2008	NACFeb08	NAC: Planning Feb08	Invoices(Dev Fees):4343 Planning Fees	22.80
Payment	03/31/2008	24564	Z207-08 Deposit Extend Driveway New SFD		-1,500.00
Invoice	03/31/2008	Z207-08	Z207-08 Driveway Permit	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	03/31/2008	24564	Pymt of Z207 Driveway permit		-250.00
Payment	03/31/2008	3412	Erosion Control Deposit Z208-08		-14,831.25
Invoice	03/31/2008	NACMar08	NAC Planning: Mar08	Invoices(Dev Fees):4343 Planning Fees	114.00
Invoice	04/30/2008	NACApr08	NAC: Planning Exp Apr08	Invoices(Dev Fees):4343 Planning Fees	11.40
Invoice	05/31/2008	SEHMar08	SEH Engineering: Mar08	Invoices(Dev Fees):4341 Engineering Fees	871.00
Invoice	12/31/2011	230-11 WSB	WSB City Engineer Nov11	Invoices(Dev Fees):4341 Engineering Fees	224.00
General Journal	06/30/2012	Forfeit Esc	Forfeit Escrow outstanding balance to City per CC 5/15/12: Category 4		1,500.00
Total Du, Haiwei Z207 2997 Trading Post Trl					-13,298.07
Dunn, Curtis Z15-35 14320 30th St S					
Payment	08/27/2015	4517	Z15-35 Driveway Escrow 14320 30th St S		-1,500.00
Invoice	08/27/2015	Z15-35	Z15-35 Driveway Bldg Insp Fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	08/27/2015	4517	Pymt of Z15-35 Driveway Bldg Insp Fee		-250.00
General Journal	10/31/2015	Applicant	WSB Engineering 450-8 Aug15 Dunn Z15-35		117.00
General Journal	11/30/2016	5310 Eng'g	WSB Engineer Sep16 #9: Dunn, Curt & Lisa Driveway Z16-35		60.50
General Journal	07/31/2017	5310 Eng'g	WSB Engineer May17 #5: Dunn, Curtis Z15-35		404.00
Total Dunn, Curtis Z15-35 14320 30th St S					-918.50
Dunn, Curtis Z17-35 14320 30th St S					
Payment	10/31/2017	4636	Pool Escrow Dunn, Curtis Z17-35 14320 30th St S		-1,000.00
Invoice	10/31/2017	Z17-35	Pool Fence Permit Dunn, Curtis Z17-35 14320 30th St S	Invoices(Dev Fees):4440 Zoning Fees	60.00
Payment	10/31/2017	4636	Pymt of Fence Permit Dunn, Curtis Z17-35 14320 30th St S		-60.00
General Journal	10/31/2017	5310 Eng'g	WSB Engineer Aug17 #8: Dunn, Curtis Z17-35 14320 30th St S		1,121.75
General Journal	11/30/2017	5310 Eng'g	WSB Engineer Oct17 #2: Dunn Driveway		58.50
Total Dunn, Curtis Z17-35 14320 30th St S					180.25
Equaris Proposal					
Invoice	03/31/2011	WSB2-230	WSB Engineering: Equaris proposal, memo	Invoices(Dev Fees):4341 Engineering Fees	336.00
Total Equaris Proposal					336.00
Esertz Ent Z26-13 13380 Hudson Rd					
Payment	11/26/2013	46070	Z26-13 CUP Escrow truck parking facility		-600.00
Invoice	11/26/2013	Z26 CUP	Z26-13 CUP fee re truck parking facility	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	11/26/2013	46071	Pymt of Z26 CUP fee		-250.00
Total Esertz Ent Z26-13 13380 Hudson Rd					-600.00
Finch, David & Elizabeth 4885 Pheasant Ct					
Payment	04/30/2009	3336	Park Deposit MPA Picnic		-100.00
Check	06/30/2009	14800	Refund MPA Picnic Park Deposit		100.00

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Payment	07/31/2013	4147	Z13-06 Barn for horses, equip, hay		-600.00
Invoice	07/31/2013	Z13-06	Admin Permit Z13-06	Invoices(Dev Fees):4440 Zoning Fees	150.00
Invoice	07/31/2013	Z13-07	Z13-07 Farmsite	Invoices(Dev Fees):4440 Zoning Fees	50.00
Payment	07/31/2013	4147	Pymt of Admin & Farmsite fees		-200.00
Total Finch, David & Elizabeth 4885 Pheasant Ct					-600.00
Friedlander, Ruth Z17-22 2948 Stagecoach					
Payment	08/22/2017	10709	Demo Escrow Friedlander, Ruth Z17-22 2948 Stagecoach		-250.00
Invoice	08/22/2017	Z17-22	Demo Fee Friedlander, Ruth Z17-22 2948 Stagecoach	Invoices(Dev Fees):4440 Zoning Fees	110.00
Payment	08/22/2017	10709	Pymt of Demo Fee Friedlander, Ruth Z17-22 2948 Stagecoach		-110.00
Total Friedlander, Ruth Z17-22 2948 Stagecoach					-250.00
GJ&W Afton Ctr Dev & EAW					
Invoice	11/30/2006	SEHOct06	SEH Engineering Services Oct06	Invoices(Dev Fees):4341 Engineering Fees	704.00
Invoice	12/31/2006	SEHNov06	SEH: Engineering Nov06	Invoices(Dev Fees):4341 Engineering Fees	1,038.73
Invoice	12/31/2006	LegalNov06	Hamilton: Legal fees Nov06	Invoices(Dev Fees):4342 Legal Fees	45.00
Invoice	12/31/2006	SEHDec06	SEH Engineering Dec06	Invoices(Dev Fees):4341 Engineering Fees	342.12
Invoice	01/31/2007	LegalJan07	Jensen, Bell et al: Legal services Jan07	Invoices(Dev Fees):4342 Legal Fees	108.00
Invoice	03/31/2007	JensenFeb07	Jensen Legal Fees Feb07	Invoices(Dev Fees):4342 Legal Fees	963.00
Invoice	04/30/2007	JensenMar07	Jensen Legal Fees Mar07	Invoices(Dev Fees):4342 Legal Fees	1,494.00
Invoice	05/31/2007	JensenApr07	Jensen: Legal services Apr07	Invoices(Dev Fees):4342 Legal Fees	504.00
Invoice	10/31/2008	Jensen	Jensen, Bell: Legal Expenses	Invoices(Dev Fees):4342 Legal Fees	36.00
Invoice	11/30/2008	SEHOct08	SEH Engineering: Oct08	Invoices(Dev Fees):4341 Engineering Fees	6,992.00
Invoice	12/31/2008	CGIDec08	Community Growth Institute: Dec08	Invoices(Dev Fees):4343 Planning Fees	89.00
Invoice	12/31/2008	SEHNov08	SEH Engineering: Nov08	Invoices(Dev Fees):4341 Engineering Fees	5,322.19
Invoice	12/31/2008	SEHDec08	SEH Engineering: Dec08	Invoices(Dev Fees):4341 Engineering Fees	9,334.72
Invoice	02/28/2009	SEHJan09	SEH Engineering Services: Jan09	Invoices(Dev Fees):4341 Engineering Fees	1,102.00
Invoice	03/31/2009	SEHFeb09	SEH Engineering Services Feb09	Invoices(Dev Fees):4341 Engineering Fees	7,888.40
Invoice	04/30/2009	SEHMar09	SEH Engineering: Mar09	Invoices(Dev Fees):4341 Engineering Fees	1,108.42
Invoice	05/31/2009	CGI052509	CGI Expenses: Inv#1718 052509	Invoices(Dev Fees):4343 Planning Fees	2,874.00
Invoice	05/31/2009	SEHApr09	SEH Engineering: 217415 Apr09	Invoices(Dev Fees):4341 Engineering Fees	840.00
Invoice	07/31/2009	CGIJun09	CGI Planner Expenses thru 062509	Invoices(Dev Fees):4343 Planning Fees	253.00
Total GJ&W Afton Ctr Dev & EAW					41,038.58
Hall, Justin & Jennifer Z17-18 2698 Meadow					
Payment	07/31/2017	1746	Driveway Escrow Hall, Justin & Jennifer Z17-18 2698 Meadow Vista Way		-1,500.00
Invoice	07/31/2017	Z17-18	Driveway Insp Fee Hall, Justin & Jennifer Z17-18 2698 Meadow Vista Way	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	07/31/2017	1746	Pymt of Driveway Insp Fee Hall, Justin & Jennifer Z17-18 2698 Meadow Vista Way		-250.00
Total Hall, Justin & Jennifer Z17-18 2698 Meadow					-1,500.00
Hartung, Dan Z16-15 2698 Meadow Vista Way					
Payment	05/17/2016	956	Driveway Escrow Hartung, Dan Z16-15 2698 Meadow Vista Way		-1,500.00
Invoice	05/17/2016	Z16-15	Driveway Insp Fee Hartung, Dan Z16-15 2698 Meadow Vista Way	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	05/17/2016	946	Pymt of Driveway Insp Fee Hartung, Dan Z16-15 2698 Meadow Vista Way		-250.00
Total Hartung, Dan Z16-15 2698 Meadow Vista Way					-1,500.00
Haukedahl, Seth Z17-28 6211 Oakgreen Av S					
Payment	09/20/2017	132	Driveway Escrow Haukedahl, Seth Z17-28 6211 Oakgreen Av S		-1,500.00
Invoice	09/20/2017	B17-28	Driveway Insp Fee Haukedahl, Seth Z17-28 6211 Oakgreen Av S	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	09/20/2017	132	Pymt of Driveway Insp Fee Haukedahl, Seth Z17-28 6211 Oakgreen Av S		-250.00
Total Haukedahl, Seth Z17-28 6211 Oakgreen Av S					-1,500.00
Heller, Darin B033 Fence Deposit					
Payment	04/30/2010	7485	B-033-10 Swimming Pool Fence Deposit		-3,850.00
Payment	04/30/2010	7484	B033 Pool Deposit		-60.00
Invoice	04/30/2010	B-033-10	Swimming Pool Fee (Bldg Permit B-033)	Invoices(Dev Fees):4440 Zoning Fees	60.00
Payment	04/30/2010	7484	Pymt of Pool Fee B-033-10		-60.00
Check	07/29/2010	15809	Refund pool fence deposit Z-007-10		3,850.00
Total Heller, Darin B033 Fence Deposit					-60.00
Hill, Peter & Cherie Z15-29 WCD 13212 McG					

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Type	Date	Num	Memo	Class	Amount
Payment	07/31/2015	12258	Grading permit escrow Wash Conserv District		-600.00
Invoice	07/31/2015	Z15-29 CUP	WCD Grading CUP	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	07/31/2015	12258	Pymt of WCD Grading CUP Fee		-250.00
Total Hill, Peter & Cherie Z15-29 WCD 13212 McG					-600.00
Islamic Soc Z16-05,06 12585 Hudson Rd					
Payment	03/21/2016	1166	Z16-05 CUP Escrow Mosque 12585 Hudson Rd		-600.00
Payment	03/21/2016	1165	16-05 CUP Fee Mosque 12585 Hudson Rd		-250.00
Invoice	03/21/2016	Z16-05	16-05 CUP Fee Mosque 12585 Hudson Rd	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	03/21/2016	1174	16-06 Variance Escrow Mosque 12585 Hudson Rd		-600.00
Payment	03/21/2016	1173	16-06 Variance Fee Mosque 12585 Hudson Rd		-250.00
Invoice	03/21/2016	Z16-06	16-06 Variance Fee Mosque 12585 Hudson Rd	Invoices(Dev Fees):4440 Zoning Fees	250.00
General Journal	05/31/2016	5310 Eng'g	WSB Engineer: March 2016		1,135.00
General Journal	09/30/2016	5330 Planng	Northwest Assoc: ISWEM Z16-05		46.00
General Journal	11/30/2016	5330 Planng	Northwest Assoc: Proposed Mosque Z16-05		23.00
General Journal	11/30/2016	5310 Eng'g	WSB Engineer Sep16 #9: Islamic Soc of Woodbury Z16-05 Stormwater Review		60.50
General Journal	12/01/2016	5310 Eng'g	WSB Engineer Apr16 #4: Islamic Soc of Woodbury Z16-05		863.50
General Journal	12/01/2016	5310 Eng'g	WSB Engineer Jun16 #6: Islamic Soc of Woodbury Z16-05		73.50
General Journal	12/01/2016	5310 Eng'g	WSB Engineer Sep16 #9: Islamic Soc of Woodbury Z16-05		60.50
Total Islamic Soc Z16-05,06 12585 Hudson Rd					1,062.00
Iverson, Ross Z204214 2555 Trdng Post Trl					
Payment	05/31/2006	5458	Driveway Deposit: to access future home site		-1,500.00
Invoice	05/31/2006	Z214	Driveway Inspection Fee	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	05/31/2006	5458	Pymt of Driveway Inspection Fee		-250.00
Payment	03/14/2007	8119	Admin Permit for B16-07 Z204 SFD		-100.00
Invoice	03/14/2007	Z204	Z204 Admin fee for B16-07 SFD	Invoices(Dev Fees):4440 Zoning Fees	60.00
Payment	03/14/2007	8119	Pymt of Z204 Admin permit B16-07		-60.00
Invoice	04/30/2007	SEHMar07	SEH Engineering Mar07	Invoices(Dev Fees):4341 Engineering Fees	616.58
Invoice	01/31/2008	NACJan08	NAC Planning Fee Jan08	Invoices(Dev Fees):4343 Planning Fees	182.20
Check	05/31/2009	14728	Refund Admin Permit Deposit Z204-07		100.00
Total Iverson, Ross Z204214 2555 Trdng Post Trl					-701.22
Johnson, Justin & Jessica 14872 V Crk Trl					
Payment	04/30/2014	Cash	Variance Deposit Z14-15		-600.00
Payment	04/30/2014	350	Renewal/Amendment Deposit Z14-15		-350.00
Invoice	04/30/2014	Z14-15 Var	Z14-15 Variance Fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
Invoice	04/30/2014	Z14-16 Var	Renewal/Amendment Fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	04/30/2014	cash	Pymt of variance fee		-250.00
Payment	04/30/2014	cash	Pymt of renewal/amendment fee		-150.00
Check	11/26/2014	19753	Refund Variance Escrow Z14-15		600.00
Total Johnson, Justin & Jessica 14872 V Crk Trl					-350.00
Johnson, Michael/Carolyn Z17-24 771 Ind					
Payment	08/31/2017	5698	Variance Escrow Johnson, Michael/Carolyn Z17-24 771 Ind		-600.00
Payment	08/31/2017	5698	Pymt of Variance Fee Johnson, Michael/Carolyn Z17-24 771 Ind		-250.00
Invoice	08/31/2017	B17-24	Variance Fee Johnson, Michael/Carolyn Z17-24 771 Ind	Invoices(Dev Fees):4440 Zoning Fees	250.00
Total Johnson, Michael/Carolyn Z17-24 771 Ind					-600.00
Junker, Mervin Z17-05 1069 Manning Av S					
Payment	03/31/2017	1642	Minor Sub Escrow Junker, Mervin Z17-05 1069 Manning Av S		-1,500.00
Invoice	03/31/2017	Z17-05	Minor Sub Fee Junker, Mervin Z17-05 1069 Manning Av S	Invoices(Dev Fees):4440 Minor Subdivision	250.00
Payment	03/31/2017	1642	Pymt of Minor Sub Fee Junker, Mervin Z17-05 1069 Manning Av S		-250.00
Check	11/30/2017	22231	Partial Refund Z17-05 1069 Manning		1,000.00
Total Junker, Mervin Z17-05 1069 Manning Av S					-500.00
Khandpur Z17-10 2668 Meadow Vista Way					
Payment	05/25/2017	37947	Driveway Escrow Khandpur Z17-10 2668 Meadow Vista Way		-1,500.00
Invoice	05/25/2017	Z17-10	Driveway Insp Fee Khandpur Z17-10 2668 Meadow Vista Way	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	05/25/2017	37947	Pymt of Driveway Insp fee Khandpur Z17-10 2668 Meadow Vista Way		-250.00

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Total Khandpur Z17-10 2668 Meadow Vista Way					-1,500.00
Krahn, Kurt & Kathy Z13-29 15820 37th					
Invoice	12/31/2013	Z1-14	WSB Eng'g Services Dec13	Invoices(Dev Fees):4341 Engineering Fees	199.50
Payment	01/27/2014	4990	Z13-29 variance deposit		-600.00
Invoice	01/27/2014	Z13-29	z13-29 variance fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	01/27/2014	4990	z13-29 pymt of variance fee		-250.00
Total Krahn, Kurt & Kathy Z13-29 15820 37th					-400.50
Lakeview Inv 14833 50th St Z14-33					
Payment	10/29/2014	6001	Z14-33 major subdiv escrow		-7,500.00
Payment	10/29/2014	6001	Pymt major subdiv fee \$2000 + \$100/lot		-2,800.00
Invoice	10/29/2014	Z14-33	Z14-33 major subdiv fee \$2000 + \$100/lot	Invoices(Dev Fees):4440 Major Subdivision	2,800.00
Invoice	10/31/2014	WSB420-9	WSB Engineering	Invoices(Dev Fees):4341 Engineering Fees	414.00
Invoice	12/31/2014	Z14-33	The Planning Company: Lakeview Dev Trading Post Trail Preserve, Z-33-14	Invoices(Dev Fees):4343 Planning Fees	553.76
Invoice	12/31/2014	Z14-33	The Planning Company: Lakeview Dev Trading Post Trail Preserve, Z-33-14	Invoices(Dev Fees):4343 Planning Fees	250.00
Invoice	12/31/2014	Z14-33	The Planning Company: Lakeview Dev Trading Post Trail Preserve, Z-33-14	Invoices(Dev Fees):4343 Planning Fees	500.00
Invoice	12/31/2014	Z14-33	WSB: Lakeview Dev Trading Post Trail Preserve, Z-33-14	Invoices(Dev Fees):4341 Engineering Fees	113.00
Invoice	12/31/2014	Z14-33	WSB: Lakeview Dev Trading Post Trail Preserve, Z-33-14	Invoices(Dev Fees):4341 Engineering Fees	565.00
Invoice	02/28/2015	Planning	The Planning Company 2466	Invoices(Dev Fees):4343 Planning Fees	250.00
Invoice	02/28/2015	Planning	The Planning Company 2466	Invoices(Dev Fees):4343 Planning Fees	650.00
Invoice	03/31/2015	PingCo2527	The Planning Company 2527	Invoices(Dev Fees):4343 Planning Fees	687.50
Invoice	03/31/2015	WSB450-2	WSB Engineering 450-2	Invoices(Dev Fees):4341 Engineering Fees	903.50
Invoice	03/31/2015	KnaakMar15	Holstad & Knaak: Legal services Mar2015	Invoices(Dev Fees):4342 Legal Fees	700.00
Payment	04/30/2015	1210459	Escrow re Construction Estimate		-232,689.00
Invoice	04/30/2015	Planning Co	2580 The Planning Company	Invoices(Dev Fees):4343 Planning Fees	250.00
Invoice	04/30/2015	WSB 450-3	WSB Engineering 450-3	Invoices(Dev Fees):4341 Engineering Fees	71.50
Invoice	04/30/2015	Planning Co	The Planning company 2581	Invoices(Dev Fees):4343 Planning Fees	562.50
Invoice	05/31/2015	WSB450-4	WSB Engineering	Invoices(Dev Fees):4341 Engineering Fees	214.50
Check	06/30/2015	20306	Reduction Escrow Trading Post Reserve Z14-33		0.00
Check	06/30/2015	20307	Reduction Escrow Trading Post Reserve Z14-33		184,176.50
Invoice	06/30/2015	WSB480-1	WSB Engineering 480-1	Invoices(Dev Fees):4341 Engineering Fees	1,608.00
Invoice	08/31/2015	WSB 480-2	WSB 480-2 Engineering Fees	Invoices(Dev Fees):4341 Engineering Fees	4,460.28
Invoice	09/30/2015	WSB Various	WSB Engineering Various	Invoices(Dev Fees):4341 Engineering Fees	4,679.00
Invoice	10/31/2015	Lakeview	WSB Engineering	Invoices(Dev Fees):4341 Engineering Fees	1,315.50
Total Lakeview Inv 14833 50th St Z14-33					-37,264.46
Lenander, Duane & Jenn Z18-05 12468 Meadw					
Payment	03/27/2018	2099	Driveway Escrow Lenander, Duane & Jenn Z18-05 12468 Meadw		-1,500.00
Invoice	03/27/2018	Z18-05	Driveway Insp Fee Lenander, Duane & Jenn Z18-05 12468 Meadw	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	03/27/2018	2099	Pymt of Driveway Insp Fee Lenander, Duane & Jenn Z18-05 12468 Meadw		-250.00
Total Lenander, Duane & Jenn Z18-05 12468 Meadw					-1,500.00
LOC, LLC Z15-44 xxx Hudson Rd Variance					
Payment	12/31/2015	3975	Z15-44 xxx Hudson Rd Variance		-600.00
Invoice	12/31/2015	Z15-44	Z15-44 xxx Hudson Rd Variance	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	12/31/2015	3975	Pymt of Z15-44 Variance Fee		-250.00
Total LOC, LLC Z15-44 xxx Hudson Rd Variance					-600.00
Localized, LLC Z16-20 2167 Oakgreen Av S					
Payment	06/21/2016	5003	Rezoning Escrow Z16-20 2167 Oakgreen Av S		-1,500.00
Invoice	06/21/2016	Z16-20	Rezoning Fee Z16-20 2167 Oakgreen Av S	Invoices(Dev Fees):4440 Zoning Fees	350.00
Payment	06/21/2016	5003	Pymt of Rezoning Fee Z16-20 2167 Oakgreen Av S		-350.00
Total Localized, LLC Z16-20 2167 Oakgreen Av S					-1,500.00
Localized LLC Z16-33					
General Journal	11/30/2016	5330 Planng	Northwest Assoc 22635: Localized LLC Z16-33		80.50
Total Localized LLC Z16-33					80.50
Lucas Woodland B063-11 15222 Afton Blvd S					
Payment	11/30/2011	1301	Admin Permit Deposit B-063-11 Demo Extension		-1,000.00

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Invoice	11/30/2011	B063-11	Admin Permit B063-11 Cert of Occupancy	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	11/30/2011	1302	Pymt of Admin Permit B063-11 Cert of Occupancy		-150.00
Total Lucas Woodland B063-11 15222 Afton Blvd S					-1,000.00
Maas, Gary Z15-26 3185 St Crx Trl					
Payment	07/31/2015		Escrow Vegetative Cutting Z15-26		-200.00
Total Maas, Gary Z15-26 3185 St Crx Trl					-200.00
Maas, Gary Z15-38 16688 7th St S					
Payment	10/31/2015	6938	Z15-38 Minor Subdivision Escrow Deposit		-1,500.00
Invoice	10/31/2015	Z15-38	Z15-38 Minor Subdivision Fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	10/31/2015	6938	Pymt of Z15-38 minor sub fee		-250.00
Total Maas, Gary Z15-38 16688 7th St S					-1,500.00
Marcus, Julie Z16-36 4270 River Rd S					
Payment	12/27/2016	4694 5631	Marcus, Julie & Mary McLaurin Escrow Z16-36 4270 River Rd S		-600.00
Invoice	12/27/2016	Z16-36	Marcus, Julie & Mary McLaurin Variance Fee Z16-36 4270 River Rd S	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	12/27/2016	4694 5631	Pymt Marcus, Julie & Mary McLaurin Variance Fee Z16-36 4270 River Rd S		-250.00
Total Marcus, Julie Z16-36 4270 River Rd S					-600.00
McDonough, M Z15-32 Pool					
Payment	08/27/2015	2109	Z15-32 Pool Escrow (Prestige Pools)		-1,000.00
Invoice	08/27/2015	Z15-32	Z15-32 Fee re. Pool	Invoices(Dev Fees):4440 Zoning Fees	100.00
Payment	08/27/2015	2109	Pymt of Zoning Fee Z15-32 re Pool		-100.00
Payment	08/27/2015	2109	Z15-33 Fence Permit for Pool		-1,000.00
Invoice	08/27/2015	Z15-33	Z15-33 Fence Permit	Invoices(Dev Fees):4440 Zoning Fees	60.00
Payment	08/27/2015	2109	Pymt of Z15-33 Fence Permit Fee		-60.00
Total McDonough, M Z15-32 Pool					-2,000.00
Meisner, Roger Z16-19 1520 Stagecoach					
Payment	11/30/2016	2159	Variance Escrow Meisner, Roger Z16-19 1520 Stagecoach		-600.00
Invoice	11/30/2016	Z16-19	Variance Fee Meisner, Roger Z16-19 1520 Stagecoach	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	11/30/2016	2159	Pymt of Variance Fee Meisner, Roger Z16-19 1520 Stagecoach		-250.00
Total Meisner, Roger Z16-19 1520 Stagecoach					-600.00
Meissner, Joe 14186 Valley Cr					
Invoice	06/30/2010	WashCty	Wash Cty Recording Fee	Invoices(Dev Fees):4250 Recording Fees	46.00
Invoice	08/31/2010	Variance	Wash Cty Recording Fee - Variance	Invoices(Dev Fees):4250 Recording Fees	46.00
Payment	01/23/2012		Pymt re. re-recording variance		-46.00
Total Meissner, Joe 14186 Valley Cr					46.00
Morgan, Randy Z13-15 Sand Hill Driveway					
Payment	07/25/2013	8930	Z13-15 Driveway Escrow		-1,500.00
Invoice	07/25/2013	Z13-15	Z13-15 Bldg Insp Fee	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	07/25/2013	8930	Pymt of Bldg Insp Fee Driveway		-250.00
Invoice	07/31/2013	WSB Jul13	WSB Engineering Jul13	Invoices(Dev Fees):4341 Engineering Fees	133.00
Invoice	08/31/2013	WSB 360-7	WSB Engineering Services	Invoices(Dev Fees):4341 Engineering Fees	266.00
Invoice	09/30/2013	WSB Sep13	WSB Engineer services	Invoices(Dev Fees):4341 Engineering Fees	133.00
Invoice	05/31/2014	Z13-15	WSB Engineering Fees 420-4	Invoices(Dev Fees):4341 Engineering Fees	69.00
General Journal	10/31/2015	Applicant	WSB Engineering 450-8 Aug15 Morgan Z13-15		500.50
General Journal	11/30/2015	5310 Eng'g	WSB Engineer: Sep 2015		143.00
Total Morgan, Randy Z13-15 Sand Hill Driveway					-255.50
Murphy, Elaine Z15-28 WCD 4969 Neal					
Payment	07/31/2015	12258	Grading permit escrow Wash Conserv District		-600.00
Invoice	07/31/2015	Z15-28 CUP	WCD Grading CUP	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	07/31/2015	12258	Pymt of WCD Grading CUP Fee		-250.00
General Journal	10/31/2015	Applicant	WSB Engineering 450-8 Aug15 Murphy Z15-18		321.75
General Journal	11/30/2015	5310 Eng'g	WSB Engineer: Sep 2015		234.00

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General Journal	11/30/2015	5310 Eng'g	WSB Engineer: Oct 2015		58.50
Total Murphy, Elaine Z15-28 WCD 4969 Neal					14.25
Murphy, Kevin Z17-25 5805 Manning Av S					
Payment	09/20/2017	1019	Escrow Minor Subdiv Murphy, Kevin Z17-25 5805 Manning Av S		-1,500.00
Invoice	09/20/2017	B17-25	Minor Subdiv Fee Murphy, Kevin Z17-25 5805 Manning Av S	Invoices(Dev Fees):4440 Minor Subdivision	250.00
Payment	09/20/2017	1019	Pymt of Minor Subdiv Fee Murphy, Kevin Z17-25 5805 Manning Av S		-250.00
Total Murphy, Kevin Z17-25 5805 Manning Av S					-1,500.00
Myers, Jim Z15-14 1405 Sandhill Rd					
Payment	05/31/2015	104362	Z15-14 Driveway Escrow		-1,500.00
Invoice	05/31/2015	z15-14	Z15-14 Driveway Bldg Insp Fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	05/31/2015	104362	Pymt of Driveway Bldg Insp Fee		-250.00
Invoice	09/30/2015	WSB450-7	WSB Engineering 450-7	Invoices(Dev Fees):4341 Engineering Fees	71.50
Total Myers, Jim Z15-14 1405 Sandhill Rd					-1,428.50
Nelson Estates Z16-26 Prelim Plat					
Payment	07/22/2014	1008319	Minor Subdiv Escrow 1093 Indian Trl S Z24-14		-5,000.00
Invoice	07/22/2014	Z14-24	Minor Sub Fee Z14-24 \$1,000 + \$100 4 lots	Invoices(Dev Fees):4440 Minor Subdivision	1,400.00
Payment	07/22/2014	1008379	Pymt of minor sub fees		-1,400.00
Invoice	08/31/2014	NWA Z14-24	NW Assoc Planning Fees	Invoices(Dev Fees):4343 Planning Fees	1,421.90
Invoice	09/30/2014	NWA Z14-24	Northwest Assoc: 21465 Planning Fees	Invoices(Dev Fees):4343 Planning Fees	1,265.20
Invoice	10/31/2014	WSB420-9	WSB Engineering	Invoices(Dev Fees):4341 Engineering Fees	364.00
General Journal	11/30/2015	5330 Planng	Northwest Assoc: Nelson Estates - Reithmeyer Plat		94.50
General Journal	12/01/2016	5330 Planng	Northwest Assoc: Nelson Estates - Prelim Plat		57.50
General Journal	12/01/2016	5310 Eng'g	WSB Engineer: Nelson Estates - Prelim Plat		340.50
Total Nelson Estates Z16-26 Prelim Plat					-1,456.40
Nelson Estates Z16-34 Final Plat					
General Journal	07/31/2016	5330 Planng	Northwest Assoc: Nelson Estates - Reithmeyer Plat		959.00
General Journal	08/31/2016	5330 Planng	Northwest Assoc: Nelson Estates Z16-26		200.00
General Journal	08/31/2016	5330 Planng	Northwest Assoc: Nelson Estates Z16-26		70.00
General Journal	09/30/2016	5330 Planng	Northwest Assoc: Reithmeyer Z16-26		57.50
Payment	11/24/2016	3008	Escrow Z16-34 1093 Indian Trl S		-1,000.00
Invoice	11/24/2016	Z16-34	Final Plat Fee Escrow Z16-34 1093 Indian Trl S	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	11/24/2016	3008	Pymt of Final Plat Fee Escrow Z16-34 1093 Indian Trl S		-250.00
General Journal	11/30/2016	5330 Planng	Northwest Assoc: Nelson Estates Z16-34		103.50
General Journal	11/30/2016	5330 Planng	Northwest Assoc 22636: Nelson Estates Final Plat Z16-34		855.00
General Journal	12/01/2016	Applicant	Applicant Expense Adj: Nelson Estates Final Plat		17.90
Check	11/30/2017	22257	Refund Escrow Z16.34 Major Subdiv Nelson Est		1,262.90
Total Nelson Estates Z16-34 Final Plat					2,525.80
Osborn, Jaeson & Kayla Z15-41 15612 36th					
Payment	11/16/2015	5516	Driveway Escrow Z15-41 15612 36th St S Amaris Homes		-1,500.00
Invoice	11/16/2015	Z15-41	Driveway Bldg Insp Fee Z15-41	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	11/16/2015	5516	Pymt of Bldg Insp Fee (Driveway)		-250.00
Total Osborn, Jaeson & Kayla Z15-41 15612 36th					-1,500.00
Osborn, Jay Z1-13 3850 Oak Green Av S					
Payment	02/28/2013	113	Escrow Ag Bldg Z1-13		-1,000.00
Invoice	02/28/2013	Z1-13	Z1-13 Admin Permit Fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	02/28/2013	113	Pymt of Z1-13 admin permit fee		-150.00
Total Osborn, Jay Z1-13 3850 Oak Green Av S					-1,000.00
Osborn, Jay Z1-14 3850 Oak Green Av S					
Invoice	12/31/2013	Z1-14	WSB Eng'g Services Dec13	Invoices(Dev Fees):4341 Engineering Fees	66.50
Payment	01/29/2014	5014	Escrow Z14-1 Ag Purpose - horses		-600.00
Invoice	01/29/2014	Z1-15	Z14-1 ag admin permit	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	01/29/2014	5013	Pymt of z14-1 ag admin fee		-150.00
Invoice	01/29/2014	Z1-14	Farmsite fee	Invoices(Dev Fees):4440 Zoning Fees	50.00

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Type	Date	Num	Memo	Class	Amount
Payment	01/29/2014	5015	pymt of farmsite fee		-50.00
Total Osborn, Jay Z1-14 3850 Oak Green Av S					-533.50
Paddock, Bruce Z15-16 22.028.20.14.0064					
Payment	05/31/2015	5811	Z15-16 Variance Escrow Buildability		-600.00
Invoice	05/31/2015	z15-16	Z15-16 Variance Fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	05/31/2015	5811	Pymt of variance fee Z15-16		-250.00
Total Paddock, Bruce Z15-16 22.028.20.14.0064					-600.00
Pentel, Sylvia Z009 1501 Stagecoach Trl					
Payment	05/19/2010	3013	Z-009-10 Driveway Deposit		-1,500.00
Invoice	05/19/2010	Z-009-10	Z009 Building Insp fee for Driveway	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	05/19/2010	3013	Pymt of Z009 Bldg Insp Fee for Driveway		-250.00
Payment	05/19/2010	3013	Grading Deposit		-1,000.00
Invoice	05/19/2010	Pentel	Grading Permit	Invoices(Dev Fees):4440 Zoning Fees	100.00
Payment	05/19/2010	3013	Pymt of Grading Permit		-100.00
Invoice	06/30/2010	WSBJun10	WSB Engineering Exp: Grading Permit	Invoices(Dev Fees):4341 Engineering Fees	56.00
General Journal	07/29/2010	Rev Invoice	Reverse Original \$100 Charge for Grading Permit 5/19/10		-100.00
Check	07/29/2010	15810	Refund grading permit deposit and fee		1,100.00
Invoice	07/31/2010	WSBJul10	WSB Eng'g: Engineering Services re. grading permit	Invoices(Dev Fees):4341 Engineering Fees	336.00
Invoice	01/31/2011	WSBJan11	WSB: Engineering re. Grading Permit	Invoices(Dev Fees):4341 Engineering Fees	152.00
Invoice	02/28/2011	WSB4-140	WSB Engineering: grading permit	Invoices(Dev Fees):4341 Engineering Fees	188.00
Invoice	07/31/2012	WSBMay2012	WSB EngineeringMay2012	Invoices(Dev Fees):4341 Engineering Fees	60.50
Invoice	09/30/2013	WashCty	Wash Cty Recording Fee	Invoices(Dev Fees):4344 Misc Dev Fees	46.00
Total Pentel, Sylvia Z009 1501 Stagecoach Trl					-661.50
Rambo, Lyle Z17-31 12560 15th St S					
Payment	10/16/2017	1042	Solar Amendment Escrow Rambo, Lyle Z17-31 12560 15th St S		-1,500.00
Invoice	10/16/2017	Z17-31	Solar Amendment Rambo, Lyle Z17-31 12560 15th St S	Invoices(Dev Fees):4440 Zoning Fees	350.00
Payment	10/16/2017	50386	Pymt of Solar Amendment Fee Rambo, Lyle Z17-31 12560 15th St S		-350.00
Total Rambo, Lyle Z17-31 12560 15th St S					-1,500.00
Rankin, Rod B17-77 10484 Grand Valley Ln					
Payment	06/21/2017	124628	Driveway Escrow Rankin, Rod B17-77 10484 Grand Valley Ln		-1,500.00
Invoice	06/21/2017	B17-77	Bldg Insp Fee Rankin, Rod B17-77 10484 Grand Valley Ln	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	06/21/2017	124628	Pymt of Bldg Insp Fee Rankin, Rod B17-77 10484 Grand Valley Ln		-250.00
Total Rankin, Rod B17-77 10484 Grand Valley Ln					-1,500.00
Reithmeyer, Joe & Kim Z15-37 1093					
Payment	09/23/2015	15666	Z15-37 Minor Subdiv 1093 Ind Trl S & 1093 Lk Edith Ln		-1,500.00
Invoice	09/23/2015	MinorZ15-37	Minor Subdiv Fee Z15-37	Invoices(Dev Fees):4440 Minor Subdivision	250.00
Payment	09/23/2015	15666	Pymt of Minorsubdiv Fee Z15-37		-250.00
General Journal	12/01/2016	5310 Eng'g	WSB Engineer: Reithmeyer Land Use Application		143.00
Total Reithmeyer, Joe & Kim Z15-37 1093					-1,357.00
Rivas Brown Trout Z16-12 13 15311 Putnam					
Payment	04/30/2016	3226	Z16-12 Driveway Escrow 15311 Putnam		-600.00
Invoice	04/30/2016	Z16-13	Z16-13 Minor Subdiv fee 15311 Putnam/2573 Stagecoach	Invoices(Dev Fees):4440 Zoning Fees	250.00
Invoice	04/30/2016	Z16-12	Z16-12 Driveway fee 15311 Putnam/2573 Stagecoach	Invoices(Dev Fees):4440 Zoning Fees	200.00
Payment	04/30/2016	3227	Z16-13 Minor Subdiv fee 15311 Putnam/2573 Stagecoach		-1,500.00
Payment	04/30/2016	3226	Pymt of Z16-12 driveway fee 15311 Putnam/2573 Stagecoach		-200.00
Payment	04/30/2016	3227	Pymt of Z16-13 Minor Subdiv fee 15311 Putnam/2573 Stagecoach		-250.00
Total Rivas Brown Trout Z16-12 13 15311 Putnam					-2,100.00
Riverbank Exchange Z215 13900 Hudson Rd					
Invoice	12/31/2004	Zeller15	SEH Engineering Services Dec04	Invoices(Dev Fees):4341 Engineering Fees	246.00
Invoice	11/30/2008	JensenSep08	Jensen, et al: Legal Expenses Sep08	Invoices(Dev Fees):4342 Legal Fees	864.00
Payment	09/08/2009	109076	Z215 CUP Deposit Commercial Bldg		-600.00
Invoice	09/08/2009	Z215-09	Z215 CUP Fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	09/08/2009	109076	Pymt of CUP Z215 Fee		-150.00

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Type	Date	Num	Memo	Class	Amount
Total Riverbank Exchange Z215 13900 Hudson Rd					510.00
Ryan, Paula Z17-32 12338 Meadow Bluff					
Payment	10/16/2017	7007	Pool Fence Escrow Ryan, Paula Z17-32 12338 Meadow Bluff		-1,000.00
Invoice	10/16/2017	Z17-32	Fence Permit Ryan, Paula Z17-32 12338 Meadow Bluff	Invoices(Dev Fees):4440 Zoning Fees	60.00
Payment	10/16/2017	7007	Pymt of Fence Permit Ryan, Paula Z17-32 12338 Meadow Bluff		-60.00
Total Ryan, Paula Z17-32 12338 Meadow Bluff					-1,000.00
SavATree Z16-03 xxx Hudson Rd					
Payment	03/21/2016	090418	Z16-03 CUP Escrow		-600.00
Payment	03/21/2016	090418	Z16-03 CUP Fee		-250.00
Invoice	03/21/2016	Z16-03	Z16-03 CUP Fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
General Journal	05/31/2016	5310 Eng'g	WSB Engineer: March 2016		886.00
Total SavATree Z16-03 xxx Hudson Rd					286.00
SavATree Z17-36 5 Oaks 120 Stagecoach					
Payment	12/19/2017	25220	Veg Cutting Escrow SavATree Z17-36 5 Oaks 120 Stagecoach		-200.00
Total SavATree Z17-36 5 Oaks 120 Stagecoach					-200.00
SavATree Z18-01 10245 Hudson Rd S					
Payment	01/09/2018	25215	Escrow re Sign SavATree Z18-01 10245 Hudson Rd S		-200.00
Invoice	01/09/2018	Z18-01	Sign Permit SavATree Z18-01 10245 Hudson Rd S	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	01/09/2018	25215	Pymt of sign permit SavATree Z18-01 10245 Hudson Rd S		-150.00
Total SavATree Z18-01 10245 Hudson Rd S					-200.00
Scheel, Bill 13404 15th St S					
Payment	05/31/2015	1039	Z15-17 Minor Subdivision Escrow		-1,500.00
Invoice	05/31/2015	z15-17	Z15-17 Minor Subdiv fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	05/31/2015	1040	Pymt of Z15-17 minor subdivision fee		-250.00
Total Scheel, Bill 13404 15th St S					-1,500.00
SEV MN1 LLC Z16-25 12351 15th St S					
Payment	07/31/2016	1029	SEV MN1 LLC Z16-25 Rezoning for solar farms 12351 15th St S		-1,500.00
Invoice	07/31/2016	Z16-25	SEV MN1 LLC Z16-25 12351 15th St S	Invoices(Dev Fees):4440 Zoning Fees	350.00
Payment	07/31/2016	1029	Pymt of SEV MN1 LLC Z16-25 12351 15th St S		-350.00
General Journal	09/24/2016	5330 Planng	Northwest Assoc: SEV Z16-25		28.75
Total SEV MN1 LLC Z16-25 12351 15th St S					-1,471.25
Snelling, Matt Z17-17 15991 Upper 34th St					
Payment	07/10/2017	480	Driveway Escrow Snelling, Matt Z17-17 15991 Upper 34th St		-1,500.00
Invoice	07/10/2017	Z17-17	Driveway Insp Fee Snelling, Matt Z17-17 15991 Upper 34th St	Invoices(Dev Fees):4401 Building Inspection Fee	250.00
Payment	07/10/2017	480	Pymt of Driveway Insp Fee Snelling, Matt Z17-17 15991 Upper 34th St		-250.00
Total Snelling, Matt Z17-17 15991 Upper 34th St					-1,500.00
Teitelbaum, Chaim Z16-09 15511 Aft Hills					
Payment	04/25/2016	1596	Z16-09 Minor Subdivision Escrow 15511 Aft Hills Dr S		-1,500.00
Invoice	04/25/2016	Z16-09	Z16-09 Minor Subdivision fee 15511 Aft Hills Dr S	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	04/25/2016	1596	Pymt of Z16-09 Minor Subdivision fee 15511 Aft Hills Dr S		-250.00
General Journal	04/30/2016	Applicant	Applicant Expense NAC Apr16: Chaim Teitelbaum		280.00
Total Teitelbaum, Chaim Z16-09 15511 Aft Hills					-1,220.00
Thao, David Z15-2012416 Meadow Bluff Tr					
Payment	07/16/2015	212217	Z15-20 Driveway/Erosion Escrow (\$1,500 + Excess \$1,500)		-3,000.00
Invoice	07/16/2015	Z15-20	Z15-20 Driveway/Erosion Bldg Insp Fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	07/16/2015	212217	Pymt of Z15-20 Bldg Insp Fee		-250.00
Total Thao, David Z15-2012416 Meadow Bluff Tr					-3,000.00
Three Sister's Springs					
Invoice	07/31/2004	Three01	SEH: Engineering Services	Invoices(Dev Fees):4341 Engineering Fees	364.00

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Type	Date	Num	Memo	Class	Amount
Payment	08/31/2004	1206	Refundable Developer Deposit to cover expenses		-9,500.00
Invoice	08/31/2004	Three02	Park Dedication Fee	Invoices(Dev Fees):4425 Park Dedication Fee	17,906.00
Payment	08/31/2004	1205	Pymt of Park Dedication Fee		-17,906.00
Invoice	08/31/2004	Three03	SEH: engineering services	Invoices(Dev Fees):4341 Engineering Fees	1,726.39
Invoice	09/30/2004	Three04	Hamilton, et al: Legal services	Invoices(Dev Fees):4342 Legal Fees	275.50
Invoice	09/30/2004	Three05	SEH: Engineering services	Invoices(Dev Fees):4341 Engineering Fees	316.12
Invoice	10/31/2004	Three06	SEH: engineering services	Invoices(Dev Fees):4341 Engineering Fees	1,556.12
Invoice	11/30/2004	Three07	SEH: Engineering services	Invoices(Dev Fees):4341 Engineering Fees	184.50
Invoice	12/31/2004	Three08	SEH: Engineering services	Invoices(Dev Fees):4341 Engineering Fees	30.75
Invoice	04/30/2005	Three09	SEH: Engineer services	Invoices(Dev Fees):4341 Engineering Fees	64.00
Invoice	07/31/2005	Three10	SEH: engineering services	Invoices(Dev Fees):4341 Engineering Fees	166.07
Invoice	11/30/2005	SEH138812	SEH: Engineering Services	Invoices(Dev Fees):4341 Engineering Fees	586.85
Invoice	12/31/2005	SEHNov05	SEH: Site inspection	Invoices(Dev Fees):4341 Engineering Fees	128.00
Invoice	12/31/2005	SEHNov05	SEH: Paving of wear course	Invoices(Dev Fees):4341 Engineering Fees	684.25
Invoice	06/30/2006	SEHMay06	SEH: eng'g update	Invoices(Dev Fees):4341 Engineering Fees	64.00
Invoice	10/31/2006	SEHSep06	SEH: Engineering Sep06	Invoices(Dev Fees):4341 Engineering Fees	211.12
Invoice	11/30/2006	SEHOct06	SEH: Final Inspection Oct06	Invoices(Dev Fees):4341 Engineering Fees	291.35
Invoice	12/31/2006	SEHNov06	SEH: Engineering Nov06	Invoices(Dev Fees):4341 Engineering Fees	128.00
Invoice	02/24/2007	Transfer	Transfer from Three Sisters to Valley Creek Proj/Landsmith	Invoices(Dev Fees):4440 Zoning Fees	2,850.98
Invoice	10/31/2007	SEHSep07	SEH Engineering Sep07	Invoices(Dev Fees):4341 Engineering Fees	33.50
Invoice	11/30/2007	SEHOct07	SEH: Engineering Services Oct07	Invoices(Dev Fees):4341 Engineering Fees	317.89
Invoice	06/30/2008	SEHMay08	SEH: engineering fees	Invoices(Dev Fees):4341 Engineering Fees	142.08
Total Three Sister's Springs					621.47
Vang, Jack SWWD Z15-9 12788 50th St S					
Payment	04/30/2015	4010	CUP Escrow Z15-9 Conservation Projects		-1,700.00
Invoice	04/30/2015	Z15-9	CUP Fee grassed waterway & extended detention	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	04/30/2015	4010	Pymt of CUP Fee		-250.00
Invoice	05/31/2015	WSB450-4	WSB Engineering	Invoices(Dev Fees):4341 Engineering Fees	825.50
Invoice	06/30/2015	WSB450-2	WSB Engineering 450-2	Invoices(Dev Fees):4341 Engineering Fees	58.50
Total Vang, Jack SWWD Z15-9 12788 50th St S					-816.00
VBWD Fetcher Both Up & Down Stream					
Invoice	12/14/2007	Z234	Z234 Grading Permit re. Pond	Invoices(Dev Fees):4440 Zoning Fees	100.00
Payment	12/14/2007	141756	Grading Deposit Z234 1916 Oakgreen (Valley Br WMO)		-1,000.00
Payment	12/14/2007	141756	Pymt of Z234 Grading Permit Fee		-100.00
Invoice	01/31/2008	NACJan08	NAC Planning Fee Jan08	Invoices(Dev Fees):4343 Planning Fees	114.00
Invoice	03/31/2008	NACMar08	NAC Planning: Mar08	Invoices(Dev Fees):4343 Planning Fees	17.10
Invoice	05/16/2008	Z211Fee	Z211 Downstream Zoning Fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Invoice	05/16/2008	Z210Fee	Z210 Upstream Zoning Fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	05/16/2008	145285	Pymt of Downstream Z211 zoning fee		-150.00
Payment	05/16/2008	145284	Pymt of upstream Z210 zoning fee		-150.00
Invoice	05/31/2008	SEHApr08	SEH Engineering: Apr08	Invoices(Dev Fees):4341 Engineering Fees	123.00
Invoice	05/31/2008	SEHApr08	SEH Engineering: Apr08	Invoices(Dev Fees):4341 Engineering Fees	123.00
Invoice	05/31/2008	CGIMay08	Community Growth Institute: May08	Invoices(Dev Fees):4343 Planning Fees	311.50
Invoice	06/19/2008	Z217	Z217 Grading Fee	Invoices(Dev Fees):4440 Zoning Fees	100.00
Payment	06/19/2008	145282	Pymt of Z217 Grading Fee		-100.00
Payment	06/19/2008	145282	Z217 Upstream Grading Permit 14020, 14100, 14186		-1,000.00
Payment	06/19/2008	145283	Z218 Downstream Grading Deposit 2398 St Crx Trl		-1,000.00
Invoice	06/19/2008	Z218	Z218 Upstream Grading Fee	Invoices(Dev Fees):4440 Zoning Fees	100.00
Payment	06/19/2008	145283	Pymt of Z218 Upstream Grading Fee		-100.00
Invoice	06/30/2008	CGIJun08	Community Growth Institute: Jun08	Invoices(Dev Fees):4343 Planning Fees	66.75
Invoice	06/30/2008	CGIJun08	Community Growth Institute: Jun08	Invoices(Dev Fees):4343 Planning Fees	1,001.25
Invoice	06/30/2008	SEHMay08	SEH: engineering fees (Upstream)	Invoices(Dev Fees):4341 Engineering Fees	201.00
Invoice	06/30/2008	SEHMay08	SEH: engineering fees (Downstream)	Invoices(Dev Fees):4341 Engineering Fees	201.00
Invoice	07/31/2008	SEHJun08	SEH Engineering: Jun08	Invoices(Dev Fees):4341 Engineering Fees	123.00
Invoice	07/31/2008	SEHJun08	SEH Engineering: Jun08 Upstream	Invoices(Dev Fees):4341 Engineering Fees	201.00
Invoice	07/31/2008	SEHJun08	SEH Engineering: Jun08 Downstream	Invoices(Dev Fees):4341 Engineering Fees	201.00
Invoice	08/31/2008	SEHJul08	SEH Engineering: Jul08	Invoices(Dev Fees):4341 Engineering Fees	275.25
Invoice	08/31/2008	CGIAug08	Community Growth Institute: Aug08	Invoices(Dev Fees):4343 Planning Fees	111.25
Invoice	09/30/2008	SEHAug08	SEH Engineering: Aug08	Invoices(Dev Fees):4341 Engineering Fees	511.71
Invoice	09/30/2008	CGISep08	CGI Planning Exp: Sep08	Invoices(Dev Fees):4343 Planning Fees	445.00

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Type	Date	Num	Memo	Class	Amount
Total VBWD Fetcher Both Up & Down Stream					1,026.81
VBWD Z15-10					
Payment	06/23/2010	162285	Land grading (remove dam & repace w rock rapids)		-1,000.00
Invoice	06/23/2010	Z-015-10	land grading zoning fee	Invoices(Dev Fees):4440 Zoning Fees	100.00
Invoice	06/23/2010	Z-015-10	Z15-10 CUP Fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	06/23/2010	162285	Pymt of Z15-10 zoning fee		-100.00
Payment	06/23/2010	162284	Pymt of Z15-10 CUP fee		-150.00
Total VBWD Z15-10					-1,000.00
VBWD Z15-18 FOC					
Payment	05/31/2015	2016	Z15-18 Minor Subdivision Escrow		-1,500.00
Invoice	05/31/2015	z15-18	Z15-18 Minor subdivision fee	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	05/31/2015	2016	Pymt of z15-18 minor subdivision fee		-250.00
Invoice	08/31/2015	WSB 450-6	WSB 450-6 Engineering	Invoices(Dev Fees):4341 Engineering Fees	292.50
Total VBWD Z15-18 FOC					-1,207.50
VBWD Z15-22, CWF, FOC Review					
Invoice	06/30/2015	WSB450-5	WSB Engineering 450-5	Invoices(Dev Fees):4341 Engineering Fees	494.00
Payment	07/16/2015	208467	Z15-22 Grading Escrow Neal & Trading Pst Tr		-600.00
Invoice	07/16/2015	Z15-22	Z15-22 CUP Grading re Neal & Trading Pst Tr	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	07/16/2015	208468	Pymt of Z15-22 CUP Fee		-250.00
Invoice	08/31/2015	WSB 450-6	WSB 450-6 Engineering	Invoices(Dev Fees):4341 Engineering Fees	1,001.25
Invoice	09/30/2015	WSB450-7	WSB Engineering 450-7	Invoices(Dev Fees):4341 Engineering Fees	539.00
General Journal	12/01/2016	5310 Eng'g	WSB Engineer Jun16: VBWD Z15-22, CWF, FOC Review		484.00
General Journal	12/01/2016	5310 Eng'g	WSB Engineer Jul16: VBWD Z15-22, CWF, FOC Review		90.75
Total VBWD Z15-22, CWF, FOC Review					2,009.00
Vine Hill Partners/Lucas Woodland Demo					
Payment	12/21/2011	1304	Escrow Demo existing home		-250.00
Invoice	12/21/2011	B138-11	B138-11 Demo Existing Home	Invoices(Dev Fees):4440 Zoning Fees	110.00
Payment	12/21/2011	5371	Pymt of Demo Permit B138-11		-110.00
Total Vine Hill Partners/Lucas Woodland Demo					-250.00
Voxland, Jared 13804 40th S Z13-5					
Payment	04/16/2013	121	Z13-5 Demolition deposit 13804 40th St S		-250.00
Invoice	04/16/2013	Z13-5	Demo Permit \$110 x 3	Invoices(Dev Fees):4440 Zoning Fees	330.00
Payment	04/16/2013	121	Pymt of Demo permit fee \$110 x 3		-330.00
General Journal	11/26/2013	Z005-2013	Reverse after the fact fee (CC forgave): Jared Voxland Demo permit		-220.00
Check	11/27/2013	18868	Reverse after the fact fee (CC forgave): Jared Voxland Demo permit		470.00
Payment	05/20/2014	5028	Z14-16 new foundation for barn		-600.00
Invoice	05/20/2014	Z14-16 barn	Z1Admin permit Z14-16 new foundation for barn	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	05/20/2014	5028	Pymt of Admin permit Z14-16 new foundation for barn		-150.00
Total Voxland, Jared 13804 40th S Z13-5					-600.00
Vujovich, Peter Variance 1296 Indian Trl					
Payment	11/30/2002	5177	Initial Deposit		-250.00
Invoice	11/30/2002	Vujovich1	Zoning fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	11/30/2002	5177	Pymt of zoning fee		-150.00
Invoice	02/29/2004	Vujovich2	NW Assoc Consultant: Planner	Invoices(Dev Fees):4343 Planning Fees	63.60
Invoice	03/31/2004	Vujovich3	NW Assoc Consultants	Invoices(Dev Fees):4343 Planning Fees	346.75
Invoice	04/30/2004	Vujovich4	NW Assoc planning fees	Invoices(Dev Fees):4343 Planning Fees	78.88
Total Vujovich, Peter Variance 1296 Indian Trl					239.23
Walker, Jeffrey Grading/Farm Site					
Payment	05/12/2004	4141	Grading Deposit		-500.00
Invoice	05/12/2004	Walker1	Farm Site Permit Fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Invoice	05/12/2004	Walker2	SUP Variance Fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	05/12/2004	4140	Pymt of SUP & Farm Site Fee		-300.00
Invoice	05/31/2004	Walker3	NW Assoc: Planning	Invoices(Dev Fees):4343 Planning Fees	442.85
Invoice	05/31/2004	Walker4	Wash Cty: mailing labels	Invoices(Dev Fees):4344 Misc Dev Fees	53.13

City of Afton
Permit Escrow & Fee Detail
As of March 31, 2018

Type	Date	Num	Memo	Class	Amount
Invoice	05/31/2004	Walker5	NW Assoc: 5/7/04 Meeting re. lawsuit	Invoices(Dev Fees):4343 Planning Fees	32.40
Invoice	06/30/2004	Walker6	SEH: engineering services	Invoices(Dev Fees):4341 Engineering Fees	1,000.12
Invoice	06/30/2004	Walker7	Hamilton et al: legal fees	Invoices(Dev Fees):4342 Legal Fees	2,246.00
Invoice	07/31/2004	Walker8	Hamilton, et al: legal fees	Invoices(Dev Fees):4342 Legal Fees	1,015.00
Invoice	07/31/2004	Walker9	SEH: engineering services	Invoices(Dev Fees):4341 Engineering Fees	439.87
Invoice	07/31/2004	Walker10	Lenny Jenks: Walker transcript	Invoices(Dev Fees):4344 Misc Dev Fees	125.00
Invoice	08/31/2004	Walker11	SEH: engineering services	Invoices(Dev Fees):4341 Engineering Fees	195.37
Invoice	09/30/2004	Walker12	Hamilton, et al: Legal services	Invoices(Dev Fees):4342 Legal Fees	435.00
Invoice	09/30/2004	Walker13	SEH: Engineering services	Invoices(Dev Fees):4341 Engineering Fees	61.50
Invoice	11/30/2004	Walker14	Hamilton, et al: Legal services	Invoices(Dev Fees):4342 Legal Fees	29.00
Invoice	12/31/2004	Walker15	Hamilton, Quigley et al: legal services	Invoices(Dev Fees):4342 Legal Fees	101.50
Invoice	02/28/2006	SEHJan06	SEH engineering services Jan06	Invoices(Dev Fees):4341 Engineering Fees	128.00
Invoice	05/31/2008	SEHApr08	SEH Engineering: Apr08	Invoices(Dev Fees):4341 Engineering Fees	67.00
General Journal	01/31/2012	Escrow W/O	Write off outstanding balance per CC 1/17/12: 6+ Years Past Due		-2,074.24
Total Walker, Jeffrey Grading/Farm Site					3,797.50
Wamstad Miller Est Z17-34 12200 22nd					
Payment	10/31/2017	2236	Minor Subdiv Escrow Miller, Bernise Estate Z17-34 12200 22nd		-1,500.00
Invoice	10/31/2017	Z17-34	Minor Subdiv Fee Miller, Bernise Estate Z17-34 12200 22nd	Invoices(Dev Fees):4440 Minor Subdivision	250.00
Payment	10/31/2017	2236	Pytm of Minor Subdiv Fee Miller, Bernise Estate Z17-34 12200 22nd		-250.00
General Journal	03/01/2018	5310 Eng'g	WSB Engineer 2017 Oct #10: Wamstad 17-34		163.75
General Journal	03/01/2018	Applicant	Applicant Expense Wash Cty Recorder: Wamstad 17-34		46.00
Check	03/29/2018	22483	Refund Z17-34 Escrow less Exp		1,290.25
Total Wamstad Miller Est Z17-34 12200 22nd					0.00
Wash Cty Pub Safety Tower Z209,213					
Invoice	11/30/2007	NACNov07	NAC: Planner Services Nov07	Invoices(Dev Fees):4343 Planning Fees	161.20
Invoice	11/30/2007	NACOct07	NAC: Planner Services Oct07	Invoices(Dev Fees):4343 Planning Fees	119.60
Invoice	12/31/2007	NACDec07	NAC Planning Dec07	Invoices(Dev Fees):4343 Planning Fees	292.64
Invoice	12/31/2007	JensenDec07	Jensen: Legal Dec07	Invoices(Dev Fees):4342 Legal Fees	171.00
Payment	04/21/2008	244177	Deposit Pub Safety Radio Tower Z209		-8,000.00
Invoice	04/21/2008	Z209	Z209 Design Review Fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	04/21/2008	244177	Pytm of Design Review Fee Z209		-150.00
Invoice	04/30/2008	NACApr08	NAC: Planning Exp Apr08	Invoices(Dev Fees):4343 Planning Fees	22.80
Invoice	04/30/2008	NACApr08	NAC: Planning Exp Apr08	Invoices(Dev Fees):4343 Planning Fees	119.70
Payment	05/16/2008	246176	Z213 Setback Variance Deposit		-600.00
Invoice	05/16/2008	Z213Fee	Z213 Setback Variance Fee	Invoices(Dev Fees):4440 Zoning Fees	150.00
Payment	05/16/2008	246176	Pytm of Z213 Setback Variance Fee		-150.00
Invoice	05/31/2008	CGIMay08	Community Growth Institute: May08	Invoices(Dev Fees):4343 Planning Fees	2,493.25
General Journal	06/30/2008	Z213WashCty	Reverse Variance Fee Z213 Stealth Tower: No Setback Variance Needed		-150.00
Check	06/30/2008	13833	Refund Wash Cty Pub Safety Tower Variance Fee and Deposit Z213		750.00
Invoice	06/30/2008	CGIJun08	Community Growth Institute: Jun08	Invoices(Dev Fees):4343 Planning Fees	155.75
Invoice	06/30/2008	CGIJun08	Community Growth Institute: Jun08	Invoices(Dev Fees):4343 Planning Fees	89.00
Invoice	07/31/2008	CGIJul08	Community Growth: Planner Jul08	Invoices(Dev Fees):4343 Planning Fees	66.75
Invoice	08/31/2008	CGIAug08	Community Growth Institute: Aug08	Invoices(Dev Fees):4343 Planning Fees	133.50
Invoice	09/30/2008	CGISep08	CGI Planning Exp: Sep08	Invoices(Dev Fees):4343 Planning Fees	178.00
Invoice	10/31/2008	JensenJun08	Jensen, Bell: Legal Expenses	Invoices(Dev Fees):4342 Legal Fees	234.00
Invoice	11/30/2008	JensenSep08	Jensen, et al: Legal Expenses Sep08	Invoices(Dev Fees):4342 Legal Fees	666.00
Invoice	11/30/2008	CGIOct08	Community Growth: Planner Exp Oct08	Invoices(Dev Fees):4343 Planning Fees	356.00
Invoice	12/31/2008	CGINov08	Community Growth Institute: 1584 Nov08	Invoices(Dev Fees):4343 Planning Fees	311.50
Invoice	12/31/2008	CGINov08	Community Growth Institute: 1584 Nov08	Invoices(Dev Fees):4343 Planning Fees	66.75
Invoice	12/31/2008	CGIDec08	Community Growth Institute: 1609 Dec08	Invoices(Dev Fees):4343 Planning Fees	44.50
Invoice	01/31/2009	CGIJan09	Community Growth Institute: Jan09	Invoices(Dev Fees):4343 Planning Fees	287.25
Invoice	03/31/2009	CGIMar09	Community Growth: Mar09 Planning Fees	Invoices(Dev Fees):4343 Planning Fees	23.00
Invoice	04/30/2009	CGIApr09	CGI Planning Services: Apr09	Invoices(Dev Fees):4343 Planning Fees	92.00
Check	12/22/2010	16216	Partial Refund Wash Cty Pub Safety Tower Z209 CUP		1,415.81
Total Wash Cty Pub Safety Tower Z209,213					-500.00
Weber, Scott 1267 Stagecoach Z14-8					
Payment	04/09/2014	2538	Minor Subdivision Z14-8		-1,500.00
Invoice	04/09/2014	Minor Subd	Minor Subdivision Fee Z14-8	Invoices(Dev Fees):4440 Minor Subdivision	250.00
Payment	04/09/2014	2538	Pytm of minor subdiv fee		-250.00

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City of Afton
Permit Escrow & Fee Detail
 As of March 31, 2018

04/12/18

Type	Date	Num	Memo	Class	Amount
Total Weber, Scott 1267 Stagecoach Z14-8					-1,500.00
Weissner Z15-29 Plan Review					
General Journal	10/31/2015	Applicant	WSB Engineering 450-8 Aug15 Weissner Z15-29		386.75
Total Weissner Z15-29 Plan Review					386.75
White, Kerry & Judy Z17-03 1132 Ind Trl S					
Payment	03/31/2017	13156	Grading Escrow White, Kerry & Judy Z17-03 1132 Ind Trl S		-1,000.00
Invoice	03/31/2017	Z17-03	Grading Fee White, Kerry & Judy Z17-03 1132 Ind Trl S	Invoices(Dev Fees):4440 Zoning Fees	100.00
Payment	03/31/2017	13156	Pymt of grading fee White, Kerry & Judy Z17-03 1132 Ind Trl S		-100.00
General Journal	04/30/2017	5310 Eng'g	WSB Engineer Mar17 White, Kerry & Judy Z17-03 1132 Ind Trl S		584.50
General Journal	07/31/2017	5310 Eng'g	WSB Engineer May17 #5: White, Kerry & Judy Z17-03		76.00
Total White, Kerry & Judy Z17-03 1132 Ind Trl S					-339.50
Wilcox, Jesse & Jenny Z15-31 Variance					
Payment	09/23/2015	12952	Z15-31 Variance Escrow 14725 Aft Blvd S		-600.00
Invoice	09/23/2015	Variance Z1	Z15-31 Variance 14725 Aft Blvd S	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	09/23/2015	12952	Pymt of Z15-31 Variance 14725 Aft Blvd S		-250.00
Total Wilcox, Jesse & Jenny Z15-31 Variance					-600.00
Z16-38 13506 Valley Crk Trl					
Payment	12/27/2016	217447	Escrow Z16-38 13506 Valley Crk Trl		-600.00
Invoice	12/27/2016	Z16-38	CUP Fee Z16-38 13506 Valley Crk Trl	Invoices(Dev Fees):4440 Zoning Fees	250.00
Payment	12/27/2016	217447	Pymt of CUP Fee Z16-38 13506 Valley Crk Trl		-250.00
Total Z16-38 13506 Valley Crk Trl					-600.00
TOTAL					-44,500.71

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City of Afton
Building Inspection Fees by Account - Detail Afton
 January through March 2018

Date	Num	Valuation/Memo	Class	Class	Amount
Jan 18					
01/09/2018	B17-223	na	hvac	Afton Bldg Insp Fees:Housker, Jed 4354 Trading Pst T	109.00
01/09/2018	B17-227	\$52,000	hvac	Afton Bldg Insp Fees:Marcus, Julie 4270 River Rd S	825.00
01/09/2018	B17-226	na	hvac	Afton Bldg Insp Fees:Bohacek, Peter 14675 Afton Blvd	109.00
01/09/2018	B17-224	na	hvac	Afton Bldg Insp Fees:Crowley, Pat 13955 Tomahawk Ln	109.00
01/09/2018	B17-225	na	hvac	Afton Bldg Insp Fees:Johnson, Mark 14830 42nd St	54.00
01/09/2018	B18-01	\$17,000	remodel	Afton Bldg Insp Fees:Thrall, Jay 4293 Trading Pst Tr	280.50
01/09/2018	B18-02	na	remodel hvac	Afton Bldg Insp Fees:McLaurin, Mary 4270 River Rd	109.00
01/18/2018	B18-03	na	reroof	Afton Bldg Insp Fees:Afton Marina & Yacht Club	109.00
01/31/2018	B18-10	na	reroof	Afton Bldg Insp Fees:Clancy, Anne 3 Coulee Ridge Rd	109.00
01/31/2018	B18-09	\$61,750	remodel	Afton Bldg Insp Fees:Erling, Frank & Julie 4210 Past	1,023.00
01/31/2018	B18-08	\$21,000	remodel	Afton Bldg Insp Fees:Peterson, Steve 15497 Aft Blvd	346.50
01/31/2018	B18-04	\$26,000	garage repair and replace	Afton Bldg Insp Fees:Perkins, Annie 4042 River Rd S	429.00
01/31/2018	B18-07	\$16,300	hvac new	Afton Bldg Insp Fees:Dunn, Lisa & Curtis 14320 30th	280.50
01/31/2018	B18-05	na	hvac	Afton Bldg Insp Fees:Madden, Tonny 15396 Aft Hills C	109.00
01/31/2018	B18-06	na	hvac	Afton Bldg Insp Fees:Weatherby, Carolle 13823 Tomaha	54.00
					4,055.50
Jan 18					
					4,055.50
Feb 18					
02/26/2018	B18-14	\$100,000	Remodel	Afton Bldg Insp Fees:Belz, Rob 14023 50th St S	2,475.00
02/26/2018	B18-15	na	Doors	Afton Bldg Insp Fees:Wade, James & Marj 13506 Vly Cr	109.00
02/26/2018	B18-19	\$80,000	addition/remodel	Afton Bldg Insp Fees:Floeder, Mary 1172 Indian Trl	1,320.00
02/26/2018	B18-16	na	mech	Afton Bldg Insp Fees:Power, Tim & Bonnie 5199 Neal A	109.00
02/26/2018	B18-17	na	mech	Afton Bldg Insp Fees:Rivas, Tim 15901 Putnam Blvd	109.00
02/26/2018	B18-18	na	mech	Afton Bldg Insp Fees:Haukland, Roger 5333 Manning Av	109.00
02/26/2018	B18-11	na	mech	Afton Bldg Insp Fees:Ispiri 4210 Pasture Ridge Rd	54.23
02/26/2018	B18-13	na	mech	Afton Bldg Insp Fees:Niswanger 2770 Trading Pst Trl	109.00
02/26/2018	B18-12	na	mech	Afton Bldg Insp Fees:City of Afton 3165 St Croix Trl	109.00
					4,503.23
Feb 18					
					4,503.23
Mar 18					
03/12/2018	B18-22	\$18,000	Remodel	Afton Bldg Insp Fees:Meyers, Jeffrey 4969 Neal Av S	412.50
03/12/2018	B18-21	na	mech	Afton Bldg Insp Fees:Johnson, Michael 771 Indian Trl	109.00
03/12/2018	B18-23	na	mech	Afton Bldg Insp Fees:Cardinal Remodeling 14023 50th	109.00
03/12/2018	B18-20	na	mech	Afton Bldg Insp Fees:Knight Const Design 2770 Tradin	109.00
03/27/2018	B18-24	\$18,000	mech new home	Afton Bldg Insp Fees:Johnson, Michael 771 Indian Trl	297.00
03/31/2018	B18-25	na	plumbing	Afton Bldg Insp Fees:Belz, Rob 14023 50th St S	109.00
03/31/2018	B18-27	\$22,000	plumbing	Afton Bldg Insp Fees:Lauman, Mike 771 Indian Trl S	363.00
03/31/2018	B18-29	\$36,000	pole barn	Afton Bldg Insp Fees:Geller, Greg 1027 Indian Trl Pa	594.00
03/31/2018	B18-28	na	windows	Afton Bldg Insp Fees:Meyers, Jeffrey 4969 Neal Av S	109.00
03/31/2018	B18-30	\$805,000	New SFD	Afton Bldg Insp Fees:Lenander, Duane & Jennifer 1246	13,282.50
03/31/2018	B18-31	\$19,850	Remodel	Afton Bldg Insp Fees:Graham, Randy 5912 Trading Post	330.00
03/31/2018	B18-32	na	mech	Afton Bldg Insp Fees:Craft, Jason 1037 Indian Trl Pa	109.00
03/31/2018	B18-33	na	plumbing	Afton Bldg Insp Fees:Peterson, Steve 15497 Aft Blvd	109.00
03/31/2018	B18-35	na	plumbing	Afton Bldg Insp Fees:Tschida, Mary 5252 Trading Post	54.00
03/31/2018	B18-34	na	reroof	Afton Bldg Insp Fees:Flinch, Jim 3346 Trading Pst Tr	109.00

04/12/18

City of Afton
Building Inspection Fees by Account - Detail Afton
January through March 2018

<u>Date</u>	<u>Num</u>	<u>Valuation/Memo</u>	<u>Class</u>	<u>Class</u>	<u>Amount</u>
Mar 18					16,205.00
TOTAL					<u>24,763.73</u>

N2

04/12/18

City of Afton
200 Park Reserve Fund Stmt of Rev & Exp - Detail
January through March 2018

Type	Date	Num	Source Name	Memo	Amount
200 Park Reserve Fd					
A. Rev					
4425 Park Dedication Fees					
Deposit	03/31/2018	2160		Charles and Danielle Wamstad: Park Dedication Fee	10,000.00
Total 4425 Park Dedication Fees					10,000.00
4903 Interest Income - 4M Fund					
General Journal	01/31/2018	interest		Interest Income	68.63
General Journal	02/28/2018	interest		Interest Income	65.35
General Journal	03/31/2018	interest		Interest Income	76.98
Total 4903 Interest Income - 4M Fund					210.96
Total A. Rev					10,210.96
B. Exp					
6115 Pub Wks - Park & Open Space					
Bill	01/31/2018	306x01087608	Culligan of Stillwater	Town Square Park restroom	(125.85)
Bill	02/28/2018	1102308	Culligan of Stillwater	Town Square Park restroom	(62.85)
Bill	03/29/2018	101265	Ed's Trophies Inc.	Sign: In loving memory of Blackie and Amy Hancock	(180.85)
Total 6115 Pub Wks - Park & Open Space					(369.55)
Total B. Exp					(369.55)
Total 200 Park Reserve Fd					9,841.41
TOTAL					9,841.41

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City of Afton
725 Road Debt Service Fund - Detail

04/12/18

January through March 2018

Type	Date	Num	Source Name	Memo	Debit	Credit	Balance
4916 · Interest Inc - Road Debt Serv							
General Journal	01/31/2018	interest		Interest Income		49.57	49.57
General Journal	02/28/2018	interest		Interest Income		47.15	96.72
General Journal	03/31/2018	interest		Interest Income		169.21	265.93
Total 4916 · Interest Inc - Road Debt Serv					0.00	265.93	265.93
7735 · 2014A Refunding Bds Int Exp							
Bill	01/16/2018	2014A 2/1/18 P...	US Bank (2014A Road Bd Pymts)	GO Tax Abatement 2014A: Interest due 2/1/18	45,975.00		(45,975.00)
Total 7735 · 2014A Refunding Bds Int Exp					45,975.00	0.00	(45,975.00)
7736 · 2014A Refunding Bds Admin Exp							
Bill	01/31/2018	Admin 2014A	US Bank (Admin Fee)	2018 Admin Fee: GO Tax Abatement 2014A	450.00		(450.00)
Bill	02/28/2018	18-009	Springsted Incorporated	project no. 001129.105	716.00		(1,166.00)
Total 7736 · 2014A Refunding Bds Admin Exp					1,166.00	0.00	(1,166.00)
7741 · 2017B S3.5MM Road Bd Issue Exp							
Bill	02/28/2018	18-009	Springsted Incorporated	project no. 001129.105	718.00		(718.00)
Total 7741 · 2017B S3.5MM Road Bd Issue Exp					718.00	0.00	(718.00)
7742 · 2017B Int Exp S3.5MM Road Bond							
Bill	01/16/2018	2017B 2/1/18 P...	US Bank (2017B Road Bd Pymt)	GO Tax Abatement 2017B: Interest due 2/1/18	51,847.44		(51,847.44)
Total 7742 · 2017B Int Exp S3.5MM Road Bond					51,847.44	0.00	(51,847.44)
TOTAL					99,706.44	265.93	(99,440.51)

PI

City of Afton
City Infra-Structure Improvement Projects - LTD Summary
 April 2011 through March 2018

	Apr - Dec 11	Jan - Dec 12	Jan - Dec 13	Jan - Dec 14	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17	Jan - Mar 18	TOTAL
120 Street Imp Capital Fd									
B. Exp									
7981 Village Local Rd Imp	0.00	0.00	(6,079.50)	(89,427.00)	(250,098.57)	(86,205.18)	(29,240.07)	0.00	(461,050.32)
7982 CR21 Imp Proj	0.00	0.00	(2,827.50)	(23,269.25)	(23,382.75)	(3,527.00)	(1,190.93)	0.00	(54,197.43)
Total B. Exp	0.00	0.00	(8,907.00)	(112,696.25)	(273,481.32)	(89,732.18)	(30,431.00)	0.00	(515,247.75)
Total 120 Street Imp Capital Fd	0.00	0.00	(8,907.00)	(112,696.25)	(273,481.32)	(89,732.18)	(30,431.00)	0.00	(515,247.75)
800 City InfraStructure Imp Fd									
A. Rev									
4917 Interest Income	0.00	2.04	2.55	3.26	395.48	4,602.22	3,305.81	999.25	9,310.61
4849 DNR BWSR Grant	0.00	0.00	129,850.00	0.00	0.00	0.00	0.00	84,710.07	214,560.07
4850 Park Reserve Trf re. Dwtwn Imp	0.00	0.00	100,000.00	0.00	0.00	0.00	0.00	0.00	100,000.00
4851 VBWD Easement	0.00	0.00	0.00	0.00	5,800.00	0.00	0.00	0.00	5,800.00
4852 VBWD Grant \$50M/Yr 10 Yrs	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	0.00	100,000.00
4853 County Share Dwtwn/Septic Proj	0.00	0.00	0.00	0.00	0.00	0.00	4,092,588.89	0.00	4,092,588.89
4861 CWRWF G 054	0.00	0.00	0.00	0.00	0.00	0.00	349,938.00	0.00	349,938.00
4862 CWRWF L 054	0.00	0.00	0.00	0.00	0.00	0.00	656,371.52	91,754.72	748,126.24
4863 CWRWF G 055	0.00	0.00	0.00	0.00	0.00	0.00	398,320.00	0.00	398,320.00
4864 CWRWF L 055	0.00	0.00	0.00	0.00	0.00	0.00	1,001,173.03	0.00	1,001,173.03
4865 PSIG G 056	0.00	0.00	0.00	0.00	0.00	0.00	4,382,993.48	304,732.98	4,687,726.46
4871 Rental Inc - Flood Levee Prop	0.00	850.00	1,700.00	0.00	0.00	0.00	0.00	0.00	2,550.00
4894 MnDNR Grant - Other	0.00	9,247.38	10,024.53	0.00	35,137.00	0.00	1,611,106.29	499.81	1,666,015.01
4895 MnDNR Grant - Land Purchase	0.00	351,673.70	616,669.52	0.00	0.00	0.00	0.00	0.00	968,343.22
4896 Flood Levy Imp Proj - Tax Levy	0.00	95,000.00	95,000.00	95,000.00	95,000.00	95,000.00	95,000.00	0.00	570,000.00
Total A. Rev	0.00	456,773.12	953,246.60	95,003.26	136,332.48	149,602.22	12,640,797.02	482,696.83	14,914,451.53
B. Exp									
8870 Dwtwn Imp - Special Assess Exp	0.00	0.00	0.00	0.00	0.00	0.00	(105,179.00)	(23,147.60)	(128,326.60)
8871 Wetland Credits	0.00	0.00	0.00	0.00	0.00	0.00	(51,747.88)	0.00	(51,747.88)
8891 Dwtwn Prop Purch/Exp	0.00	(372,221.16)	(780,944.33)	(933.95)	(2,481.58)	(1,726.95)	(540.66)	(44.13)	(1,158,892.76)
8892 Dwtwn Imp - Easemnts & Damages	0.00	0.00	0.00	(11,700.00)	(633,200.00)	(9,200.00)	(33,120.68)	0.00	(687,220.68)
8894 Septic Permits, Fees, Admin	0.00	0.00	0.00	(10,558.00)	(42,355.31)	(85,086.73)	(116,238.58)	(274.00)	(254,512.62)
8895 DNR Flood Imp Proj - Engineer	(6,673.00)	(54,384.11)	(29,242.00)	(157,437.85)	(198,277.10)	(67,890.74)	(14,066.00)	0.00	(527,970.80)
8896 Sanitary Sewer Imp	0.00	(395.00)	(87,311.07)	(293,780.46)	(194,199.55)	(152,850.73)	(73,817.14)	377.75	(801,976.20)
8897 Septic Construction Eng'g	0.00	0.00	0.00	(540.77)	(9,048.00)	(8,545.49)	(151,858.16)	(3,509.30)	(173,501.72)
8898 Flood Mitigation/ROW Serv	0.00	(9,754.75)	(4,480.00)	(19,787.25)	(87,667.80)	(18,935.00)	(14,085.50)	0.00	(154,710.30)
8899 Village Improvements	0.00	0.00	(33,513.00)	(28,452.75)	0.00	(22,669.68)	(1,305,268.17)	(93,256.50)	(1,483,160.10)
8901 Septic Construction	0.00	0.00	0.00	0.00	0.00	0.00	(11,541,511.10)	(482,403.24)	(12,023,914.34)
Total B. Exp	(6,673.00)	(436,755.02)	(935,490.40)	(523,191.03)	(1,167,229.34)	(366,905.32)	(13,407,432.87)	(602,257.02)	(17,445,934.00)
Total 800 City InfraStructure Imp Fd	(6,673.00)	20,018.10	17,756.20	(428,187.77)	(1,030,896.86)	(217,303.10)	(766,635.85)	(119,560.19)	(2,531,482.47)
805 Downtown Imp Debt Service									
4879 Dwtwn Spec Assessments	0.00	0.00	0.00	0.00	0.00	0.00	102,054.25	12,728.45	114,782.70
4897 Levy PFA Loan Interest	0.00	0.00	0.00	0.00	8,000.00	0.00	0.00	0.00	8,000.00
4898 Levy Dwtwn Imp Tmp Imp Bd	0.00	0.00	0.00	0.00	0.00	28,000.00	28,000.00	0.00	56,000.00
4899 Levy Dwtwn Imp Bond	0.00	0.00	0.00	0.00	0.00	70,000.00	70,000.00	0.00	140,000.00
7737 Int Exp 2015A Dwtwn Tmp Imp Bd	0.00	0.00	0.00	0.00	(19,948.45)	(28,162.50)	(7,040.61)	0.00	(55,151.56)
7738 2015A Dwtwn Tmp Imp Bond Issue Exp	0.00	0.00	0.00	0.00	(53,263.75)	(1,608.00)	(575.00)	0.00	(55,446.75)
7739 Int Exp 2017A Dwtwn Tmp Imp Bd	0.00	0.00	0.00	0.00	0.00	0.00	(16,027.00)	(15,345.00)	(31,372.00)
7740 2017A Dwtwn Tmp Imp Bond Issue Exp	0.00	0.00	0.00	0.00	0.00	0.00	(31,219.80)	(1,166.00)	(32,385.80)
7743 2017 Storm Wtr PFA Issue Exp	0.00	0.00	0.00	0.00	0.00	0.00	(8,000.00)	0.00	(8,000.00)
7744 2017 Storm Wtr PFA Interest Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2,792.22)	(2,792.22)

04/12/18

City of Afton
City Infra-Structure Improvement Projects - LTD Summary
 April 2011 through March 2018

	<u>Apr - Dec 11</u>	<u>Jan - Dec 12</u>	<u>Jan - Dec 13</u>	<u>Jan - Dec 14</u>	<u>Jan - Dec 15</u>	<u>Jan - Dec 16</u>	<u>Jan - Dec 17</u>	<u>Jan - Mar 18</u>	<u>TOTAL</u>
7745 2017 Sanitary Sewer PFA Issue Exp	0.00	0.00	0.00	0.00	0.00	0.00	(8,060.93)	0.00	(8,060.93)
7746 2017 Sanitary Sewer PFA Int Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(6,205.64)	(6,205.64)
Total 805 Downtown Imp Debt Service	0.00	0.00	0.00	0.00	(65,212.20)	68,229.50	129,130.91	(12,780.41)	119,367.80
TOTAL	<u>(6,673.00)</u>	<u>20,018.10</u>	<u>8,849.20</u>	<u>(540,884.02)</u>	<u>(1,369,590.38)</u>	<u>(238,805.78)</u>	<u>(667,935.94)</u>	<u>(132,340.60)</u>	<u>(2,927,362.42)</u>

Q2

City of Afton
City Infra-Structure Imp Projects - Detail by Account
 January through March 2018

Type	Date	Num	Source Name	Memo	Debit	Credit	Balance
4849 · DNR BWSR Grant							
Deposit	03/27/2018	16916		DNR FY 2013 Competitiive Grant Program: Water/Soil Resources Board		84,710.07	84,710.07
Total 4849 · DNR BWSR Grant					0.00	84,710.07	84,710.07
4862 · CWRFL 054							
Deposit	01/23/2018	1500005347		MPFA CWRFL 054 FY 2017		70,961.61	70,961.61
Deposit	02/27/2018	1500005409		MPFA CWRFL 054 FY 2017		16,216.61	87,178.22
Deposit	03/27/2018	1500005460		MPFA CWRFL 054 FY 2017		4,576.50	91,754.72
Total 4862 · CWRFL 054					0.00	91,754.72	91,754.72
4865 · PSIG G 056							
Deposit	01/23/2018	1500005348		MPFA PSIG G 056 FY 2017		227,228.52	227,228.52
Deposit	02/27/2018	1500005408		MPFA PSIG G 056 FY 2017		62,432.48	289,661.00
Deposit	03/27/2018	1500005461		MPFA PSIG G 056 FY 2017		15,071.98	304,732.98
Total 4865 · PSIG G 056					0.00	304,732.98	304,732.98
4879 · Downtown Special Assessments							
Bill	03/31/2018	Refund SA Interest	Anderson, Barton or Susan	Refund SA Interest	125.00		(125.00)
Bill	03/31/2018	Refund SA Interest	Tilton, Louis or Linda	Refund SA Interest	168.75		(293.75)
Bill	03/31/2018	Refund SA Interest	Snelling, Matthew or Christen	Refund SA Interest	173.00		(466.75)
Bill	03/31/2018	Refund SA Interest	Valerie J Stochr and Carol A Iwata	Refund SA Interest	187.50		(654.25)
Deposit	03/31/2018	35973		FSA Title Services re: 15955 35th St S (Seller Estate of Richard Balsimo)		13,382.70	12,728.45
Total 4879 · Downtown Special Assessments					654.25	13,382.70	12,728.45
4894 · MnDNR Grant - Other							
Deposit	01/09/2018	2200388678		DNR Emer Mgmt: DR 1982 P0720 1/2/18		499.81	499.81
Total 4894 · MnDNR Grant - Other					0.00	499.81	499.81
4917 · Int Inc - City Infrastruct Fd							
General Jou...	01/31/2018	interest		Interest Income		345.92	345.92
General Jou...	02/28/2018	interest		Interest Income		328.68	674.60
General Jou...	03/31/2018	interest		Interest Income		324.65	999.25
Total 4917 · Int Inc - City Infrastruct Fd					0.00	999.25	999.25
7739 · 2017A Int Exp Dwtwn Tmp Imp Bd							
Bill	02/20/2018	040118 Tmp Bd Pymt	US Bank (Bonds)	2017A Tmp Imp Bond: Interest Payment 10/1/17 to 4/1/18	15,345.00		(15,345.00)
Total 7739 · 2017A Int Exp Dwtwn Tmp Imp Bd					15,345.00	0.00	(15,345.00)
7740 · 2017A Dwtwn Imp Bonds Adm Exp							
Bill	02/28/2018	18-009	Springsted Incorporated	2017 Continuing Disclosure Services	716.00		(716.00)
Bill	03/31/2018	4941808	US Bank (Bonds)	2017A Tmp Imp Bonds Admin Fee 3/1/18 to 2/28/19	450.00		(1,166.00)
Total 7740 · 2017A Dwtwn Imp Bonds Adm Exp					1,166.00	0.00	(1,166.00)
7744 · 2017 Storm Wtr PFA Interest Exp							
Bill	02/20/2018	PFA Loans Int 022018	Minnesota Public Facilities Authority	PFA Interest: MPFA CWRFL 054 FY17	2,792.22		(2,792.22)
Total 7744 · 2017 Storm Wtr PFA Interest Exp					2,792.22	0.00	(2,792.22)
7746 · 2017 Sanitary Sewer PFA Int Exp							
Bill	02/20/2018	PFA Loans Int 022018	Minnesota Public Facilities Authority	PFA Interest: MPFA CWRFL 055 FY17	6,205.64		(6,205.64)
Total 7746 · 2017 Sanitary Sewer PFA Int Exp					6,205.64	0.00	(6,205.64)
8800 · DNR Flood Imp Expense							
8870 · Dwtm Imp - Special Assess Exp							
Bill	01/31/2018	624588	Felhaber Larson	Special Assessment Appeals: Village Wastewater Treatment Facility	15,808.00		(15,808.00)
Bill	02/28/2018	70274	Larson King LLP	Special assessment appeal: Afton Marine & Yacht Club: File #26290089	1,989.10		(17,797.10)
Bill	02/28/2018	625478	Felhaber Larson	Special Assessment Appeals: Village Wastewater Treatment Facility	5,350.50		(23,147.60)
Total 8870 · Dwtm Imp - Special Assess Exp					23,147.60	0.00	(23,147.60)
8891 · DNR Flood Imp - Prop Purch/Exp							

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City of Afton
City Infra-Structure Imp Projects - Detail by Account

January through March 2018

Type	Date	Num	Source Name	Memo	Debit	Credit	Balance
Bill	02/28/2018	022818	Xcel Energy {EFT} (51-0895 3451)	Eastwood - Septic Property 2318 St Croix Tri S Meter# 96987678 Premises #302409557	22.51		(22.51)
Bill	03/31/2018	033118	Xcel Energy {EFT} (51-0895 3451)	Eastwood - Septic Property 2318 St Croix Tri S Meter# 96987678 Premises #302409557	21.62		(44.13)
Total 8891 · DNR Flood Imp - Prop Purch/Exp					44.13	0.00	(44.13)
8894 · Septic Permits, Fees, Admin							
Bill	01/31/2018	012918	Holstad & Knaak, PLC	Condemnation	149.00		(149.00)
Bill	02/28/2018	Feb2018	Holstad & Knaak, PLC	Condemnation	125.00		(274.00)
Total 8894 · Septic Permits, Fees, Admin					274.00	0.00	(274.00)
8896 · Sanitary Sewer Improvements							
Deposit	02/26/2018	67765		WSB: Refund overpayment WSB 01856-410 Inv 36		377.75	377.75
Total 8896 · Sanitary Sewer Improvements					0.00	377.75	377.75
8897 · Septic Construction Eng'g							
Bill	01/31/2018	11800255	Wenck Associates Inc.	Afton LSTS bidding, construction and post-construction services	2,557.50		(2,557.50)
Bill	02/28/2018	11800963	Wenck Associates Inc.	Afton LSTS bidding, construction and post-construction services	951.80		(3,509.30)
Total 8897 · Septic Construction Eng'g					3,509.30	0.00	(3,509.30)
8899 · Village Improvements							
Bill	02/28/2018	520-14	WSB (Downtown Village Imp Proj)	Downtown Village Improvement Project No. 01856-520	55,811.00		(55,811.00)
Bill	03/31/2018	15	WSB (Downtown Village Imp Proj)	Downtown Village Improvement Project No. 01856-520	37,445.50		(93,256.50)
Total 8899 · Village Improvements					93,256.50	0.00	(93,256.50)
8901 · Septic Construction							
Bill	01/31/2018	151052	Get Connected Tech	Installed video verified security system for Afton Sewage	3,030.00		(3,030.00)
Bill	01/31/2018	Pay Voucher No. 10	Geislinger and Sons, Inc.	Proj 01856-52: Downtown Village Imp: Pay Voucher #10	127,450.58		(130,480.58)
Bill	03/29/2018	151053	Get Connected Tech	Quarterly Monitoring of Afton Sewage Site	195.00		(130,675.58)
Bill	03/31/2018	PayVoucherNo. 11	Geislinger and Sons, Inc.	Proj 01856-52: Downtown Village Imp: Pay Voucher #11	351,727.66		(482,403.24)
Total 8901 · Septic Construction					482,403.24	0.00	(482,403.24)
Total 8800 · DNR Flood Imp Expense					602,634.77	377.75	(602,257.02)
TOTAL					628,797.88	496,457.28	(132,340.60)

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City of Afton
Claims to be Approved
March 21, 2018 thru April 17, 2018

<u>Checks Numbered</u>			
<u>From</u>	<u>To</u>	<u>Description</u>	<u>To Be Approved</u>
22480	22483	3/31/18 Staff Payroll & Benefits, Contract Employee + One Applicant Refund	\$2,771.29
22484	22499	Routine Vendor Bills	\$7,869.70
22500	22508	4/15/18 Staff & Council Payroll + 4 Refunds of Downtown Assessment Interest	\$1,913.24
22509	22518	More Routine Vendor Bills	\$5,839.45
22519		Geislinger & Sons: Pay Voucher #11	\$351,727.66
22520		2nd Qtr 2018 Fire Protection Services	\$62,291.50
22521	22529	Significant Vendor Bills by Size or Nature	\$77,639.01
22530	22531	Two More Routine Vendor Bills	\$499.51
201804001	201804009	EFT/Direct Deposit: 3/31/18 Staff Payroll + Videographer + PERA & Payroll Taxes	\$9,903.06
201804010	201804024	EFT: Copier Lease + Utility Bills	\$2,846.96
201804025	201804035	EFT/Dir Dep: 4/15/18 Staff & Council Pay/Exp + PERA & Payroll Taxes + Bldg Surcharges	\$10,307.80
Claims to be approved at 4/17/18 meeting			\$533,609.18



Submitted by Thomas H. Niedzwiecki, Accountants
 File: Afton 2018 Claim Summary.xlsm Worksheet: Mar18 4/12/2018

City of Afton
Claims to be Approved
 March 21 through April 17, 2018

Type	Date	Num	Name	Memo	Account	Original Amount
Liability Che...	03/31/2018	22480	Madison National Life	103815000000000	100 · 4M Fund/US Bank - General Fund	(137.16)
				103815000000000	2325 · Madison Life ST & LT Disability	108.81
				103815000000000	2325 · Madison Life ST & LT Disability	28.35
TOTAL						137.16
Bill Pmt -Ch...	03/29/2018	22481	Baglio Bill (1099 Vendor)	1099 Vendor	100 · 4M Fund/US Bank - General Fund	(450.00)
Bill	03/29/2018	SnowRemoval...	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5830 Snow & Ice C...	Snow removal/filling of ice rink	5830 · Snow & Ice Control	450.00
TOTAL						450.00
Paycheck	03/29/2018	22482	Johnson, Kenneth L		100 · 4M Fund/US Bank - General Fund	(893.88)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5020 · Maintenance Person	754.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2302 · PERA Payable - Staff	(49.01)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5053 · PERA Contribution - Employer	56.55
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2302 · PERA Payable - Staff	(56.55)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5020 · Maintenance Person	450.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2210 · Federal Withholding	(112.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5051 · Social Security Tax - Employer	74.65
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2205 · Soc Sec Payable - Employer	(74.65)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2204 · Social Security W/H - Employee	(74.65)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5052 · Medicare Tax - Employer	17.46
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2213 · Medicare Payable - Employer	(17.46)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2212 · Medicare W/H - Employee	(17.46)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2208 · MN State Withholding	(57.00)
TOTAL						893.88
Check	03/29/2018	22483	Wamstad Miller Est Z17-34 12200 22nd	Refund Z17-34 Escrow less Exp	100 · 4M Fund/US Bank - General Fund	(1,290.25)
			Wamstad Miller Est Z17-34 12200 22nd	Refund Z17-34 Escrow less Exp	2001 · Permit Escrow & Fees	1,290.25
TOTAL						1,290.25
Bill Pmt -Ch...	03/29/2018	22484	Advantage Signs & Graphics, Inc.		100 · 4M Fund/US Bank - General Fund	(169.00)
Bill	03/29/2018	33806	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5860 Signs & Signals	signage	5860 · Signs & Signals	169.00
TOTAL						169.00
Bill Pmt -Ch...	03/29/2018	22485	Econo Signs	Customer No, 55001	100 · 4M Fund/US Bank - General Fund	(44.27)
Bill	03/29/2018	10-943463	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5860 Signs & Signals	Weight limit signs	5860 · Signs & Signals	44.27
TOTAL						44.27
Bill Pmt -Ch...	03/29/2018	22486	Ed's Trophies Inc.	Account # 9332	100 · 4M Fund/US Bank - General Fund	(180.85)
Bill	03/29/2018	101265	200 Park Reserve Fd:B. Exp:6115 Pub Wks - Park & Open Space	Sign: In loving memory of Blackie and Amy Hancock	6115 · Park & Open Space Public Works	180.85
TOTAL						180.85
Bill Pmt -Ch...	03/29/2018	22487	Get Connected Tech		100 · 4M Fund/US Bank - General Fund	(195.00)
Bill	03/29/2018	151053	800 City InfraStructure Imp Fd:B. Exp:8901 Septic Construction	Quarterly Monitoring of Afton Sewage Site	8901 · Septic Construction	195.00

City of Afton
Claims to be Approved
March 21 through April 17, 2018

Type	Date	Num	Name	Memo	Account	Original Amount
TOTAL						195.00
Bill Pmt -Ch...	03/29/2018	22488	Innovative Office Solutions LLC	customer # V105001	100 · 4M Fund/US Bank - General Fund	(93.53)
Bill	03/29/2018	1977583	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5540 Office Supplies	supplies	5540 · Office Supplies	93.53
TOTAL						93.53
Bill Pmt -Ch...	03/29/2018	22489	Lock Squad		100 · 4M Fund/US Bank - General Fund	(115.00)
Bill	03/29/2018	11368	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6040 Repairs & Maintenance	service call, file cabinet unlocked, lock replaced	6040 · City Property Maintenance	115.00
TOTAL						115.00
Bill Pmt -Ch...	03/29/2018	22490	Menards - Hudson		100 · 4M Fund/US Bank - General Fund	(120.08)
Bill	03/29/2018	69323	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6050 Supplies	supplies	6050 · Supplies - Bldg & Land	98.17
Bill	03/29/2018	69485	100 Gen'l Fd:B. Exp:B05 Parks & Recreation:6135 Park Maintenance	supplies	6135 · Park Maintenance	13.98
Bill	03/29/2018	69958	100 Gen'l Fd:B. Exp:B05 Parks & Recreation:6135 Park Maintenance	supplies	6135 · Park Maintenance	7.93
TOTAL						120.08
Bill Pmt -Ch...	03/29/2018	22491	River Valley Printing	Cust No. 1483	100 · 4M Fund/US Bank - General Fund	(290.00)
Bill	03/29/2018	6153	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5560 Newsletter	1250 4-pg newsletters	5560 · Newsletter Expenses	290.00
TOTAL						290.00
Bill Pmt -Ch...	03/29/2018	22492	StarTech Computing, Inc		100 · 4M Fund/US Bank - General Fund	(359.00)
Bill	03/29/2018	46357	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5510 Computer Serv/Software	flexnet	5510 · Computer Service/Software	359.00
TOTAL						359.00
Bill Pmt -Ch...	04/17/2018	22493	Holstad & Knaak, PLC	Legal Services	100 · 4M Fund/US Bank - General Fund	(4,300.00)
Bill	03/31/2018	March2018	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5321 General - Legal Fees 100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5320 Prosecution - Legal Fees	Civil / General Prosecution	5321 · Legal Fees - General 5320 · Legal Fees - Prosecution	2,194.00 2,106.00
TOTAL						4,300.00
Bill Pmt -Ch...	04/17/2018	22494	Petersen Management Co. LLC	Cust No. 3477	100 · 4M Fund/US Bank - General Fund	(1,508.33)
Bill	03/31/2018	96148	115 Bldg & Land Capital Fund:B. Exp:6022 Septic System Operations	Oper and Mgmt fees April 2018	6022 · Septic System Operations	1,508.33
TOTAL						1,508.33
Bill Pmt -Ch...	04/12/2018	22495	City of Maplewood	Acct No. 1834	100 · 4M Fund/US Bank - General Fund	(259.45)
Bill	03/31/2018	9658	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5860 Signs & Signals	street ID signage	5860 · Signs & Signals	259.45
TOTAL						259.45
Bill Pmt -Ch...	04/12/2018	22496	Croix Crystal Water Treatment	cooler lease and water	100 · 4M Fund/US Bank - General Fund	(33.25)
Bill	03/31/2018	56182	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6030 Misc Expense	rent on hot & cold cooler, bottled water	6030 · Misc Exp - Bldg & Land	33.25
TOTAL						33.25

City of Afton
Claims to be Approved
March 21 through April 17, 2018

Type	Date	Num	Name	Memo	Account	Original Amount
Bill Pmt -Ch...	04/12/2018	22497	Lakeland Heating & Air Conditioning		100 · 4M Fund/US Bank - General Fund	(150.00)
Bill	03/31/2018	3910	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6040 Repairs & Maintenance	Service Call re humidifier	6040 · City Property Maintenance	150.00
TOTAL						150.00
Bill Pmt -Ch...	04/12/2018	22498	Menards - Hudson		100 · 4M Fund/US Bank - General Fund	(23.10)
Bill	03/31/2018	71240	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6040 Repairs & Maintenance	supplies	6040 · City Property Maintenance	17.16
Bill	03/31/2018	71152	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6040 Repairs & Maintenance	supplies	6040 · City Property Maintenance	5.94
TOTAL						23.10
Bill Pmt -Ch...	04/12/2018	22499	Pioneer Press	Acct # 415245	100 · 4M Fund/US Bank - General Fund	(28.84)
Bill	03/31/2018	318415245	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5555 Publishing & Printing	Legals:	5555 · Publishing & Printing	28.84
TOTAL						28.84
Paycheck	04/12/2018	22500	Johnson, Kenneth L		100 · 4M Fund/US Bank - General Fund	(602.11)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5020 · Maintenance Person	819.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2302 · PERA Payable - Staff	(53.24)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5053 · PERA Contribution - Employer	61.43
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2302 · PERA Payable - Staff	(61.43)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2210 · Federal Withholding	(65.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5051 · Social Security Tax - Employer	50.78
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2205 · Soc Sec Payable - Employer	(50.78)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2204 · Social Security W/H - Employee	(50.78)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5052 · Medicare Tax - Employer	11.87
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2213 · Medicare Payable - Employer	(11.87)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2212 · Medicare W/H - Employee	(11.87)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2208 · MN State Withholding	(36.00)
TOTAL						602.11
Paycheck	04/12/2018	22501	Pahl, Thomas W		100 · 4M Fund/US Bank - General Fund	(95.58)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5020 · Maintenance Person	103.50
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5051 · Social Security Tax - Employer	6.42
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2205 · Soc Sec Payable - Employer	(6.42)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2204 · Social Security W/H - Employee	(6.42)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		5052 · Medicare Tax - Employer	1.50
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2213 · Medicare Payable - Employer	(1.50)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5020 Gen'l Maint Wages &...		2212 · Medicare W/H - Employee	(1.50)
TOTAL						95.58
Paycheck	04/12/2018	22502	Nelson, Randall P		100 · 4M Fund/US Bank - General Fund	(187.10)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		5002 · Mayor & Council Wages	200.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		5053 · PERA Contribution - Employer	10.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		5052 · Medicare Tax - Employer	2.90
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		2213 · Medicare Payable - Employer	(2.90)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		2212 · Medicare W/H - Employee	(2.90)
TOTAL						187.10
Paycheck	04/12/2018	22503	Palmquist, William B		100 · 4M Fund/US Bank - General Fund	(187.10)

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Type	Date	Num	Name	Memo	Account	Original Amount
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		5002 · Mayor & Council Wages	200.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		2303 · PERA Payable - Council	(10.00)
					5053 · PERA Contribution - Employer	10.00
					2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		5052 · Medicare Tax - Employer	2.90
					2213 · Medicare Payable - Employer	(2.90)
					2212 · Medicare W/H - Employee	(2.90)
TOTAL						187.10
Paycheck	04/12/2018	22504	Richter, Joseph J		100 · 4M Fund/US Bank - General Fund	(187.10)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		5002 · Mayor & Council Wages	200.00
					2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		5053 · PERA Contribution - Employer	10.00
					2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...		5052 · Medicare Tax - Employer	2.90
					2213 · Medicare Payable - Employer	(2.90)
					2212 · Medicare W/H - Employee	(2.90)
TOTAL						187.10
Bill Pmt -Ch...	04/12/2018	22505	Anderson, Barton or Susan	Refund SA Interest	100 · 4M Fund/US Bank - General Fund	(125.00)
Bill	03/31/2018	Refund SA Int...	805 Downtown Imp Debt Service:4879 Dwtwn Spec Assessments	Refund SA Interest	4879 · Downtown Special Assessments	125.00
TOTAL						125.00
Bill Pmt -Ch...	04/12/2018	22506	Snelling, Matthew or Christen	Refund SA Interest	100 · 4M Fund/US Bank - General Fund	(173.00)
Bill	03/31/2018	Refund SA Int...	805 Downtown Imp Debt Service:4879 Dwtwn Spec Assessments	Refund SA Interest	4879 · Downtown Special Assessments	173.00
TOTAL						173.00
Bill Pmt -Ch...	04/12/2018	22507	Tilton, Louis or Linda	Refund SA Interest	100 · 4M Fund/US Bank - General Fund	(168.75)
Bill	03/31/2018	Refund SA Int...	805 Downtown Imp Debt Service:4879 Dwtwn Spec Assessments	Refund SA Interest	4879 · Downtown Special Assessments	168.75
TOTAL						168.75
Bill Pmt -Ch...	04/12/2018	22508	Valerie J Stochr and Carol A Iwata	Refund SA Interest	100 · 4M Fund/US Bank - General Fund	(187.50)
Bill	03/31/2018		805 Downtown Imp Debt Service:4879 Dwtwn Spec Assessments	Refund SA Interest	4879 · Downtown Special Assessments	187.50
TOTAL						187.50
Bill Pmt -Ch...	04/12/2018	22509	Afton Parade Committee		100 · 4M Fund/US Bank - General Fund	(1,750.00)
Bill	03/31/2018	2018_04	100 Gen'l Fd:B. Exp:B05 Parks & Recreation:6105 4th of July Celebration	Afton Parade Committee: 2nd half 2018	6105 · 4th of July Celebration	1,750.00
TOTAL						1,750.00
Bill Pmt -Ch...	04/12/2018	22510	Christiansen, Bret J		100 · 4M Fund/US Bank - General Fund	(100.00)
Bill	03/31/2018	VideoMarch18	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5120 Contract - Video Meetings	Videographer @ \$25/hr	5120 · Contract - Video Meetings	100.00
TOTAL						100.00
Bill Pmt -Ch...	04/12/2018	22511	CNA Surety (Valley Agencies)	Company # 0601, Policy # 69721463	100 · 4M Fund/US Bank - General Fund	(225.00)

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Bill	03/31/2018	060118	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5304 Accounting Fees	CNA Surety Bond thru Valley Agencies \$50,000; Thomas H. Niedzwiecki P...	5304 · Accounting Fees	225.00
TOTAL						225.00
Bill Pmt -Ch...	04/12/2018	22512	Highland Sanitation	Acet No. 7208	100 · 4M Fund/US Bank - General Fund	(59.64)
Bill	03/31/2018	458811	100 Gen'l Fd:B. Exp:B02 Public Safety & Health:B2.2 Public Health:5720 City Hall ...	Trash Pickup	5720 · Refuse Hauling - City Hall	59.64
TOTAL						59.64
Bill Pmt -Ch...	04/12/2018	22513	Innovative Office Solutions LLC	customer # V105001	100 · 4M Fund/US Bank - General Fund	(100.65)
Bill	03/31/2018	1984573	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5540 Office Supplies	supplies	5540 · Office Supplies	100.65
TOTAL						100.65
Bill Pmt -Ch...	04/12/2018	22514	Kathi Pelnar	Humane Animal Control Service	100 · 4M Fund/US Bank - General Fund	(144.26)
Bill	03/31/2018	March2018	100 Gen'l Fd:B. Exp:B02 Public Safety & Health:B2.1 Public Safety:5605 Animal C...	animal control	5605 · Animal Control	144.26
TOTAL						144.26
Bill Pmt -Ch...	04/12/2018	22515	LSCV Fire Relief Assn (State Aid)	State Fire Aid	100 · 4M Fund/US Bank - General Fund	(2,000.00)
Bill	03/14/2018	FireAid18Sup...	550 Special Activities Fund:H. State Fire Aid:5440 State Fire Aid Paid	2018 State Fire Aid \$2,000 Supplemental	5440 · State Fire Aid Paid	2,000.00
TOTAL						2,000.00
Bill Pmt -Ch...	04/12/2018	22516	Metro Sales Inc.	Acet No 016181, Contract Number 28746-01	100 · 4M Fund/US Bank - General Fund	(670.00)
Bill	03/31/2018	1038646	550 Special Activities Fund:B. Cable Comm/July 4th/Comm Garden:5561 Communi...	2 Canon DR-C225 scanners	5561 · Communications	670.00
TOTAL						670.00
Bill Pmt -Ch...	04/12/2018	22517	Petersen Management Co. LLC	Cust No. 3477	100 · 4M Fund/US Bank - General Fund	(339.90)
Bill	03/31/2018	095997	115 Bldg & Land Capital Fund:B. Exp:6022 Septic System Operations	Afton MN Outside Services Lab Fees 3/7/18	6022 · Septic System Operations	339.90
TOTAL						339.90
Bill Pmt -Ch...	04/12/2018	22518	US Bank (Bonds)	Acet No. 0043900NS	100 · 4M Fund/US Bank - General Fund	(450.00)
Bill	03/31/2018	4941808	805 Downtown Imp Debt Service:7740 2017A Dwtwn Tmp Imp Bond Issue Exp	2017A Tmp Imp Bonds Admin Fee 3/1/18 to 2/28/19	7740 · 2017A Dwtwn Imp Bonds Adm Exp	450.00
TOTAL						450.00
Bill Pmt -Ch...	04/17/2018	22519	Geislinger and Sons, Inc.	Project 01856-52 Afton	100 · 4M Fund/US Bank - General Fund	(351,727.66)
Bill	03/31/2018	PayVoucherN...	800 City InfraStructure Imp Fd:B. Exp:8901 Septic Construction	Proj 01856-52: Downtown Village Imp: Pay Voucher #11	8901 · Septic Construction	351,727.66
TOTAL						351,727.66
Bill Pmt -Ch...	04/17/2018	22520	LSCV Fire District (Regular)	Fire Protection Services	100 · 4M Fund/US Bank - General Fund	(62,291.50)
Bill	04/17/2018	2Qtr2018	100 Gen'l Fd:B. Exp:B02 Public Safety & Health:B2.1 Public Safety:5625 Fire & A...	2nd Quarter 2018	5625 · Fire & Ambulance Services	62,291.50
TOTAL						62,291.50

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Type	Date	Num	Name	Memo	Account	Original Amount
Bill Pmt -Ch...	04/17/2018	22521	Michael W. Pofahl (CPA)		100 · 4M Fund/US Bank - General Fund	(2,700.00)
Bill	03/31/2018	041218	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5305 Auditing Fees	2017 Audit: Progress billing \$2,700 of \$5,950	5305 · Auditing Fees	2,700.00
TOTAL						2,700.00
Bill Pmt -Ch...	04/17/2018	22522	Niedzwiecki, Thomas H.	Accounting Services	100 · 4M Fund/US Bank - General Fund	(1,396.00)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5304 Accounting Fees 100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5540 Office Supplies 100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5540 Office Supplies 100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5304 Accounting Fees	Monthly charge for Accounting Services per Contract Monthly charge for QB Pro software including Payroll Service & Forms Mailing envelopes, copies of invoices, misc postage Attendance at CC Meeting	5304 · Accounting Fees 5540 · Office Supplies 5540 · Office Supplies 5304 · Accounting Fees	1,226.00 30.00 40.00 100.00
TOTAL						1,396.00
Bill Pmt -Ch...	04/17/2018	22523	Stensland Inspection Services	Building Inspection Services	100 · 4M Fund/US Bank - General Fund	(6,082.00)
Bill	03/31/2018	March2018	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5350 Bldg Insp Fees - Stensland	Bldg Permits	5350 · Building Insp Fees - Stensland	6,082.00
TOTAL						6,082.00
Bill Pmt -Ch...	04/17/2018	22524	Tri-County Services (Snow Ice)		100 · 4M Fund/US Bank - General Fund	(13,005.00)
Bill	03/31/2018	329	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5830 Snow & Ice C...	Snow & Ice Control 3/6/18 to 4/4/18: 153 hours	5830 · Snow & Ice Control	13,005.00
TOTAL						13,005.00
Bill Pmt -Ch...	04/17/2018	22525	Wash Cty (Rd & Bridge)(Trans & Phys Dev)	Account No. 20490	100 · 4M Fund/US Bank - General Fund	(7,235.01)
Bill	03/31/2018	137936	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5830 Snow & Ice C...	snow & ice control March 3/13, 3/14/ 2018 sand and salt	5830 · Snow & Ice Control	7,235.01
TOTAL						7,235.01
Bill Pmt -Ch...	04/17/2018	22526	WSB (Applicants)	Customer No. 01856	100 · 4M Fund/US Bank - General Fund	(7,439.00)
Bill	03/31/2018	7	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5310 Engineering Fees	Afton Creek Preserve Plan Review	5310 · Engineering Fees	7,439.00
TOTAL						7,439.00
Bill Pmt -Ch...	04/17/2018	22527	WSB (Bridge Inspections)	Project # 01856	100 · 4M Fund/US Bank - General Fund	(1,396.50)
Bill	03/31/2018	3	'120 Street Imp Capital Fd:B. Exp:7937 Bridge Repair & Replacement	Bridge Safety Inspections	7937 · Bridge Repair & Replacement	1,396.50
TOTAL						1,396.50
Bill Pmt -Ch...	04/17/2018	22528	WSB (City Engineer)	R-011166-000	100 · 4M Fund/US Bank - General Fund	(940.00)
Bill	03/31/2018	2 /032218	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5310 Engineering Fees	2018 City Engineering	5310 · Engineering Fees	940.00
TOTAL						940.00
Bill Pmt -Ch...	04/17/2018	22529	WSB (Downtown Village Imp Proj)	Downtown Village Imp Proj No. 01856-520	100 · 4M Fund/US Bank - General Fund	(37,445.50)
Bill	03/31/2018	15	800 City InfraStructure Imp Fd:B. Exp:8899 Village Improvements	Downtown Village Improvement Project No. 01856-520	8899 · Village Improvements	37,445.50
TOTAL						37,445.50
Bill Pmt -Ch...	04/12/2018	22530	PressEnter	Acct # 33299 Customer # 33881	100 · 4M Fund/US Bank - General Fund	(75.00)

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Type	Date	Num	Name	Memo	Account	Original Amount
Bill	03/31/2018	020118 thru 0...	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5510 Computer Serv/Software	Proofpoint Essentials	5510 · Computer Service/Software	75.00
TOTAL						75.00
Bill Pmt -Ch...	04/12/2018	22531	StarTech Computing, Inc		100 · 4M Fund/US Bank - General Fund	(424.51)
Bill	03/31/2018	45989	550 Special Activities Fund:B. Cable Comm/July 4th/Comm Garden:5561 Communi...	Foxit Phanton PDF Standard 9.0	5561 · Communications	129.00
Bill	03/31/2018	46133	550 Special Activities Fund:B. Cable Comm/July 4th/Comm Garden:5561 Communi...	1 HP Chromebook	5561 · Communications	295.51
TOTAL						424.51
Paycheck	03/29/2018	201804001	Meade, Debra J	Direct Deposit	100 · 4M Fund/US Bank - General Fund	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office Asst W...	Direct Deposit	5007 · Intern/Office Assistant Wages	1,044.75
				Direct Deposit	2302 · PERA Payable - Staff	(67.91)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office Asst W...	Direct Deposit	5053 · PERA Contribution - Employer	78.36
				Direct Deposit	2302 · PERA Payable - Staff	(78.36)
				Direct Deposit	2210 · Federal Withholding	(90.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office Asst W...	Direct Deposit	5051 · Social Security Tax - Employer	64.77
				Direct Deposit	2205 · Soc Sec Payable - Employer	(64.77)
				Direct Deposit	2204 · Social Security W/H - Employee	(64.77)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office Asst W...	Direct Deposit	5052 · Medicare Tax - Employer	15.15
				Direct Deposit	2213 · Medicare Payable - Employer	(15.15)
				Direct Deposit	2212 · Medicare W/H - Employee	(15.15)
				Direct Deposit	2208 · MN State Withholding	(33.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(773.92)
TOTAL						0.00
Paycheck	03/29/2018	201804002	Yoho, Julie D	Direct Deposit	100 · 4M Fund/US Bank - General Fund	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manager Wag...	Direct Deposit	5008 · Office Manager Wages	2,073.50
				Direct Deposit	2302 · PERA Payable - Staff	(134.78)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manager Wag...	Direct Deposit	5053 · PERA Contribution - Employer	155.51
				Direct Deposit	2302 · PERA Payable - Staff	(155.51)
				Direct Deposit	2210 · Federal Withholding	(138.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manager Wag...	Direct Deposit	5051 · Social Security Tax - Employer	128.56
				Direct Deposit	2205 · Soc Sec Payable - Employer	(128.56)
				Direct Deposit	2204 · Social Security W/H - Employee	(128.56)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manager Wag...	Direct Deposit	5052 · Medicare Tax - Employer	30.07
				Direct Deposit	2213 · Medicare Payable - Employer	(30.07)
				Direct Deposit	2212 · Medicare W/H - Employee	(30.07)
				Direct Deposit	2208 · MN State Withholding	(75.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(1,567.09)
TOTAL						0.00
Paycheck	03/29/2018	201804003	Moorse, Ronald J	Direct Deposit	100 · 4M Fund/US Bank - General Fund	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	5004 · Administrator Salary	3,839.58
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	5053 · PERA Contribution - Employer	287.97
				Direct Deposit	2302 · PERA Payable - Staff	(287.97)
				Direct Deposit	2302 · PERA Payable - Staff	(249.57)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	5037 · Flexible Benefits	1,100.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	5018 · Insurance Benefits	28.35
				Direct Deposit	2325 · Madison Life ST & LT Disability	(28.35)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	2325 · Madison Life ST & LT Disability	(108.81)
				Direct Deposit	2210 · Federal Withholding	(588.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	5051 · Social Security Tax - Employer	306.25
				Direct Deposit	2205 · Soc Sec Payable - Employer	(306.25)
				Direct Deposit	2204 · Social Security W/H - Employee	(306.25)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	5052 · Medicare Tax - Employer	71.62
				Direct Deposit	2213 · Medicare Payable - Employer	(71.62)

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Type	Date	Num	Name	Memo	Account	Original Amount
				Direct Deposit	2212 - Medicare W/H - Employee	(71.62)
				Direct Deposit	2208 - MN State Withholding	(278.00)
				Direct Deposit	2110 - Direct Deposit Liabilities	(3,337.33)
TOTAL						0.00
Liability Che...	03/28/2018	201804004	QuickBooks Payroll Service	Created by Payroll Service on 03/27/2018	100 - 4M Fund/US Bank - General Fund	(5,683.59)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5505 Bank/IRS Fees/Sales Tax	Fee for 3 direct deposit(s) at \$1.75 each	5505 - Bank/IRS/Sales Tax	5.25
			QuickBooks Payroll Service	Created by Payroll Service on 03/27/2018	2110 - Direct Deposit Liabilities	5,678.34
TOTAL						5,683.59
Liability Che...	03/31/2018	201804005	PERA (Staff)	3030-01 210990	100 - 4M Fund/US Bank - General Fund	(1,079.66)
				3030-01 210990	2302 - PERA Payable - Staff	501.27
				3030-01 210990	2302 - PERA Payable - Staff	578.39
TOTAL						1,079.66
Liability Che...	03/31/2018	201804006	IRS (US Treasury)	41-1290668	100 - 4M Fund/US Bank - General Fund	(2,345.06)
				41-1290668	2210 - Federal Withholding	928.00
				41-1290668	2213 - Medicare Payable - Employer	134.30
				41-1290668	2212 - Medicare W/H - Employee	134.30
				41-1290668	2205 - Soc Sec Payable - Employer	574.23
				41-1290668	2204 - Social Security W/H - Employee	574.23
TOTAL						2,345.06
Liability Che...	03/31/2018	201804007	MN Dept of Revenue	5050730	100 - 4M Fund/US Bank - General Fund	(443.00)
				5050730	2208 - MN State Withholding	443.00
TOTAL						443.00
Bill Pmt -Ch...	03/30/2018	201804008	Spencer D Klover (DD)	Videographer \$25.00/hour	100 - 4M Fund/US Bank - General Fund	(350.00)
Bill	03/28/2018	VideoMarch20...	100 Gen'l Fd:B. Exp:B01 G & A:B1.2 Prof Serv:5120 Contract - Video Meetings	14 hours @ \$25	5120 - Contract - Video Meetings	350.00
TOTAL						350.00
Check	03/29/2018	201804009	QuickBooks Payroll Service	Created by Direct Deposit Service on 03/28/2018	100 - 4M Fund/US Bank - General Fund	(1.75)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5505 Bank/IRS Fees/Sales Tax	Fee for 1 direct deposit(s) at \$1.75 each	5505 - Bank/IRS/Sales Tax	1.75
TOTAL						1.75
Bill Pmt -Ch...	03/31/2018	201804010	Comcast {EFT} (8772 10 572 0001508)	Account # 8772 10 572 0001508	100 - 4M Fund/US Bank - General Fund	(299.55)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5565 Telephone	Comcast Business Internet and Voice	5565 - Telephone	299.55
TOTAL						299.55
Bill Pmt -Ch...	03/31/2018	201804011	CP Energy {EFT} (6217601-1)	Meter # M19702480474 Account No. 6217601-1	100 - 4M Fund/US Bank - General Fund	(402.11)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6045 City Garage Expense	1675 Stagecoach Trl S: City Garage	6045 - City Garage Expense	402.11
TOTAL						402.11

City of Afton
Claims to be Approved
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Type	Date	Num	Name	Memo	Account	Original Amount
Bill Pmt -Ch...	03/31/2018	201804012	CP Energy {EFT} (8000015314-0)	Acct No. 8000015314-0	100 · 4M Fund/US Bank - General Fund	(406.38)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5855 Gas Lamps - ...	5280051 & 5297140 Meter M19810528546 & M19981171295	5855 · Gas Lamps - Operating Costs	406.38
TOTAL						406.38
Bill Pmt -Ch...	03/31/2018	201804013	Xcel Energy {EFT} (51-0895 3451)	Acct: 51-0895345-1 Meter# 000071246886	100 · 4M Fund/US Bank - General Fund	(21.62)
Bill	03/31/2018	033118	800 City InfraStructure Imp Fd:B. Exp:8891 Dwtown Prop Purch/Exp	Eastwood - Septic Property 2318 St Croix Trl S Meter# 96987678 Premises...	8891 · DNR Flood Imp - Prop Purch/Exp	21.62
TOTAL						21.62
Bill Pmt -Ch...	03/31/2018	201804014	Xcel Energy {EFT} (51-11935 1802)		100 · 4M Fund/US Bank - General Fund	(157.94)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B05 Parks & Recreation:6135 Park Maintenance	Acct No. 51-0011119351802 Park Restroom: 3418 St Croix Trl S. Meter 2...	6135 · Park Maintenance	157.94
TOTAL						157.94
Bill Pmt -Ch...	03/31/2018	201804015	Xcel Energy {EFT} (51-11983 9027)	Acct No. 51-0011983902-7	100 · 4M Fund/US Bank - General Fund	(373.40)
Bill	03/31/2018	033118	115 Bldg & Land Capital Fund:B. Exp:6022 Septic System Operations	Acct No. 51-0011983902-7 Pumphouse for Water Treatment: 2318 St Croi...	6022 · Septic System Operations	373.40
TOTAL						373.40
Bill Pmt -Ch...	03/31/2018	201804016	Xcel Energy {EFT} (51-4272 6298)	3175 St. Croix Trail S Meter #0098360010	100 · 4M Fund/US Bank - General Fund	(20.93)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6020 Electricity - Xcel Energy	3175 St. Croix Trail S Meter #98360010 Premises #302192631	6020 · Electricity	20.93
TOTAL						20.93
Bill Pmt -Ch...	03/31/2018	201804017	Xcel Energy {EFT} (51-5247 6229)	201 Project: 4105 River Rd Meter No. 0098359441	100 · 4M Fund/US Bank - General Fund	(75.50)
Bill	03/31/2018	033118	400 201 Project Fund:B. Exp:5915 201 Project Maintenance	201 Project: 4105 River Rd Meter No. 0098359441	5915 · 201 Project Maintenance	75.50
TOTAL						75.50
Bill Pmt -Ch...	03/31/2018	201804018	Xcel Energy {EFT} (51-5371 3569)	15891 34th St. S: Automatic Protective Lighting Service	100 · 4M Fund/US Bank - General Fund	(17.80)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6020 Electricity - Xcel Energy	15891 34th St. S: Automatic Protective Lighting Service	6020 · Electricity	17.80
TOTAL						17.80
Bill Pmt -Ch...	03/31/2018	201804019	Xcel Energy {EFT} (51-5700 4296)	Acct #51-5700429-6 Meter #0077765464	100 · 4M Fund/US Bank - General Fund	(278.46)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5850 Street Lighting	3033 St. Croix Trail S Meter #77765464 Premises #303084797	5850 · Street Lighting	278.46
TOTAL						278.46
Bill Pmt -Ch...	03/31/2018	201804020	Xcel Energy {EFT} (51-6223 9212)	Acct No. 51-6223921-2 Street Lighting	100 · 4M Fund/US Bank - General Fund	(212.95)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B03 Strts, Rehab & Pub Wks:B3.1 Streets:5850 Street Lighting	Street Lighting Service	5850 · Street Lighting	212.95
TOTAL						212.95
Bill Pmt -Ch...	03/31/2018	201804021	Xcel Energy {EFT} (51-6257 8029)	3420 St. Croix Trl S Meter #0096987678	100 · 4M Fund/US Bank - General Fund	(156.79)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6020 Electricity - Xcel Energy	Town Square Park 3420 St. Croix Trl S Meter #96987678 Premises 30332...	6020 · Electricity	156.79
TOTAL						156.79

City of Afton
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Type	Date	Num	Name	Memo	Account	Original Amount
Bill Pmt -Ch...	03/31/2018	201804022	Xcel Energy (EFT) (51-6852 6052)	Acct #51-6852605-2 Install No. 184509 & 184508	100 · 4M Fund/US Bank - General Fund	(46.03)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6020 Electricity - Xcel Energy	Automatic Protective Light Service Install No. 184509 & 184508	6020 · Electricity	46.03
TOTAL						46.03
Bill Pmt -Ch...	03/31/2018	201804023	Xcel Energy (EFT) (51-7576 3714)	Acct#51-7576371-4 Meter #19818068	100 · 4M Fund/US Bank - General Fund	(147.50)
Bill	03/31/2018	033118	100 Gen'l Fd:B. Exp:B04 Bldgs & Land:6045 City Garage Expense	City Garage 1675 Stagecoach Trl S: Acct#51-7576371-4 Meter #19818068 ...	6045 · City Garage Expense	147.50
TOTAL						147.50
Bill Pmt -Ch...	03/31/2018	201804024	US Bank (EFT) Equip Finance	Acct# 1473396 Contract # 500-0466085-000	100 · 4M Fund/US Bank - General Fund	(230.00)
Bill	03/31/2018	351936422	100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5516 Copier Lease	Ricoh C4503 copier lease S/N E175MC60291	5516 · Copier Lease	230.00
TOTAL						230.00
Paycheck	04/12/2018	201804025	Meade, Debra J	Direct Deposit	100 · 4M Fund/US Bank - General Fund	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office Asst W...	Direct Deposit	5007 · Intern/Office Assistant Wages	929.25
				Direct Deposit	2302 · PERA Payable - Staff	(60.40)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office Asst W...	Direct Deposit	5053 · PERA Contribution - Employer	69.69
				Direct Deposit	2302 · PERA Payable - Staff	(69.69)
				Direct Deposit	1190 · Other Receivables	40.77
				Direct Deposit	2210 · Federal Withholding	(99.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office Asst W...	Direct Deposit	5051 · Social Security Tax - Employer	57.62
				Direct Deposit	2205 · Soc Sec Payable - Employer	(57.62)
				Direct Deposit	2204 · Social Security W/H - Employee	(57.62)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5007 Intern/Office Asst W...	Direct Deposit	5052 · Medicare Tax - Employer	13.47
				Direct Deposit	2213 · Medicare Payable - Employer	(13.47)
				Direct Deposit	2212 · Medicare W/H - Employee	(13.47)
				Direct Deposit	2208 · MN State Withholding	(27.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(712.53)
TOTAL						0.00
Paycheck	04/12/2018	201804026	Yoho, Julie D	Direct Deposit	100 · 4M Fund/US Bank - General Fund	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manager Wag...	Direct Deposit	5008 · Office Manager Wages	1,688.96
				Direct Deposit	2302 · PERA Payable - Staff	(109.78)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manager Wag...	Direct Deposit	5053 · PERA Contribution - Employer	126.67
				Direct Deposit	2302 · PERA Payable - Staff	(126.67)
				Direct Deposit	2210 · Federal Withholding	(95.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manager Wag...	Direct Deposit	5051 · Social Security Tax - Employer	104.71
				Direct Deposit	2205 · Soc Sec Payable - Employer	(104.71)
				Direct Deposit	2204 · Social Security W/H - Employee	(104.71)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5008 Office Manager Wag...	Direct Deposit	5052 · Medicare Tax - Employer	24.49
				Direct Deposit	2213 · Medicare Payable - Employer	(24.49)
				Direct Deposit	2212 · Medicare W/H - Employee	(24.49)
				Direct Deposit	2208 · MN State Withholding	(56.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(1,298.98)
TOTAL						0.00
Paycheck	04/12/2018	201804027	Moorse, Ronald J	Direct Deposit	100 · 4M Fund/US Bank - General Fund	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	5004 · Administrator Salary	3,839.58
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	5053 · PERA Contribution - Employer	287.97
				Direct Deposit	2302 · PERA Payable - Staff	(287.97)
				Direct Deposit	2302 · PERA Payable - Staff	(249.57)

City of Afton
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March 21 through April 17, 2018

Type	Date	Num	Name	Memo	Account	Original Amount
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	5037 · Flexible Benefits	1,100.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	2210 · Federal Withholding	(588.00)
				Direct Deposit	5051 · Social Security Tax - Employer	306.26
				Direct Deposit	2205 · Soc Sec Payable - Employer	(306.26)
				Direct Deposit	2204 · Social Security W/H - Employee	(306.26)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5004 Administrator Wages...	Direct Deposit	5052 · Medicare Tax - Employer	71.63
				Direct Deposit	2213 · Medicare Payable - Employer	(71.63)
				Direct Deposit	2212 · Medicare W/H - Employee	(71.63)
				Direct Deposit	2208 · MN State Withholding	(278.00)
				Direct Deposit	2110 · Direct Deposit Liabilities	(3,446.12)
TOTAL						0.00
Paycheck	04/12/2018	201804028	Bend, Richard H	Direct Deposit	100 · 4M Fund/US Bank - General Fund	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...	Direct Deposit	5002 · Mayor & Council Wages	300.00
				Direct Deposit	2303 · PERA Payable - Council	(15.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...	Direct Deposit	5053 · PERA Contribution - Employer	15.00
				Direct Deposit	2303 · PERA Payable - Council	(15.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...	Direct Deposit	5052 · Medicare Tax - Employer	4.35
				Direct Deposit	2213 · Medicare Payable - Employer	(4.35)
				Direct Deposit	2212 · Medicare W/H - Employee	(4.35)
				Direct Deposit	2110 · Direct Deposit Liabilities	(280.65)
TOTAL						0.00
Paycheck	04/12/2018	201804029	Ross, Stanley A	Direct Deposit	100 · 4M Fund/US Bank - General Fund	0.00
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...	Direct Deposit	5002 · Mayor & Council Wages	200.00
				Direct Deposit	2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...	Direct Deposit	5053 · PERA Contribution - Employer	10.00
				Direct Deposit	2303 · PERA Payable - Council	(10.00)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.1 Wages & Benefits:5002 Mayor & Council Wa...	Direct Deposit	5052 · Medicare Tax - Employer	2.90
				Direct Deposit	2213 · Medicare Payable - Employer	(2.90)
				Direct Deposit	2212 · Medicare W/H - Employee	(2.90)
				Direct Deposit	2110 · Direct Deposit Liabilities	(187.10)
TOTAL						0.00
Liability Che...	04/11/2018	201804030	QuickBooks Payroll Service	Created by Payroll Service on 04/10/2018	100 · 4M Fund/US Bank - General Fund	(5,934.13)
			100 Gen'l Fd:B. Exp:B01 G & A:B1.4 Oth Exp:5505 Bank/IRS Fees/Sales Tax QuickBooks Payroll Service	Fee for 5 direct deposit(s) at \$1.75 each Created by Payroll Service on 04/10/2018	5505 · Bank/IRS/Sales Tax	8.75
					2110 · Direct Deposit Liabilities	5,925.38
TOTAL						5,934.13
Liability Che...	04/17/2018	201804031	PERA (Council)	3030-51 207620	100 · 4M Fund/US Bank - General Fund	(110.00)
				3030-51 207620	2303 · PERA Payable - Council	55.00
				3030-51 207620	2303 · PERA Payable - Council	55.00
TOTAL						110.00
Liability Che...	04/17/2018	201804032	PERA (Staff)	3030-01 210990	100 · 4M Fund/US Bank - General Fund	(1,018.75)
				3030-01 210990	2302 · PERA Payable - Staff	472.99
				3030-01 210990	2302 · PERA Payable - Staff	545.76
TOTAL						1,018.75
Liability Che...	04/17/2018	201804033	IRS (US Treasury)	41-1290668	100 · 4M Fund/US Bank - General Fund	(2,176.40)

04/12/18

City of Afton
Claims to be Approved
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Type	Date	Num	Name	Memo	Account	Original Amount
				41-1290668	2210 - Federal Withholding	847.00
				41-1290668	2213 - Medicare Payable - Employer	138.91
				41-1290668	2212 - Medicare W/H - Employee	138.91
				41-1290668	2205 - Soc Sec Payable - Employer	525.79
				41-1290668	2204 - Social Security W/H - Employee	525.79
TOTAL						2,176.40
Liability Che...	04/17/2018	201804034	MN Dept of Revenue	5050730	100 - 4M Fund/US Bank - General Fund	(397.00)
				5050730	2208 - MN State Withholding	397.00
TOTAL						397.00
Bill Pmt -Ch...	04/17/2018	201804035	MN Dept of Labor & Ind (Bldg Surchg)	Building Surcharges Cert #2164	100 - 4M Fund/US Bank - General Fund	(671.52)
Bill	03/31/2018	1stQtr18BldgS...		1st Quarter 2018 Building Surcharges Cert #2164	2121 - Afton Bldg Surcharges Payable	671.52
TOTAL						671.52

City of Afton
Exhibit A: 4M Fund Transfers

		Month of:	Mar-18	
4M Fund Accounts				
#	<i>From</i>	<i>To</i>	<i>Amount</i>	<i>Comments</i>
1	City Infra-Structure Improvement Fund (35001-114)	General (35001-101)	\$389,389.78	Mar18 Downtown Project Expense
2	General (35001-101)	City Infra-Structure Improvement Fund (35001-114)	\$117,087.00	Downtown Project Revenue (Various Sources)
3	City Infra-Structure Improvement Fund (35001-114)	General (35001-101)	\$450.00	Admin Exp on Temp Imp Bonds
4	Bldg & Land Cap (35001-104)	General (35001-101)	\$2,221.63	Mar18 PW Garage, Deputy Facility, Septic Operations
5	General (35001-101)	Bldg & Land Cap (35001-104)	\$3,500.00	Mar18 Septic Operations Receipts
6	Street Improvements Fund (35001-116)	General (35001-101)	\$1,396.50	Mar18 Street Imp Fd Exp
7	General (35001-101)	Special Activities Fund (35001-106)	\$43.38	Mar18 Spec Act Fd Revenue
8	Special Activities Fund (35001-106)	General (35001-101)	\$1,094.51	Mar18 Spec Act Fd Expense
9	General (35001-101)	201 Project Fund (35001-103)	\$47.42	Mar18 201 Project Revenue
10	201 Project Fund (35001-103)	General (35001-101)	\$75.50	Mar18 201 Project Expense
11	General (35001-101)	Park Reserve Fund (35001-102)	\$10,000.00	Park Dedication Fee
12	Park Reserve Fund (35001-102)	General (35001-101)	\$180.85	Mar18 Park Fund Expenses


 Recommended by Thomas H. Niedzwiecki, Accountant
 File: Afton 2018 Bank Transfers.xlsm Worksheet: Mar18 4/12/2018

RESOLUTION 2018-16

CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

A RESOLUTION APPROVING 4M FUND TRANSFERS FOR MARCH, 2018

BE IT RESOLVED THAT the City Council of the City of Afton, County of Washington, Minnesota, authorizes the transfer of the following sums of money between the City's 4M Fund Accounts, as detailed in Exhibit A – 4M Fund Transfers – Month of MARCH, 2018.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 17TH DAY OF APRIL, 2018.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moorse, City Administrator

Motion by:
Second by:
Palmquist:
Richter:
Ross:
Nelson:
Bend:

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 12, 2018
Re: Excess Liability Coverage and Statutory Liability Limits

Minnesota has statutory tort limits that place a limit on the amount a claimant can recover on a tort liability claim. The City purchases liability insurance in excess of the statutory tort liability limits because the statutory liability limits do not extend to federal liability claims. Because the City purchases excess liability coverage, it is required to make an election as to whether to waive the statutory liability limits to the extent of its liability coverage. Please see the attached Liability Coverage-Waiver Form, which provides information regarding the effects of waiving or not waiving the liability limits. The City, in past years, has not waived the statutory liability limits.

COUNCIL ACTION REQUESTED:

Motion regarding not waiving the monetary limits on tort liability established by Minnesota Statutes, Section 466.04.



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SINCE 1913

LIABILITY COVERAGE – WAIVER FORM

LMCIT members purchasing coverage must complete and return this form to LMCIT before the effective date of the coverage. Please return the completed form to your underwriter or email to pstech@lmc.org

This decision must be made by the member's governing body every year. You may also wish to discuss these issues with your attorney.

League of Minnesota Cities Insurance Trust (LMCIT) members that obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant would be able to recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits apply regardless of whether the city purchases the optional excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could potentially recover up to \$2,000,000 for a single occurrence. (Under this option, the tort cap liability limits are waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2 million.) The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name

Check one:

- The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minnesota Statutes, Section 466.04.
- The member **WAIVES** the monetary limits on municipal tort liability established by Minnesota Statutes, Section 466.04 to the extent of the limits of the liability coverage obtained from LMCIT.

Date of city council/governing body meeting _____

Signature _____

Position _____

CITY OF AFTON
DRAFT PLANNING COMMISSION MINUTES
 April 2, 2018

- 1
2
3
4
-
- 5 1. **CALL TO ORDER** – Chair Kris Kopitzke called the meeting to order at 7:00 PM
6
7
8
- 9 2. **PLEDGE OF ALLEGIANCE** – was recited.
10
- 11 3. **OATH OF OFFICE** – Annie Perkins, Justin Sykora
12
13
- 14 4. **ROLL CALL** – Present: Chair Kris Kopitzke, Lucia Wroblewski, Mark Nelson, Roger Bowman, Sally
15 Doherty, Annie Perkins, Justin Sykora. A Quorum was present. Absent were Scott Patten & James Langan
16 (both excused).
17 **ALSO IN ATTENDANCE** – City Council member Joe Richter, City Administrator Ron Moorse, City Clerk
18 Julie Yoho
- 19 5. **APPROVAL OF AGENDA** – remove item 8b item withdrawn
20 **Motion/Second: Bowman/Nelson to approve the agenda of the April 2, 2018 meeting. Passed 7-0-0.**
- 21 6. **APPROVAL OF MINUTES** –
22 A. March 5, 2018
23 Changes were noted
24 **Motion/Second: Nelson/Wroblewski To approved the minutes of the March 5, 2018 Planning
25 Commission meeting as amended. Passed 5-0-2. (Perkins, Sykora abstain)**
- 26 7. **REPORTS AND PRESENTATIONS** – none
27
- 28 8. **PUBLIC HEARINGS** –
29 A. Nicholas Squires Variance Application at 14641 Afton Blvd
30 Chair Kopitzke opened the Public Hearing at 7:13 pm
31 Administrator Moorse provided the following information:
32 Background
33 Nicholas Squires is proposing to construct a 1,920 square foot accessory building in the front yard of his property
34 at 14641 Afton Boulevard. A photo showing the type of building proposed is attached.
35 The property does not have any frontage on Afton Boulevard, but is located at the end of a private driveway that
36 serves several properties and is also located at the end of a platted but unimproved public street right-of-way. The
37 parcel is 11 acres, which allows an accessory building up to 2,500 square feet. The side and rear setbacks for an
38 accessory building up to 1500 square feet are 50 feet. The setbacks for an accessory building greater than 1500
39 square feet are 100 feet.
40
- 41 While the required front yard setback is generally 105 feet from the centerline of a public road, the property does
42 not have frontage on an improved public road. Because the property does not abut an existing improved public
43 right-of-way or an approved private road, the property does not have a front lot line. (from Sec. 12-55. Definitions:
44 *“Lot line, front means that boundary of a lot which abuts an existing improved public right-of-way or an
45 approved private road.*
46 *Lot line, side means any boundary of a lot which is not a front lot line or a rear lot line”*
47
- 48 Based on these definitions, the northwestern lot line of the property, which faces Afton Boulevard and intersects
49 the bulb of the cul-de-sac of the unimproved right-of-way, is a side lot line.
50
- 51 Because the proposed accessory building is larger than 1500 sq. ft., the required side yard and rear yard setbacks
52 are 100 feet. The accessory building is proposed to be located with a setback to the northeast side lot line of 250
53 feet and a setback from the rear lot line of 300 feet. The setback from the northwest side lot line is proposed to be
54 54 feet vs. the required 100 feet. The accessory building is also proposed to be located 250 feet from the center

55 of the platted cul-de-sac bulb, so that if the cul-de-sac is constructed in the future, the building will meet the required
56 front yard setback.

57
58 As shown on the site plan, only a relatively small portion of the property is suitable and available for a building site,
59 due to topography and the location of the well and drainfield.

60
61 There is a creek running along the southern and western edges of the property, and there is a steep slope running
62 down to the creek. The accessory building is proposed to be located 211 feet from the creek. The required setback
63 is 200 feet. The building is proposed to be located 51 feet from the crest of the bluff that leads down to the creek.
64 The required setback is 40 feet.

65
66 Variance Needed

67 To allow the proposed accessory building, a variance to allow a front yard setback of 54 feet vs. the required 100
68 feet is necessary.

69
70 Findings

71 The following is a list of recommended findings. The Planning Commission may want to provide additional
72 findings.

- 73
74
- 75 1. The property and all surrounding property is zoned Rural Residential
 - 76 2. The parcel is 11 acres, which allows an accessory building of up to 2,500 sq. ft.
 - 77 3. The property is very oddly shaped, with triangular shaped property lines
 - 78 4. Large portions of the property have slopes that are not suitable as building sites
 - 79 5. An accessory building of up to 1500 sq. ft. could be constructed in the proposed building location without
80 the need for a variance.
 - 81 6. The perimeter of the property is heavily wooded.
 - 82 7. The proposal would not disrupt the existing natural vegetation
 - 83 8. The proposed accessory building meets the stream and bluff setback requirements
 - 84 9. The parcel abuts a platted but unimproved public right-of-way.

85 Conditions

86 If the Planning Commission recommends approval of the variance application, the Commission may also place
87 conditions on the approval to mitigate the impact of the variance. The following are recommended conditions.

- 88
- 89 1. Any disturbed soils shall be restored as soon as possible, and any erosion control measures
90 recommended by the City Engineer shall be put in place prior to construction and kept in place
91 for the period recommended by the City Engineer.
 - 92 2. Existing vegetative screening shall be maintained
 - 93 3. The color of the building shall be earth tone
- 94

95 Nicholas Squires explained why he would like to place the building in that location (no other suitable site)
96 No comments were received from the public.

97 **Motion/Second Doherty/Nelson To close the public hearing. Passed 7-0-0.**

98
99 Hearing closed at 7:18 pm

100
101 Discussion

102 Nelson asked about showing an alternate septic site on the plans as typically applications show both the existing
103 and the alternate.

104 Doherty pointed out that if the building was less than 1500 sq ft, a variance would not be required

105 Perkins stated the application was well written. Question over the diagram showing the conforming vs the size
106 requiring variance. Nicholas explained that the depiction was of the extra sq footage which puts it into requiring a
107 variance.

108 Doherty pointed out that a smaller building can be closer to the side lot line.

109 Wroblewski asked if the applicant has an attached garage? (yes).

110 Sykora asked about the woods and types vegetation. Nicholas answered it is a variety of trees, not all buckthorn.

111

112 **Motion/Second Doherty/Wroblewski To approve the Nicholas Squires Variance application with findings**
113 **and conditions listed here except condition #3 requiring the color to be earth tone.**

114 Discussion

115 Administrator Moose clarified that it is a requirement of a building permit to have a primary and secondary septic
116 site identified.

117 **Motion Amendment Doherty/Wroblewski To add new condition #3 “must conform with septic site**
118 **requirements”**

119 **Motion Vote, Passed 7-0-0.**

120

121 9. NEW BUSINESS

122 A. Proposed Revisions to Industrial Zone Regulations

123 In July of 2017, the Council established a moratorium on the consideration of new zoning applications, the
124 issuance of new permits for use or any expanded new use of land currently identified as being industrially zoned
125 within the City in which exterior storage of any sort is to be used or proposed. The purpose of the moratorium
126 was to provide an opportunity for the City to conduct further study for the purpose of consideration of possible
127 revision and amendments to the City’s official controls to address issues related to its use classifications as
128 identified in Section 12-134, most specifically to those matters related to exterior storage in industrially zoned
129 areas within the City. The purpose of such revisions and amendments is to create a clearer and more updated
130 regulatory framework. The moratorium expires on June 15, 2018.

131

132 After the moratorium was put in place, the Council authorized Mayor Bend, Council member Nelson and
133 Administrator Moose to review the industrial zone regulations and provide recommendations for amendments.
134 This group has met with Chris Eng, Washington County Economic Development Director, and has reviewed lists
135 of allowed light industrial uses from other cities, to identify desired and feasible uses in the industrial zones, as
136 well as currently allowed uses that would hinder the ability to obtain the desired uses. The group has also
137 discussed uses that do not fit the rural character desired in Afton. In addition, the group identified a number of
138 currently allowed residential-related uses that would conflict with industrial uses.

139

140 The group also reviewed landscaping and design standards from other cities to update the existing Industrial
141 district standards to better match and facilitate the types of uses desired. The following are proposed additions to
142 the current list of allowed uses in the industrial zones, a list of currently allowed uses proposed to be deleted, and
143 proposed revisions to the existing architectural standards and landscape requirements. These proposed revisions
144 are being provided to the Planning Commission for review and feedback, so that an ordinance amendment
145 reflecting proposed changes can be prepared and a public hearing can be held at the May 7 Planning Commission
146 meeting.

147

148 Discussion regarding Permitted Uses to be Added:

149 Bowman asked about other ways to limit access to a building rather than limiting square footage. Administrator
150 Moose explained that this is how other cities have chosen to limit size and type of traffic. Wroblewski asked about
151 5000 sq ft maximum. Moose explained that was what was recommended. Perkins asked if there is a limit on how
152 many tenants could be in one building; and also how many acres could fall into this zoning? Moose replied
153 approximately 250 acres, not all of which is vacant or available. Wroblewski asked if solar is mentioned. Moose
154 said it is currently allowed.

155

156 Discussion Regarding Uses to be Removed:

157 Bowman asked about the removal of arts and crafts studio. Kopitzke said he'd like to have a CUP cover some of
158 these uses, rather than list them. Moore explained some of these require large spaces yet have few employees,
159 others generate a lot of traffic. Bowman asked about a retail outlet for manufactures. Moore replied wholesale only
160 would be allowed. Bowman asked about medical and laboratory and sewer aspect of that. Moore replied that some
161 of those may not be able to locate here.
162 Kopitzke stated he does not want architectural standards in the industrial zone and asked if "green space" is defined
163 anywhere.
164 Nelson suggested edits for item D1.
165 Doherty asked if 20% green space would cause the setbacks to be larger. Perkins asked if green space could be
166 defined and provide a recommendation. Moore replied that there is an opportunity if we want to have requirements
167 such as more natural pollinator friendly vs manicured, or to require recycling of runoff for irrigation.
168 Bowman asked about setback requirements there. Could we allow close setback on freeway side? Could we allow
169 higher building? Moore replied the currently setback is 150'.
170 Doherty stated that if there is a public hearing on draft next month, a re-write of new intentions / preamble to
171 describe the overall goal is needed.
172 Kopitzke commented on the buffer yard location. Also there would be enforcement issues on some of the landscape
173 standards. Moore replied the purpose is to provide expectations
174 Perkins recommended talking with Murphy Warehouse, an Eagan company with solar roof. Skyora agreed they are
175 a good example of how green can be successful.
176 Kopitzke stated that the parking area requirements seem too restrictive. Would like to see that addressed as part of
177 CUP process.
178 Administrator Moore stated that a Draft Ordinance will be developed after feedback is received from the council.
179 The moratorium expires in June, public hearing needs to be in May.
180 The Planning commission would like more time to review if possible for the May mtg.

181
182 11. OLD BUSINESS –

183 A. Update on City Council Actions

- 184 1. Council highlights from the March 20, 2018 Council meeting
185 Council member Richter provided a summary of the Council meeting.
186 Kopitzke provided a summary of the PLCD discussion.

187
188 12. ADJOURN

189 **Motion/Second: Bowman/Doherty To adjourn. Passed 7-0-0**

190
191 Meeting adjourned at 8:35pm
192
193
194

195 Respectfully submitted by:

196
197 _____
198 Julie Yoho, City Clerk
199
200

201 **To be approved on April 2, 2018 as (check one): Presented: _____ or Amended: _____**

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council

From: Ron Moorse, City Administrator

Date: April 10, 2018

Re: Afton Creek Preserve Application for Preliminary Plat and Conditional Use Permit for a Preservation and Land Conservation Development (PLCD) Subdivision to create 18 lots on 219 acres of land at 14220 60th Street and parcels with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned (33.028.20.33.000X described in document No. 4142813).

- Establishment of a public road right-of-way through the lot at 5550 Odell Avenue – **Resolution 2018-17**
- Preliminary Plat – **Resolution 2018-18**
- Conditional Use Permit – **Resolution 2018-19**

At its March 20, 2018 meeting, the City Council took action on two resolutions related to the Afton Creek Preserve PLCD subdivision. The Council adopted a resolution denying the dedication of the 5-acre parcel at 5550 Odell Avenue as parkland with the reservation of a public roadway easement. The Council adopted a resolution approving the rezoning of the 5-acre parcel at 14622 60th Street from Rural Residential to Agriculture. The Council also continued action regarding the preliminary plat and conditional use permit to the April 17, 2018 Council meeting.

Additional findings for the resolution denying the dedication of the 5-acre parcel at 5550 Odell Avenue as parkland with the reservation of a public roadway easement

At the March 20 meeting, there was discussion regarding providing additional findings regarding the resolution denying the dedication of the 5-acre parcel at 5550 Odell Avenue as parkland with the reservation of a public roadway easement. Council member Richter has provided the following list of findings related to the resolution.

Findings for denying acceptance of parkland and public roadway easement at 5550 Odell Avenue

1. The land proposed for parkland is not included in the 2012 Park Plan,
2. The Parks Plan requires land proposed for parkland to be suitable for park use. The proposed land is not suitable because there is an existing residence and outbuildings on the property and it is located on a lot in the middle of an existing long-platted subdivision,
3. The Parks Plan requires a clear use for the land. Other than the road for a proposed development, there is no park use. A road through a park is inconsistent with City ordinances,
4. The proposed parkland does not provide aesthetic, recreational or scenic value, protect natural or cultural resources, wildlife habitat or unique landforms, and does not link current recreation areas, as called for in the Parks Plan,
5. The proposed parkland located adjacent to existing properties would detract from the value and enjoyment of those properties and interfere with their peace, harmony and security in violation of Sec. 12.2379.B.2 that requires

that the proposed development not have an undue and adverse impact on the reasonable enjoyment of neighboring property,

6. The proposed park on a lot in the middle of an established subdivision disrupts long-established expectations of land use, lot configurations, and residential use by adjoining property owners that induced them to buy and invest in their properties,

7. A neighborhood park in the middle of an established subdivision is inconsistent with the Park Plan, paragraph 11.H that recommends that parks be planned based on input from residents because the residents surrounding the proposed park and within ½ mile of the park are strongly opposed to a park at this location,

8. There will be a maintenance cost with no perceived benefit.

9. The acceptance would enable a park and vehicular access from the proposed development through the Odell Avenue subdivision, disrupt the peace, harmony, and security of this established neighborhood, and fail to harmonize with the existing adjacent neighborhood as required by Sec. 12-1377,

10. There would be an adverse impact from the park and proposed development on traffic along Odell, a local road

designed primarily for residences that abut it, and because Odell Avenue has areas of steep grades, sharp curves, variable geometry, and reduced sightlines.

11. A neighborhood park in the middle of an established subdivision is inconsistent with the Park Plan.

12. The land does not meet an identified park need.

13. Because there is to be a road running through it, the parcel does not provide recreational or scenic value, or wildlife habitat.

14. The predominant public opinion is in opposition to accepting the parcel as parkland with the right-of way easement.

Access to Odell Avenue.

Resolution denying the establishment of a public road right-of-way through the lot at 5550 Odell Avenue South Council member Richter has requested that a resolution denying the establishment of a public road right-of-way through the lot at 5550 Odell Avenue be included on the meeting agenda. The resolution is included as an action item related to the Afton Creek Preserve subdivision as Exhibit Z.

Easement for Access to Odell.

At the March 20, 2018 meeting, the Council approved a resolution to deny the acceptance of the dedication of the parcel at 5550 Odell Avenue as parkland with the reservation of a public roadway easement. After the denial action was taken, there was discussion regarding requiring an easement for access to Odell to be provided as a condition of the approval of the preliminary plat. This condition is now included in the preliminary plat and conditional use permit approval resolutions.

Planning Report

Attached is the Planning Report regarding the Afton Creek Preserve application for Preliminary Plat and Conditional Use Permit for a Preservation and Land Conservation Development (PLCD) Subdivision to create 18 lots on 219 acres of land. The report includes a number of exhibits including information and materials provided by the applicant and the City Engineer, proposed findings and related materials from Mayor Bend as Exhibit X, proposed findings and related ordinance references from Council member Richter as Exhibit Y, as well as letters from residents regarding the application. Also, Exhibits Z, AA and BB include resolutions regarding the three items requiring Council action as follows:

- The establishment of a public road right-of-way easement through the lot at 5550 Odell Avenue **Resolution 2018-17**
- Preliminary Plat – **Resolution 2018-18**

- Conditional Use Permit – Resolution 2018-19

COUNCIL ACTION REQUESTED:

- Motion regarding the adoption of resolution 2018-17 regarding the establishment of a public road right-of-way through the lot at 5550 Odell Avenue.
- Motion regarding the adoption of resolution 2018-18 regarding the Afton Creek Preserve Preliminary Plat, with findings, and conditions if needed.
- Motion regarding the adoption of resolution 2018-19 regarding the Afton Creek Preserve Conditional Use Permit for a Preservation and Land Conservation Development subdivision, with findings, and conditions if needed.



NORTHWEST ASSOCIATED CONSULTANTS, INC.

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PLANNING REPORT

TO: Afton Mayor and City Council
FROM: Bob Kirmis
DATE: April 10, 2018
SUBJECT: Afton - Afton Creek Preserve - Preliminary Plat and Conditional Use Permit (for PLCD)
CASE NO: 280.02 - 17.03

Date Application Determined Complete: August 14, 2017
Planning Commission Meeting Date: March 5, 2018
City Council Meeting Dates: March 20, 2018 and April 17, 2018
Application Review Deadline: April 12, 2018*

*On December 20, 2017, the applicant authorized an extension of the 60-day review deadline (from February 11 to April 12, 2018) for the rezoning and CUP applications. The applicant has also authorized an additional 30-day extension of the review deadline (to May 12, 2018) if the Council shows a reasonable need for the extension.

BACKGROUND

At the March 20, 2018 City Council meeting, the City Council considered the application of Joe Bush, on behalf of J.P. Bush Homes, for preliminary plat approval of an 18 lot, preservation and land conservation development (PLCD) entitled "Afton Creek Preserve." The subject site overlays 219 acres of land located north of 60th Street South (along the City's southern boundary) and west of Trading Post Trail South.

Specifically, the following approvals were considered to accommodate the project:

1. The rezoning of 5-acres of land located in the extreme southeast corner of the site (14220 60th Street) from RR, Rural Residential to AG, Agricultural.
2. Preliminary plat.
3. A conditional use permit to allow a PLCD in an AG, Agricultural zoning district.

At the March meeting, the Council approved the referenced rezoning request. In addition, the Council determined that it would not accept the dedication of the five-acre 5550 Odell Avenue parcel as parkland (with the reservation of a public road easement).

Action on the preliminary plat and conditional use permit (for the PLCD) were however, tabled by the City Council to be considered further at the April 17, 2018 Council meeting.

To be recognized is that acceptability of preliminary plat design is directly related to the acceptability of a proposed right-of way street connection to Odell Avenue within an abutting five-acre parcel of land (5550 Odell Avenue). While outside of the boundaries of the preliminary plat, the right-of-way dedication remains an essential element of the PLCD subdivision design and significantly impacts its intended functioning.

Attached for Reference:

- Exhibit A: Applicant Narrative and Miscellaneous Documents
- Exhibit B: Site Location
- Exhibit C: Zoning Map Detail
- Exhibit D: Existing Parcel Layout
- Exhibit E: Previous Preliminary Plat (October 2017)
- Exhibit F: Revised Preliminary Plat / Landscape Plan (February 2018)
- Exhibit G: Scenic Easements
- Exhibit H: Seeding Plan
- Exhibit I: Soil Test Locations
- Exhibit J: Grading, Drainage and Erosion Control Plan and Stormwater Pollution Prevention Plan
- Exhibit K: Stormwater Drainage Report
- Exhibit L: Homeowners Association Covenants
- Exhibit M: Traffic Assessment
- Exhibit N: City Engineer Stormwater and Traffic Technical Review Memorandum
- Exhibit O: City Engineer Afton Creek Preserve Preliminary Plat Plan Resubmittal Review Comments
- Exhibit P: Revised Preliminary Plat Overlaid on Aerial Photo
- Exhibit Q: Correspondence from Joe Bush regarding the farm access road
- Exhibit R: Letter from Jay Riggs, District Manager, Washington Conservation District
- Exhibit S: Letter and email from John Loomis, South Washington Watershed District
- Exhibit T: Memorandum from Joe Bush Regarding a 35 MPH Speed Limit on Odell
- Exhibit U: Documentation of the MN/DOT speed study conducted at the south end of Trading Post Trail, with the result of a 30 MPH speed limit
- Exhibit V: City Engineer's report regarding their speed analysis of the Trading Post/60th Street curve for speed advisory signage
- Exhibit W: City Engineer Response to Questions Regarding Grading and Drainage Plan
- Exhibit X: Draft Findings and Related Materials from Mayor Bend

- Exhibit Y: Proposed Findings and Related Ordinance References from Council member Richter
- Exhibit Z: Resolutions regarding the establishment of a public road right-of-way through the lot at 5550 Odell Avenue south
- Exhibit AA: Resolutions regarding the proposed Afton Creek Preserve Preliminary Plat
- Exhibit BB: Resolutions regarding the proposed Afton Creek Preserve Conditional Use Permit
- Exhibit CC: Letter from Chris LeClair, Senior Environmental Specialist, Washington County Department of Public Health and Environment, indicating the proposed subdivision appears to have suitable soil for individual sewage treatment systems for a 20-lot subdivision
- Exhibit DD: Email from Joe Bush regarding the authorization of an extension of the application review period to May 12, 2018
- Exhibit EE: Correspondence from Joe Bush regarding conditions of approval
- Exhibit FF: Letter from Wells Fargo Bank regarding Albert W. Carlson's ability to secure a \$2 million letter of credit
- Exhibit GG: Correspondence from residents

ISSUES AND ANALYSIS

Preliminary Plat Review History

The initial Afton Creek Preserve preliminary plat application was received in August of 2017. Since that time, a number of processing-related events have transpired. The following is a summary of such events:

October 2017. The preliminary plat was subject to initial Planning Commission and City Council consideration in October of 2017. A copy of the original plat drawing is attached as Exhibit E. At their October 2, 2017 meeting, the Planning Commission recommended denial of the various applications based on the finding that the subject site included a parcel of land which is not zoned for agricultural use (AG, Agricultural). The following was further recommended by the Planning Commission:

1. All land which comprises the subject site should be properly zoned to accommodate a PLCD.
2. An "oddly-shaped" lot in the extreme southeast corner of the site should be eliminated.
3. Additional information related to the cul-de-sac (number of allowed turnarounds, method of length calculation) and "Improved Lot" map should be provided.

At the City Council's October 17, 2018 meeting, the Council referred the application back to the Planning Commission.

November 2017. Following the October Council meeting, the applicant prepared two concept plans which were intended to address concerns raised by City Officials, neighboring residents and City Staff at previous meetings. Specifically, the concepts were intended to reduce or eliminate the need for variances (determined to be necessary to accommodate the initial cul-de-sac configuration).

One concept was very similar to the plat design considered by City Officials in October 2017 except that a single turnaround area (rather than two turnarounds) were illustrated. While the concept eliminated the number of cul-de-sacs (turnarounds), a variance to allow more than nine lots along a cul-de-sac would still have been required.

The second concept called for an easterly roadway connection to Odell Avenue. To accomplish such access, the applicant secured a five-acre lot located between the eastern boundary of the preliminary plat site and Odell Avenue. Within such lot, a right-of-way connection to Odell Avenue and flanking park land areas were proposed. An intent of the concept was to provide for a loop road rather than a cul-de-sac and to eliminate the need for variances.

December 2017. The described concept plan alternatives were brought before the Planning Commission and City Council in December of 2017 for feedback. Specifically, feedback was sought regarding a preferred plat design which could provide guidance for a revised plat design.

Feedback from the City Council on the two concepts included the following comments (per approved 12/5/17 City Council work session meeting minutes):

- One Councilmember stated that he did not support the loop road connection to Odell Avenue, as that concept was eliminated early in the sketch plan process.
- The same Councilmember stated that he would consider a trade-off of no lots on 60th Street for a variance to the number of lots on the cul-de-sac.
- Another Councilmember indicated that he was concerned about financial considerations, including the park dedication fee, the long-term maintenance of the vegetation in the open space area and the long-term maintenance of the stormwater ponds.
- A third Council member stated that he would not support a concept that would require a cul-de-sac variance unless it is supported by the neighbors.

Also, in December of 2017, the applicant authorized the extension of the 60-day action deadline for the zoning applications from February 11 to April 12, 2018.

January 2018. In January of 2018, three parcels of land located in the extreme southeast corner of the subject site were combined (by the applicant) into a single parcel. The intent of such lot combination was to resolve a previously cited concern related to the “joining” of the 5-acre parcel (zoned RR) to the PLCD.

Also, in January of 2018, informal discussions took place regarding whether the application in question should be considered a PUD, Planned Unit Development rather than a PLCD, Preservation and Land Conservation Development. Such discussion related to an Ordinance provision which prohibits PUD’s in Shoreland districts.

February 2018. In February of 2018, a formal determination was made by the Afton City Council that the PLCD is not the same as a PUD and, as such, the application is not prohibited by the Ordinance provision noted above.

March 2018. On March 5, 2018, the Planning Commission held a public hearing to consider the rezoning, preliminary plat and conditional use permit (for the PLCD) applications. The Planning Commission recommended denial of the rezoning and preliminary plat applications. The Planning Commission did not make a recommendation specific to the conditional use permit, because the recommendation for denial of the preliminary plat resulted in a denial of the conditional use permit.

Also, to be noted is that the Planning Commission recommended that the City not accept the dedication of the five-acre, 5550 Odell Avenue parcel as parkland (with the reservation of a public road easement).

Also, in March of 2018, the rezoning, preliminary plat and conditional use permit (for the PLCD) applications were considered by the City Council. At the Council’s March 20, 2018 meeting, the Council approved the referenced rezoning request. The Council also determined that it would not accept the dedication of the five-acre 5550 Odell Avenue parcel as parkland. Formal action on the preliminary plat and conditional use permit (to allow a PLCD) were however, tabled.

Environmental Assessment Worksheet (EAW)

According to both Minnesota Statutes (Rules 4410.4300 Subpart 36) and the Afton City Code, an Environmental Assessment Worksheet (EAW) must be prepared for projects which result in the permanent conversion of 80 or more acres of agricultural, native prairie, forest, or naturally vegetated land to a more intensive developed land use.

As a qualifying project, an EAW was prepared for the proposed subdivision and such document was subject to review and comment by various agencies. To be noted is that

EAW review considered impacts associated with the preliminary plat design considered by City Officials in October of 2017.

The purpose of the EAW process is to disclose information about potential environmental impacts of a project. Information disclosed in the EAW process is intended to determine whether a more detailed Environmental Impact Statement (EIS) is needed and to indicate how the project can be modified to lessen its environmental impacts.

Based upon a detailed review of the EAW and consideration of received comments from various agencies, the Afton City Council made a negative declaration regarding the need for an EIS at their September 19, 2017 Council meeting based on the following findings:

1. The City of Afton finds that the environmental effects of the project can be adequately anticipated, controlled and mitigated as a result of the environmental review, planning and permitting processes.
2. Environmental impact mitigation measures include the seeding of nearly all unwooded areas on the site to prevent erosion and create wildlife habitat, the establishment of conservation easements and scenic easements to protect wooded areas, steep slopes and the Trout Brook stream, and stormwater management facilities to control stormwater, protect water quality and prevent erosion.

To be noted is that the City Council's negative declaration for an EIS was made with an understanding that the following minimum conditions will be imposed to address environmental impacts:

1. Pre-development seeding will be provided on nearly all unwooded areas on the site.
2. Conservation easements and scenic easements will be established to protect wooded areas, steep slopes and the trout Brook Stream.
3. Storm water management facilities will be provided to control storm water, protect water quality and prevent erosion.

While the design of the preliminary plat has changed since the preparation of the EAW, its boundaries and area to be devoted to development (lots and right-of-way) are substantially similar to the preliminary plat version considered by the City last year. In addition, the City Engineer has indicated that, based on a review of the changes to the plan, the environmental impact associated with the project has been improved. Therefore, an amendment to the EAW is not necessary.

Odell Avenue Right-of-Way Dedication

The applicant has proposed to dedicate the 5-acre parcel at 5550 Odell Avenue to the City as parkland, with the reservation of a 60-foot wide public road right-of-way through

the parcel to provide access from Odell Avenue to the proposed development. While the City Council has determined not to accept the parkland dedication, formal action regarding the acceptability of the Odell Avenue street connection (which relates directly to the preliminary plat design) has not been made.

A primary intent of the proposed Odell Avenue connection is to eliminate the need for variance approvals (which were required of the previous plat design). In addition, the loop road provides two points of access rather than one, which is advantageous for emergency public safety response, provides a second access option if one access is impassable and divides the traffic between two access points.

While the Odell Avenue right-of way dedication lies outside the boundaries of the preliminary plat, its establishment is critical to the intended functioning of the PLCD subdivision. The City Attorney has indicated that separate approval of the right-of-way dedication is an acceptable course of action provided that such right-of-way is dedicated prior to City approval of the Afton Creek Preserve final plat. With this in mind, it is recommended that, as a condition of preliminary plat approval, the Odell Avenue right-of way be dedicated prior to City approval of the Afton Creek Preserve final plat.

It should be understood that City denial of the proposed Odell Avenue street right-of way dedication and connection would effectively make the proposed subdivision unfeasible, as conditions of subdivision approval could not be satisfied.

The City Engineer has found the proposed Odell Avenue intersection location and associated sight distances to be acceptable, based on a speed limit of 35 MPH and projected traffic volume. According to the City Engineer, Odell Avenue meets the requirements for a 35 MPH speed limit without the need for a speed study, and a speed study could result in a reduction in the speed limit to 30 MPH. Please see the applicant's Traffic Assessment and the City Engineer's Stormwater and Traffic Technical Review Memorandum as Exhibits M and N, as well as Exhibit U: Mn/DOT Trading Post Trail Speed Study and Exhibit V: City Engineer's Trading Post Trail/60th Street Curve Speed Analysis.

The adjacent property-owners have questioned the reasonableness of providing an access for a new development by creating a connection to an existing development that would add unplanned traffic to the road currently serving the existing development traffic.

From a general planning perspective, the assembly of multiple parcels of land as a means to meet City requirements and/or create a functionally efficient subdivision design is not unique. In this particular instance however, the applicant's willingness to financially invest in the 5-acre Odell Avenue connection parcel and remove an existing, high value home is considered relatively unique.

It should be recognized, that both the AG, Agricultural and RR, Rural Residential zoning districts make an allowance for the subdivision of land which includes the dedication of

new public streets. In the AG, Agricultural District, the dedication of new public streets (and related public street access points) is allowed only via the PLCD process.

Rezoning

At the City Council's March 20, 2018 meeting, the rezoning of the former 14220 60th Street parcel located in the extreme southeast corner of the site from RR, Rural Residential to AG, Agricultural was approved by the Council.

Preliminary Plat

Streets

Access. As shown on Exhibit F, access to lots within the subdivision are proposed via street connections to 60th Street from the south (near Trading Post Trail) and Odell Avenue from the east. Unlike the previous preliminary plat, no lots are proposed to receive direct access from 60th Street.

To be noted is that the Odell Avenue right-of-way connection does not lie within the boundaries of the preliminary plat and is proposed to be dedicated as part of a separate approval. To ensure that the subdivision functions as proposed, it is recommended that the Odell Avenue right-of-way connection be in place prior to City approval of the Afton Creek Preserve final plat.

In review of the previous preliminary plat application, the City Engineer found the proposed 60th street intersection location and associated sight distances were acceptable, based on a 30 MPH speed limit which is in place based on the results of a Mn/DOT speed study. The City Engineer found the proposed Odell Avenue intersection location and associated sight distances were acceptable, based on a speed limit of 35 MPH and projected traffic volume. Odell Avenue meets the requirements for a 35 MPH speed limit without the need for a speed study, and a speed study could result in a reduction in the speed limit to 30 MPH.

To be noted is that issues related to the proposed Odell Avenue access/right-of-way dedication are addressed in an earlier section of this report.

Access-related issues should be subject to comment and recommendation by the City Engineer.

Traffic Assessment. As part of the preliminary plat application, an updated traffic assessment has been submitted. Traffic-related issues should be subject to comment and recommendation by the City Engineer. The City Engineer has determined that the project is technically feasible from a traffic engineering standpoint based on the current posted speed limit, projected traffic volumes, and additional speed data. This conclusion was based on preliminary plat documents meeting Minnesota Department of Transportation (MnDOT) guidelines which follows the American Association of State and Highway and Transportation Officials

(AASHTO). The City Engineer's Stormwater and Traffic Technical Review Memorandum is attached as Exhibit N.

Cul-de-sac. As shown on the preliminary plat, nine lots within the subdivision are proposed to be accessed via a cul-de-sac. Thus, unlike the previous preliminary plat, the processing of a variance to allow more than nine lots on a cul-de-sac is not required.

According to the Subdivision Ordinance, a maximum cul-de-sac length requirement of 1,320 feet is imposed. Also, to be noted is that the Ordinance makes an allowance for cul-de-sac lengths within PLCD subdivisions which exceed the referenced cul-de-sac length requirement (provided that the preservation of the rural character and natural resources will result). The proposed cul-de-sac measures approximately 1,700 feet in length.

In review of the sketch plan associated with the previous preliminary plat, feedback was requested from City Officials related to the acceptability of the proposed cul-de-sac length (a cul-de-sac length of approximately 3,400 feet in length was proposed). As part of such consideration, Planning Staff highlighted pros and cons associated with excessive cul-de-sac lengths. Ultimately, City Officials expressed general support for the cul-de-sac lengths as illustrated on the preliminary plat.

In consideration of the revised final plat, the City Council should confirm that the proposed cul-de-sac length (1,700 feet), within the context of a PLCD, is considered acceptable.

Right-of-Way Width. Consistent with City Code requirements, right-of way widths of 60 feet are illustrated for the streets within the subdivision. Such right-of-way widths are consistent with local street classification requirements as outlined in the Subdivision Ordinance.

Street-related issues, including but not limited to right-of-way widths, should be subject to further comment by the City Engineer.

Construction Requirements. Details related to street construction and any necessary improvements, including but not limited to 60th Street and/or Trading Post Trail, should be subject to comment and recommendation by the City Engineer, and may be included in the conditions placed on an approval of the proposed subdivision.

Lots

Lot Area. The AG, Agricultural District imposes a minimum lot size requirement of five acres. In addition, a minimum width and depth requirement of 300 feet is imposed. All proposed lots meet minimum area, width and depth requirements of the AG, Agricultural District and Shoreland Management District.

The Zoning Ordinance states that each proposed single-family lot must have a buildable area of at least 2.5 acres. The Zoning Ordinance defines “buildable area” as land having a slope of 13 percent or less and having enough suitable soil for the installation of two on-site sewage treatment systems. The Ordinance also notes that “buildable area” may include required building setbacks. The submitted preliminary plat identifies the buildable area contained in each proposed lot. The buildable area within all lots has been found to exceed the minimum 2.5-acre requirement.

Lot Configuration. In regard to the proposed lot configuration, two design-related issues are considered worthy of notation:

Lot 4, Block 3. While Lot 4, Block 3 located in the southeast corner of the site, meets applicable lot area and width requirements of the Ordinance, it is oddly configured. In review of the previous preliminary plat, concern was raised by the Planning Commission that a portion of the lot (formerly Lot 18) was segregated from the buildable portion of the lot to the north. Also, to be noted is that a stormwater pond is proposed in such area.

To address this issue, that area of the lot which is devoted to stormwater storage is shown to lie within a drainage and utility easement. The acceptability of the drainage and utility easement and related maintenance responsibilities should be subject to further comment and recommendation by the City Engineer.

Lot 2, Block 3. According to Section 12-1387 of the Subdivision Ordinance, side lot lines must be drawn substantially at right angles to straight street lines and radial to curved street lines. To satisfy this standard, it is recommended that the side lot lines of Lot 2, Block 3, be shifted slightly to meet Ordinance requirements.

Open Spaces. As shown on the preliminary plat, the two conservation easements are not legally described. As a condition of preliminary plat approval, such open space areas should be designated as outlots (as required by the PLCD provisions of the Ordinance).

The City will want to ensure that the conservation parcels are not tax forfeited to the County, which can occur when separate lots (or outlots) are created and unattached to other developed land. The applicant should identify the ownership and management of the proposed conservation areas to ensure they will be properly managed for the long-term and will not become a burden on City of Afton’s taxpayers. This issue should be subject to further comment and recommendation by the City Attorney.

Setbacks. Within the AG, Agricultural District and the Shoreland Management District, the following minimum setbacks apply:

Side Yard:	50 feet
Front Yard:	105 feet (from roadway centerline)
Rear Yard:	50 feet
From OHWL of Trout Stream:	200 feet

It appears that all proposed lots illustrate an ability to meet the aforementioned setback requirements (via illustrated building pads).

Landscaping. Proposed landscaping within the subdivision is illustrated on the preliminary plat drawing (Exhibit F).

The landscape plan calls for a total of 42 trees to be dispersed within the front yards of proposed lots. To be noted is that no trees are proposed in the front yard of Lot 8, Block 2. It is assumed that existing vegetation on such lot does not lend itself to additional front yard tree plantings. This should however, be confirmed by the applicant.

Also, to be noted is that staggered rows of trees have been proposed along lot lines which border the horse farm (the exception parcel along 60th Street) and along the rear property lines of Lots 1 and 2, Block 3. Such landscaping efforts are intended to address previously cited neighborhood concerns (horse farm impacts and drainage concerns along the subject site's eastern boundary).

Proposed tree varieties (per the landscape plan) include the following:

- River Birch
- American Linden
- Blue Spruce
- White Pine
- Norway Spruce
- Sugar Maple
- Autumn Blaze maple
- Hackberry
- Red Oak
- Newport Flowering Plum
- Japanese Lilac
- Red Bud

To be noted is that the City Code does not impose minimum size requirements for proposed landscaping (including trees). As a condition of plat consideration however, the City may wish to impose a condition related to minimum planting sizes (to ensure that that the ornamental and screen plantings meet their intended purpose).

As noted previously, the City Council made a negative declaration regarding the need for an EIS with an understanding that pre-development seeding with a prairie grass/wildflower mix will be provided on all lots and on the open space parcels. The applicant has provided a pre-development seeding plan in addition to the landscape

plan (attached as Exhibit H). As a condition of preliminary plat approval, potential maintenance responsibilities associated with the seeded areas should be addressed by the applicant (to the satisfaction of the City).

Wetlands. According to the EAW, wetlands comprise 13 acres of the 219-acre subject site. Such wetlands lie along the trout stream and presently lie within conservation easements. In this regard, the proposed lot layout is not expected to impact any existing wetlands.

Wetland-related issues should be subject to further comment and recommendation by the City Engineer.

Easements

Conservation Easements. According to the Subdivision Ordinance, conservation easements must be established over designated open space within PLCDs. Attached Exhibit G illustrates two proposed conservation easement locations. In total, the two easement areas are proposed which overlay a total of 112.02 acres of land. Specifically, the proposed westerly easement measures 99.73 acres in size while the smaller easement located on the eastern half of the site measures 12.29 acres in size.

As a condition of PLCD (conditional use permit) approval, proposed conservation easements must run with the land in perpetuity to the following:

- The City of Afton
- All owners of the lots within the PLCD
- Landowners within Afton which abut the PLCD
- Minnesota Land Trust

As a condition of final plat approval, conservation easement recording responsibilities should be defined. This issue should be subject to recommendation by the City Attorney.

Scenic Easements. In addition to the referenced conservation easements, Exhibit G also illustrates a number of scenic easements which overlay portions of proposed lots. Such easements correspond to existing woodland areas and will ensure that such areas will be protected from development.

Access Easements. Also proposed within the subdivision is a 20-foot wide access easement between Lots 5 and 6, Block 2. Such easement is intended to provide a pedestrian connection between the proposed cul-de-sac and the western open space area. The acceptability of the access easement width should be subject to recommendation by the City Engineer and/or Fire Chief.

Drainage and Utility Easements. According to Section 12-1384 of the Subdivision Ordinance, easements at least 20 feet wide, centered on rear and other lot lines,

must be provided where necessary as recommended by the City Engineer. Further, the Ordinance states that easements for drainage must be provided of a sufficient width to provide for stormwater runoff.

Easements for drainage and utilities should be provided over individual lots as recommended by the City Engineer.

Septic Systems. Consistent with Section 12-413 of the Zoning Ordinance, the preliminary plat and related engineering plans illustrate “septic system testing area” locations upon individual lots. Primary and secondary septic sites are specifically illustrated on the attached Soil Test Locations map (Exhibit I).

As part of the consideration of the previous preliminary plat, the applicant provided a soil boring “report” which identified soils which are suitable for septic systems for the various lots. As a condition of preliminary plat approval, it is recommended that the soil boring “report” be modified, as determined necessary by the City Engineer and/or Washington County Department of Public Health, to reflect the revised plat design.

A letter has been provided by the Washington County Public Health Department indicating the soils appear suitable for septic systems to serve the proposed lots. Permits for individual sewage treatment systems will be issued by the Washington County Department of Public Health. In this regard, review of proposed septic designs and final septic permits must be received from Washington County prior to building permit approval.

Park Dedication. As noted, the City Council has determined that it will not accept parkland dedication of the five-acre site within which the Odell Avenue right-of-way roadway connection is proposed. As it is not part of the PLCD, this such determination is considered separate from park dedication requirements imposed upon the proposed preliminary plat. Thus, a determination still needs to be made regarding park dedication requirements which would be applied to the preliminary plat, if approved.

According to Section 12-1270 of the Subdivision Ordinance, subdividers must dedicate to the City a reasonable portion of the land being subdivided for park purposes or in lieu thereof, a cash equivalent. The form of dedication, land or cash, (or any combination) must be decided by the City and dedicated or paid prior to the City signing the final plat.

As noted in the previous plat review, it is City Staff’s position that the granting of a conservation easement over the permanent open space parcels within the plat is not considered fulfillment of the City’s parkland dedication requirements. Rather, the granting of a conservation easement over the permanent open space provides the means to subdivide the subject property (agriculturally zoned) in the manner proposed.

The City’s 2012 Park Plan does not illustrate any future parks or trails within the subject site. Also, the Parks Committee has recommended that, if the proposed public access is provided to the open space area, the park dedication requirement should be met by a cash contribution rather than by additional land dedication. With this in mind, a

calculation of a possible cash contribution (as opposed to land dedication) is considered appropriate. According to the Ordinance, a cash park dedication fee, in lieu of land dedication, shall be equivalent to 7.5 percent of the predevelopment value of the land to be subdivided, subject to a minimum fee of \$5,000 per dwelling unit and a maximum fee of \$10,000 per dwelling unit.

Based in part upon the recommendations of the Parks Committee and the Planning Commission, the City Council should determine desired park land dedication and/or equivalent cash contribution requirements.

Development Agreement. As part of future final plat approval, the applicants will be required to enter into a development agreement with the City and post any financial securities required by it. This issue should be subject to further comment by the City Attorney.

Support from Environmental and Water Quality Agencies. Attached are a letter from Jay Riggs, District Manager, Washington Conservation District in support of the proposed development (Exhibit S) and a letter and email from John Loomis of the South Washington Watershed District in support of the proposed development (Exhibit T).

Planning Commission Recommendation. The Planning Commission, on a vote of 5-2-0, recommended denial of the preliminary plat based on the findings listed below:

1. The public opinion is predominantly in opposition to the project.
2. The proposed development does not harmonize with the existing development adjacent to the project site.
3. The proposed development does not benefit the site and the surrounding area to a greater degree than would a development based on the underlying zoning.
4. The HOA covenants have restrictions that prohibit uses allowed in the AG and RR zones, i.e. the keeping of horses and other animals.
5. The proposed street connection to Odell Avenue introduces a new street into an existing, settled neighborhood.

Resolutions. Attached as Exhibit AA is a resolution of denial of the preliminary plat reflecting the Planning Commission's recommendation, and a resolution of approval, for the Council's consideration.

Conditional Use Permit

Purpose of PLCD. In previous discussions, it has been determined that the proposed subdivision qualifies as a preservation and land conservation development (PLCD). Within the AG, Agricultural zoning district, PLCD's are listed as a conditional use. As a result, the approval of a conditional use permit is required.

According to the City Code (Section 12-2373), preservation and land conservation developments (PLCD), are intended to:

- A. *Permit subdivisions in the Agricultural Zoning District which require the construction of a new public street.*
- B. *Encourage a more creative and efficient development of land and its improvements through the preservation of agricultural land, natural features and amenities than is possible under the more restrictive application of zoning requirements, while at the same time, meeting the standards and purposes of the comprehensive plan and preserving the health, safety, and welfare of the citizens of the City.*
- C. *Preserve open space, to preserve the natural resources of the site and to preserve wildlife habitat and corridors.*
- D. *Facilitate the economical provision of streets and public utilities.*
- E. *Allow the transfer of development rights (density) within a subdivision in order to preserve agricultural land, open space, natural features and amenities.*

The conditional use permit process enables the City to place conditions on the development to ensure the development meets the objectives of the PLCD ordinance. Provided certain conditions are adequately addressed, Staff believes that the proposed subdivision will fulfill the preceding PLCD objectives.

Development Density. Within PLCD developments, certain density requirements are imposed. Specifically, at least 50 percent of the total site must be preserved as an undeveloped parcel. Further, the maximum density of the underlying zoning district must not be exceeded.

As shown on the preliminary plat, a total of 18 lots are proposed upon the 218.55 acres subject site. The AG, Agricultural District imposes a maximum density requirement of one dwelling unit per 10 acres of land. The development density requirements of the Ordinance have been satisfied (218.55 acres / 18 units = 12.14 acres per unit).

Comprehensive Plan Directives. The Comprehensive Plan provides for a density of 4 dwelling units per quarter-quarter section in the AG zone, with a PLCD. (Please see the excerpt from the Comprehensive Plan below, particularly Option C, which has been bolded). The total tract of land includes 6 quarter-quarter sections, less 23 acres from the one exception parcel, which is the Turner horse farm. The allowed density of 4 dwelling units per quarter-quarter section would allow 24 units. Allowing two units for the Turner farm would allow a minimum of 22 lots. The proposal is for 18 lots, which meets the density requirement.

Agricultural Zoning District and Ag Preserve Overlay District

To address the development pressure that currently exists within the agricultural areas of the City, to address environmental concerns detailed within this plan and to maintain our overall 1/10 density, this plan reflects the creation of an Agricultural Preservation Overlay District. With the Ag Preserve Overlay District, the Agricultural District is envisioned to allow for three development scenarios:

Option A – Ag Preserve Overlay District: 0 or 1 dwelling unit per quarter-quarter section (approximately 40 acres)

Option B –Agricultural Zoning: 3 dwelling units per quarter-quarter section (approximately 40 acres)

Option C –Agricultural Zoning with a Preservation and Land Conservation Development and a minimum of 80 acres: 4 dwelling units per quarter-quarter section Land developed under Option C would be subject to conservation easements, and subdividers would be required to set aside an extensive part of their property for continued farming or conservation. The City intends to do more intensive land use planning throughout this zone so as to coordinate and link the preservation areas for maximum benefit and minimal impact to the character of the community.

Use of Open Space. As part of formal subdivision processing, the intended use of the designated open space should be identified by the applicant. Of specific interest are any intended recreational purposes and the future construction of facilities intended to accompany such uses.

According to the PLCD requirements of the Ordinance (Section 12-2383), buildings, structures and improvements located upon the undeveloped parcel (conservation easement areas) must be designed in a manner which conserve and enhance the amenities of the parcel about its topography and its unimproved condition.

Also, to be noted is that Section 12-2381 of the Ordinance stipulates that construction of recreational facilities shown on the PLCD development plan must proceed at the same time as the construction of the dwelling units.

Homeowner’s Association Requirements. Section 12-2382 of the Ordinance states that, if a homeowner’s association is to be created, its various requirements (ownership requirements, bylaws, etc.) must be submitted as part of the PLCD for City review.

The applicant has provided a copy of proposed covenants, restrictions and conditions which would apply to property owners within the subdivision. Requirements include, but are not limited to, the following:

- Association duties
- Assessments

- Architectural controls
- Use of common properties
- Prohibited uses
- Water maintenance/management

Homeowner's association-related issues should be subject to further comment by the City Attorney.

Planning Commission Recommendation. The Planning Commission did not make a recommendation specific to the conditional use permit because the recommendation for denial of the preliminary plat resulted in denial of the conditional use permit application.

Resolutions. Attached as Exhibit BB is a resolution of denial of the CUP reflecting the Planning Commission's recommendation, and a resolution of approval, for the Council's consideration.

RECOMMENDATION

At the City Council's March 20, 2018 meeting, the Council approved the applicant's rezoning request. In addition, the Council determined that it will not accept the dedication of the five-acre 5550 Odell Avenue parcel as parkland. Formal action on the preliminary plat and conditional use permit (to allow a PLCD) applications were however, tabled. Thus, formal action on such applications is necessary.

The proposed preliminary plat design reflects an attempt by the applicant to respond to received feedback and eliminate necessary variance approvals. Unlike the previous plat submission, no variance approvals are required. As indicated above, the proposed Odell Avenue street right-of way dedication and connection is critical to the intended functioning of the PLCD subdivision.

If the City is inclined to accept the Odell parcel public road right-of-way dedication, Planning Staff recommends the following:

- A. Approval of the submitted Afton Creek Preserve **preliminary plat** subject to the following conditions:
 1. Access and traffic related issues shall be subject to review and approval by the City Engineer.
 2. The Odell Avenue right-of way be dedicated to the City prior to City approval of the Afton Creek Preserve final plat.
 3. The City Council confirm that the proposed cul-de-sac length (1,700 feet), within the context of a PLCD, is considered acceptable.

4. Street-related issues, including but not limited to right-of-way width, shall be subject to further comment and recommendation by the City Engineer.
5. The acceptability of the drainage and utility easement within Lot 4, Block 3 and related maintenance responsibilities shall be subject to further comment and recommendation by the City Engineer.
6. The plat drawing shall be modified such that the side lot lines of Lot 2, Block 3 shall be drawn substantially at right angles to straight street lines and radial to curved street lines.
7. The two open space parcels shall be designated as outlots.
8. The applicant identify the proposed ownership and management of the conservation areas. This issue should be subject to further comment and recommendation by the City Attorney.
9. The applicant provide explanation (acceptable to the City) regarding the lack of proposed front yard tree plantings for Lot 8, Block 2.
10. In accordance with the submitted seeding plan, pre-development seeding with a prairie grass/wildflower mix shall be provided on all lots and on the open space parcels. Maintenance responsibilities associated with the seeded areas shall also be addressed by the applicant (to the satisfaction of the City).
11. Wetland-related issues shall be subject to further comment and recommendation by the City Engineer.
12. The proposed 20-foot wide access easement width between Lots 5 and 6, Block 2 shall be determined acceptable to the City Engineer and/or Fire Chief.
13. Easements for drainage and utilities shall be provided over individual lots as recommended by the City Engineer.
14. The City Engineer and/or Washington County Department of Public Health provide comment and recommendation regarding the need to update the previously provided soils report to correspond to the updated plat drawing.
15. Review of proposed septic designs and final septic permits shall be received from Washington County prior to building permit approval.
16. City Officials determine desired park land dedication and/or equivalent cash contribution requirements.
17. The applicant shall pave 60th Street from Trading Post Trail to Neal Avenue.
18. The farm access shall be prohibited as a construction thoroughfare or road

during development of the PLCD and redeployed to the benefit of the neighborhood.

19. All proposed right-of-way dedication and street construction plans are subject to review and approval of the City Engineer.
20. Driveways which access proposed lots shall comply with Section 12-84 of the Zoning Ordinance.
21. All grading, drainage and erosion control issues are subject to review and approval by the City Engineer and South Washington Watershed District.
22. All drainage and utility easements shall be subject to review and approval of the City Engineer.
23. Park dedication requirements shall be satisfied at the time of final plat approval.
24. Vacation of the right-of-way for the existing terminus of Osgood Avenue and within Lot 6, Block 1 shall be subject to approval of a resolution by the City Council upon approval of a final plat.
25. The Developer shall enter into a Developer's Agreement with the City regarding the installation of required improvements and shall provide financial guarantees as required in Sections 12-1471 to 12-1476 of the Subdivision Ordinance.

B. Approval of the **conditional use permit** to allow a PLCD within an AG, Agriculture Zoning District subject to the following conditions:

1. The City approve the Afton Creek Preserve preliminary plat and satisfy all required conditions of such approval.
2. City approval the Afton Creek Preserve final plat shall precede the recording of the conditional use permit.
3. The Odell Avenue right-of way shall be dedicated to the City prior to the recording of the conditional use permit.
4. Proposed conservation easements shall run with the land in perpetuity to the following:
 - The City of Afton
 - All owners of the lots within the PLCD
 - Landowners within Afton which abut the PLCD

- Minnesota Land Trust
5. Intended use (or uses) of conservation easement areas shall be described by the applicant, approved by the City and made conditions of conditional use permit approval.
 6. Buildings, structures and improvements located within conservation easement areas shall be designed in a manner which conserve and enhance the amenities of the parcel about its topography and its unimproved condition.
 7. Construction of recreational facilities within conservation easement areas shall proceed at the same time as the construction of the dwelling units.
 8. Homeowner's association-related issues shall be subject to further comment by the City Attorney.

CC: Ron Moore, City Administrator



J.P. Bush H O M E S

February 5th, 2018

City of Afton Preliminary Plat, Rezoning, CUP Application Narrative.

Property: 14220 60th St S Afton MN 55001
Will Carlson owned 218.6 Acres

Usage: Previously operated under Agriculture Zoning.
Request to Use Ordinance Article XII Sec. 12-2371
PRESERVATION AND LAND CONSERVATION DEVELOPMENT

Proposer: Will Carlson, Land Owner.
JP Bush Homes, Developer.

AFTON CREEK PRESERVE describes this PRESERVATION AND LAND CONSERVATION DEVELOPMENT (PLCD) in its own title. The developer has been working with City of Afton staff, Minnesota land Trust, South Washington County Watershed, Minnesota DNR, Neighbors, engineers and specialized contractors to ensure preservation of agricultural land, woodland, wildlife habitat vistas, ground water recharge areas, areas with sensitive soils or geological limitations and areas identified in the Comprehensive Plan.

BENEFITS TO THE CITY OF AFTON

Preserved for perpetuity.

- A. 112 acres of open space. (Minnesota Land Trust)
- B. Lands within the Shore Land Management area.
- C. Sensitive slope areas & unique features.
- D. Conservation overlay areas and woodlands, (Scenic Easements).
- E. Trout Brook and all downstream waterways.
- F. Trout Brook Drainage Contributors and critical water recharge supplies.
- G. Wildlife, Bird nesting areas, Bee Colonies, Small Game refuge areas, Insects and pollinators, Wetland species.

Costs of Development Paid by Carlson Family (Land Owners).

- A. Installations of all Roads, intersection, utilities and infrastructure.
- B. Installation of Storm Water Basins, and Storm water control easements.
- C. Immediate plantings of DNR, Watershed approved Hybrid Wild Flower grasses throughout.
- D. Prepaid extended Maintenance contract with Prairie Restorations.
- E. Conservation Walking paths for Public use.

- F. Scenic overlook with Veranda seating, and Educational Signage off 60th St.
- G. Open Space Conservation perimeter monuments with educational information.
- H. Landscape Screening, Turner Horse pasture, Rickard, McConnel, Dawson, and Graham Property Site Line Gaps.
- I. Landscape for Open/Passive Park dedication at Odell entry Boulevards.
- J. Mature Tree plantings in Boulevards of Prairie Wind Court and Prairie Wind Drive.
- K. Minnesota land Trust Contract Funding.
- L. Park Dedication Fees.
- M. 60th St. Asphalt Paving Installation budget.
- N. Costs to Establish Homeowners Association.
- O. Developers Agreement and Escrow funds with City of Afton, 125% of Development costs in escrow to ensure development completion.

Information Packets Included in This Submission

Preliminary Plat Documents

A. Misc. Documents.

- City Application Documents.
- Septic System Approval Washington County.
- No EIS required. (City Documents)
- Prairie Grass Contracts, (Prairie Restoration)
- Proposed Restrictive Covenants and HOA.
- Minnesota Land Trust Acknowledgment.
- Odell Road Dedication and Open/Passive Park.
- Farm Road Access Relationships.
- Copy of Sec. 12-1387 (Page 174 Letter A.)
- Copy of Sec. 12-2376 (Page 212 Letter B.) Reference Video. City Council Meeting Video 10-17-17. Watch from 2hrs-40min. until 2hrs-46min. 6 minutes Council conversation related to Irregular shaped lots.
- Copy of Sec. 12-2377 (Page 212 Letter C.) Parcels No Longer contain maximum Density.
- Copies of PID/Land Merger Maps. (2 Maps Before & 2 Maps After Merger)
- Washington County Deed Creation and Recording. (PID/Land Merger) 6 pages.

B. Traffic Study. (Spack Consulting)

C. Rezoning Application.

- Copy of Sec. 12-140 (Page 62 letter L.)
- Comprehensive Plan (Page 27 Number 7.)

D. Survey Documents from (Landmark Registered Surveyor).

- Preliminary Plat map. (Main Document Map)
- Existing Parcel Layout (PID Map) Exhibit "A"
- Scenic Easements Map. Exhibit "B"

- Prairie Grass Seeding Map. Exhibit "C"
- Septic Soil Test Site Maps. Exhibit "D"
- E. **Grading, Drainage and Erosion Control** Maps, (Plowe Engineering).
 - 13 Pages of full size Maps, Road install, Storm water Basins, Drainage Management.
 - 80 Page Storm Water Drainage Report.
 - 39 Page Geotechnical Soil Borings Report.

The Developer and the Carlson Family present all the Above Documents for the Planning Commission and City Council review and voting for Approval.

JP Bush Homes.



J. P. Bush
H O M E S

MISC. DOCUMENTS
FOR PRELIMINARY
PLAT

RECEIVED

AUG 14 2017

CITY OF AFTON

CITY OF AFTON SKETCH AND PRELIMINARY PLAT FOR MAJOR SUBDIVISION APPLICATION

Owner	Address	City	State	Zip	Phone
ALBERT WILMER CARLSON	2534 STAGE COACH TR	MN	AFTON		

Applicant (if different than owner)	Address	City	State	Zip	Phone
J.P. ROSS HOMES	1930 QUASAN AVE S.	LAKELAND	MN		651-775-4222

Project Address
14220 60TH ST AFTON MN 55001

Zoning Classification	Existing Use of Property	PID# or Legal Description
	AG	SEE SITE PLAN

Description of Request
DEVELOPE 1218 ACRES FROM AG TO PLCD

By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton.
In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City.

	8/14/17
Signature of Owner/Applicant	Date

Make checks payable to: **City of Afton**

<u>FEES: (Major Subdivision)</u>	<u>DEPOSITS:</u>	<u>TOTAL:</u>
0-5ac \$500 + \$100/lot	\$2,500	_____
6-40ac \$1,000 + \$100/lot	\$5,000	_____
41-80ac \$2,000 + \$100/lot	\$7,500	_____
81+acres <u>\$5,000</u> + <u>\$100/lot x 19 lots</u>	<u>\$10,000</u>	<u>\$16,900</u>

Other _____ DATE PAID: 8-14-17
CHECK #: 0221
RECVD. BY: [Signature]

ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION

RECEIVED
 AUG 14 2017
 CITY OF AFTON

City of Afton
 ZONING PERMIT APPLICATION

REZONING APPLICATION
 (Reference Code Section: 12-80)

Owner	Address	City	State	Zip	Phone
ALBERT W. L. M. P. CARLSON	2534 STAGE COACH TRL	AFTON			

Applicant (if different than owner)	Address	City	State	Zip	Phone
JPRUSH HOMES	1780 QUARAN AVE S	LAKELAND	MN		651-775-4222

Project Address
 14220 60TH ST AFTON MN 55001

Zoning Classification	Existing Use of Property	PID# or Legal Description
	RR	SEE SITE PLAN

Description of Request
 REZONE EXISTING HOMESTEAD ZONED RR TO PLCD

By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City.

Signature of Owner/Applicant: *[Signature]* Date: 8/14/17

FEES:	ESCROW:	
Rezoning Fee	Rezoning Escrow	TOTAL: \$1850.00
\$350.00	\$1500.00	DATE PAID: 8-14-17
		CHECK #: 6221
Make checks payable to: City of Afton		RECVD. BY: <i>[Signature]</i>

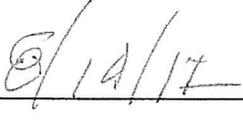
ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION

I understand and hereby agree that the work for which the permit is issued shall be performed according to the following: (1) the conditions of the permit, (2) the approved plans and specifications, (3) the applicable city approvals, ordinances and codes, and (4) the state building code.

I understand that the permit will expire if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 anytime after work has commenced; and that I am responsible for ensuring that all required inspections are requested in conformance with the state building code.

RECEIVED
AUG 14 2017
CITY OF AFTON

CITY OF AFTON CONDITIONAL USE PERMIT APPLICATION

Owner	Address	City	State	Zip	Phone
ALBERT WILMER CARLSON 2534 STAGE COACH TRL AFTON					
Applicant (if different than owner)	Address	City	State	Zip	Phone
J.P. BUSH HOMES 1980 QUASAR AVE S, LAWELAND 651-775-4222					
Project Address					
14220 GO TH ST.		AFTON	MN	55001	
Zoning Classification	Existing Use of Property	PID# or Legal Description			
	AG	SEE SITE PLAN			
Description of Request					
DEVELOPE 218 ACRES TO PKD					
<p>By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City. If work authorized by this Conditional Use Permit is not started within 12 months of the date issued, this CUP will EXPIRE and be INVALID.</p>					
					
Signature of Owner/Applicant					Date
Make checks payable to City of Afton :					
FEES:		ESCROW DEPOSIT:			
CUP	\$250	CUP Escrow	\$600	TOTAL:	\$850
Amended CUP	\$250	Amend CUP Escrow	\$350	DATE PAID:	8-14-17
City Engineer	_____	Engineer Escrow	_____	CHECK #:	6221
Other	_____	Other	_____	RECVD. BY:	
ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION					



Department of Public Health and Environment

Lowell Johnson
Director

Sue Hedlund
Deputy Director

October 3, 2017

GEO Code: 33.028.20.33.0002

JP Bush Homes
1980 Quasar AVE S
Lakeland MN 55043

SUBDIVISION APPROVAL

On August 14, 2017, the Department received a Septic Permit Application for a 10 Lot Subdivision located at 14220 60th ST S in the City of Afton, Minnesota, GeoCode 32.028.20.33.0002 On September 22, 2017 the Department conducted a site review of the proposed lots. Based on the observations on September 22, 2017, and Brian Humpal's soil observation logs on each lot, the proposed subdivision appears to have suitable soil for individual sewage treatment systems and the Department is approving the proposed subdivision as suitable to accommodate long-term sewage treatment.

It should be noted that the soil testing conducted by Brian Humpal was preliminary and was conducted only for the purpose of determining suitability of this lot to support long-term sewage treatment. Section 9.5 of the Washington County Development Code, Chapter Four, Individual Sewage Treatment System Regulations (Washington County Ordinance #179) states:

Complete testing on each individual lot will be required prior to permit issuance independent of any prior approved subdivision testing. A minimum of four (4) satisfactory soil borings outlining an area of 5,000 square feet are required.

Before permits will be issued by this Department for a specific subsurface sewage treatment system design on a specific lot, at least four additional soil borings and at least one percolation test must be conducted by a designer licensed by the Minnesota Pollution Control Agency. The preliminary soil borings conducted by Brian Humpal may not be used by another designer for a specific SSTS design.

For each lot, rope off and protect the area reserved for the primary and secondary individual sewage treatment system from all traffic. Any excavation in the primary and secondary individual sewage treatment system would nullify this approval and may subsequently cause the lot to be declared unbuildable. The minor subdivision is approved only for the lot configuration submitted in the application. Any changes to the lot configurations will nullify this approval.

If you have any questions or comments, please contact me at 651-430-6673.

Sincerely,

Christopher W. LeClair, R.E.H.S.
Senior Environmental Specialist
Washington County Department of
Public Health & Environment
Chris.LeClair@co.washington.mn.us

Record of Decision *NO EIS*

Afton Creek Preserve

City of Afton

July 24, 2017

Prepared by:

Wayne E Jacobson
Jacobson Environmental, PLLC
Brooklyn Center, Minnesota

RESOLUTION NO. 17 -XXX

A RESOLUTION ISSUING A NEGATIVE DECLARATION OF NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT FOR THE AFTON CREEK PRESERVE PROJECT

- WHEREAS, pursuant to Minnesota Environmental Quality Board (EQB) Rules, Chapter 4410, part 4410.1000, Subpart 2, the City of Afton as the responsible governmental unit completed an Environmental Assessment Worksheet (EAW) for the Afton Creek Preserve project; and
- WHEREAS, pursuant to Minnesota EQB Rules, Chapter 4410.4300 Subpart 36, the project meets the thresholds for an EAW for projects resulting in the permanent conversion of 80 or more acres of agricultural, native prairie, forest, or naturally vegetated land; and
- WHEREAS, copies of the EAW were distributed to all persons and agencies on the official EQB mailing list prior to April 17, 2017; and
- WHEREAS, notice of the availability of the EAW for public review for a 30-day comment period was published in the *EQB Monitor* on April 24, 2017; and
- WHEREAS, a press release was published in the *St. Paul Pioneer Press* on April 17, 2017 to announce the availability of the EAW to interested parties; and
- WHEREAS, the 30-day comment period ended on May 24, 2017 and all comments received have been considered; and
- WHEREAS, the EAW, in conjunction with comment responses, identified that the establishment of 60 foot buffers on all lots and woodland conservation easements on lots 10-16, if met, will address environmental effects caused as a result of the project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Afton:

That it should and hereby does make a negative declaration on the need for an Environmental Impact Statement for the improvements included in the Afton Creek Preserve EAW, provided all mitigation measures of the EAW are implemented by the developer as part of the project, and all local, state, and federal environmental standards are followed and incorporated into the final site plans for the project.

I. ADMINISTRATIVE BACKGROUND

Pursuant to Minnesota Rule 4410.4500, the City of Afton has prepared an Environmental Assessment Worksheet (EAW) for the proposed Afton Creek Preserve. This Record of Decision addresses State of Minnesota environmental review requirements as established in Minnesota Rule 4410.1700. The City of Afton is the project proposer for this project. The City of Afton is also the Responsible Governmental Unit (RGU).

The EAW was filed with the Minnesota Environmental Quality Board (EQB) and circulated for review and comments to the required EAW distribution list. A Notice of Availability for the initial EAW was published in the EQB Monitor on April 24, 2017. Notices of Availability and Press Releases were published in the *St. Paul Pioneer Press* on April 17, 2017.

The public comment period ended May 24, 2017. Comments were received from the Minnesota Pollution Control Agency, the Metropolitan Council, Northwest Associated Consultants, the Southwest Washington Watershed District, and the Minnesota Department of Natural Resources. All comments were considered in determining the potential for significant environmental impacts. Summaries of the comments received, and the City of Afton's responses to those comments, are provided in Section III, below.

II. FINDINGS OF FACT AND CONCLUSIONS

As to the need for an Environmental Impact Statement (EIS) on this project and based on the record in this matter, including the EAW and comments received, the City of Afton makes the following Findings of Fact and Conclusions:

A. PROJECT DESCRIPTION

The Afton Creek Preserve project is a 20 lot single family clustered development on 218.6 acres with 109.7 acres of conservation easement to protect Trout Brook. The development will have individual wells and septic systems, and special vegetative buffers protecting steep slopes against erosion. Currently no wetland impacts are planned and over 50% of the area will remain in open space.

B. PROJECT HISTORY

- The project was subject to a mandatory EAW per Minnesota Rule 4410.4300 Subpart 36.
- The EAW was distributed to the EQB and to the EQB mailing list on April 17, 2017.
- Public notices containing information about the availability of the EAW for public review were provided to the *St. Paul Pioneer Press* for publication in the April 17, 2017 papers.
- Hard copies of the EAW were provided for public review at Afton City Hall.
- A notice was published for the EAW in the April 24, 2017 EQB Monitor. The public comment period ended May 24, 2017. Comments were received from the Minnesota Pollution Control Agency, the Metropolitan Council, Northwest Associated Consultants, the Southwest Washington Watershed District, and the Minnesota Department of Natural Resources. Copies of these comment letters are hereby incorporated for reference and included in **Attachment A**.

- Corrections to the EAW – None

C. CRITERIA FOR DETERMINING THE POTENTIAL FOR SIGNIFICANT ENVIRONMENTAL EFFECTS.

Minnesota Rule 4410.1700, subp. 1, states "An EIS [Environmental Impact Statement] shall be ordered for projects that have the potential for significant environmental effects." In deciding whether a project has the potential for significant environmental effects, the City of Afton must consider the four factors set out in Minnesota Rule 4410.1700, subpart. 7. With respect to each of these factors, the City of Afton finds the following:

1. MINNESOTA RULE 4410.1700, SUBP. 7.A - TYPE, EXTENT, AND REVERSIBILITY OF ENVIRONMENTAL EFFECTS

- a. The type of environmental impacts and mitigation efforts anticipated as part of this project include:

A summary of mitigation measures includes the establishment of 60 foot buffers on all lots and woodland conservation easements on lots 10-16.

- b. The mitigation measures were put into place to better control erosion and protect water quality while protecting and enhancing wildlife habitat on the project in an effort to make the post project condition better than the pre project condition in these key areas.

2. MINNESOTA RULE 4410.1700, SUBP. 7.B - CUMULATIVE POTENTIAL EFFECTS OF RELATED OR ANTICIPATED FUTURE PROJECTS

There are no future projects planned and no negative cumulative effects were identified in the EAW.

3. MINNESOTA RULE 4410.1700, SUBP. 7.C - THE EXTENT TO WHICH ENVIRONMENTAL EFFECTS ARE SUBJECT TO MITIGATION BY ONGOING PUBLIC REGULATORY AUTHORITY

- a) The following permits or approvals will be required for the project:

Unit of government	Type of application	Status
City of Afton	Plat approval	Pending
City of Afton	Septic system approval	Pending
Washington County	Plat/Access approval	Pending
Washington County Highway	Plan review	Pending
South Washington Watershed	Erosion/stormwater permit	Pending
MPCA	NPDES permit	Pending
MDH	Well permit	Pending

- b) The City of Afton finds that the potential impacts identified as part of the proposed Afton Creek Preserve project are minimal and can be addressed through the regulatory agencies as part of the permitting process. As a result, additional analysis of these impacts is not required.

4. MINNESOTA RULE 4410.1700, SUBP. 7.D - THE EXTENT TO WHICH ENVIRONMENTAL EFFECTS CAN BE ANTICIPATED AND CONTROLLED AS A RESULT OF OTHER AVAILABLE ENVIRONMENTAL STUDIES UNDERTAKEN BY PUBLIC AGENCIES OR THE PROJECT PROPOSER, INCLUDING OTHER EISs.

The City finds:

1. The Afton Creek Preserve project is similar in scope or nature to other nearby small housing projects.
2. An EIS has not been developed for similar small housing projects nearby recently
3. In light of the results of environmental review and permitting processes for similar projects, the City of Afton finds that the environmental effects of the project can be adequately anticipated, controlled, and mitigated.

The City of Afton finds that the environmental effects of the project can be anticipated and controlled as a result of the environmental review, planning, and permitting processes.

D. CONCLUSIONS

The Afton Creek Preserve EAW and comments received have generated information adequate to determine that the proposed project does not have the potential for significant environmental effects.

The EAW has identified areas where the potential for environmental effects exist; appropriate mitigation measures have been incorporated into the project plans and the required approvals and permits to mitigate these effects are being obtained. The project will comply with all county, city, and federal review agency requirements.

Based on the criteria established in Minnesota Rule 4410.1700, the project does not have the potential for significant environmental effects.

Based on the Findings of Fact and Conclusions, the project does not have the potential for significant environmental impacts.

Therefore, an EIS is not required for the Afton Creek Preserve project.

III. AGENCY COMMENTS AND CITY OF AFTON'S RESPONSES

A 30-day comment period for the above-referenced EAW ended on May 24, 2017. Comments were received from the Minnesota Pollution Control Agency, the Metropolitan Council, Northwest Associated Consultants, the Southwest Washington Watershed District, and the Minnesota Department of Natural Resources. On behalf of the City of Afton as the RGU, comment responses are provided below.

These letters and a response letter is included in **Attachment A**. Comments received and responses are summarized in **Attachment A**.

PRAIRIE GRASS
CONTRACT.

Date: 8/11/2017

Proposal to Create a Native Landscape at the
Afton Creek Park Reserve
Afton, MN

Prepared for:
Joe Bush – Developer

Site Address:
14220 60th St
Afton, MN

Prepared by:
Jeff West
Site Manager
jwest@prairieresto.com

Project Area:
Conservation Easement Area: Approx 60 acres
Future Residential Area: Approx 75 acres

Prairie Restorations, Inc. 

Two Oaks Office
PO Box 95
Scandia MN 55073
www.prairieresto.com

A. Company Background: <http://www.prairieresto.com/mission.shtml> (Follow the blue links to learn more)

Prairie Restorations, Inc. (PRI) has been dedicated to the restoration and management of native plant communities for over 40 years. We are fortunate to have worked with thousands of clients on a wide variety of projects in both the public and private sectors throughout the Upper Midwest.

The PRI staff currently consists of 54 full-time professionals and about an equal number of seasonal employees which operate out of six Minnesota locations. Most of the staff has B.S. degrees in natural resource related fields such as biology, forestry, horticulture or wildlife. As a full service restoration company, PRI is able to provide our clients expertise and service in all facets of native landscape restoration. Along with consulting, design, installation and land management services, we also produce our own local ecotype seed and plant materials which are used on all of our projects.

The PRI Team is committed to and passionate about protecting and enhancing our valuable natural resources. It is this dedication that is brought to each and every one of our projects. We are proud to offer the best expertise, services and products available in the industry and appreciate the opportunity to provide you with this proposal.

B. Project Overview:

1. Establishing a native landscape (http://www.prairieresto.com/establish_landscapes.shtml) in this area will provide a long term, ecologically sound landscape that is adapted to the existing conditions of the site. This native landscape will not require irrigation, black dirt or other soil amendments. It will add a distinctive look to the property as well as provide valuable habitat for songbirds, butterflies, bees and other pollinators.
2. To establish this planting, the site will be seeded using a drill seeder after the row crops are removed. Only areas currently in row crops will be seeded at this time. If additional weedy or fallow areas need to be seeded a different process may be required.
3. An estimate for 3 years of Establishment Period Vegetation Management is included in this proposal.

C. Project Dimensions and Planting Zones:

1. For purposes of vegetation restoration, the project area is separated into two zones, the **Conservation Easement Area** and the **Residential Lots Area**.
2. **The Conservation Easement Area** in total is 109.7 acres. Approximately 60 of these acres are currently in row crops and will be seeded.
3. **The Residential Lots Area** in total is 100.6 acres. Approximately 75 of these acres are currently in row crops and will be seeded as a part of this plan. As the lots are developed the construction disturbance will be limited to less than 50% of the prairie area leaving the remaining in prairie. Areas beyond the 50% can and will be reseeded as necessary after construction of each house/property.

D. Site preparation: http://www.prairieresto.com/installation_preparation.shtml

1. The project area will be harvested for crops before seeding. In addition it should be stalk chopped (especially the corn) to allow for easier seeding. If possible the corn field areas could be baled to remove crop residue as the corn leaves much more debris behind than the bean fields and this can cause issues with the seeding.

E. Seed and Seeding: http://www.prairieresto.com/installation_seeding.shtml

1. Acceptable seeding dates for native species are in the spring or summer before August 10th or in the fall between September 20th and freeze-up.
2. All grass seed will be applied with a seed drill designed for native seeding (Truax[®] or equivalent).
3. All flower seed will be broadcast with a tractor broadcast seeder designed for native seeding (Vicon[®] or equivalent).

4. The seed mixes will consist of the following species and amounts:

Grass Seed **lbs / acre**

PRI Mixed Height Mesic Grass Mix:

35% Big bluestem, 23% Little bluestem, 22% Indian grass,	
12% Side oats grama, 5% Canada wild rye, 2% June grass,	
1% Switch grass all by PLS weight.....	10

<http://www.prairieresto.com/CategoryList.php?clD=12>

Note: A cover crop will be sown along with the native grasses at a rate of approximately 25 lbs./acre. Cover crop is an annual grass species that germinates quickly and will reduce the risk of soil erosion on the site. Oats will be used for a spring or summer seeding, and winter wheat will be used for a fall seeding.

Wildflower Seed **oz / acre**

Butterfly weed (<i>Asclepias tuberosa</i>).....	1/4
Partridge pea (<i>Chamaecrista fasciculata</i>)	1/2
Wild lupine (<i>Lupinus perennis</i>)	1
Yellow coneflower (<i>Ratibida pinnata</i>)	1/2

PRI Mixed Height Mesic Wildflower Mix:

19% Purple prairie clover, 18% Hoary vervain, 15% Black-eyed Susan,	
10% Leadplant, 8% Common ox-eye, 6% Golden Alexander,	
3% Canada milk vetch, 3% White prairie clover, 3% Canada tick trefoil,	
3% Wild bergamot, 3% Stiff goldenrod, 3% Blue vervain,	
2% Common milkweed, 1% Yarrow, 1% Prairie rose,	
1% Gray goldenrod, 1% Western spiderwort, all by PLS weight.....	24

<http://www.prairieresto.com/CategoryList.php?clD=13>

F. Erosion Control: http://www.prairieresto.com/installation_erosion.shtml

1. Cover crop will be sown along with the native grasses.

G. Management: http://www.prairieresto.com/management_overview.shtml

1. Management (maintenance) plays a vital role in the eventual success of any native landscape installation, especially during the establishment period. Active management of your native landscape is highly recommended to give the project the best opportunity for long term success.
2. During the germination year, the project area may need to be mowed to control annual weed development. If a “closed” canopy of weed cover develops, it should be mowed to aid in the growth of the prairie seedlings by reducing competition. Mowing may also be necessary if the weeds are about to set seed. Optimum cutting height, depending on the wildflower species present, is typically 4 to 6 inches. It is important that the clippings are finely mulched in order to prevent smothering. PRI can provide the mowing services if desired. Please refer to the cost section of this proposal for a mowing quote.
3. In years following the first growing season, Integrated Plant Management (IPM) services are utilized to control annual, biennial and perennial weed species within the developing native landscape. Typical IPM services include spot herbicide spraying, spot mowing, herbicide wicking or hand weeding. These services are billed on a per trip cost agreed upon prior to the growing season. Rough estimates are provided in the cost section of this proposal for these future management activities.
4. Prescribed burning is a highly effective management tool and may be recommended for your project as it matures. Burning stimulates native species to grow more robustly and also help to deter the presence of many non-native and/or woody species. Prescribed burning, when recommended, will be provided as a separate lump sum cost.
5. In lieu of burning, or during years when the site is not burned, a Spring Dormant Mowing can be used to “clean up” previous year’s growth and set the table for the new growing season. This mowing would occur early in the spring, as soon as conditions permit. Spring Dormant Mowing, when recommended, will be provided as a separate lump sum cost.

H. Anticipated Management:

The following table conveys the anticipated management procedures for your project during the first 4 growing seasons. Estimates for these procedures are provided in the cost section of this proposal.

Year	Projected Management Procedures
2018	Complete site mowings to control annual weed canopy (2 or 3 mowings as needed). Project monitoring
2019	Complete site mowing Integrated Plant Management (IPM) – includes spot spraying, spot mowing, wicking, hand weeding, and other techniques to control weeds and invasive species (3 visits are typical) Project monitoring
2020	Integrated Plant Management (IPM) – includes spot spraying, spot mowing, wicking, hand weeding, and other techniques to control weeds and invasive species (3 visits are typical) Project monitoring
2021	Spring burn to encourage native plant growth and to help deter the presence of non-native and woody species. Integrated Plant Management (IPM) – 3 visits are typical Project monitoring

I. Costs:

Project Installation:

Unit Pricing

Seeding.....	\$175 / acre
Seed as specified	\$625 / acre
Erosion blanket (if necessary)	\$1.25 / sq yd
Straw Mulching (if necessary)	\$850 / acre

Conservation Easement Area (est 60 acres)

Seeding 60 acres @ \$175/acre.....	\$10,500
Seed as specified 60 acres @ \$625/acre	\$37,500

Conservation Easement Installation Total.....\$48,000

Residential Lots Area (est 75 acres)

Seeding 75 acres @ \$175/acre.....	\$13,125
Seed as specified 75 acres @ \$625/acre	\$46,875

Residential Lots Installation Total.....\$60,000

Conservation Easement Vegetation Management:

Germination year management quote (2018):

Complete site mowings as needed (1-3 is typical)	\$100/acre
Full site mow (60 acres @ \$90/acre).....	\$6,000

Future Management Estimates:

Growing season 2019 (assumes 3 IPM visits).....	\$30,000
Growing season 2020 (assumes 3 IPM visits).....	\$30,000
Growing season 2021 (assumes 3 IPM visits and a prescribed burn)	\$36,000

Please note: The *Future Management Estimates* are meant to convey typical management costs for projects of similar size and characteristics. Prior to each growing season, you will receive a specified quote from your project manager detailing the recommended management strategies and associated costs for your project.

PRI will provide a follow-up consultation approximately 1 month after the completion of the project (if the project was seeded in the fall, the consultation will occur the following spring). The Restorationist (or salesperson) will meet with the project owner to assess the status of the project, answer any questions, and provide any necessary recommendations. This follow-up consultation will be provided at no additional cost.

- J. Guarantee:** Prairie Restorations, Inc. (PRI) has a great tradition of successfully installing native landscapes throughout the Upper Midwest. We feel our expertise in this industry is second to none and we stand behind every one of our projects. Because we are confident in our abilities to provide you with the best possible materials and services, we are proud to offer the following guarantee:

On projects installed by PRI crews within the specified dates, we will guarantee successful establishment within three full growing seasons, given the following conditions:

- 1. That PRI materials and PRI installation services are used on the project.*
- 2. That the failure of the project is not due to the actions of others.*
- 3. That PRI staff has been consistently involved with the maintenance of the project (consultation with the client or direct utilization of PRI management services) from the time of germination until the end of the third growing season (i.e. mowing, spot spraying, and controlled burning).*

This outline provides a step-by-step plan for accomplishing the restoration of this site. If successful establishment does not occur within three full growing seasons, all necessary steps will be taken to ensure the eventual success of the project, at no additional charge. For purposes of this guarantee, successful establishment is defined as follows: That the presence of at least 75% of the original seeded or planted species can be found on site, and that the overall density of vegetation is comprised of no less than 75% native species.

K. Contract:

If you accept the proposal as written and want to proceed with the project, please sign the contract below.

Owner (print): _____ **Date:** _____

Signed: _____ **Title:** _____

Project Name: _____ **Contract Value: \$** _____

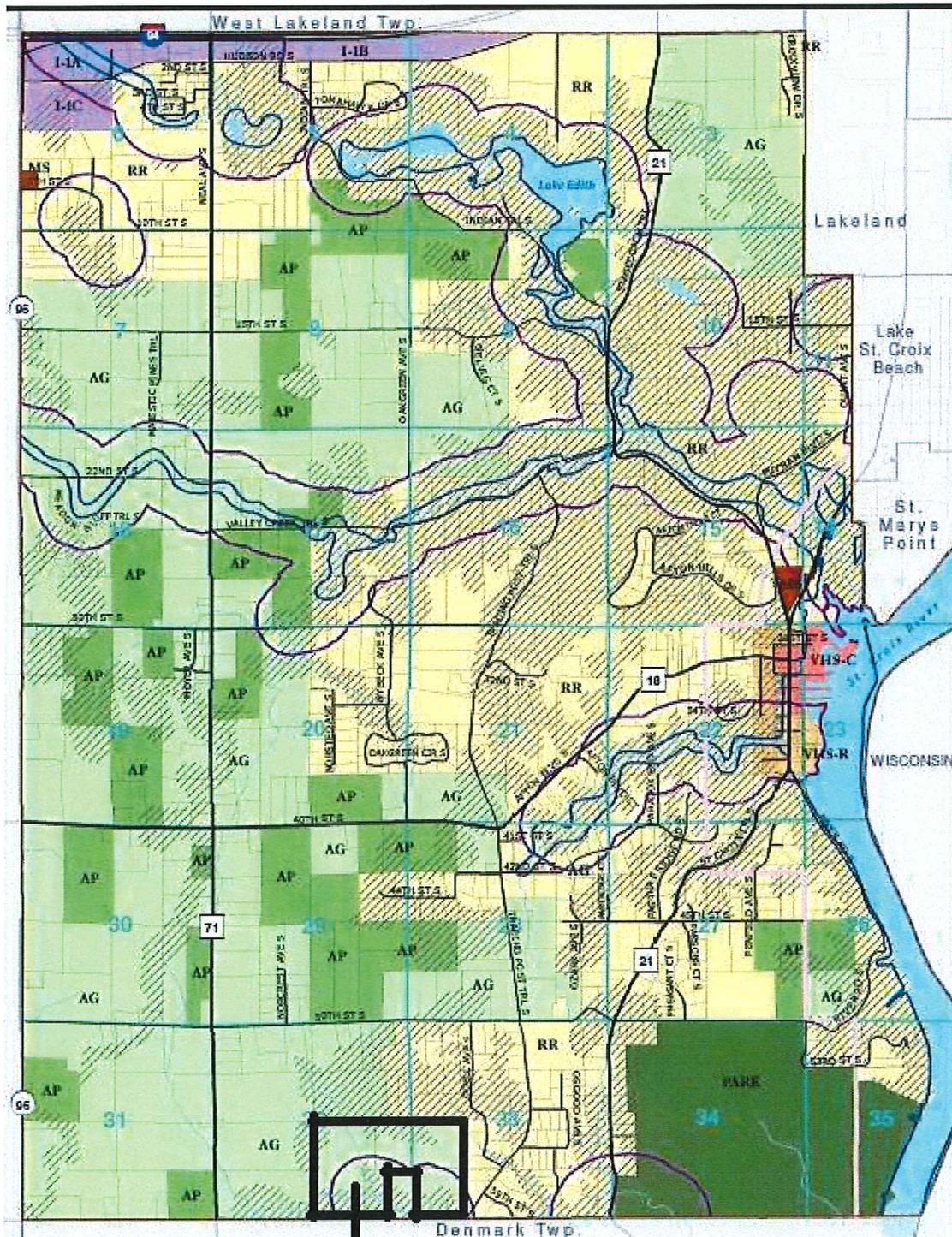
Contractor: *Prairie Restorations, Inc.*

Signed: _____ **Date:** _____

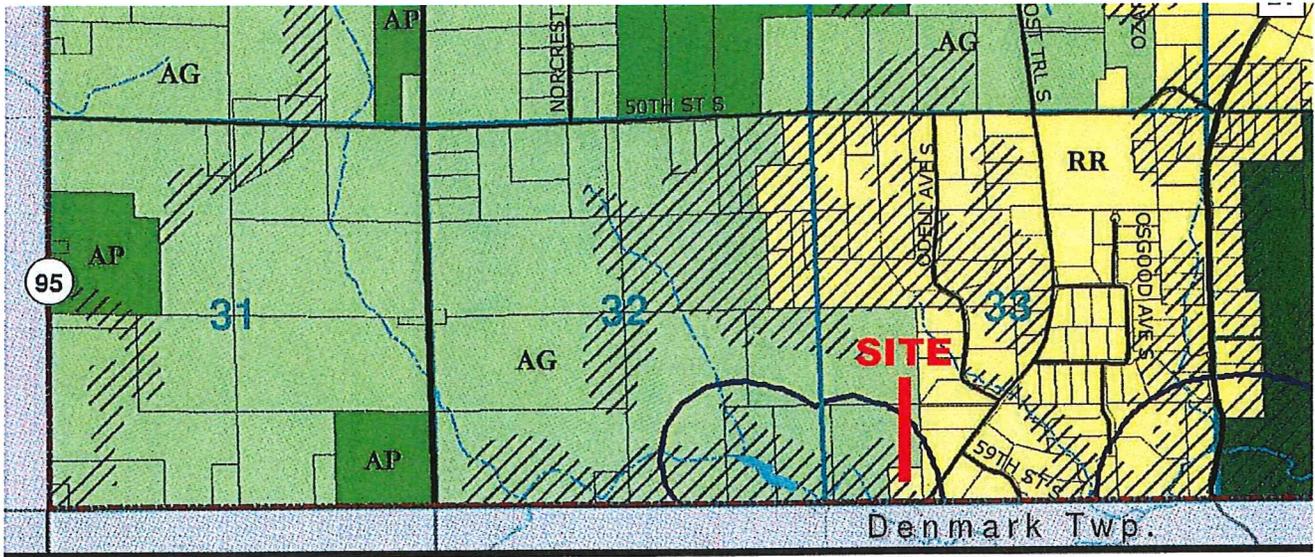
Jeff West – Site Manager
Prairie Restorations, Inc.
PO Box 95
21120 Ozark Court North
Scandia MN 55073

- L. Notes:** Please note that this proposal is valid for 1 month (from the date on the proposal). If the proposal is accepted after the 1 month period, PRI reserves the right to modify the proposal based on cost fluctuations and material availability.

Restoration outline prepared by Prairie Restorations, Inc. (PRI), Princeton, Minnesota



SUBJECT SITE



Zoning Districts

- Agriculture
- Ag Preserve
- Village Historic Site- Commercial
- Industrial
- Village Historic Site- Residential
- Rural Residential

- State Park
- Marina Services
- Conservancy Overlay
- St. Croix River Bluffland
- Floodplain Overlay (100 Year)
- Shoreland Management Areas

- City of Afton
- Parcel Boundaries
- Section Lines
- Major Road
- Local Road
- Streams
- Lakes & Rivers

AFTON CREEK PRESERVE - EXISTING PARCEL LAYOUT - EXHIBIT A

Part of the Southeast Quarter of Section 32 and part of the Southwest Quarter of Section 33,
all in Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota

Developer:



J.P. Bush
HOMES
Lakeland, Minnesota

Property Owner: Will Carlson

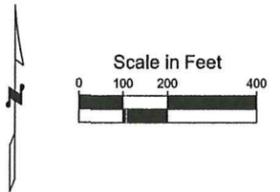
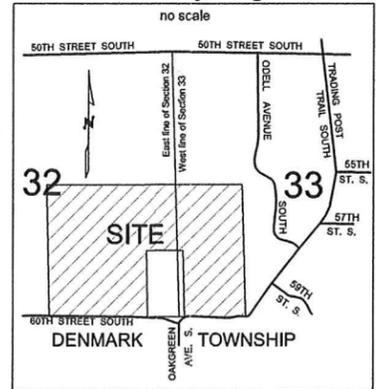
Property Identification Numbers

- 32.028.20.41.0002
- 32.028.20.42.0004
- 32.028.20.43.0001
- 33.028.20.33.000X (TO BE ASSIGNED)
- 33.028.20.32.0001

Legend

	Denotes existing parcel identification number per Washington County online tax records, as of January 24, 2018, unless otherwise noted.
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Vicinity Map



OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Landmark Surveying, Inc.
Mark Hake
Milo B. Horak, Minnesota License No. 52577
Date: January 24, 2018

Landmark Surveying, Inc.
21090 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073
Office number: 651-433-3421
Cell number: 651-755-5760
E-mail: intheheld@frontiernet.net

PRELIMINARY PLAT - AFTON CREEK PRESERVE

Part of the Southeast Quarter of Section 32 and part of the Southwest Quarter of Section 33,
all in Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota

Developer:



TOTAL PARCEL AREA = 218.55 acres

Proposed Conservation Easements
OPEN SPACE = 112.02 acres
(51.3% gross parcel area)

Proposed Buildable Lots (16 total) = 97.43 acres

Proposed Road Right of Way = 9.10 acres

Proposed Road Right of Way Width = 60 feet

Proposed Road Right of Way Width (60th Street South) = 33+ feet from center line

Proposed Length of Cul-De-Sac = 172.1 feet

Proposed Road Type = 24 foot wide rural section

Owner: ALBERT CARLSON TRUST
2534 Stoughton Trail South
Afton, WI 53501

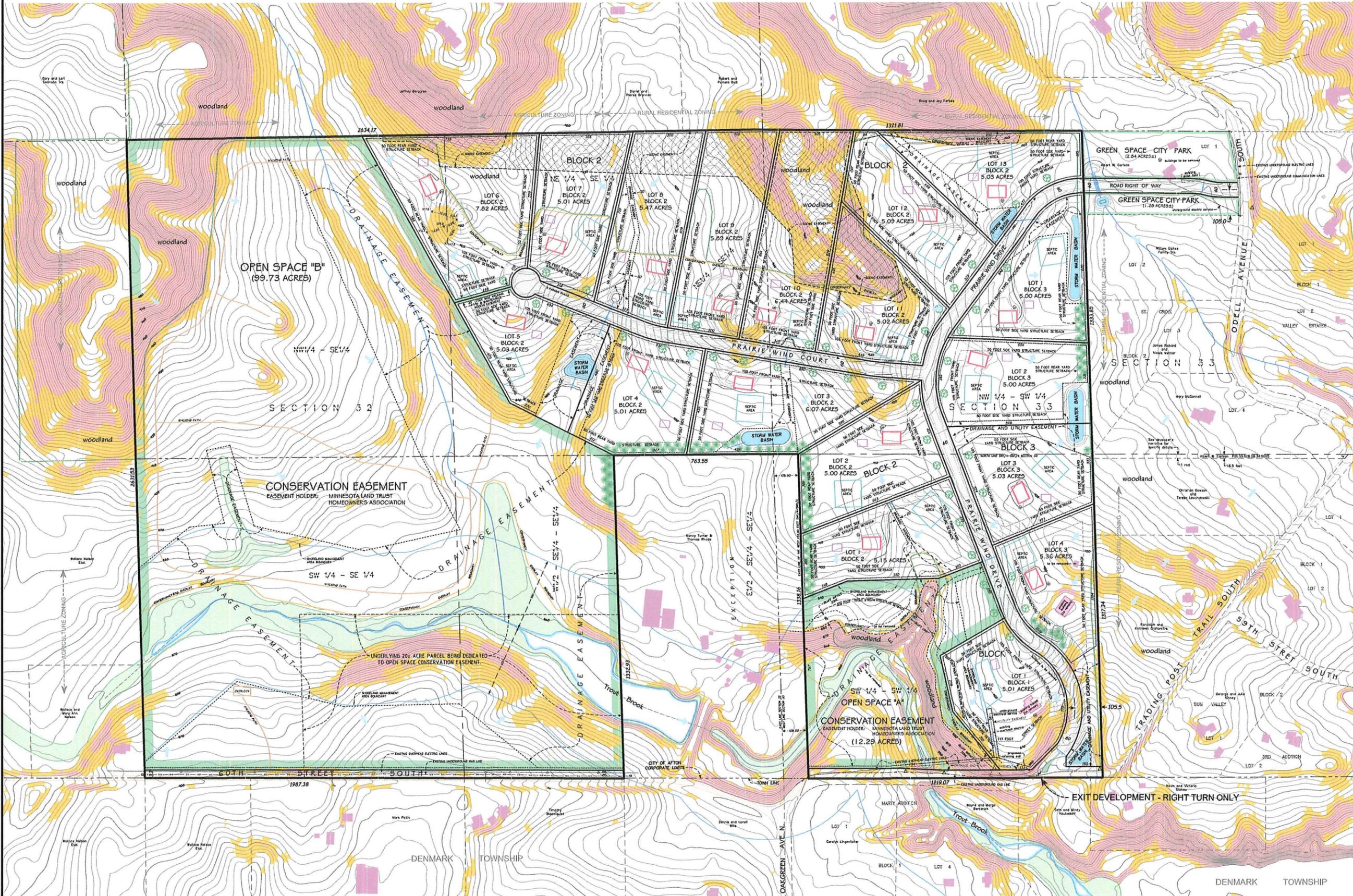
Developer: J.P. BUSH HOMES
1800 Quaker Avenue South
Lakeland, WI 53043
(608) 774-4222

Engineering: FLOWE ENGINEERING INC.
6776 Lake Drive, Suite 110
Lima Lake, WI 53041
(608) 351-8210

Environmental: JACOBSON ENVIRONMENTAL
5221 Humboldt Avenue North
Brooklyn Center, MN 55430
(612) 602-6619

Soil Testing: MOWSETT SOIL TESTING
PO BOX 383
Hugo, MN 55028
(651) 493-2682

Traffic: BRACK CONSULTING
PO BOX 18269
St. Louis Park, MN 55416
(651) 232-5512



Legend

- Double lines 12" to 18" (12" to 18")
- Double lines 18" to 24" (18" to 24")
- Double lines 24" to 30" (24" to 30")
- Double lines 30" to 36" (30" to 36")
- Double lines 36" to 42" (36" to 42")
- Double lines 42" to 48" (42" to 48")
- Double lines 48" to 54" (48" to 54")
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SCENIC EASEMENTS - AFTON CREEK PRESERVE - EXHIBIT B

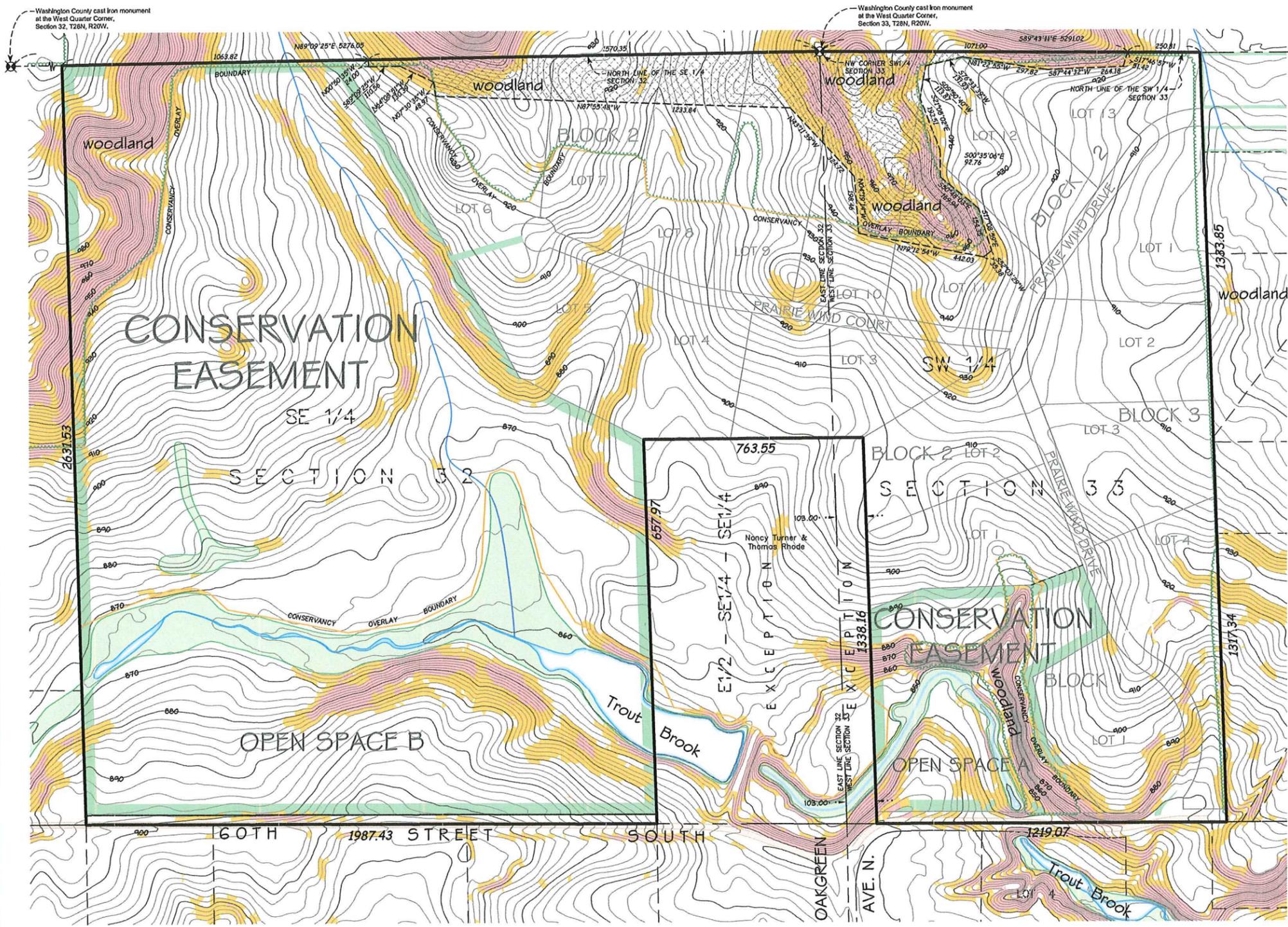
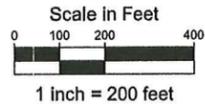
Part of the Southeast Quarter of Section 32 and part of the Southwest Quarter of Section 33,
all in Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota

Developer:



J.P. Bush
HOMES
Lakeland, Minnesota

Property Owner: Will Carlson



PROPOSED SCENIC EASEMENT

All that part of the Southwest Quarter of Section 33, and all that part of the Southeast Quarter of Section 32, all in Township 28 North, Range 20 West, Washington County, Minnesota, described as follows:

Commencing at the northwest corner of said Southwest Quarter of Section 33; thence South 89 degrees 43 minutes 11 seconds East, bearings are based on the Washington County Coordinate System, NAD 83, 1986 Adjustment, along the north line of said Southwest Quarter of Section 33, a distance of 1071.00 feet; thence South 17 degrees 46 minutes 57 seconds West a distance of 51.42 feet; thence South 87 degrees 44 minutes 32 seconds West a distance of 264.18 feet; thence North 81 degrees 22 minutes 55 seconds West a distance of 297.82 feet; thence South 76 degrees 33 minutes 39 seconds West a distance of 131.93; thence South 09 degrees 50 minutes 40 seconds West a distance of 113.87 feet; thence South 21 degrees 05 minutes 02 seconds East a distance of 193.51 feet; thence South 00 degrees 35 minutes 06 seconds East a distance of 92.76 feet; thence South 50 degrees 48 minutes 03 seconds East a distance of 169.94; thence South 17 degrees 08 minutes 59 seconds East a distance of 154.35 feet; thence South 52 degrees 03 minutes 29 seconds West a distance of 35.38 feet; thence North 79 degrees 12 minutes 54 seconds West a distance of 442.03 feet; thence North 04 degrees 19 minutes 14 seconds West a distance of 198.46 feet; thence North 43 degrees 11 minutes 39 seconds West a distance of 324.72 feet; thence North 87 degrees 55 minutes 48 seconds West a distance of 1233.84 feet; thence North 07 degrees 30 minutes 35 seconds West a distance of 48.97 feet; thence North 64 degrees 08 minutes 51 seconds West a distance of 130.39 feet; thence South 89 degrees 09 minutes 25 seconds West a distance of 110.56 feet; thence North 00 degrees 50 minutes 35 seconds West a distance of 24.00 feet to its intersection with the north line of said Southeast Quarter of Section 32; thence North 89 degrees 09 minutes 25 seconds East, along said north line of the Southeast Quarter of Section 32, a distance of 1570.35 feet, more or less, to the point of beginning.

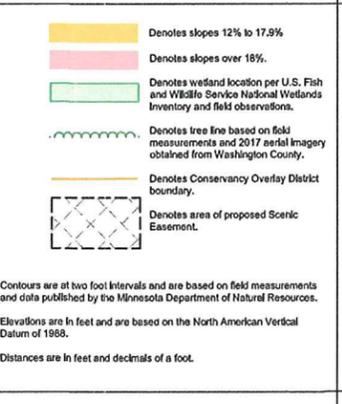
OPEN SPACE NOTE:

Proposed OPEN SPACE A and proposed OPEN SPACE B contain slopes greater than 18% and wooded areas on slopes greater than 12%. These areas will be protected with a conservation easement more restrictive than a scenic easement. At this time, no other scenic easements proposed other than mapped herein.

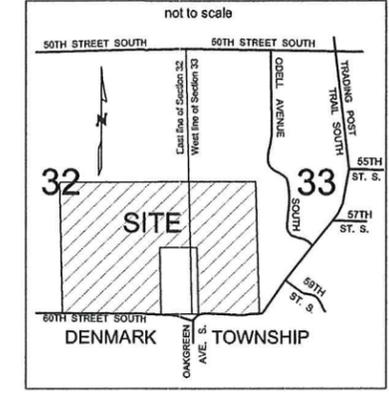
LOT 1, BLOCK 1 NOTE:

Proposed Lot 1, Block 1 contains slopes greater than 18%. These slopes appear to be the result of past landscaping activities. No Scenic Easement is proposed over these areas.

Legend



Vicinity Map



Landmark Surveying, Inc.
21090 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073
Office number: 651-433-3421
Cell number: 651-755-5760
E-mail: info@landmark.net

OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Landmark Surveying, Inc.
Milo B. Horak
Milo B. Horak, Minnesota License No. 52577
February 04, 2018
Date

AFTON CREEK PRESERVE - SEEDING PLAN - EXHIBIT C

Part of the Southeast Quarter of Section 32 and part of the Southwest Quarter of Section 33,
all in Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota

60.0 acres ± to be seeded in
Conservation Easement areas.

75.0 acres ± to be seeded in
Residential area.

Final calculations will be determined
at or or above those shown hereon by
the South Washington Watershed
District at the time of installation.

Developer:



J.P. Bush
HOMES

Property Owner: Will Carlson

Seed mixes, species
and amounts

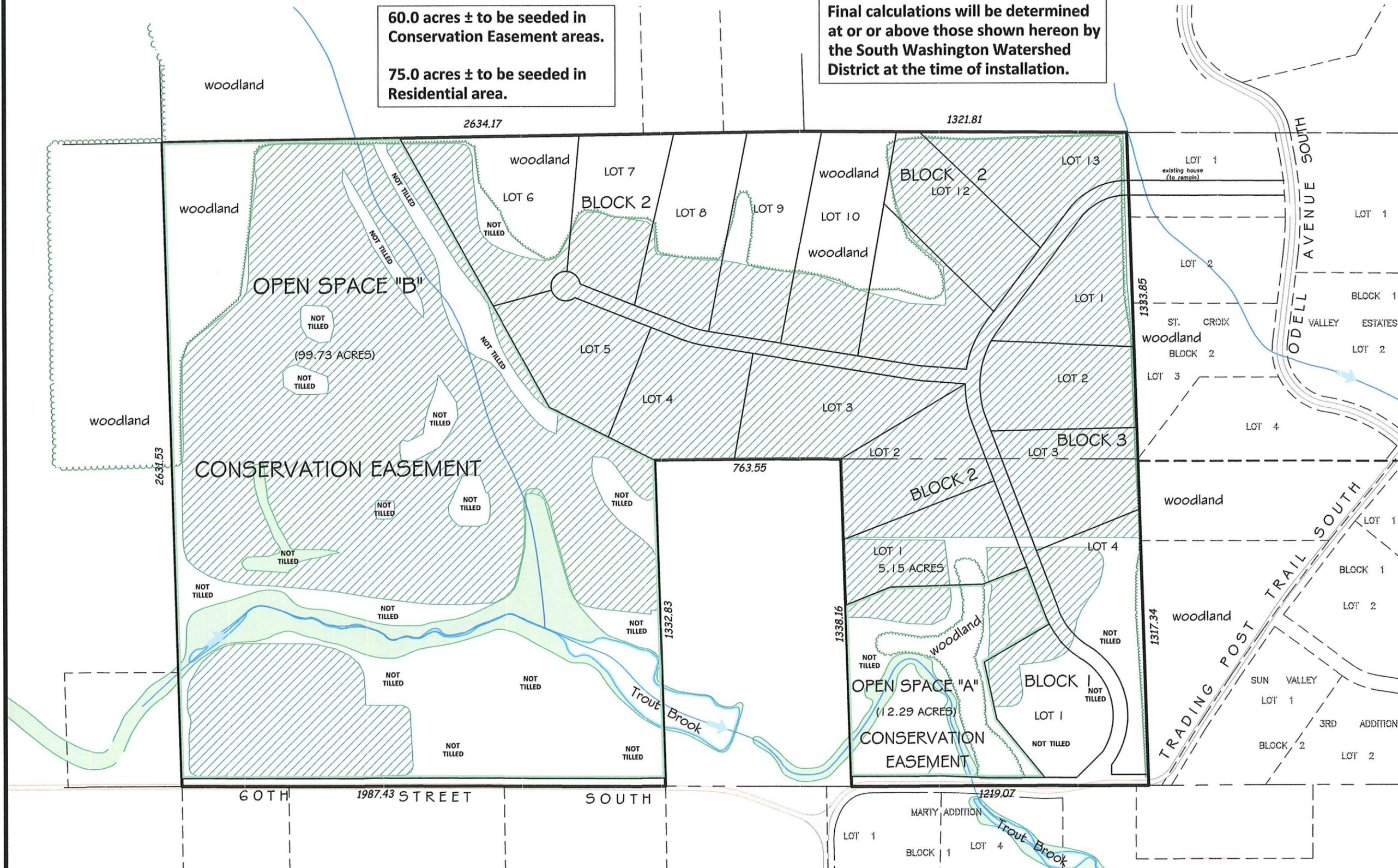
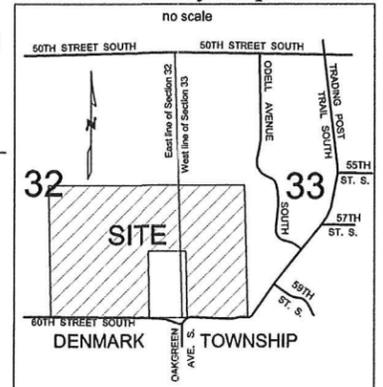
Grass Seed lbs / acre	
PRI Mixed Height Mesic Grass Mix:	
35% Big bluestem, 23% Little bluestem, 22% Indian grass,	
12% Side oats grama, 5% Canada wild rye, 2% June grass,	
1% Switch grass all by PLS weight	10
Note: A cover crop will be sown along with the native grasses at a rate of approximately 25 lbs./acre. Cover crop is an annual grass species that germinates quickly and will reduce the risk of soil erosion on the site. Oats will be used for a spring or summer seeding, and winter wheat will be used for a fall seeding.	
Wildflower Seed oz / acre	
Butterfly weed (<i>Asclepias tuberosa</i>)	1/4
Partridge pea (<i>Chamaecrista fasciculata</i>)	1/2
Wild lupine (<i>Lupinus perennis</i>)	1
Yellow coneflower (<i>Ratibida pinnata</i>)	1/2
PRI Mixed Height Mesic Wildflower Mix:	
19% Purple prairie clover, 18% Hoary vernalis, 15% Black-eyed Susan,	
10% Leadplant, 8% Common ox-eye, 6% Golden Alexander,	
3% Canada milk vetch, 3% White prairie clover, 3% Canada tick trefoil,	
3% Wild bergamot, 3% Stiff goldenrod, 3% Blue vernalis,	
2% Common milkweed, 1% Yarrow, 1% Prairie rose,	
1% Gray goldenrod, 1% Western spicewort, all by PLS weight	24

Legend

- Denotes wetland location see note below.
- Denotes stream.
- Denotes area currently in row crop and to be seeded.

Wetland locations are approximate and are based on field observations and data obtained through the National Wetlands Inventory - V2 online interface.

Vicinity Map



Landmark Surveying, Inc.
21090 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073

Office number: 651-433-3421
Cell number: 651-755-5760
E-mail: mthefield@ironbnet.net

AFTON CREEK PRESERVE - SOIL TEST LOCATIONS - EXHIBIT D

Part of the Southeast Quarter of Section 32 and part of the Southwest Quarter of Section 33,
all in Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota

SOIL TEST LOCATIONS - PNEZD FORMAT

Point Number, Northing, Easting, Elevation, Description

Coordinates are based on the Washington County
Coordinate System, Nad 83, 1988 Adjustment.

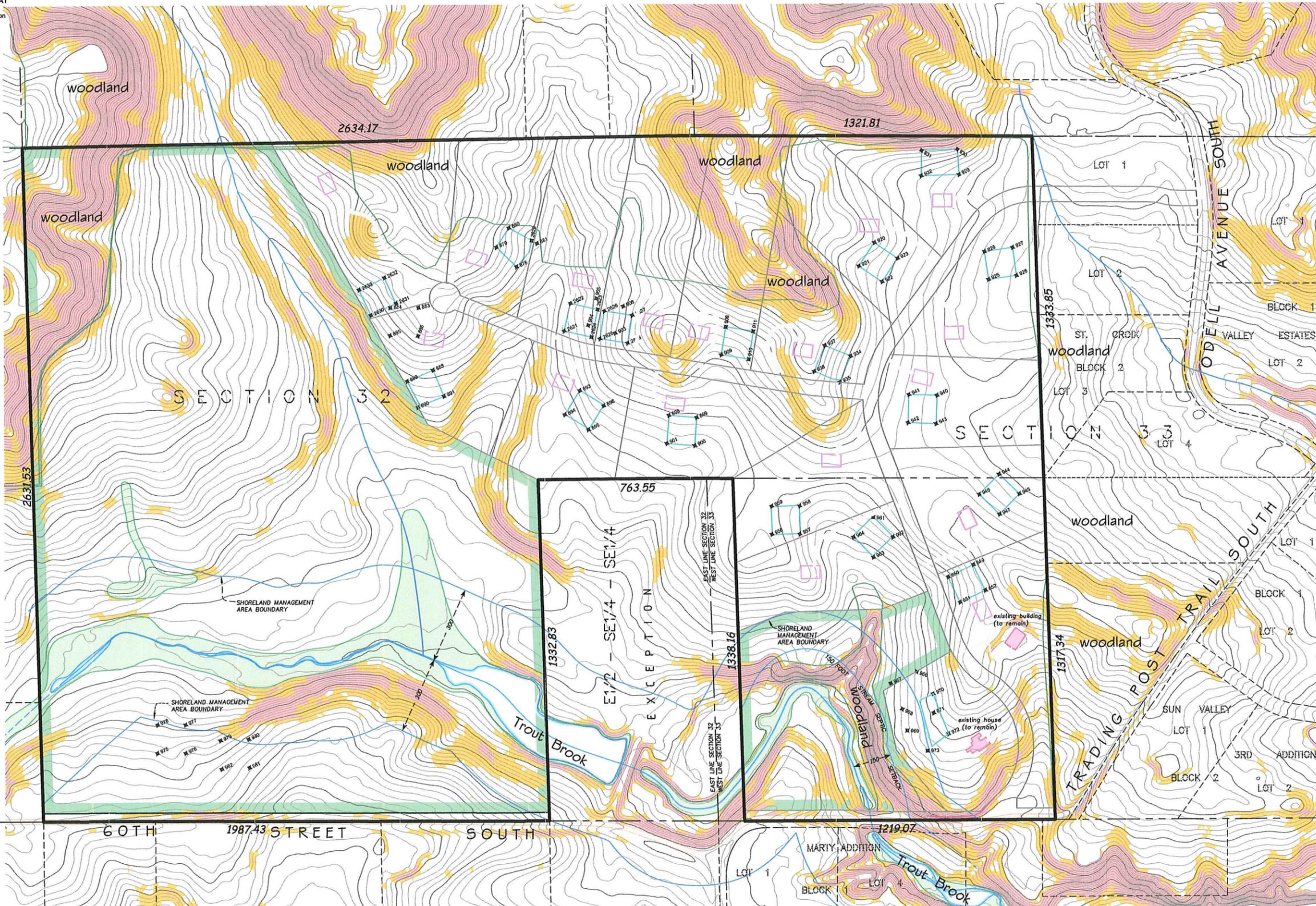
Elevations are based on the North American Vertical
Datum of 1988

Existing soil test locations

852	143223.9	504057.1	919.0	SET LATH
878	144490.9	502219.5	911.0	SET LATH
879	144507.8	502140.7	919.6	SET LATH
880	144643.2	502189.2	919.0	SET LATH
881	144582.2	502300.3	908.9	SET LATH
883	144332.7	501835.8	917.8	SET LATH
884	144332.2	501725.1	911.9	SET LATH
885	144223.8	501723.8	905.5	SET LATH
886	144222.4	501834.3	912.5	SET LATH
888	144089.0	501891.8	902.1	SET LATH
889	144045.3	501790.4	898.4	SET LATH
890	143943.4	501833.7	892.2	SET LATH
891	143968.8	501934.6	896.0	SET LATH
893	144006.6	502467.4	902.9	SET LATH
894	143913.1	502408.8	897.7	SET LATH
895	143954.1	502501.2	901.6	SET LATH
896	143947.3	502560.9	905.7	SET LATH
898	143908.9	502815.4	909.5	SET LATH
899	143900.9	502924.3	909.6	SET LATH
900	143791.5	502917.1	904.5	SET LATH
901	143789.1	502807.3	904.5	SET LATH
903	144230.2	502806.4	918.0	SET LATH
904	144261.2	502501.5	909.4	SET LATH
905	144386.3	502832.2	911.0	SET LATH
906	144335.1	502837.6	919.3	SET LATH
908	144254.7	503039.3	928.7	SET LATH
909	144148.2	503021.0	921.8	SET LATH
910	144128.4	503129.6	925.1	SET LATH
911	144237.3	503147.0	930.5	SET LATH
920	144582.2	503622.1	927.8	SET LATH
921	144490.4	503581.2	926.9	SET LATH
922	144428.2	503652.8	921.2	SET LATH
923	144520.7	503713.2	920.1	SET LATH
925	144436.7	504069.9	904.2	SET LATH
926	144545.5	504054.0	906.9	SET LATH
927	144561.3	504163.3	902.8	SET LATH
928	144452.1	504178.3	901.7	SET LATH
929	144846.7	503954.1	914.0	SET LATH
930	144944.9	503947.2	925.2	SET LATH
931	144940.7	503807.7	928.0	SET LATH
932	144842.2	503806.4	918.6	SET LATH
934	144139.2	503528.8	929.6	SET LATH
935	144037.5	503486.6	930.7	SET LATH
936	144080.1	503385.3	940.5	SET LATH
937	144180.7	503427.7	941.0	SET LATH
940	143985.4	503667.1	913.1	SET LATH
941	143988.2	503757.1	915.7	SET LATH
942	143878.4	503753.7	915.2	SET LATH
943	143878.4	503883.2	912.9	SET LATH
944	143676.9	504109.7	911.0	SET LATH
945	143600.3	504189.3	910.9	SET LATH
948	143596.1	504033.0	915.8	SET LATH
947	143520.5	504111.6	916.7	SET LATH
956	143444.9	503218.7	911.9	SET LATH
957	143445.8	503328.4	906.2	SET LATH
958	143555.5	503328.1	907.7	SET LATH
959	143554.4	503217.9	910.7	SET LATH
961	143510.0	503616.3	907.5	SET LATH
962	143433.0	503694.1	907.2	SET LATH
963	143353.7	503617.4	898.2	SET LATH
964	143432.1	503539.4	900.8	SET LATH
966	142906.8	503788.2	896.6	SET LATH
967	142861.4	503684.7	888.4	SET LATH
968	142761.1	503730.3	892.5	SET LATH
969	142877.0	503750.2	893.8	SET LATH
970	142820.2	503851.0	901.8	SET LATH
971	142745.8	503853.1	900.9	SET LATH
972	142664.0	503911.7	901.3	SET LATH
973	142696.1	503829.7	895.9	SET LATH
975	142596.8	500807.2	886.2	SET LATH
976	142596.9	500918.1	887.5	SET LATH
977	142707.2	500917.7	878.4	SET LATH
978	142707.4	500807.8	878.9	SET LATH
979	142645.2	501053.8	888.1	SET LATH
980	142650.2	501164.6	891.6	SET LATH
981	142539.4	501167.8	897.7	SET LATH
982	142533.8	501058.4	893.0	SET LATH

Proposed soil test locations

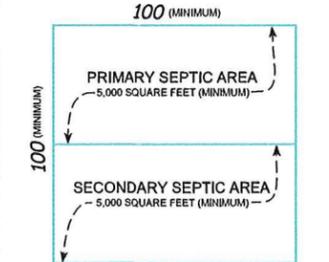
2621	144239.4	502406.6	903.1	SET LATH
2622	144347.3	502431.2	903.9	SET LATH
2623	144322.9	502388.2	911.8	SET LATH
2624	144215.2	502513.9	910.0	SET LATH
2625	144208.0	502546.2	912.1	SET LATH
2626	144316.7	502563.9	913.6	SET LATH
2627	144300.1	502672.5	922.6	SET LATH
2628	144191.1	502654.6	921.7	SET LATH
2629	144593.0	502279.4	909.5	SET LATH
2630	144303.8	501948.1	905.5	SET LATH
2631	144340.5	501748.0	914.4	SET LATH
2632	144449.5	501701.9	915.4	SET LATH
2633	144403.5	501602.4	908.3	SET LATH



SURVEY REPORT:

The purpose of this survey is to document soil test locations, both existing and proposed, for review by the Washington County Public Health Department and the preparation of a preliminary plat. Soil tests were performed by Brian Humpal, Midwest Soil Testing. As of the date of this survey, the depicted subdivision is a concept only, and has not been approved by any governing agencies. The smallest septic area tested on this survey was 11,500 square feet.

Minimum Standards Proposed Septic Areas (NOT TO SCALE)

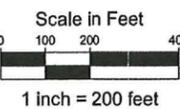


Legend

- Denotes slopes 12%-18%
- Denotes slopes over 18%
- Denotes wetland location.
- Denotes stream.
- Denotes set lath and corresponding point number for soil test location.
- Denotes proposed house site.
- Denotes proposed septic area.
- Denotes proposed driveway location.

Contours are at two foot intervals and are based on field measurements and data provided by the Minnesota Department of Natural Resources.

Wetland locations are approximate and are based on data obtained through the National Wetlands Inventory - V2 online interface and the City of Afton Zoning Map (MAP 11).

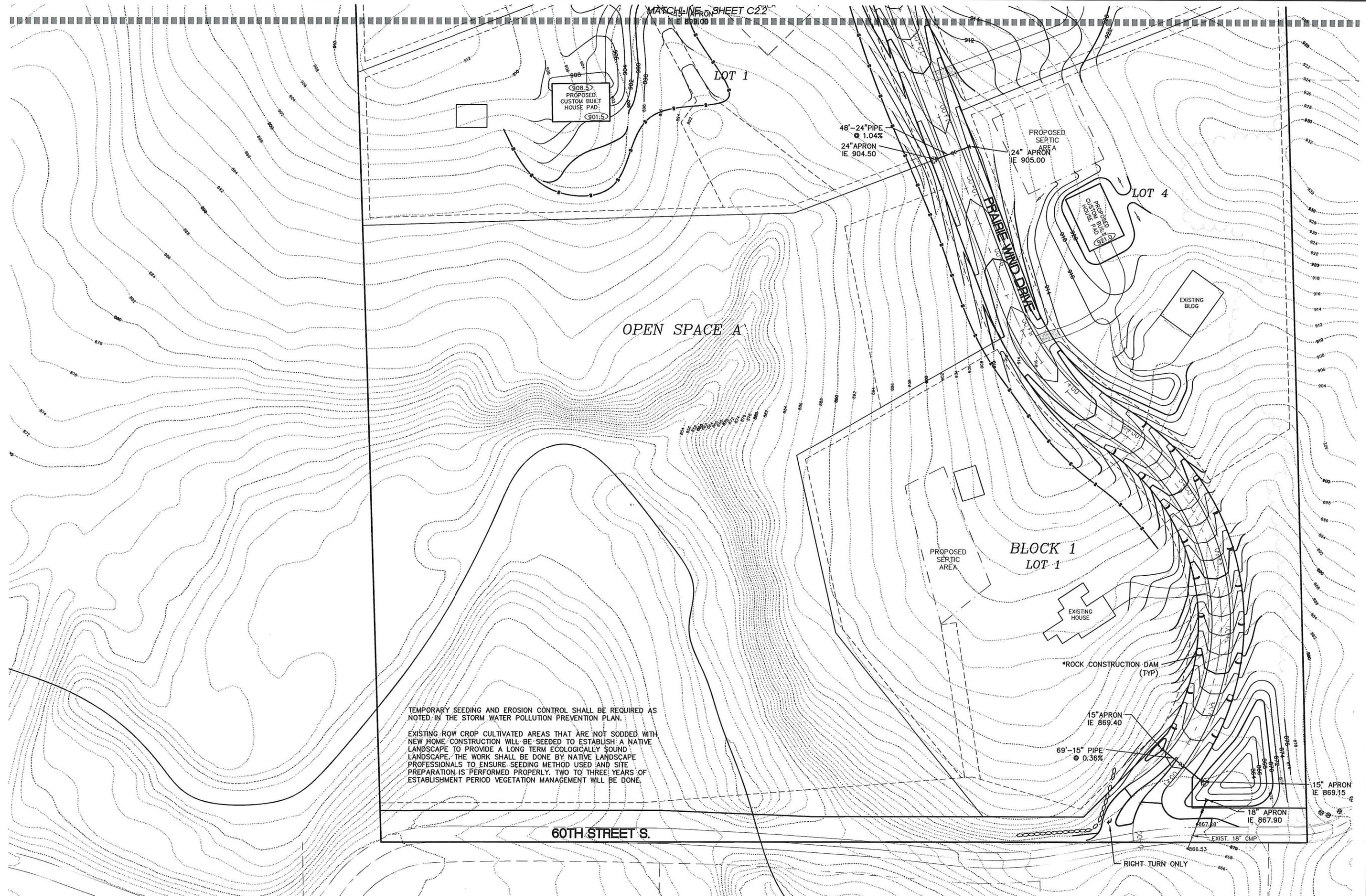


OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Landmark Surveying, Inc.
Milo B. Horak, Minnesota License No. 52577
Date

Landmark Surveying, Inc.
21090 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073
Office number: 651-433-3421
Cell number: 651-755-5760
E-mail: mthefield@ironbnet.net



DRAWN BY: C.M.
 DESIGN BY: C.W.P.
 CHCKD BY: C.W.P.
 PROJ. NO. 17-1707
 ORIGINAL DATE: AUGUST 14, 2017

DATE	REVISION DESCRIPTION
9/5/17	REVISED ENTRANCE
8/21/17	PONDS ADDED/GRADING REVISIONS
2/9/18	STREET/LOT LAYOUT & GRADING REVISION

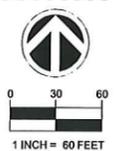
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

 CHARLES W. PLOWE
 DATE: 02.05.2018 LIC. NO. 18227

AFTON CREEK PRESERVE
 AFTON, MINNESOTA
 GRADING, DRAINAGE & EROSION CONTROL PLAN

PREPARED FOR:
JOE BUSH


 SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NORTH

 0 30 60
 1 INCH = 60 FEET

C2.1

TEMPORARY SEEDING AND EROSION CONTROL SHALL BE REQUIRED AS NOTED IN THE STORM WATER POLLUTION PREVENTION PLAN.
 EXISTING ROW CROP CULTIVATED AREAS THAT ARE NOT SODDED WITH NEW HOME CONSTRUCTION WILL BE SEED TO ESTABLISH A NATIVE LANDSCAPE TO PROVIDE A LONG TERM ECOLOGICALLY SOUND LANDSCAPE. THE WORK SHALL BE DONE BY NATIVE LANDSCAPE PROFESSIONALS TO ENSURE SEEDING METHOD USED AND SITE PREPARATION IS PERFORMED PROPERLY. TWO TO THREE YEARS OF ESTABLISHMENT PERIOD VEGETATION MANAGEMENT WILL BE DONE.

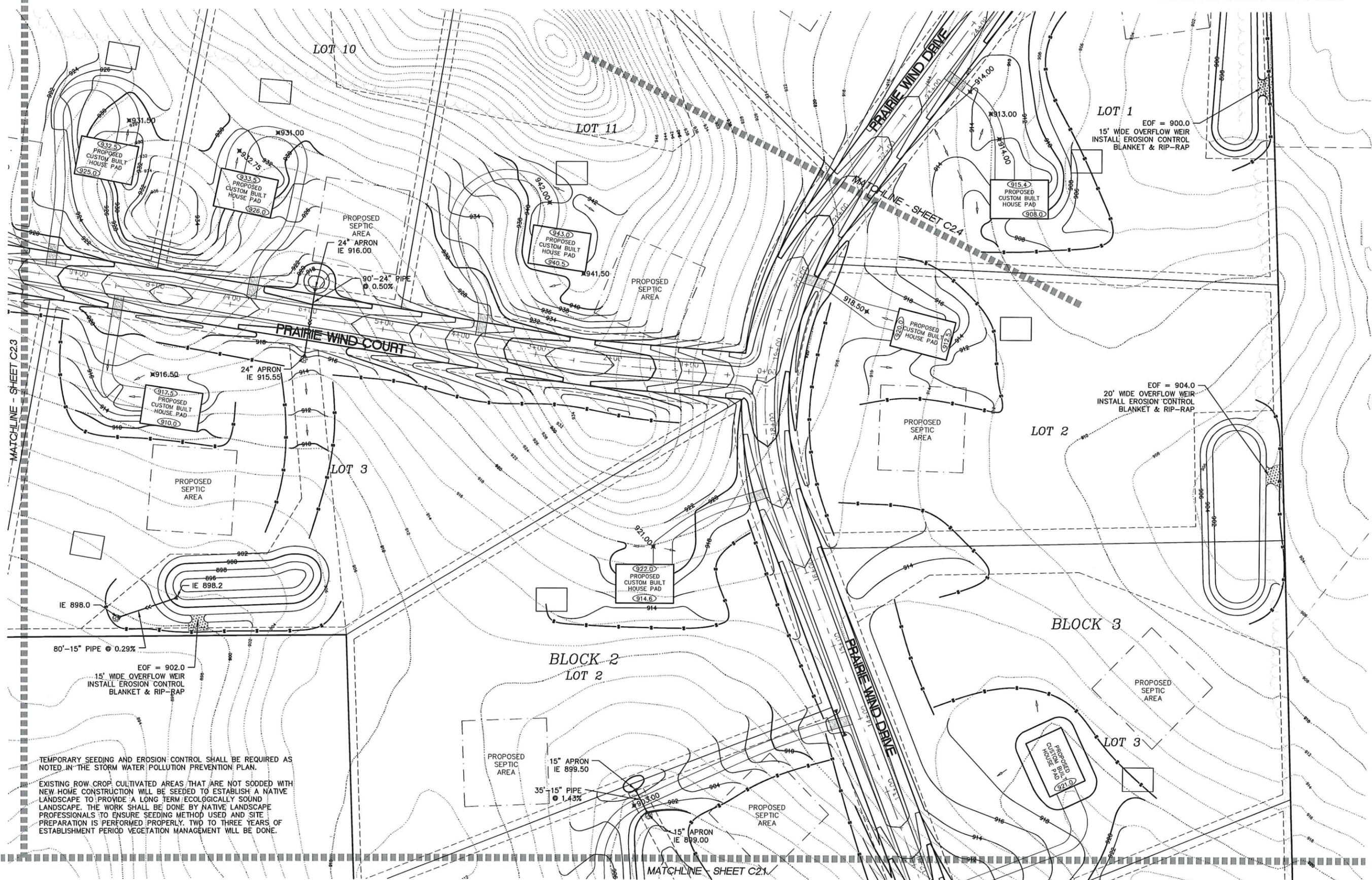
NOTE: HOUSE PAD GRADING CONCEPTUAL ONLY. FINAL GRADING TO BE DETERMINED WITH ACTUAL HOUSE PLAN AND LOCATION.

—s— PROPOSED SILT FENCE
 PROPOSED ROCK CONSTRUCTION ENTRANCE*
 *TO BE INSTALLED PRIOR TO START OF HOUSE PAD GRADING

S:\afton\creek\lino\17-1707 CAD\17-1707 E&S & S&S 2/9/2018

NOTE: HOUSE PAD GRADING CONCEPTUAL ONLY.
FINAL GRADING TO BE DETERMINED WITH
ACTUAL HOUSE PLAN AND LOCATION.

—s— PROPOSED SILT FENCE
 PROPOSED ROCK CONSTRUCTION ENTRANCE*
 *TO BE INSTALLED PRIOR TO START OF HOUSE PAD GRADING



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DRAWN BY:	DESIGN BY:
C.M.	C.W.P.
CHKD BY:	PROJ. NO.
C.W.P.	17-1707
ORIGINAL DATE:	
AUGUST 14, 2017	
DATE	REVISION DESCRIPTION
8/5/17	ADDED WALKING PATH & PARKING
9/21/17	PONDS, ADDED GRADING REVISIONS
2/5/18	STREET/LOT LAYOUT & GRADING REVISION

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.

Charles W. Plowe
 CHARLES W. PLOWE
 LIC. NO. 18227
 DATE: 02.05.2018

AFTON CREEK PRESERVE
AFTON, MINNESOTA
 GRADING, DRAINAGE & EROSION CONTROL PLAN

PREPARED FOR:
JOE BUSH


 SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINDO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NORTH

 0 30 60
 1 INCH = 60 FEET

C2.2

DATE	REVISION DESCRIPTION
9/5/17	ADDED WALKING PATH & PARKING
9/21/17	PONDS ADDED/GRADING REVISIONS
2/15/18	STREET/LOT LAYOUT & GRADING REVISION

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Charles W. Plowe
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 LIC. NO. 18227
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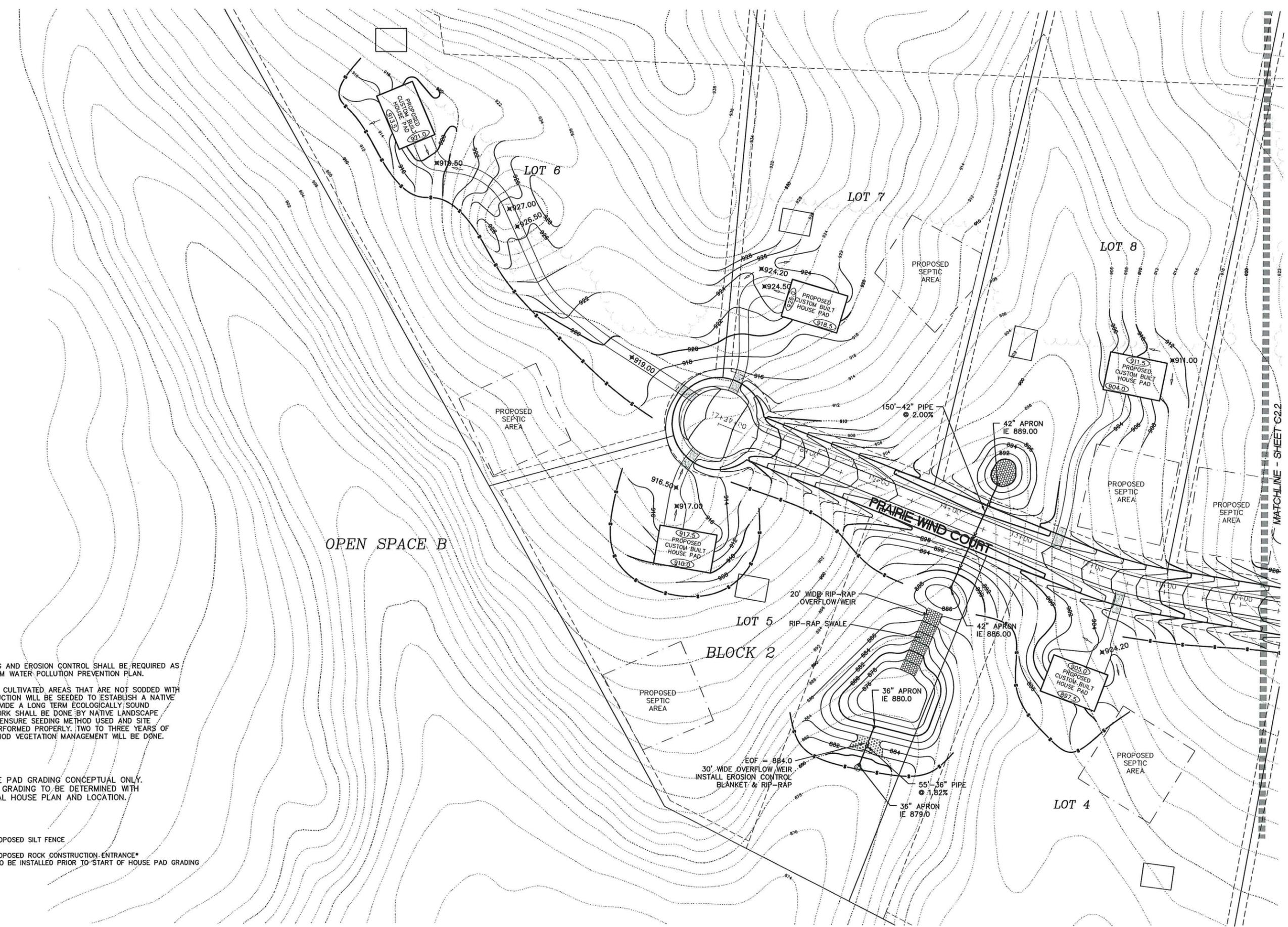
AFTON CREEK PRESERVE
 AFTON, MINNESOTA
 GRADING, DRAINAGE & EROSION CONTROL PLAN

PREPARED FOR:
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 SITE PLANNING & ENGINEERING
 6776 LAKE DRIVE
 SUITE 110
 LINDO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701



C2.3



TEMPORARY SEEDING AND EROSION CONTROL SHALL BE REQUIRED AS NOTED IN THE STORM WATER POLLUTION PREVENTION PLAN.

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NOTE: HOUSE PAD GRADING CONCEPTUAL ONLY. FINAL GRADING TO BE DETERMINED WITH ACTUAL HOUSE PLAN AND LOCATION.

- s— PROPOSED SILT FENCE
- ▨ PROPOSED ROCK CONSTRUCTION ENTRANCE*
 *TO BE INSTALLED PRIOR TO START OF HOUSE PAD GRADING

C:\Users\cmiller\OneDrive\Documents\17-1707_Afton_Creek_Preserve\17-1707_Afton_Creek_Preserve.dwg 2/15/2018

DATE	REVISION DESCRIPTION
9/11/17	ADDED LOT 1
9/21/17	PONDS, ADDED/GRADING REVISIONS
2/5/18	STREET/LOT LAYOUT & GRADING REVISION

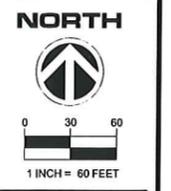
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
 CHARLES W. PLOWE
 DATE: 02.05.2018 LIC. NO. 16227

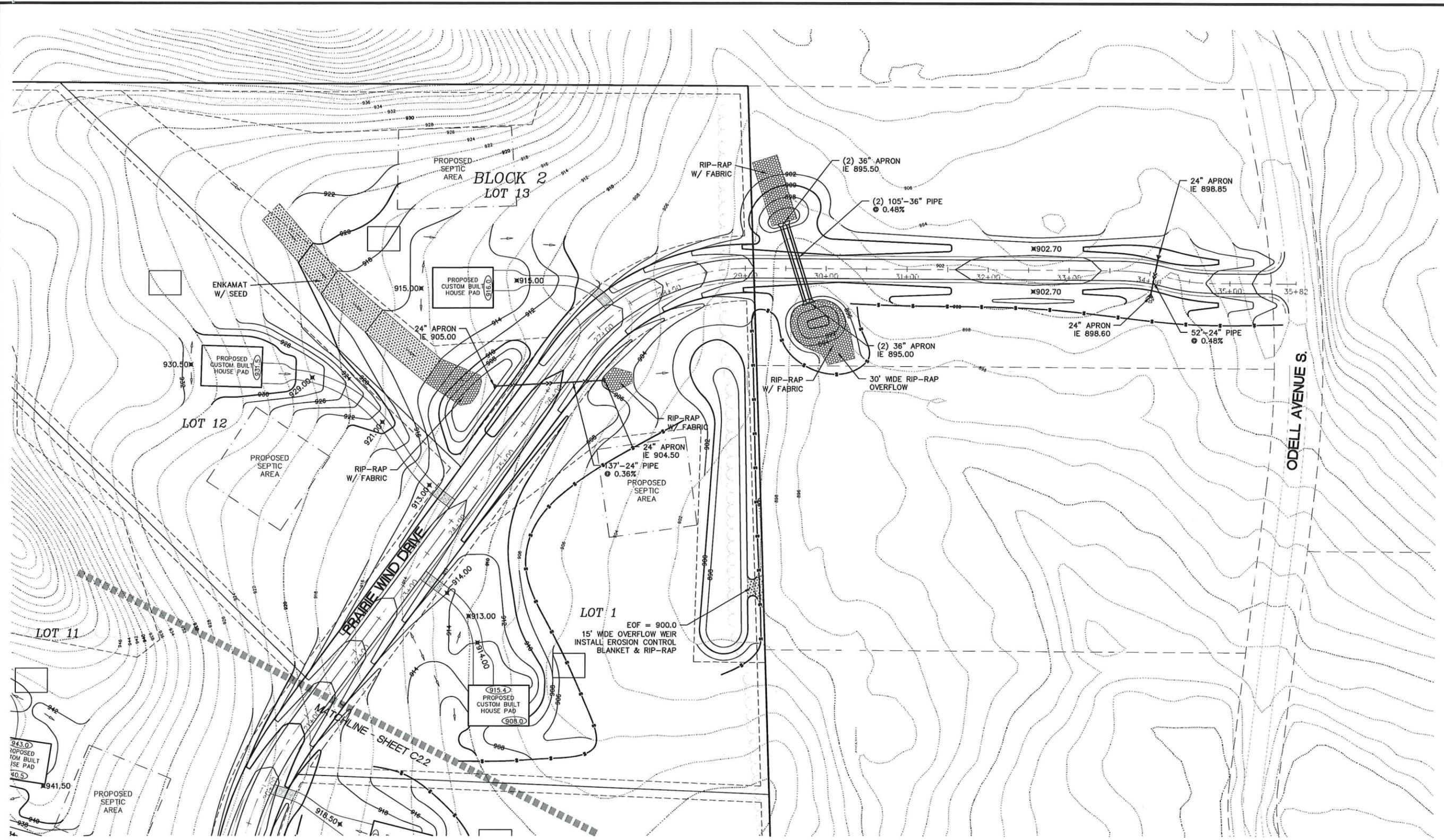
AFTON CREEK PRESERVE
 AFTON, MINNESOTA
 GRADING, DRAINAGE & EROSION CONTROL PLAN

PREPARED FOR:
 JOE BUSH

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
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 LINO LAKES, MN 55014
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C2.4



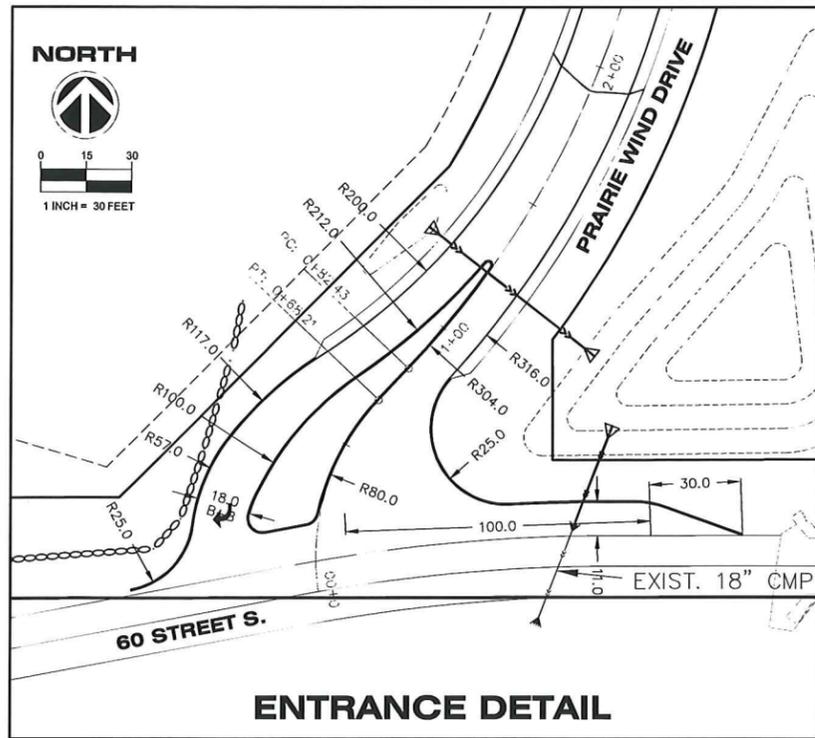
NOTE: HOUSE PAD GRADING CONCEPTUAL ONLY. FINAL GRADING TO BE DETERMINED WITH ACTUAL HOUSE PLAN AND LOCATION.

TEMPORARY SE

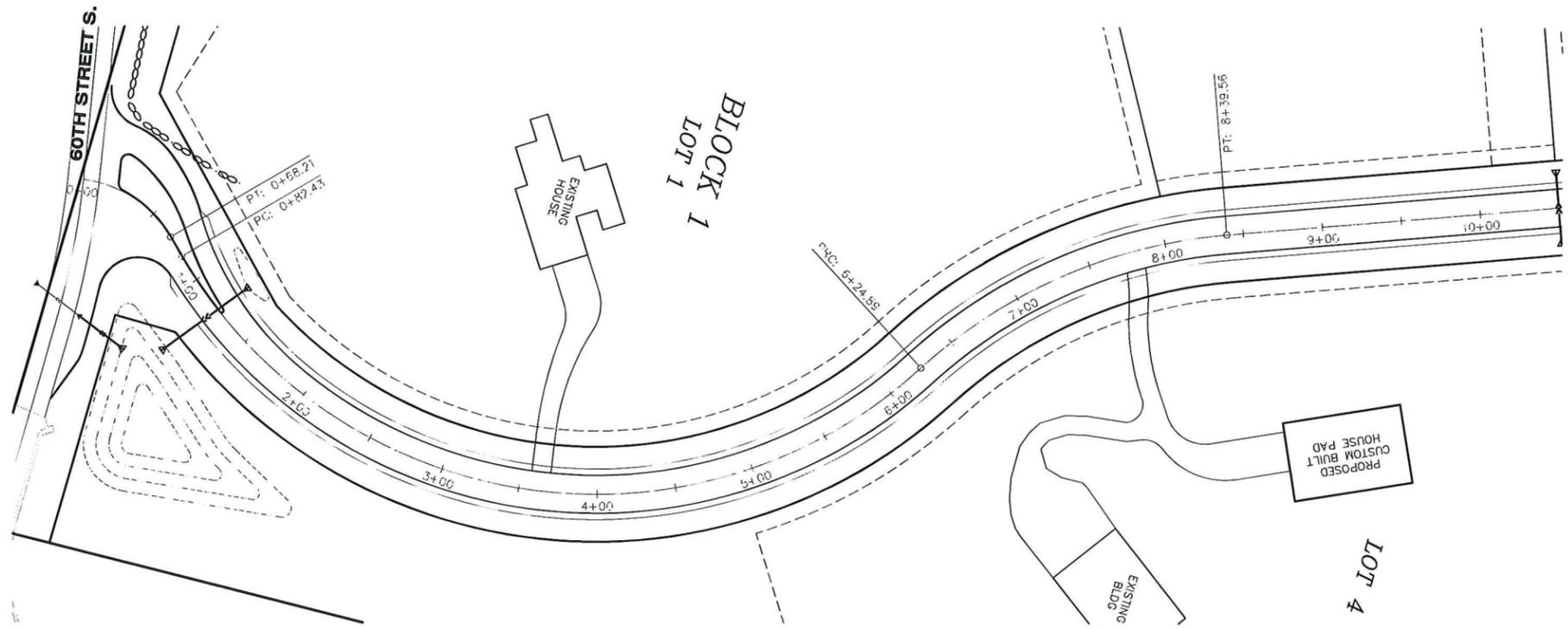
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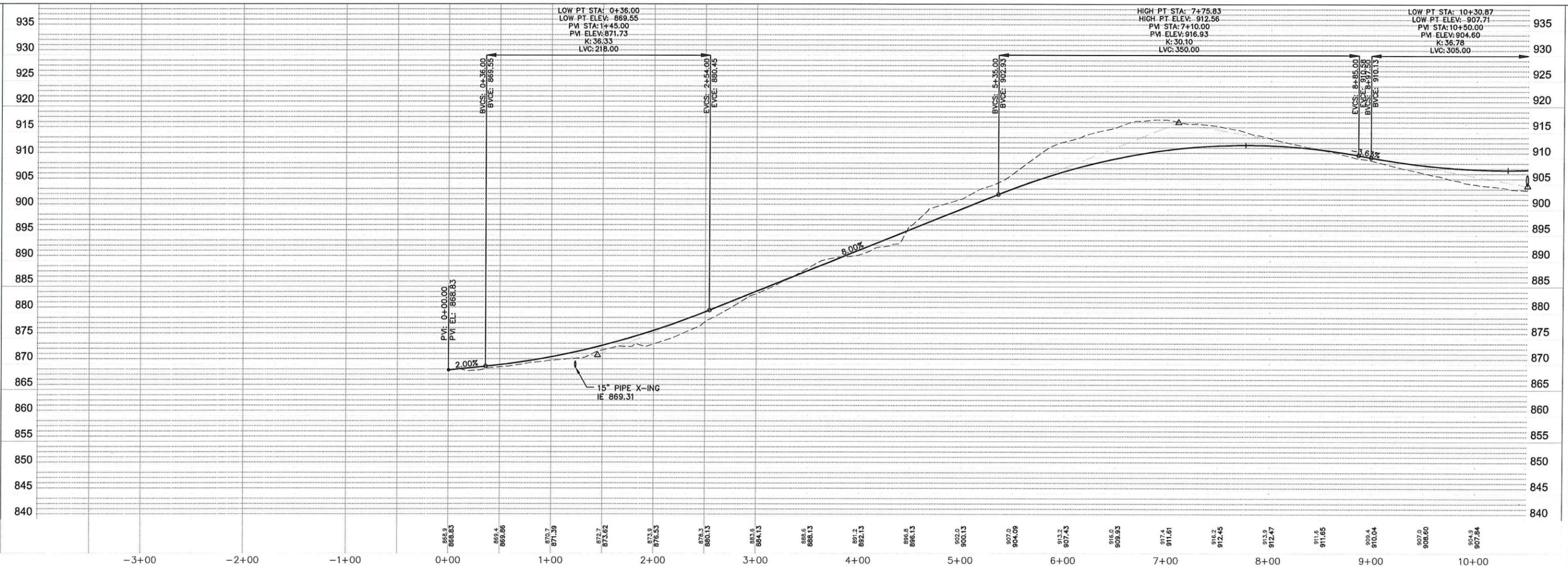
1 INCH = 30 FEET



ENTRANCE DETAIL



PRAIRIE WIND DRIVE



PLAN & PROFILE - PRAIRIE WIND DRIVE (0+00 TO 10+00)
AFTON CREEK PRESERVE

DRAWN BY: C.M.
 CHCKD BY: C.W.P.
 C.W.P.

DESIGN BY: C.W.P.
 PROJ. NO. 17-1707
 ORIGINAL DATE: AUGUST 14, 2017

DATE	REVISION DESCRIPTION
9/5/17	REVISED ENTRANCE
9/21/17	MISC. REVISIONS
2/5/18	STREET/LOT LAYOUT & GRADING REVISION

I hereby certify that this plan was prepared by me or my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
 CHARLES W. PLOWE
 LIC. NO. 18227
 DATE: 02.05.2018

AFTON CREEK PRESERVE
AFTON, MINNESOTA
 PLAN & PROFILE
 PRAIRIE WIND DRIVE (0+00 TO 10+00)

PREPARED FOR: JOE BUSH



SITE PLANNING & ENGINEERING

PLOWE ENGINEERING, INC.

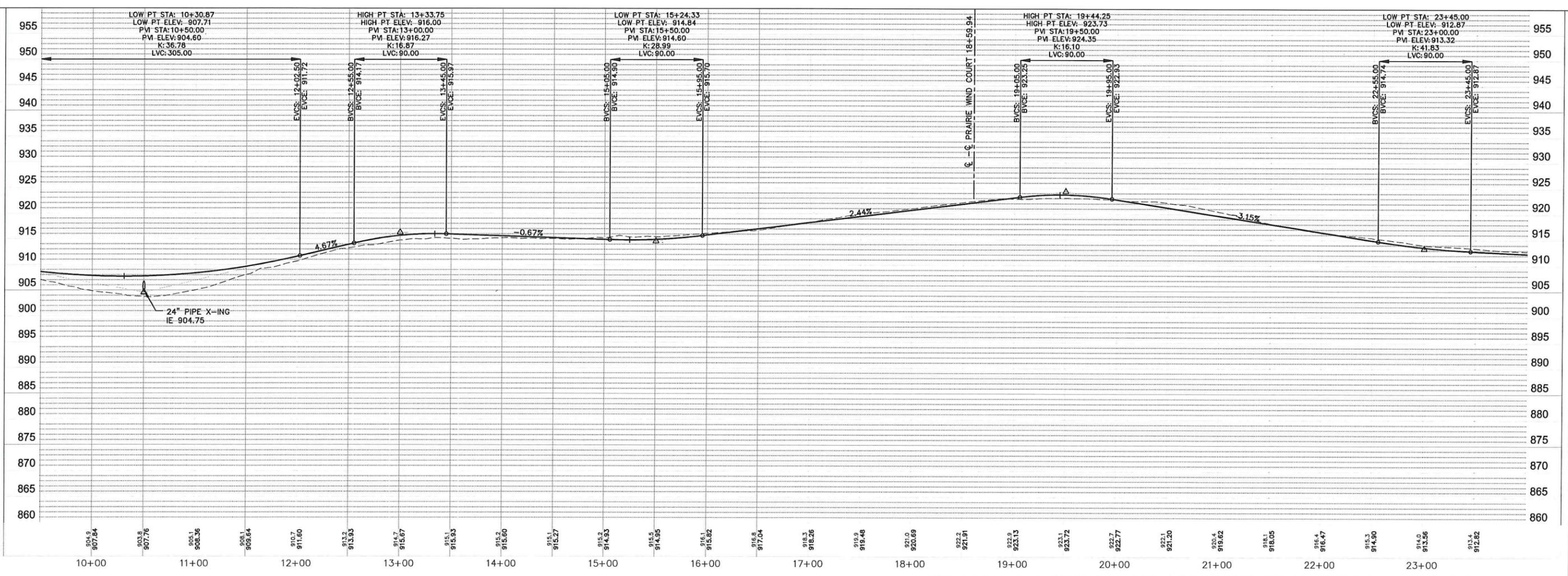
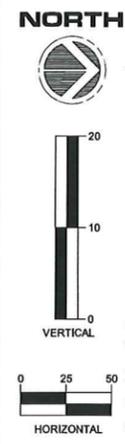
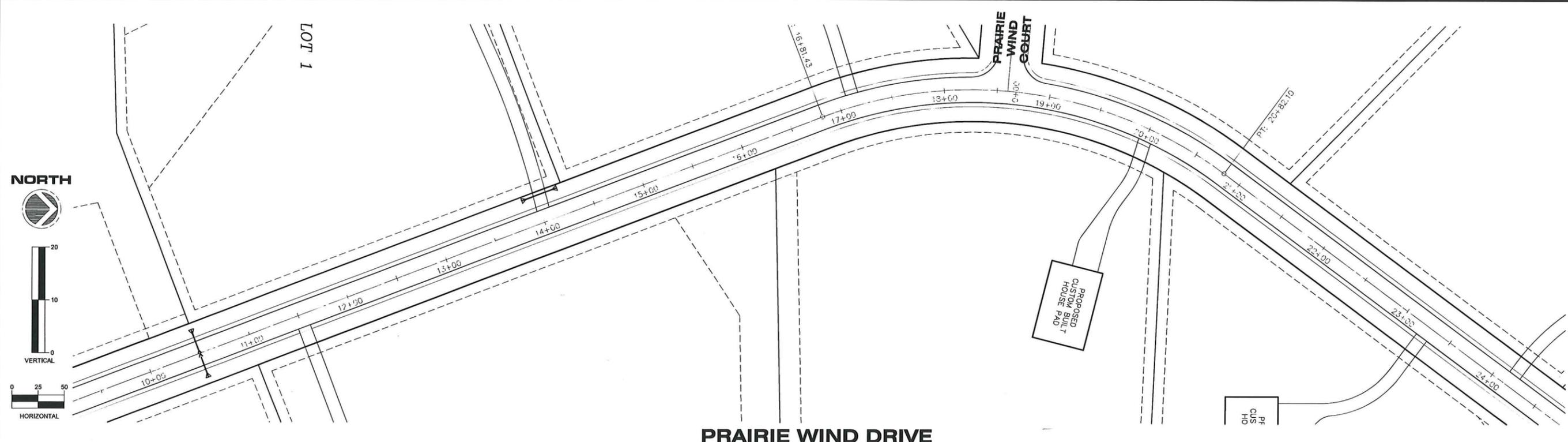
6776 LAKE DRIVE
 SUITE 110
 LINDO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

C3.1

DATE	REVISION DESCRIPTION
9/11/17	ADDED DIMENSIONS
9/21/17	MISC. REVISIONS
2/15/18	STREET/LOT LAYOUT & GRADING REVISION

I hereby certify that this plan was prepared by me or under my supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

 CHARLES W. PLOWE
 LIC. NO. 18227
 DATE: 02.05.2018



AFTON CREEK PRESERVE
AFTON, MINNESOTA
 PLAN & PROFILE
 PRAIRIE WIND DRIVE (10+00 TO 23+50)

PREPARED FOR:
JOE BUSH

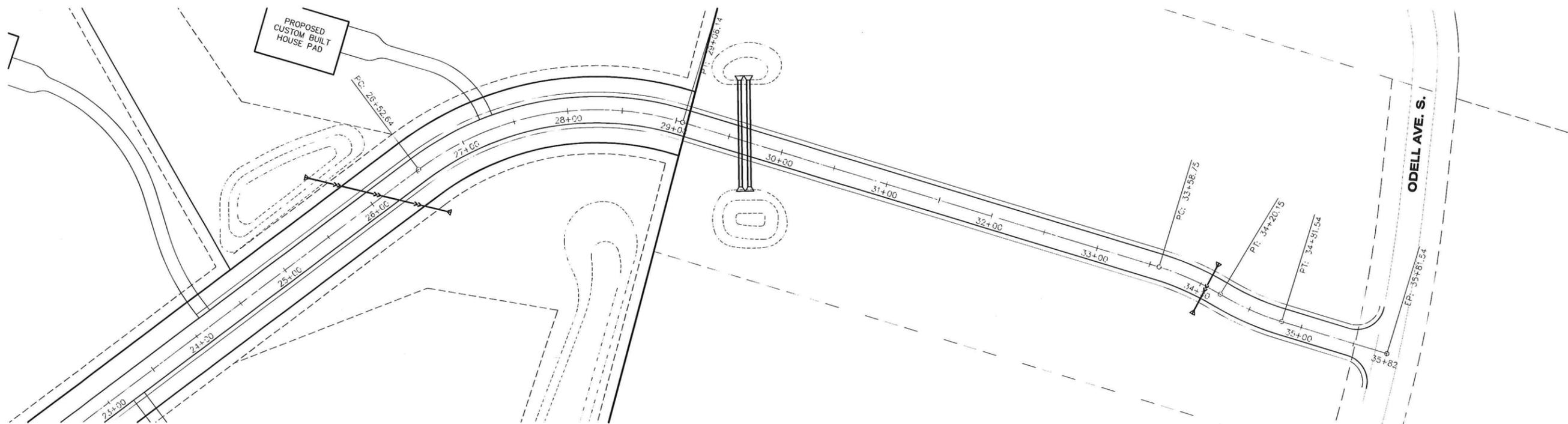
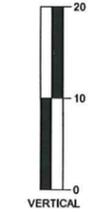


SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
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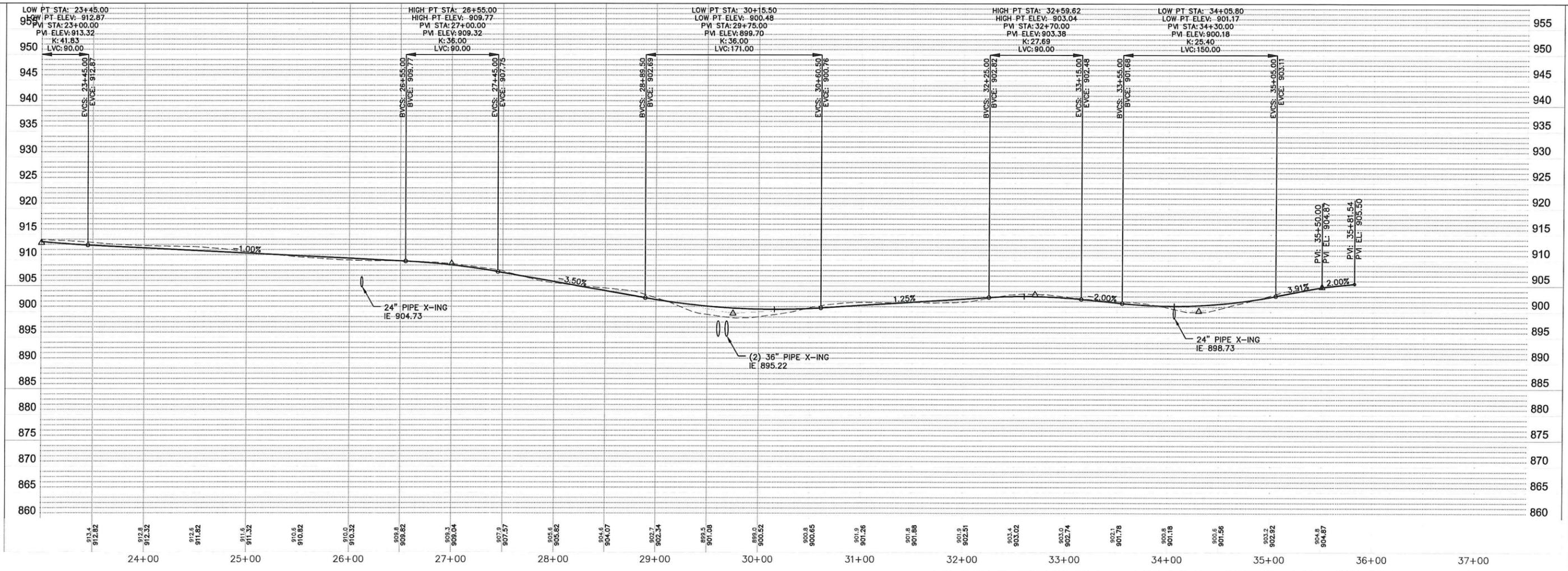
DATE	REVISION DESCRIPTION
9/5/17	ADDED WALKING PATH & PARKING
8/21/17	MISC REVISIONS
2/5/18	STREET/LOT LAYOUT & GRADING REVISION

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 CHARLES W. PLOWE
 LIC. NO. 18227
 DATE: 02.05.2018

NORTH



PRAIRIE WIND DRIVE



**PLAN & PROFILE - PRAIRIE WIND DRIVE (23+50 TO 35+79)
 AFTON CREEK PRESERVE**

AFTON CREEK PRESERVE
 AFTON, MINNESOTA
 PLAN & PROFILE
 PRAIRIE WIND DRIVE (23+50 TO 35+79)

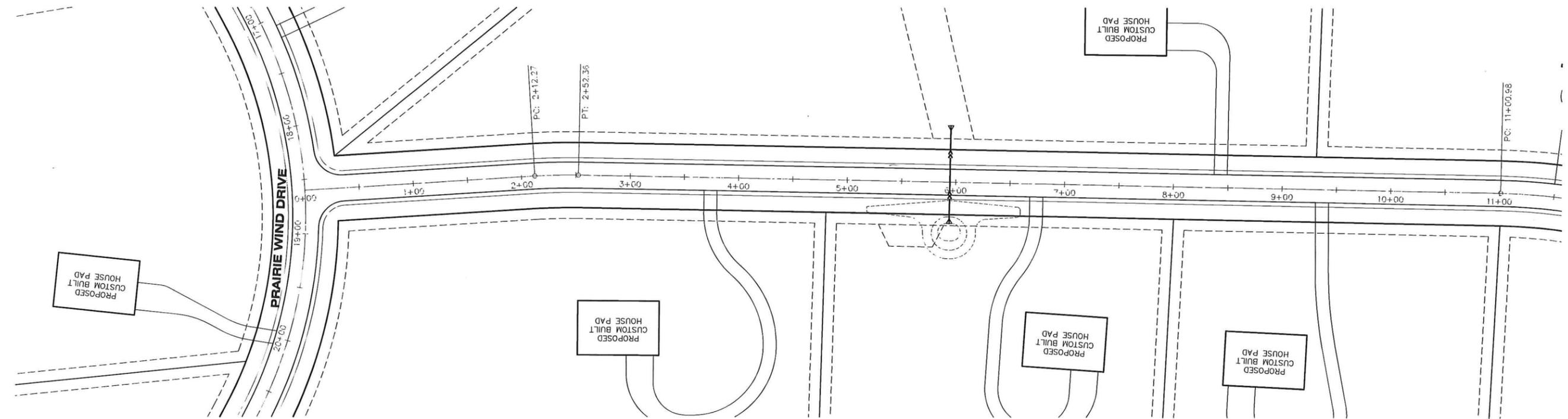
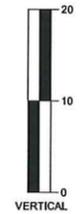
PREPARED FOR:
 JOE BUSH



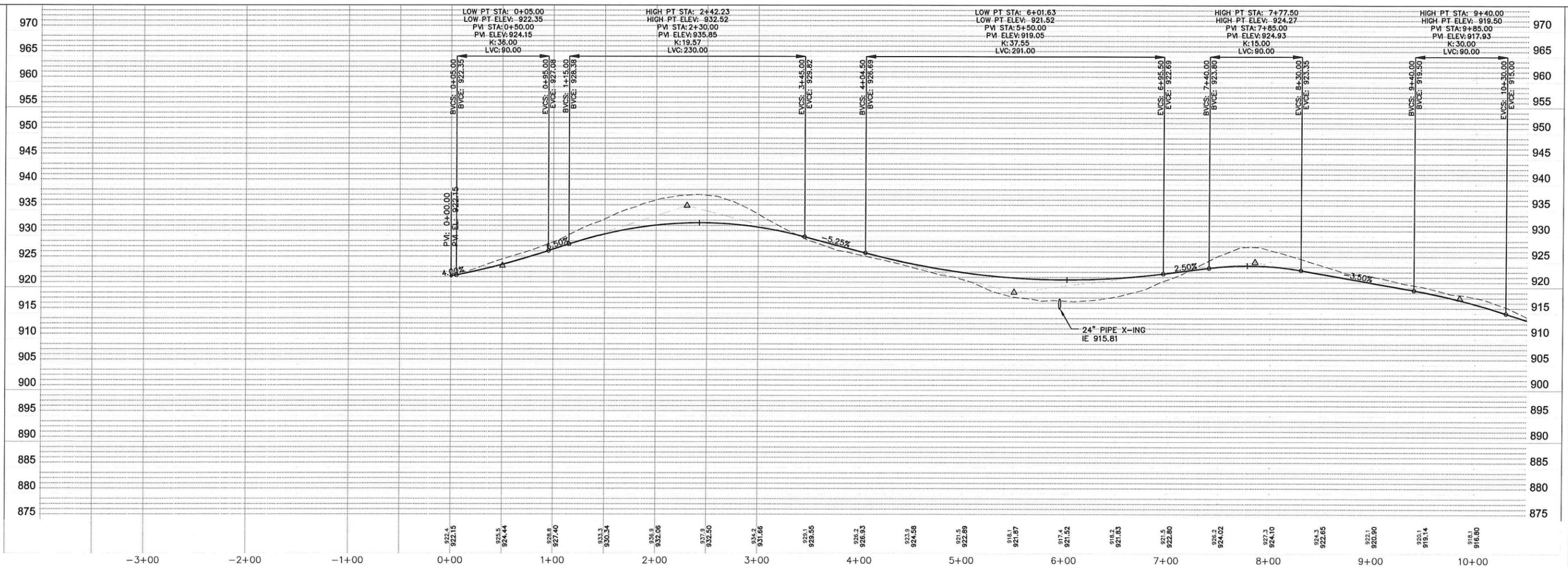
SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINDO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

C3.3

NORTH



PRAIRIE WIND COURT



PLAN & PROFILE - PRAIRIE WIND COURT (0+00 TO 10+00)
AFTON CREEK PRESERVE

DRAWN BY: C.M.
DESIGN BY: C.W.P.
CHKD BY: C.W.P.
PROJ. NO. 17-1707

ORIGINAL DATE: AUGUST 14, 2017

DATE	REVISION DESCRIPTION
9/11/17	ADDED DIMENSIONS
9/21/17	MISC. REVISIONS
2/15/18	STREET/LOT LAYOUT & GRADING REVISION

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Charles W. Plowe
 CHARLES W. PLOWE
 LIC. NO. 18227
 DATE: 02.05.2018

AFTON CREEK PRESERVE
AFTON, MINNESOTA
 PLAN & PROFILE
 PRAIRIE WIND COURT (0+00 TO 10+00)

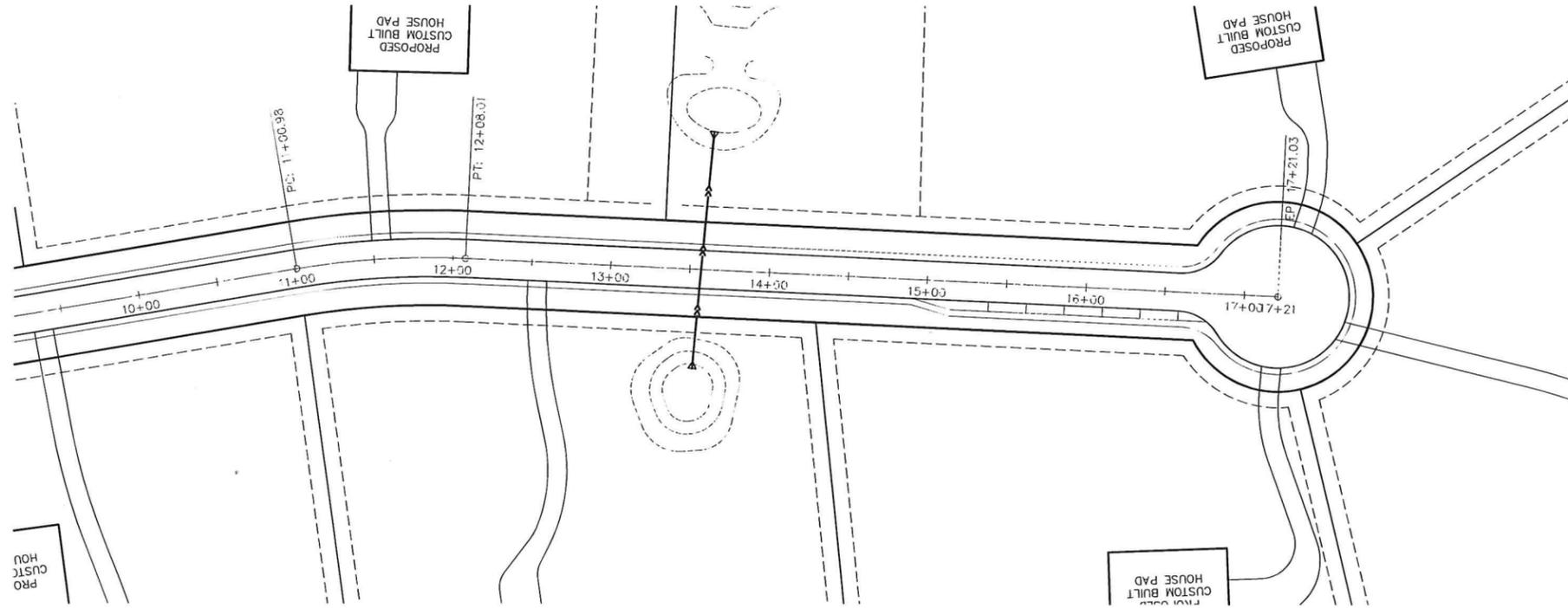
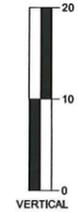
PREPARED FOR: JOE BUSH



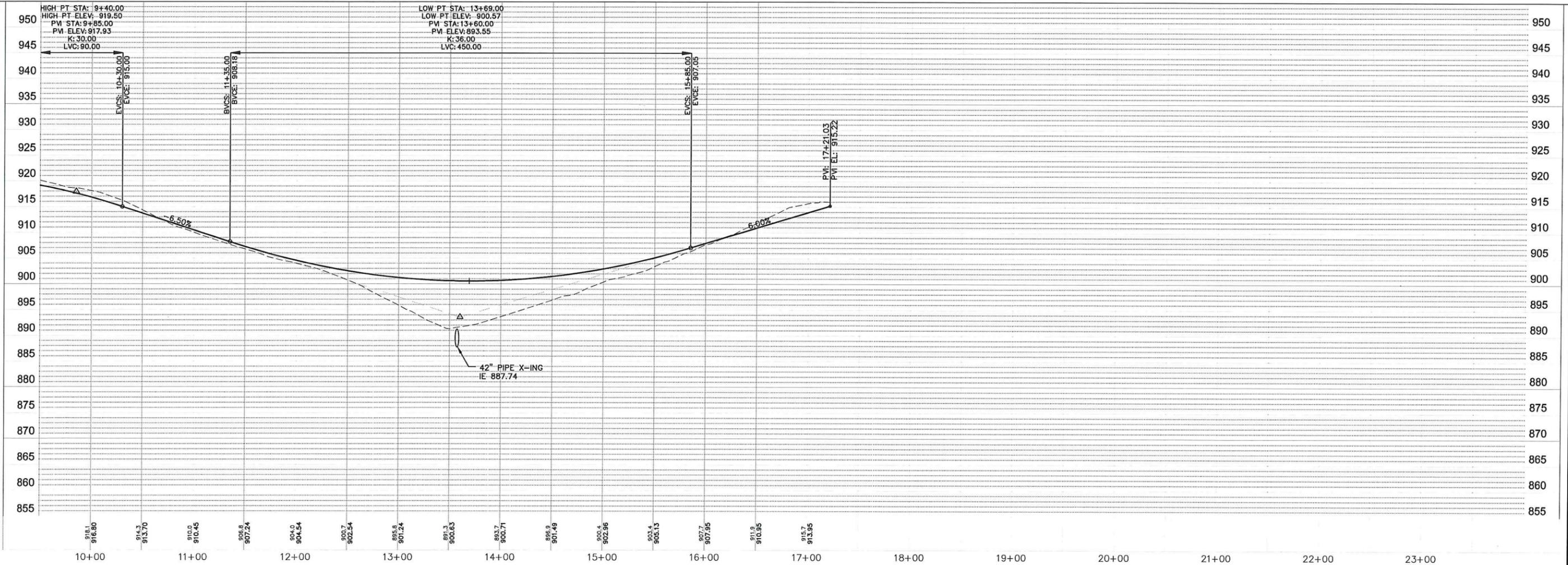
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PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

C3.4

NORTH



PRAIRIE WIND COURT



**PLAN & PROFILE - PRAIRIE WIND COURT (10+00 TO 17+81)
AFTON CREEK PRESERVE**

DRAWN BY: C.M.	DESIGN BY: C.W.P.
CHCKD BY: C.W.P.	PROJ. NO. 17-1707
ORIGINAL DATE: AUGUST 14, 2017	

DATE	REVISION DESCRIPTION
9/11/17	ADDED DIMENSIONS
9/21/17	MISC. REVISIONS
2/15/18	STREET/LOT LAYOUT & GRADING REVISION

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.

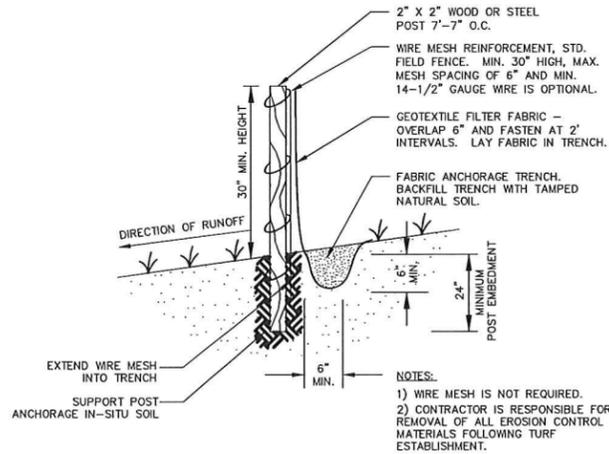
Charles W. Plowe
CHARLES W. PLOWE
 LIC. NO. 18227
 DATE: 02.05.2018

AFTON CREEK PRESERVE
AFTON, MINNESOTA
 PLAN & PROFILE
 PRAIRIE WIND COURT (10+00 TO 17+81)

PREPARED FOR:
JOE BUSH

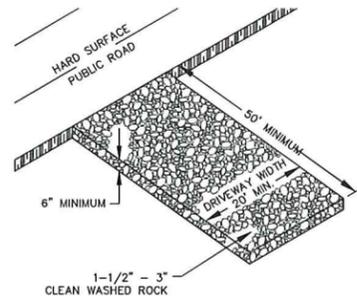
SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
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 PHONE: (651) 361-8210
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C3.5



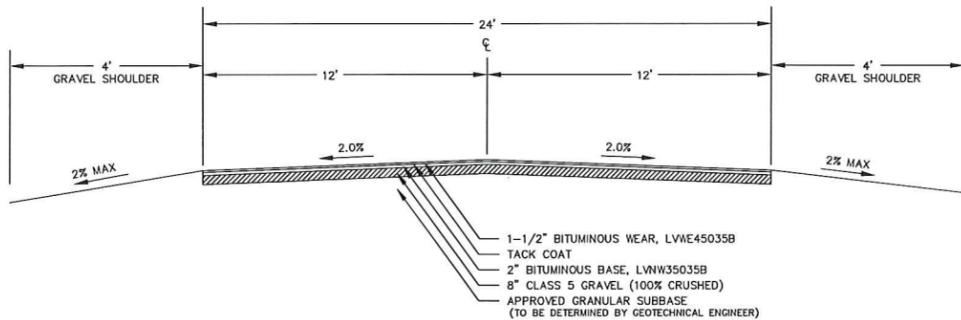
SILT FENCE

NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



STANDARD STREET SECTION

NOT TO SCALE

GRADING, DRAINAGE & EROSION CONTROL NOTES

PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE WMCO INLET PROTECTION (OR OTHER APPROVED EQUAL) FOR ALL STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF FROM CONSTRUCTION ACTIVITIES.

CONTRACTOR TO PROVIDE TOPSOIL STOCKPILES AT LOCATION DESIGNATED BY OWNER. PLACE STOCKPILES AS FAR FROM DRAINAGE WAYS AS POSSIBLE. PROVIDE SILT FENCE AT DOWNSTREAM SIDE OF STOCKPILE LOCATIONS. IF STOCKPILE IS TO BE IN-PLACE LONGER THAN 7 DAYS, PROVIDE SEED AND MULCH.

THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY	
FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

* MOW A MINIMUM OF:
RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS, AND THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS BEST MANAGEMENT PRACTICES FOR MINNESOTA."

THE CONTRACTOR SHALL PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM STORM DRAINS, DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE). AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.

THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.

THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES IN-PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.

THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER.

IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.

THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.

THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES, OVERFLOWS, AROUND STORM SEWER FLARED-END SECTIONS, AND OFF-STREET CATCH BASINS.

UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.

EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES AND SHALL NOT BE PLACED IN SURFACE WATERS.

ADJACENT STREETS SHALL BE KEPT CLEAN OF CONSTRUCTION MATERIALS, DIRT, AND OTHER UNDESIRABLE MATERIALS. WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO SWEEP/SCRAPE STREETS AS NECESSARY OR AS DIRECTED BY THE CITY.

DRAWN BY: C.M.
CHKD BY: C.W.P.
C.W.P.

DESIGN BY: C.W.P.
PROJ. NO. 17-1707
ORIGINAL DATE: AUGUST 14, 2017

REVISION DESCRIPTION	DATE

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.
Charles W. Plowe
CHARLES W. PLOWE
LIC. NO. 18227
DATE: 02.05.2018

AFTON CREEK PRESERVE
AFTON, MINNESOTA
DETAILS & NOTES

PREPARED FOR:
JOE BUSH

SITE PLANNING & ENGINEERING
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STORMWATER DRAINAGE REPORT
For
Rate Control, Water Quality, Temporary and Permanent
Slope Erosion Control

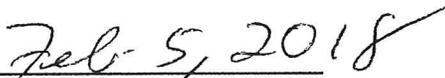
AFTON CREEK PRESERVE

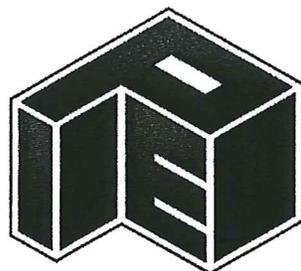
(Plowe #17-1707)

AFTON, MN

DATE: February 5, 2018

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.

 
CHARLES W PLOWE, P.E. MN LIC. NO. 18227



PLOWE
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6776 Lake Drive, Suite 110
Lino Lakes, Minnesota 55014
Office (651) 361-8210
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18-1707 AFTON CREEK PRESERVE

Site Drainage Narrative and Calculations

Date: February 5, 2018

The site is located at Trading Post Trail and 60th^h Street South, Afton, Minnesota. The total site area is 218.55 acres. Approximately 112.02 acres of the site is proposed open space with a conservation easement.

This proposed project includes the development of 18 single family lots. An existing house on one of the proposed lots will remain. All lots are 5.0 acres or larger in size.

Soil tests for septic areas indicate silt loam, loamy fine sand, clay loam and sandy loam with sandstone. Soil borings taken in the proposed roadway indicate sandy silt, brown clay, silty fine sand, brown sandy clay, and silty sand with limestone pieces.

Existing Drainage Conditions

The existing site consists of mostly cultivated crop land and some wooded areas. The site drainage flows south and easterly. A small area in the southwest corner of the site drains north. We have prepared a model for existing conditions with different times of concentration and a more specific representation of existing surface areas. The open space areas (proposed conservation easement area) are not included in the drainage calculation areas. Areas that drain south drains through open space to an existing trout stream.

Proposed Drainage Conditions

The proposed development will consist of one existing house and driveway, paved public streets and 17 additional homes with driveways. The estimated total proposed impervious surface = approximately **308,800 sq. ft. (approximately 3% of the total site and 6.6% of the site** excluding the open space conservation area) The existing wooded area in the northerly area of the site will primarily be left undisturbed. Most of the remaining area is existing crop land except for the existing home area and driveway. The non-impervious areas will consist of small sodded areas around the new homes and native grasses and flowering native grasses in the remaining previous crop land areas. The native grasses will have deep root systems and will provide highly favorable erosion control and promote infiltration on existing slope areas.

NOTE: NOAA Atlas 14 rainfall data is used for this drainage report:

2-year	2.81-in
10-year	4.17-in
100-year	7.33-in

Erosion Control

Erosion control for slopes and all other areas shall be managed as noted:

Temporary seeding and erosion control shall be required as noted in the STORM WATER POLLUTION PREVENTION PLAN.

Existing row crop cultivated areas that are not sodded with new home construction will be seeded to establish a native landscape to provide a long term ecologically sound landscape. The work shall be done by native landscape professionals to ensure seeding method used and site preparation is

performed properly. Two to three years of establishment period vegetation management will be done.

Volume Control

Based on hydro-cad calculations for existing and proposed conditions, the runoff volume will decrease with the change from substantial row crop areas to permanent planted native grasses.

Proposed storm water basins will provide water quality treatment and rate control. Culverts are included were required to maintain the existing drainage patterns.

Rate Control

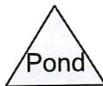
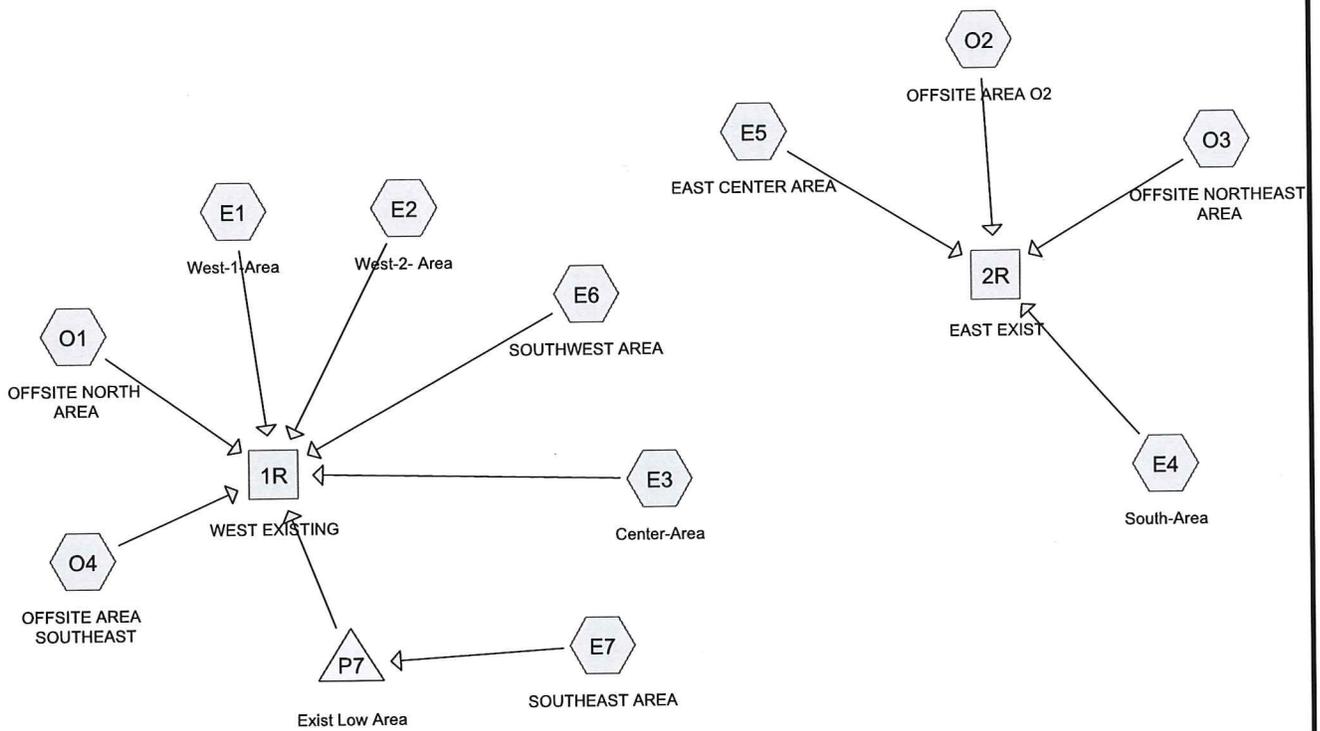
	2-YEAR (CFS)	10-YEAR (CFS)	100-YEAR (CFS)
EXISTING WEST	79.06	165.13	366.71
PROPOSED WEST	39.99	106.19	254.07
EXISTING EAST	43.83	88.37	190.54
PROPOSED EAST	25.27	62.01	171.98

Volume comparison

	2-YEAR (AC-FT)	10-YEAR (AC-FT)	100-YEAR (AC-FT)
EXISTING WEST	12.05	23.94	55.39
PROPOSED WEST	8.70	19.52	41.63
EXISTING EAST	7.19	14.26	32.99
PROPOSED EAST	4.58	10.92	28.74

Phosphorous load

We have not provided calculations for phosphorous load at this time. It is our opinion that the phosphorous export will be less than existing conditions based on the change in runoff surfaces from cultivated row crops to permanent native grass areas. And proposed ponds will provide additional treatment.



Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
6.408	74	>75% Grass cover, Good, HSG C (E5, E7)
0.274	98	IMPERV (O4)
0.011	98	ROOF (O3)
0.413	98	ROOF AND DRIVEWAY (E7)
74.749	85	Row crops, straight row, Good, HSG C (E1, E2, E3, E4, E5, E6, E7)
136.290	76	Woods/grass comb., Fair, HSG C (E1, E2, E3, E4, E6, O1, O2, O3, O4)
218.145	79	TOTAL AREA

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchmen Numbers
0.000	0.000	6.408	0.000	0.000	6.408	>75% Grass cover, Good	E5, E7
0.000	0.000	0.000	0.000	0.274	0.274	IMPERV	O4
0.000	0.000	0.000	0.000	0.011	0.011	ROOF	O3
0.000	0.000	0.000	0.000	0.413	0.413	ROOF AND DRIVEWAY	E7
0.000	0.000	74.749	0.000	0.000	74.749	Row crops, straight row, Good	E1, E2, E3, E4, E5, E6, E7
0.000	0.000	136.290	0.000	0.000	136.290	Woods/grass comb., Fair	E1, E2, E3, E4, E6, O1, O2, O3, O4
0.000	0.000	217.446	0.000	0.699	218.145	TOTAL AREA	

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentE1: West-1-Area	Runoff Area=365,007 sf 0.00% Impervious Runoff Depth>1.16"
	Flow Length=300' Slope=0.0600 '/ Tc=35.6 min CN=81 Runoff=7.09 cfs 0.809 af
SubcatchmentE2: West-2- Area	Runoff Area=1,201,062 sf 0.00% Impervious Runoff Depth>1.15"
	Flow Length=1,250' Tc=48.7 min CN=81 Runoff=19.60 cfs 2.652 af
SubcatchmentE3: Center-Area	Runoff Area=624,641 sf 0.00% Impervious Runoff Depth>1.36"
	Flow Length=850' Tc=20.0 min CN=84 Runoff=19.42 cfs 1.619 af
SubcatchmentE4: South-Area	Runoff Area=1,036,006 sf 0.00% Impervious Runoff Depth>1.35"
	Flow Length=1,000' Tc=25.2 min CN=84 Runoff=28.56 cfs 2.682 af
SubcatchmentE5: EAST CENTER AREA	Runoff Area=331,556 sf 0.00% Impervious Runoff Depth>1.35"
	Flow Length=550' Slope=0.0250 '/ Tc=28.4 min CN=84 Runoff=8.58 cfs 0.858 af
SubcatchmentE6: SOUTHWEST AREA	Runoff Area=1,220,375 sf 0.00% Impervious Runoff Depth>1.16"
	Flow Length=750' Tc=24.2 min CN=81 Runoff=29.02 cfs 2.713 af
SubcatchmentE7: SOUTHEAST AREA	Runoff Area=285,179 sf 6.31% Impervious Runoff Depth>0.88"
	Flow Length=750' Tc=20.6 min CN=76 Runoff=5.30 cfs 0.482 af
SubcatchmentO1: OFFSITE NORTH	Runoff Area=1,992,036 sf 0.00% Impervious Runoff Depth>0.87"
	Flow Length=500' Slope=0.0480 '/ Tc=58.5 min CN=76 Runoff=21.11 cfs 3.329 af
SubcatchmentO2: OFFSITE AREA O2	Runoff Area=166,588 sf 0.00% Impervious Runoff Depth>0.88"
	Flow Length=250' Slope=0.2000 '/ Tc=19.0 min CN=76 Runoff=3.22 cfs 0.282 af
SubcatchmentO3: OFFSITE	Runoff Area=2,025,025 sf 0.02% Impervious Runoff Depth>0.87"
	Flow Length=2,500' Tc=74.6 min CN=76 Runoff=18.29 cfs 3.367 af
SubcatchmentO4: OFFSITE AREA	Runoff Area=254,917 sf 4.68% Impervious Runoff Depth>0.93"
	Flow Length=575' Slope=0.0760 '/ Tc=54.4 min CN=77 Runoff=3.02 cfs 0.452 af
Reach 1R: WEST EXISTING	Inflow=79.06 cfs 12.048 af Outflow=79.06 cfs 12.048 af
Reach 2R: EAST EXIST	Inflow=43.83 cfs 7.189 af Outflow=43.83 cfs 7.189 af
Pond P7: Exist Low Area	Peak Elev=869.04' Storage=750 cf Inflow=5.30 cfs 0.482 af Discarded=0.01 cfs 0.004 af Primary=5.23 cfs 0.474 af Outflow=5.23 cfs 0.477 af

Total Runoff Area = 218.145 ac Runoff Volume = 19.245 af Average Runoff Depth = 1.06"
99.68% Pervious = 217.446 ac 0.32% Impervious = 0.699 ac

Summary for Subcatchment E1: West-1-Area

Runoff = 7.09 cfs @ 12.46 hrs, Volume= 0.809 af, Depth> 1.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
196,472	85	Row crops, straight row, Good, HSG C
168,535	76	Woods/grass comb., Fair, HSG C
365,007	81	Weighted Average
365,007		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
35.6	300	0.0600	0.14		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment E2: West-2- Area

Runoff = 19.60 cfs @ 12.66 hrs, Volume= 2.652 af, Depth> 1.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
614,767	85	Row crops, straight row, Good, HSG C
586,295	76	Woods/grass comb., Fair, HSG C
1,201,062	81	Weighted Average
1,201,062		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
39.7	350	0.0620	0.15		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"
9.0	900	0.0340	1.66		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
48.7	1,250	Total			

Summary for Subcatchment E3: Center-Area

Runoff = 19.42 cfs @ 12.24 hrs, Volume= 1.619 af, Depth> 1.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
570,426	85	Row crops, straight row, Good, HSG C
54,215	76	Woods/grass comb., Fair, HSG C
624,641	84	Weighted Average
624,641		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	300	0.1000	0.34		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
5.4	550	0.0360	1.71		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
20.0	850	Total			

Summary for Subcatchment E4: South-Area

Runoff = 28.56 cfs @ 12.31 hrs, Volume= 2.682 af, Depth> 1.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
880,518	85	Row crops, straight row, Good, HSG C
155,488	76	Woods/grass comb., Fair, HSG C
1,036,006	84	Weighted Average
1,036,006		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.0	350	0.0710	0.31		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
6.2	650	0.0380	1.75		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
25.2	1,000	Total			

Summary for Subcatchment E5: EAST CENTER AREA

Runoff = 8.58 cfs @ 12.35 hrs, Volume= 0.858 af, Depth> 1.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
312,575	85	Row crops, straight row, Good, HSG C
18,981	74	>75% Grass cover, Good, HSG C
331,556	84	Weighted Average
331,556		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.5	300	0.0250	0.20		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
2.9	250	0.0250	1.42		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
28.4	550	Total			

Summary for Subcatchment E6: SOUTHWEST AREA

Runoff = 29.02 cfs @ 12.29 hrs, Volume= 2.713 af, Depth> 1.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
674,269	85	Row crops, straight row, Good, HSG C
546,106	76	Woods/grass comb., Fair, HSG C
1,220,375	81	Weighted Average
1,220,375		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.3	350	0.0600	0.29		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
3.9	400	0.0370	1.73		Shallow Concentrated Flow, SWALE FLOW Cultivated Straight Rows Kv= 9.0 fps
24.2	750	Total			

Summary for Subcatchment E7: SOUTHEAST AREA

Runoff = 5.30 cfs @ 12.27 hrs, Volume= 0.482 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
* 18,000	98	ROOF AND DRIVEWAY
7,034	85	Row crops, straight row, Good, HSG C
260,145	74	>75% Grass cover, Good, HSG C
285,179	76	Weighted Average
267,179		93.69% Pervious Area
18,000		6.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.6	350	0.0850	0.33		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
3.0	400	0.0600	2.20		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
20.6	750	Total			

Summary for Subcatchment O1: OFFSITE NORTH AREA

Runoff = 21.11 cfs @ 12.81 hrs, Volume= 3.329 af, Depth> 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
1,992,036	76	Woods/grass comb., Fair, HSG C
1,992,036		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.5	500	0.0480	0.14		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O2: OFFSITE AREA O2

Runoff = 3.22 cfs @ 12.24 hrs, Volume= 0.282 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
166,588	76	Woods/grass comb., Fair, HSG C
166,588		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.0	250	0.2000	0.22		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O3: OFFSITE NORTHEAST AREA

Runoff = 18.29 cfs @ 13.02 hrs, Volume= 3.367 af, Depth> 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
* 500	98	ROOF
2,024,525	76	Woods/grass comb., Fair, HSG C
2,025,025	76	Weighted Average
2,024,525		99.98% Pervious Area
500		0.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.6	400	0.0720	0.16		Sheet Flow, WOODED Woods: Light underbrush n= 0.400 P2= 2.81"
33.0	2,100	0.0450	1.06		Shallow Concentrated Flow, WOODED Woodland Kv= 5.0 fps
74.6	2,500	Total			

Summary for Subcatchment O4: OFFSITE AREA SOUTHEAST

Runoff = 3.02 cfs @ 12.76 hrs, Volume= 0.452 af, Depth> 0.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
* 11,933	98	IMPERV
242,984	76	Woods/grass comb., Fair, HSG C
254,917	77	Weighted Average
242,984		95.32% Pervious Area
11,933		4.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
54.4	575	0.0760	0.18		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Reach 1R: WEST EXISTING

Inflow Area = 136.437 ac, 0.50% Impervious, Inflow Depth > 1.06" for 2-yr event
 Inflow = 79.06 cfs @ 12.40 hrs, Volume= 12.048 af
 Outflow = 79.06 cfs @ 12.40 hrs, Volume= 12.048 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Reach 2R: EAST EXIST

Inflow Area = 81.707 ac, 0.01% Impervious, Inflow Depth > 1.06" for 2-yr event
 Inflow = 43.83 cfs @ 12.34 hrs, Volume= 7.189 af
 Outflow = 43.83 cfs @ 12.34 hrs, Volume= 7.189 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Pond P7: Exist Low Area

Inflow Area = 6.547 ac, 6.31% Impervious, Inflow Depth > 0.88" for 2-yr event
 Inflow = 5.30 cfs @ 12.27 hrs, Volume= 0.482 af
 Outflow = 5.23 cfs @ 12.30 hrs, Volume= 0.477 af, Atten= 1%, Lag= 1.8 min
 Discarded = 0.01 cfs @ 12.30 hrs, Volume= 0.004 af
 Primary = 5.23 cfs @ 12.30 hrs, Volume= 0.474 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 869.04' @ 12.30 hrs Surf.Area= 735 sf Storage= 750 cf
 Flood Elev= 871.00' Surf.Area= 2,500 sf Storage= 3,526 cf

Plug-Flow detention time= 9.0 min calculated for 0.477 af (99% of inflow)
 Center-of-Mass det. time= 3.3 min (865.7 - 862.4)

Volume	Invert	Avail.Storage	Storage Description
#1	867.00'	3,526 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
867.00	73	0	0
868.00	325	199	199
869.00	714	520	719
870.00	1,200	957	1,676
871.00	2,500	1,850	3,526

Device	Routing	Invert	Outlet Devices
#1	Primary	867.90'	18.0" Round Culvert L= 68.0' Ke= 0.510 Inlet / Outlet Invert= 867.90' / 866.53' S= 0.0201 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Discarded	867.00'	0.400 in/hr Exfiltration over Surface area
#3	Primary	869.50'	30.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Discarded OutFlow Max=0.01 cfs @ 12.30 hrs HW=869.04' (Free Discharge)
 ↳ **2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=5.22 cfs @ 12.30 hrs HW=869.04' TW=0.00' (Dynamic Tailwater)
 ↳ **1=Culvert** (Inlet Controls 5.22 cfs @ 3.62 fps)
 ↳ **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentE1: West-1-Area	Runoff Area=365,007 sf	0.00% Impervious	Runoff Depth>2.25"
Flow Length=300'	Slope=0.0600 '/	Tc=35.6 min	CN=81 Runoff=14.31 cfs 1.569 af
SubcatchmentE2: West-2- Area	Runoff Area=1,201,062 sf	0.00% Impervious	Runoff Depth>2.24"
Flow Length=1,250'	Tc=48.7 min	CN=81	Runoff=39.53 cfs 5.149 af
SubcatchmentE3: Center-Area	Runoff Area=624,641 sf	0.00% Impervious	Runoff Depth>2.51"
Flow Length=850'	Tc=20.0 min	CN=84	Runoff=36.82 cfs 3.001 af
SubcatchmentE4: South-Area	Runoff Area=1,036,006 sf	0.00% Impervious	Runoff Depth>2.51"
Flow Length=1,000'	Tc=25.2 min	CN=84	Runoff=54.32 cfs 4.972 af
SubcatchmentE5: EAST CENTER AREA	Runoff Area=331,556 sf	0.00% Impervious	Runoff Depth>2.51"
Flow Length=550'	Slope=0.0250 '/	Tc=28.4 min	CN=84 Runoff=16.34 cfs 1.590 af
SubcatchmentE6: SOUTHWEST AREA	Runoff Area=1,220,375 sf	0.00% Impervious	Runoff Depth>2.25"
Flow Length=750'	Tc=24.2 min	CN=81	Runoff=58.66 cfs 5.261 af
SubcatchmentE7: SOUTHEAST AREA	Runoff Area=285,179 sf	6.31% Impervious	Runoff Depth>1.86"
Flow Length=750'	Tc=20.6 min	CN=76	Runoff=12.06 cfs 1.015 af
SubcatchmentO1: OFFSITE NORTH	Runoff Area=1,992,036 sf	0.00% Impervious	Runoff Depth>1.84"
Flow Length=500'	Slope=0.0480 '/	Tc=58.5 min	CN=76 Runoff=47.78 cfs 7.023 af
SubcatchmentO2: OFFSITE AREA O2	Runoff Area=166,588 sf	0.00% Impervious	Runoff Depth>1.86"
Flow Length=250'	Slope=0.2000 '/	Tc=19.0 min	CN=76 Runoff=7.31 cfs 0.593 af
SubcatchmentO3: OFFSITE	Runoff Area=2,025,025 sf	0.02% Impervious	Runoff Depth>1.83"
Flow Length=2,500'	Tc=74.6 min	CN=76	Runoff=41.50 cfs 7.109 af
SubcatchmentO4: OFFSITE AREA	Runoff Area=254,917 sf	4.68% Impervious	Runoff Depth>1.92"
Flow Length=575'	Slope=0.0760 '/	Tc=54.4 min	CN=77 Runoff=6.67 cfs 0.936 af
Reach 1R: WEST EXISTING	Inflow=165.13 cfs	23.945 af	Outflow=165.13 cfs 23.945 af
Reach 2R: EAST EXIST	Inflow=88.37 cfs	14.264 af	Outflow=88.37 cfs 14.264 af
Pond P7: Exist Low Area	Peak Elev=869.62'	Storage=1,259 cf	Inflow=12.06 cfs 1.015 af
Discarded=0.01 cfs	0.004 af	Primary=12.03 cfs 1.005 af	Outflow=12.04 cfs 1.010 af

Total Runoff Area = 218.145 ac Runoff Volume = 38.218 af Average Runoff Depth = 2.10"
99.68% Pervious = 217.446 ac 0.32% Impervious = 0.699 ac

Summary for Subcatchment E1: West-1-Area

Runoff = 14.31 cfs @ 12.46 hrs, Volume= 1.569 af, Depth> 2.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
196,472	85	Row crops, straight row, Good, HSG C
168,535	76	Woods/grass comb., Fair, HSG C
365,007	81	Weighted Average
365,007		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
35.6	300	0.0600	0.14		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment E2: West-2- Area

Runoff = 39.53 cfs @ 12.62 hrs, Volume= 5.149 af, Depth> 2.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
614,767	85	Row crops, straight row, Good, HSG C
586,295	76	Woods/grass comb., Fair, HSG C
1,201,062	81	Weighted Average
1,201,062		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
39.7	350	0.0620	0.15		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"
9.0	900	0.0340	1.66		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
48.7	1,250	Total			

Summary for Subcatchment E3: Center-Area

Runoff = 36.82 cfs @ 12.24 hrs, Volume= 3.001 af, Depth> 2.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
570,426	85	Row crops, straight row, Good, HSG C
54,215	76	Woods/grass comb., Fair, HSG C
624,641	84	Weighted Average
624,641		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	300	0.1000	0.34		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
5.4	550	0.0360	1.71		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
20.0	850	Total			

Summary for Subcatchment E4: South-Area

Runoff = 54.32 cfs @ 12.30 hrs, Volume= 4.972 af, Depth> 2.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
880,518	85	Row crops, straight row, Good, HSG C
155,488	76	Woods/grass comb., Fair, HSG C
1,036,006	84	Weighted Average
1,036,006		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.0	350	0.0710	0.31		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
6.2	650	0.0380	1.75		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
25.2	1,000	Total			

Summary for Subcatchment E5: EAST CENTER AREA

Runoff = 16.34 cfs @ 12.34 hrs, Volume= 1.590 af, Depth> 2.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
312,575	85	Row crops, straight row, Good, HSG C
18,981	74	>75% Grass cover, Good, HSG C
331,556	84	Weighted Average
331,556		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.5	300	0.0250	0.20		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
2.9	250	0.0250	1.42		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
28.4	550	Total			

Summary for Subcatchment E6: SOUTHWEST AREA

Runoff = 58.66 cfs @ 12.29 hrs, Volume= 5.261 af, Depth> 2.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
674,269	85	Row crops, straight row, Good, HSG C
546,106	76	Woods/grass comb., Fair, HSG C
1,220,375	81	Weighted Average
1,220,375		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.3	350	0.0600	0.29		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
3.9	400	0.0370	1.73		Shallow Concentrated Flow, SWALE FLOW Cultivated Straight Rows Kv= 9.0 fps
24.2	750	Total			

Summary for Subcatchment E7: SOUTHEAST AREA

Runoff = 12.06 cfs @ 12.25 hrs, Volume= 1.015 af, Depth> 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 18,000	98	ROOF AND DRIVEWAY
7,034	85	Row crops, straight row, Good, HSG C
260,145	74	>75% Grass cover, Good, HSG C
285,179	76	Weighted Average
267,179		93.69% Pervious Area
18,000		6.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.6	350	0.0850	0.33		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
3.0	400	0.0600	2.20		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
20.6	750	Total			

Summary for Subcatchment O1: OFFSITE NORTH AREA

Runoff = 47.78 cfs @ 12.80 hrs, Volume= 7.023 af, Depth> 1.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
1,992,036	76	Woods/grass comb., Fair, HSG C
1,992,036		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.5	500	0.0480	0.14		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O2: OFFSITE AREA O2

Runoff = 7.31 cfs @ 12.23 hrs, Volume= 0.593 af, Depth> 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
166,588	76	Woods/grass comb., Fair, HSG C
166,588		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.0	250	0.2000	0.22		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O3: OFFSITE NORTHEAST AREA

Runoff = 41.50 cfs @ 13.01 hrs, Volume= 7.109 af, Depth> 1.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 500	98	ROOF
2,024,525	76	Woods/grass comb., Fair, HSG C
2,025,025	76	Weighted Average
2,024,525		99.98% Pervious Area
500		0.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.6	400	0.0720	0.16		Sheet Flow, WOODED Woods: Light underbrush n= 0.400 P2= 2.81"
33.0	2,100	0.0450	1.06		Shallow Concentrated Flow, WOODED Woodland Kv= 5.0 fps
74.6	2,500	Total			

Summary for Subcatchment O4: OFFSITE AREA SOUTHEAST

Runoff = 6.67 cfs @ 12.75 hrs, Volume= 0.936 af, Depth > 1.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 11,933	98	IMPERV
242,984	76	Woods/grass comb., Fair, HSG C
254,917	77	Weighted Average
242,984		95.32% Pervious Area
11,933		4.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
54.4	575	0.0760	0.18		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Reach 1R: WEST EXISTING

Inflow Area = 136.437 ac, 0.50% Impervious, Inflow Depth > 2.11" for 10-yr event
 Inflow = 165.13 cfs @ 12.39 hrs, Volume= 23.945 af
 Outflow = 165.13 cfs @ 12.39 hrs, Volume= 23.945 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Reach 2R: EAST EXIST

Inflow Area = 81.707 ac, 0.01% Impervious, Inflow Depth > 2.09" for 10-yr event
 Inflow = 88.37 cfs @ 12.34 hrs, Volume= 14.264 af
 Outflow = 88.37 cfs @ 12.34 hrs, Volume= 14.264 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Pond P7: Exist Low Area

Inflow Area = 6.547 ac, 6.31% Impervious, Inflow Depth > 1.86" for 10-yr event
 Inflow = 12.06 cfs @ 12.25 hrs, Volume= 1.015 af
 Outflow = 12.04 cfs @ 12.26 hrs, Volume= 1.010 af, Atten= 0%, Lag= 0.4 min
 Discarded = 0.01 cfs @ 12.26 hrs, Volume= 0.004 af
 Primary = 12.03 cfs @ 12.26 hrs, Volume= 1.005 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 869.62' @ 12.26 hrs Surf.Area= 1,018 sf Storage= 1,259 cf
 Flood Elev= 871.00' Surf.Area= 2,500 sf Storage= 3,526 cf

Plug-Flow detention time= 5.6 min calculated for 1.009 af (99% of inflow)
 Center-of-Mass det. time= 2.5 min (842.9 - 840.4)

Volume	Invert	Avail.Storage	Storage Description
#1	867.00'	3,526 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
867.00	73	0	0
868.00	325	199	199
869.00	714	520	719
870.00	1,200	957	1,676
871.00	2,500	1,850	3,526

Device	Routing	Invert	Outlet Devices
#1	Primary	867.90'	18.0" Round Culvert L= 68.0' Ke= 0.510 Inlet / Outlet Invert= 867.90' / 866.53' S= 0.0201 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Discarded	867.00'	0.400 in/hr Exfiltration over Surface area
#3	Primary	869.50'	30.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Discarded OutFlow Max=0.01 cfs @ 12.26 hrs HW=869.62' (Free Discharge)
 ↳ **2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=12.03 cfs @ 12.26 hrs HW=869.62' TW=0.00' (Dynamic Tailwater)
 ↳ **1=Culvert** (Inlet Controls 8.34 cfs @ 4.72 fps)
 ↳ **3=Broad-Crested Rectangular Weir** (Weir Controls 3.69 cfs @ 0.99 fps)

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentE1: West-1-Area Runoff Area=365,007 sf 0.00% Impervious Runoff Depth>5.08"
 Flow Length=300' Slope=0.0600 '/' Tc=35.6 min CN=81 Runoff=30.42 cfs 3.545 af

SubcatchmentE2: West-2-Area Runoff Area=1,201,062 sf 0.00% Impervious Runoff Depth>5.06"
 Flow Length=1,250' Tc=48.7 min CN=81 Runoff=85.04 cfs 11.634 af

SubcatchmentE3: Center-Area Runoff Area=624,641 sf 0.00% Impervious Runoff Depth>5.43"
 Flow Length=850' Tc=20.0 min CN=84 Runoff=73.16 cfs 6.493 af

SubcatchmentE4: South-Area Runoff Area=1,036,006 sf 0.00% Impervious Runoff Depth>5.43"
 Flow Length=1,000' Tc=25.2 min CN=84 Runoff=108.84 cfs 10.759 af

SubcatchmentE5: EAST CENTER AREA Runoff Area=331,556 sf 0.00% Impervious Runoff Depth>5.42"
 Flow Length=550' Slope=0.0250 '/' Tc=28.4 min CN=84 Runoff=32.82 cfs 3.441 af

SubcatchmentE6: SOUTHWEST AREA Runoff Area=1,220,375 sf 0.00% Impervious Runoff Depth>5.09"
 Flow Length=750' Tc=24.2 min CN=81 Runoff=123.68 cfs 11.880 af

SubcatchmentE7: SOUTHEAST AREA Runoff Area=285,179 sf 6.31% Impervious Runoff Depth>4.53"
 Flow Length=750' Tc=20.6 min CN=76 Runoff=27.93 cfs 2.473 af

SubcatchmentO1: OFFSITE NORTH Runoff Area=1,992,036 sf 0.00% Impervious Runoff Depth>4.49"
 Flow Length=500' Slope=0.0480 '/' Tc=58.5 min CN=76 Runoff=112.94 cfs 17.128 af

SubcatchmentO2: OFFSITE AREA O2 Runoff Area=166,588 sf 0.00% Impervious Runoff Depth>4.53"
 Flow Length=250' Slope=0.2000 '/' Tc=19.0 min CN=76 Runoff=16.92 cfs 1.445 af

SubcatchmentO3: OFFSITE Runoff Area=2,025,025 sf 0.02% Impervious Runoff Depth>4.48"
 Flow Length=2,500' Tc=74.6 min CN=76 Runoff=98.82 cfs 17.347 af

SubcatchmentO4: OFFSITE AREA Runoff Area=254,917 sf 4.68% Impervious Runoff Depth>4.61"
 Flow Length=575' Slope=0.0760 '/' Tc=54.4 min CN=77 Runoff=15.42 cfs 2.248 af

Reach 1R: WEST EXISTING Inflow=366.71 cfs 55.389 af
 Outflow=366.71 cfs 55.389 af

Reach 2R: EAST EXIST Inflow=190.54 cfs 32.992 af
 Outflow=190.54 cfs 32.992 af

Pond P7: Exist Low Area Peak Elev=869.86' Storage=1,510 cf Inflow=27.93 cfs 2.473 af
 Discarded=0.01 cfs 0.006 af Primary=27.91 cfs 2.461 af Outflow=27.92 cfs 2.467 af

Total Runoff Area = 218.145 ac Runoff Volume = 88.393 af Average Runoff Depth = 4.86"
99.68% Pervious = 217.446 ac 0.32% Impervious = 0.699 ac

Summary for Subcatchment E1: West-1-Area

Runoff = 30.42 cfs @ 12.46 hrs, Volume= 3.545 af, Depth> 5.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
196,472	85	Row crops, straight row, Good, HSG C
168,535	76	Woods/grass comb., Fair, HSG C
365,007	81	Weighted Average
365,007		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
35.6	300	0.0600	0.14		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment E2: West-2- Area

Runoff = 85.04 cfs @ 12.61 hrs, Volume= 11.634 af, Depth> 5.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
614,767	85	Row crops, straight row, Good, HSG C
586,295	76	Woods/grass comb., Fair, HSG C
1,201,062	81	Weighted Average
1,201,062		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
39.7	350	0.0620	0.15		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"
9.0	900	0.0340	1.66		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
48.7	1,250	Total			

Summary for Subcatchment E3: Center-Area

Runoff = 73.16 cfs @ 12.22 hrs, Volume= 6.493 af, Depth> 5.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
570,426	85	Row crops, straight row, Good, HSG C
54,215	76	Woods/grass comb., Fair, HSG C
624,641	84	Weighted Average
624,641		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	300	0.1000	0.34		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
5.4	550	0.0360	1.71		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
20.0	850	Total			

Summary for Subcatchment E4: South-Area

Runoff = 108.84 cfs @ 12.29 hrs, Volume= 10.759 af, Depth> 5.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
880,518	85	Row crops, straight row, Good, HSG C
155,488	76	Woods/grass comb., Fair, HSG C
1,036,006	84	Weighted Average
1,036,006		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.0	350	0.0710	0.31		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
6.2	650	0.0380	1.75		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
25.2	1,000	Total			

Summary for Subcatchment E5: EAST CENTER AREA

Runoff = 32.82 cfs @ 12.34 hrs, Volume= 3.441 af, Depth> 5.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
312,575	85	Row crops, straight row, Good, HSG C
18,981	74	>75% Grass cover, Good, HSG C
331,556	84	Weighted Average
331,556		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.5	300	0.0250	0.20		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
2.9	250	0.0250	1.42		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
28.4	550	Total			

Summary for Subcatchment E6: SOUTHWEST AREA

Runoff = 123.68 cfs @ 12.29 hrs, Volume= 11.880 af, Depth> 5.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
674,269	85	Row crops, straight row, Good, HSG C
546,106	76	Woods/grass comb., Fair, HSG C
1,220,375	81	Weighted Average
1,220,375		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.3	350	0.0600	0.29		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
3.9	400	0.0370	1.73		Shallow Concentrated Flow, SWALE FLOW Cultivated Straight Rows Kv= 9.0 fps
24.2	750	Total			

Summary for Subcatchment E7: SOUTHEAST AREA

Runoff = 27.93 cfs @ 12.24 hrs, Volume= 2.473 af, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 18,000	98	ROOF AND DRIVEWAY
7,034	85	Row crops, straight row, Good, HSG C
260,145	74	>75% Grass cover, Good, HSG C
285,179	76	Weighted Average
267,179		93.69% Pervious Area
18,000		6.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.6	350	0.0850	0.33		Sheet Flow, CULTIVATED Cultivated: Residue>20% n= 0.170 P2= 2.81"
3.0	400	0.0600	2.20		Shallow Concentrated Flow, CULTIVATED Cultivated Straight Rows Kv= 9.0 fps
20.6	750	Total			

Summary for Subcatchment O1: OFFSITE NORTH AREA

Runoff = 112.94 cfs @ 12.80 hrs, Volume= 17.128 af, Depth> 4.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
1,992,036	76	Woods/grass comb., Fair, HSG C
1,992,036		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.5	500	0.0480	0.14		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O2: OFFSITE AREA O2

Runoff = 16.92 cfs @ 12.22 hrs, Volume= 1.445 af, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
166,588	76	Woods/grass comb., Fair, HSG C
166,588		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.0	250	0.2000	0.22		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O3: OFFSITE NORTHEAST AREA

Runoff = 98.82 cfs @ 13.01 hrs, Volume= 17.347 af, Depth> 4.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 500	98	ROOF
2,024,525	76	Woods/grass comb., Fair, HSG C
2,025,025	76	Weighted Average
2,024,525		99.98% Pervious Area
500		0.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.6	400	0.0720	0.16		Sheet Flow, WOODED Woods: Light underbrush n= 0.400 P2= 2.81"
33.0	2,100	0.0450	1.06		Shallow Concentrated Flow, WOODED Woodland Kv= 5.0 fps
74.6	2,500	Total			

Summary for Subcatchment O4: OFFSITE AREA SOUTHEAST

Runoff = 15.42 cfs @ 12.70 hrs, Volume= 2.248 af, Depth > 4.61"
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 11,933	98	IMPERV
242,984	76	Woods/grass comb., Fair, HSG C
254,917	77	Weighted Average
242,984		95.32% Pervious Area
11,933		4.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
54.4	575	0.0760	0.18		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Reach 1R: WEST EXISTING

Inflow Area = 136.437 ac, 0.50% Impervious, Inflow Depth > 4.87" for 100-yr event
 Inflow = 366.71 cfs @ 12.39 hrs, Volume= 55.389 af
 Outflow = 366.71 cfs @ 12.39 hrs, Volume= 55.389 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Reach 2R: EAST EXIST

Inflow Area = 81.707 ac, 0.01% Impervious, Inflow Depth > 4.85" for 100-yr event
 Inflow = 190.54 cfs @ 12.34 hrs, Volume= 32.992 af
 Outflow = 190.54 cfs @ 12.34 hrs, Volume= 32.992 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Pond P7: Exist Low Area

Inflow Area = 6.547 ac, 6.31% Impervious, Inflow Depth > 4.53" for 100-yr event
 Inflow = 27.93 cfs @ 12.24 hrs, Volume= 2.473 af
 Outflow = 27.92 cfs @ 12.25 hrs, Volume= 2.467 af, Atten= 0%, Lag= 0.2 min
 Discarded = 0.01 cfs @ 12.25 hrs, Volume= 0.006 af
 Primary = 27.91 cfs @ 12.25 hrs, Volume= 2.461 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 869.86' @ 12.25 hrs Surf.Area= 1,131 sf Storage= 1,510 cf
 Flood Elev= 871.00' Surf.Area= 2,500 sf Storage= 3,526 cf

Plug-Flow detention time= 3.4 min calculated for 2.467 af (100% of inflow)
 Center-of-Mass det. time= 1.9 min (823.7 - 821.8)

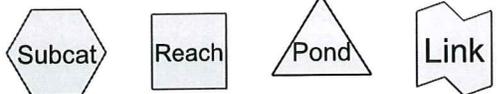
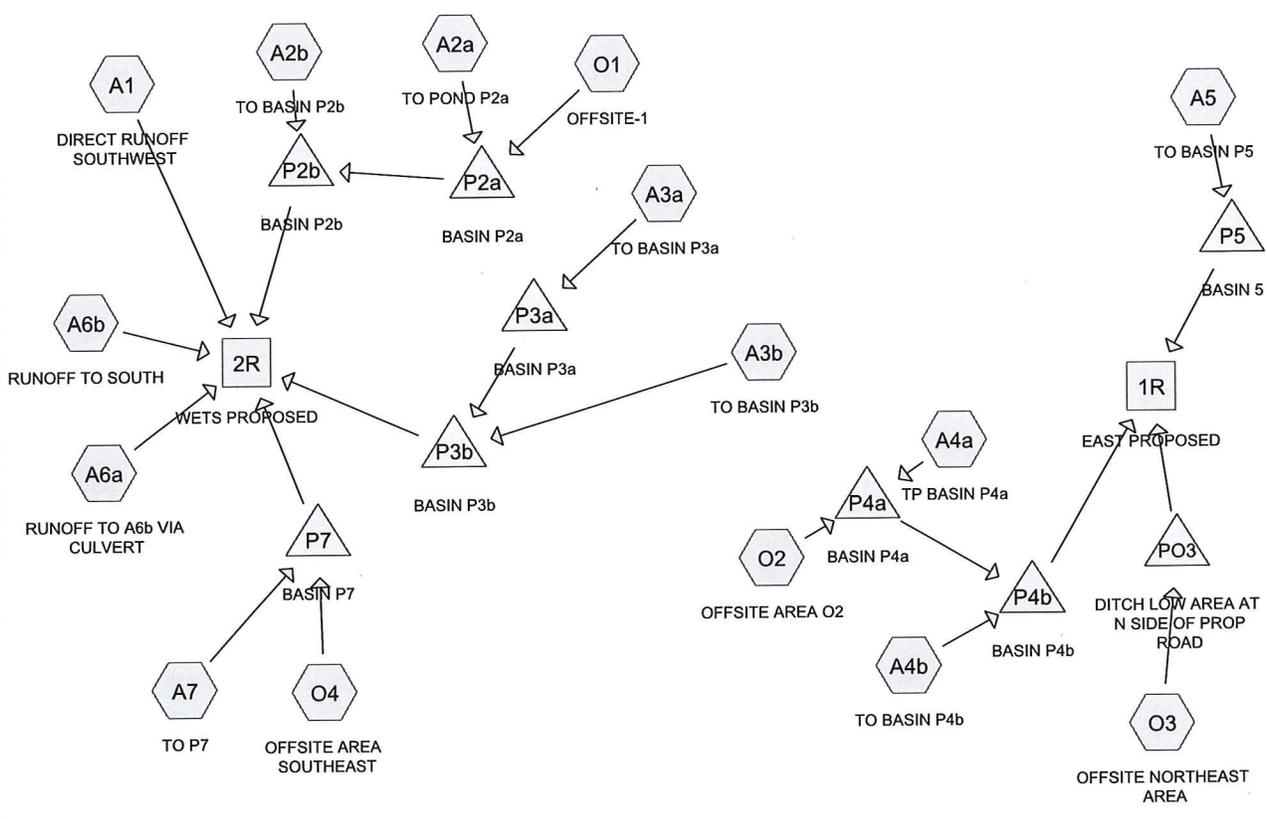
Volume	Invert	Avail.Storage	Storage Description
#1	867.00'	3,526 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
867.00	73	0	0
868.00	325	199	199
869.00	714	520	719
870.00	1,200	957	1,676
871.00	2,500	1,850	3,526

Device	Routing	Invert	Outlet Devices
#1	Primary	867.90'	18.0" Round Culvert L= 68.0' Ke= 0.510 Inlet / Outlet Invert= 867.90' / 866.53' S= 0.0201 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Discarded	867.00'	0.400 in/hr Exfiltration over Surface area
#3	Primary	869.50'	30.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Discarded OutFlow Max=0.01 cfs @ 12.25 hrs HW=869.86' (Free Discharge)
 ↳ **2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=27.90 cfs @ 12.25 hrs HW=869.86' TW=0.00' (Dynamic Tailwater)
 ↳ **1=Culvert** (Inlet Controls 9.29 cfs @ 5.26 fps)
 ↳ **3=Broad-Crested Rectangular Weir** (Weir Controls 18.61 cfs @ 1.73 fps)



1707_AFTON CREEK PRESERVE_PROP-V4 FEB 5 2018

Prepared by PLOWE ENGINEERING, INC.

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
79.224	74	>75% Grass cover, Good, HSG C (A1, A2a, A2b, A3a, A3b, A4a, A4b, A5, A6a, A6b, A7)
0.297	98	IMPERV (O4)
2.778	98	IMPERVIOUS (A3b, A4a, A5, A6a, A6b)
0.576	98	Impervious area (A3a)
0.129	98	STEER (O3)
3.735	98	Unconnected pavement, HSG C (A1, A2a, A2b, A4b, A7)
131.406	76	Woods/grass comb., Fair, HSG C (A2a, A3a, A4a, A6b, O1, O2, O3, O4)
218.145	76	TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	79.224	0.000	0.000	79.224	>75% Grass cover, Good	A1, A2a, A2b, A3a, A3b, A4a, A4b, A5, A6a, A6b, A7
0.000	0.000	0.000	0.000	0.297	0.297	IMPERV	O4
0.000	0.000	0.000	0.000	2.778	2.778	IMPERVIOUS	A3b, A4a, A5, A6a, A6b
0.000	0.000	0.000	0.000	0.576	0.576	Impervious area	A3a
0.000	0.000	0.000	0.000	0.129	0.129	STEER	O3
0.000	0.000	3.735	0.000	0.000	3.735	Unconnected pavement	A1, A2a, A2b, A4b, A7
0.000	0.000	131.406	0.000	0.000	131.406	Woods/grass comb., Fair	A2a, A3a, A4a, A6b, O1, O2, O3, O4
0.000	0.000	214.365	0.000	3.780	218.145	TOTAL AREA	

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentA1: DIRECT RUNOFF Runoff Area=735,325 sf 3.33% Impervious Runoff Depth>0.79"
Flow Length=550' Tc=20.7 min UI Adjusted CN=74 Runoff=11.71 cfs 1.104 af

SubcatchmentA2a: TO POND P2a Runoff Area=897,320 sf 5.04% Impervious Runoff Depth>0.88"
Flow Length=500' Tc=36.2 min CN=76 Runoff=12.52 cfs 1.510 af

SubcatchmentA2b: TO BASIN P2b Runoff Area=187,459 sf 13.07% Impervious Runoff Depth>0.88"
Flow Length=450' Tc=20.7 min UI Adjusted CN=76 Runoff=3.48 cfs 0.317 af

SubcatchmentA3a: TO BASIN P3a Runoff Area=189,707 sf 13.23% Impervious Runoff Depth>0.94"
Flow Length=300' Tc=15.7 min CN=77 Runoff=4.32 cfs 0.340 af

SubcatchmentA3b: TO BASIN P3b Runoff Area=172,171 sf 6.39% Impervious Runoff Depth>0.88"
Flow Length=260' Slope=0.0460 '/' Tc=23.4 min CN=76 Runoff=3.01 cfs 0.291 af

SubcatchmentA4a: TP BASIN P4a Runoff Area=690,862 sf 5.51% Impervious Runoff Depth>0.88"
Flow Length=600' Tc=24.9 min CN=76 Runoff=11.68 cfs 1.167 af

SubcatchmentA4b: TO BASIN P4b Runoff Area=300,663 sf 9.08% Impervious Runoff Depth>0.83"
Flow Length=450' Tc=25.3 min UI Adjusted CN=75 Runoff=4.69 cfs 0.479 af

SubcatchmentA5: TO BASIN P5 Runoff Area=346,926 sf 1.61% Impervious Runoff Depth>0.78"
Flow Length=500' Tc=29.0 min CN=74 Runoff=4.67 cfs 0.520 af

SubcatchmentA6a: RUNOFF TO A6b VIA Runoff Area=157,765 sf 17.05% Impervious Runoff Depth>0.99"
Flow Length=350' Tc=16.8 min CN=78 Runoff=3.72 cfs 0.299 af

SubcatchmentA6b: RUNOFF TO SOUTH Runoff Area=1,096,469 sf 3.59% Impervious Runoff Depth>0.88"
Flow Length=700' Tc=24.7 min CN=76 Runoff=18.62 cfs 1.852 af

SubcatchmentA7: TO P7 Runoff Area=289,159 sf 14.25% Impervious Runoff Depth>0.88"
Flow Length=800' Tc=23.3 min UI Adjusted CN=76 Runoff=5.06 cfs 0.489 af

SubcatchmentO1: OFFSITE-1 Runoff Area=1,992,036 sf 0.00% Impervious Runoff Depth>0.87"
Flow Length=500' Slope=0.0480 '/' Tc=58.5 min CN=76 Runoff=21.11 cfs 3.329 af

SubcatchmentO2: OFFSITE AREA O2 Runoff Area=166,588 sf 0.00% Impervious Runoff Depth>0.88"
Flow Length=250' Slope=0.2000 '/' Tc=19.0 min CN=76 Runoff=3.22 cfs 0.282 af

SubcatchmentO3: OFFSITE Runoff Area=2,025,025 sf 0.28% Impervious Runoff Depth>0.87"
Flow Length=2,500' Tc=74.6 min CN=76 Runoff=18.29 cfs 3.367 af

SubcatchmentO4: OFFSITE AREA Runoff Area=254,917 sf 5.08% Impervious Runoff Depth>0.93"
Flow Length=575' Slope=0.0760 '/' Tc=54.4 min CN=77 Runoff=3.02 cfs 0.452 af

Reach 1R: EAST PROPOSED Inflow=25.27 cfs 4.578 af
Outflow=25.27 cfs 4.578 af

Reach 2R: WETS PROPOSED	Inflow=39.99 cfs 8.705 af Outflow=39.99 cfs 8.705 af
Pond P2a: BASIN P2a	Peak Elev=891.15' Storage=1,853 cf Inflow=30.77 cfs 4.840 af 42.0" Round Culvert n=0.012 L=150.0' S=0.0200 '/' Outflow=30.76 cfs 4.838 af
Pond P2b: BASIN P2b	Peak Elev=882.13' Storage=54,806 cf Inflow=32.34 cfs 5.155 af Primary=26.55 cfs 4.393 af Secondary=0.00 cfs 0.000 af Outflow=26.55 cfs 4.393 af
Pond P3a: BASIN P3a	Peak Elev=916.97' Storage=397 cf Inflow=4.32 cfs 0.340 af 24.0" Round Culvert n=0.012 L=90.0' S=0.0056 '/' Outflow=4.28 cfs 0.339 af
Pond P3b: BASIN P3b	Peak Elev=898.76' Storage=14,917 cf Inflow=6.99 cfs 0.630 af Primary=0.86 cfs 0.345 af Secondary=0.00 cfs 0.000 af Outflow=0.86 cfs 0.345 af
Pond P4a: BASIN P4a	Peak Elev=906.70' Storage=3,181 cf Inflow=14.64 cfs 1.449 af 36.0" Round Culvert n=0.012 L=135.0' S=0.0037 '/' Outflow=14.02 cfs 1.447 af
Pond P4b: BASIN P4b	Peak Elev=900.32' Storage=36,403 cf Inflow=18.66 cfs 1.926 af Outflow=7.80 cfs 1.212 af
Pond P5: BASIN 5	Peak Elev=903.61' Storage=22,633 cf Inflow=4.67 cfs 0.520 af Outflow=0.00 cfs 0.000 af
Pond P7: BASIN P7	Peak Elev=868.88' Storage=13,759 cf Inflow=6.42 cfs 0.940 af Primary=4.10 cfs 0.712 af Secondary=0.00 cfs 0.000 af Outflow=4.10 cfs 0.712 af
Pond PO3: DITCH LOW AREA AT N SIDE OF	Peak Elev=896.80' Storage=755 cf Inflow=18.29 cfs 3.367 af 36.0" Round Culvert x 2.00 n=0.012 L=105.0' S=0.0048 '/' Outflow=18.27 cfs 3.367 af
Total Runoff Area = 218.145 ac Runoff Volume = 15.797 af Average Runoff Depth = 0.87"	
96.56% Pervious = 210.630 ac 3.44% Impervious = 7.515 ac	

Summary for Subcatchment A1: DIRECT RUNOFF SOUTHWEST

Runoff = 11.71 cfs @ 12.27 hrs, Volume= 1.104 af, Depth> 0.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Adj	Description
24,500	98		Unconnected pavement, HSG C
710,825	74		>75% Grass cover, Good, HSG C
735,325	75	74	Weighted Average, UI Adjusted
710,825			96.67% Pervious Area
24,500			3.33% Impervious Area
24,500			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	200	0.0470	0.18		Sheet Flow, grass Grass: Dense n= 0.240 P2= 2.81"
1.9	350	0.0430	3.11		Shallow Concentrated Flow, grass swale flow Grassed Waterway Kv= 15.0 fps
20.7	550	Total			

Summary for Subcatchment A2a: TO POND P2a

Runoff = 12.52 cfs @ 12.51 hrs, Volume= 1.510 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
45,200	98	Unconnected pavement, HSG C
289,580	74	>75% Grass cover, Good, HSG C
562,540	76	Woods/grass comb., Fair, HSG C
897,320	76	Weighted Average
852,120		94.96% Pervious Area
45,200		5.04% Impervious Area
45,200		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.1	250	0.0500	0.13		Sheet Flow, SHEET FLOW Woods: Light underbrush n= 0.400 P2= 2.81"
3.1	250	0.0700	1.32		Shallow Concentrated Flow, SWALE FLOW Woodland Kv= 5.0 fps
36.2	500	Total			

Summary for Subcatchment A2b: TO BASIN P2b

Runoff = 3.48 cfs @ 12.26 hrs, Volume= 0.317 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Adj	Description
24,500	98		Unconnected pavement, HSG C
162,959	74		>75% Grass cover, Good, HSG C
187,459	77	76	Weighted Average, UI Adjusted
162,959			86.93% Pervious Area
24,500			13.07% Impervious Area
24,500			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.9	250	0.0640	0.21		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
0.8	200	0.0800	4.24		Shallow Concentrated Flow, GRASS SWALE Grassed Waterway Kv= 15.0 fps
20.7	450	Total			

Summary for Subcatchment A3a: TO BASIN P3a

Runoff = 4.32 cfs @ 12.19 hrs, Volume= 0.340 af, Depth> 0.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
* 25,100	98	Impervious area
140,607	74	>75% Grass cover, Good, HSG C
24,000	76	Woods/grass comb., Fair, HSG C
189,707	77	Weighted Average
164,607		86.77% Pervious Area
25,100		13.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.2	200	0.0800	0.22		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
0.5	100	0.0600	3.67		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
15.7	300	Total			

Summary for Subcatchment A3b: TO BASIN P3b

Runoff = 3.01 cfs @ 12.30 hrs, Volume= 0.291 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
* 11,000	98	IMPERVIOUS
161,171	74	>75% Grass cover, Good, HSG C
172,171	76	Weighted Average
161,171		93.61% Pervious Area
11,000		6.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.4	260	0.0460	0.18		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"

Summary for Subcatchment A4a: TP BASIN P4a

Runoff = 11.68 cfs @ 12.33 hrs, Volume= 1.167 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
* 38,100	98	IMPERVIOUS
555,262	74	>75% Grass cover, Good, HSG C
97,500	76	Woods/grass comb., Fair, HSG C
690,862	76	Weighted Average
652,762		94.49% Pervious Area
38,100		5.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	300	0.0630	0.22		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
1.7	300	0.0400	3.00		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
24.9	600	Total			

Summary for Subcatchment A4b: TO BASIN P4b

Runoff = 4.69 cfs @ 12.34 hrs, Volume= 0.479 af, Depth> 0.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Adj	Description
27,300	98		Unconnected pavement, HSG C
273,363	74		>75% Grass cover, Good, HSG C
300,663	76	75	Weighted Average, UI Adjusted
273,363			90.92% Pervious Area
27,300			9.08% Impervious Area
27,300			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.0	250	0.0400	0.17		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
1.3	200	0.0300	2.60		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
25.3	450	Total			

Summary for Subcatchment A5: TO BASIN P5

Runoff = 4.67 cfs @ 12.41 hrs, Volume= 0.520 af, Depth> 0.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
* 5,600	98	IMPERVIOUS
341,326	74	>75% Grass cover, Good, HSG C
346,926	74	Weighted Average
341,326		98.39% Pervious Area
5,600		1.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.0	250	0.0300	0.15		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
2.0	250	0.0200	2.12		Shallow Concentrated Flow, GRASS SWALE Grassed Waterway Kv= 15.0 fps
29.0	500	Total			

Summary for Subcatchment A6a: RUNOFF TO A6b VIA CULVERT

Runoff = 3.72 cfs @ 12.20 hrs, Volume= 0.299 af, Depth> 0.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
* 26,900	98	IMPERVIOUS
130,865	74	>75% Grass cover, Good, HSG C
157,765	78	Weighted Average
130,865		82.95% Pervious Area
26,900		17.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.1	200	0.0700	0.21		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
0.7	150	0.0530	3.45		Shallow Concentrated Flow, GRASS SWALE Grassed Waterway Kv= 15.0 fps
16.8	350	Total			

Summary for Subcatchment A6b: RUNOFF TO SOUTH

Runoff = 18.62 cfs @ 12.33 hrs, Volume= 1.852 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
* 39,400	98	IMPERVIOUS
620,000	76	Woods/grass comb., Fair, HSG C
437,069	74	>75% Grass cover, Good, HSG C
1,096,469	76	Weighted Average
1,057,069		96.41% Pervious Area
39,400		3.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.3	250	0.0480	0.19		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
2.4	450	0.0420	3.07		Shallow Concentrated Flow, GRASS SWALE FLOW Grassed Waterway Kv= 15.0 fps
24.7	700	Total			

Summary for Subcatchment A7: TO P7

Runoff = 5.06 cfs @ 12.30 hrs, Volume= 0.489 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

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Area (sf)	CN	Adj	Description
41,200	98		Unconnected pavement, HSG C
247,959	74		>75% Grass cover, Good, HSG C
289,159	77	76	Weighted Average, UI Adjusted
247,959			85.75% Pervious Area
41,200			14.25% Impervious Area
41,200			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.0	250	0.0560	0.20		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
2.3	550	0.0730	4.05		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
23.3	800	Total			

Summary for Subcatchment O1: OFFSITE-1

Runoff = 21.11 cfs @ 12.81 hrs, Volume= 3.329 af, Depth> 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
1,992,036	76	Woods/grass comb., Fair, HSG C
1,992,036		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.5	500	0.0480	0.14		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O2: OFFSITE AREA O2

Runoff = 3.22 cfs @ 12.24 hrs, Volume= 0.282 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

Area (sf)	CN	Description
166,588	76	Woods/grass comb., Fair, HSG C
166,588		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.0	250	0.2000	0.22		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O3: OFFSITE NORTHEAST AREA

Runoff = 18.29 cfs @ 13.02 hrs, Volume= 3.367 af, Depth> 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

	Area (sf)	CN	Description
*	5,600	98	STEER
	2,019,425	76	Woods/grass comb., Fair, HSG C
	2,025,025	76	Weighted Average
	2,019,425		99.72% Pervious Area
	5,600		0.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.6	400	0.0720	0.16		Sheet Flow, WOODED Woods: Light underbrush n= 0.400 P2= 2.81"
33.0	2,100	0.0450	1.06		Shallow Concentrated Flow, WOODED Woodland Kv= 5.0 fps
74.6	2,500	Total			

Summary for Subcatchment O4: OFFSITE AREA SOUTHEAST

Runoff = 3.02 cfs @ 12.76 hrs, Volume= 0.452 af, Depth> 0.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 2-yr Rainfall=2.81"

	Area (sf)	CN	Description
*	12,954	98	IMPERV
	241,963	76	Woods/grass comb., Fair, HSG C
	254,917	77	Weighted Average
	241,963		94.92% Pervious Area
	12,954		5.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
54.4	575	0.0760	0.18		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Reach 1R: EAST PROPOSED

Inflow Area = 81.039 ac, 2.17% Impervious, Inflow Depth > 0.68" for 2-yr event
 Inflow = 25.27 cfs @ 12.96 hrs, Volume= 4.578 af
 Outflow = 25.27 cfs @ 12.96 hrs, Volume= 4.578 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Reach 2R: WETS PROPOSED

Inflow Area = 137.106 ac, 4.20% Impervious, Inflow Depth > 0.76" for 2-yr event
 Inflow = 39.99 cfs @ 12.89 hrs, Volume= 8.705 af
 Outflow = 39.99 cfs @ 12.89 hrs, Volume= 8.705 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Pond P2a: BASIN P2a

Inflow Area = 66.330 ac, 1.56% Impervious, Inflow Depth > 0.88" for 2-yr event
 Inflow = 30.77 cfs @ 12.73 hrs, Volume= 4.840 af
 Outflow = 30.76 cfs @ 12.74 hrs, Volume= 4.838 af, Atten= 0%, Lag= 0.4 min
 Primary = 30.76 cfs @ 12.74 hrs, Volume= 4.838 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 891.15' @ 12.74 hrs Surf.Area= 1,520 sf Storage= 1,853 cf

Plug-Flow detention time= 1.0 min calculated for 4.838 af (100% of inflow)
 Center-of-Mass det. time= 0.8 min (886.5 - 885.6)

Volume #1	Invert	Avail.Storage	Storage Description
	889.00'	80,923 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
889.00	5	0	0
890.00	908	457	457
892.00	1,971	2,879	3,336
894.00	3,887	5,858	9,194
896.00	6,696	10,583	19,777
898.00	13,780	20,476	40,253
900.00	26,890	40,670	80,923

Device	Routing	Invert	Outlet Devices
#1	Primary	889.00'	42.0" Round Culvert L= 150.0' Ke= 0.510 Inlet / Outlet Invert= 889.00' / 886.00' S= 0.0200 ' Cc= 0.900 n= 0.012, Flow Area= 9.62 sf

Primary OutFlow Max=30.76 cfs @ 12.74 hrs HW=891.15' TW=881.67' (Dynamic Tailwater)
 1=Culvert (Inlet Controls 30.76 cfs @ 4.96 fps)

Summary for Pond P2b: BASIN P2b

Inflow Area = 70.634 ac, 2.27% Impervious, Inflow Depth > 0.88" for 2-yr event
 Inflow = 32.34 cfs @ 12.69 hrs, Volume= 5.155 af
 Outflow = 26.55 cfs @ 13.02 hrs, Volume= 4.393 af, Atten= 18%, Lag= 19.8 min
 Primary = 26.55 cfs @ 13.02 hrs, Volume= 4.393 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

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Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 882.13' @ 13.02 hrs Surf.Area= 14,269 sf Storage= 54,806 cf

Plug-Flow detention time= 101.6 min calculated for 4.393 af (85% of inflow)
 Center-of-Mass det. time= 37.9 min (922.9 - 885.0)

Volume	Invert	Avail.Storage	Storage Description
#1	876.00'	105,267 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
876.00	4,400	0	0
878.00	7,059	11,459	11,459
880.00	10,226	17,285	28,744
882.00	13,962	24,188	52,932
884.00	18,582	32,544	85,476
885.00	21,000	19,791	105,267

Device	Routing	Invert	Outlet Devices
#1	Primary	880.00'	36.0" Round Culvert L= 55.0' Ke= 0.510 Inlet / Outlet Invert= 880.00' / 879.00' S= 0.0182 '/' Cc= 0.900 n= 0.012, Flow Area= 7.07 sf
#2	Secondary	884.00'	30.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=26.55 cfs @ 13.02 hrs HW=882.13' TW=0.00' (Dynamic Tailwater)
 ↑**1=Culvert** (Inlet Controls 26.55 cfs @ 4.94 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=876.00' (Free Discharge)
 ↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond P3a: BASIN P3a

Inflow Area = 4.355 ac, 13.23% Impervious, Inflow Depth > 0.94" for 2-yr event
 Inflow = 4.32 cfs @ 12.19 hrs, Volume= 0.340 af
 Outflow = 4.28 cfs @ 12.21 hrs, Volume= 0.339 af, Atten= 1%, Lag= 1.1 min
 Primary = 4.28 cfs @ 12.21 hrs, Volume= 0.339 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 916.97' @ 12.21 hrs Surf.Area= 537 sf Storage= 397 cf

Plug-Flow detention time= 3.5 min calculated for 0.339 af (100% of inflow)
 Center-of-Mass det. time= 2.0 min (857.6 - 855.6)

Volume	Invert	Avail.Storage	Storage Description
#1	916.00'	5,300 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
916.00	280	0	0
918.00	810	1,090	1,090
920.00	3,400	4,210	5,300

Device	Routing	Invert	Outlet Devices
#1	Primary	916.00'	24.0" Round Culvert L= 90.0' Ke= 0.510 Inlet / Outlet Invert= 916.00' / 915.50' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 3.14 sf

Primary OutFlow Max=4.27 cfs @ 12.21 hrs HW=916.97' TW=897.05' (Dynamic Tailwater)
 ↳ **1=Culvert** (Barrel Controls 4.27 cfs @ 4.13 fps)

Summary for Pond P3b: BASIN P3b

Inflow Area = 8.308 ac, 9.98% Impervious, Inflow Depth > 0.91" for 2-yr event
 Inflow = 6.99 cfs @ 12.24 hrs, Volume= 0.630 af
 Outflow = 0.86 cfs @ 13.34 hrs, Volume= 0.345 af, Atten= 88%, Lag= 65.9 min
 Primary = 0.86 cfs @ 13.34 hrs, Volume= 0.345 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 898.76' @ 13.34 hrs Surf.Area= 8,218 sf Storage= 14,917 cf

Plug-Flow detention time= 257.6 min calculated for 0.345 af (55% of inflow)
 Center-of-Mass det. time= 139.5 min (1,000.3 - 860.8)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	71,876 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	2,771	0	0
898.00	6,548	9,319	9,319
900.00	10,952	17,500	26,819
902.00	16,070	27,022	53,841
903.00	20,000	18,035	71,876

Device	Routing	Invert	Outlet Devices
#1	Primary	898.20'	15.0" Round Culvert L= 80.0' Ke= 0.510 Inlet / Outlet Invert= 898.20' / 898.00' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Secondary	902.00'	15.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.86 cfs @ 13.34 hrs HW=898.76' TW=0.00' (Dynamic Tailwater)

↑1=Culvert (Barrel Controls 0.86 cfs @ 2.38 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=896.00' (Free Discharge)

↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond P4a: BASIN P4a

Inflow Area = 19.684 ac, 4.44% Impervious, Inflow Depth > 0.88" for 2-yr event
 Inflow = 14.64 cfs @ 12.31 hrs, Volume= 1.449 af
 Outflow = 14.02 cfs @ 12.38 hrs, Volume= 1.447 af, Atten= 4%, Lag= 4.1 min
 Primary = 14.02 cfs @ 12.38 hrs, Volume= 1.447 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 906.70' @ 12.38 hrs Surf.Area= 3,188 sf Storage= 3,181 cf

Plug-Flow detention time= 3.8 min calculated for 1.447 af (100% of inflow)
 Center-of-Mass det. time= 3.0 min (867.9 - 864.8)

Volume	Invert	Avail.Storage	Storage Description
#1	905.00'	28,039 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
905.00	5	0	0
906.00	2,429	1,217	1,217
908.00	4,600	7,029	8,246
910.00	7,295	11,895	20,141
911.00	8,500	7,898	28,039

Device	Routing	Invert	Outlet Devices
#1	Primary	905.00'	36.0" Round Culvert L= 135.0' Ke= 0.510 Inlet / Outlet Invert= 905.00' / 904.50' S= 0.0037 '/' Cc= 0.900 n= 0.012, Flow Area= 7.07 sf

Primary OutFlow Max=14.02 cfs @ 12.38 hrs HW=906.70' TW=899.25' (Dynamic Tailwater)

↑1=Culvert (Barrel Controls 14.02 cfs @ 4.90 fps)

Summary for Pond P4b: BASIN P4b

Inflow Area = 26.587 ac, 5.65% Impervious, Inflow Depth > 0.87" for 2-yr event
 Inflow = 18.66 cfs @ 12.37 hrs, Volume= 1.926 af
 Outflow = 7.80 cfs @ 12.88 hrs, Volume= 1.212 af, Atten= 58%, Lag= 30.8 min
 Primary = 7.80 cfs @ 12.88 hrs, Volume= 1.212 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 900.32' @ 12.88 hrs Surf.Area= 19,799 sf Storage= 36,403 cf
 Flood Elev= 901.00' Surf.Area= 20,690 sf Storage= 50,170 cf

Plug-Flow detention time= 197.0 min calculated for 1.212 af (63% of inflow)

Center-of-Mass det. time= 85.3 min (953.5 - 868.2)

Volume #1	Invert 898.00'	Avail.Storage 71,515 cf	Storage Description
Custom Stage Data (Prismatic) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
898.00	10,755	0	0
900.00	19,380	30,135	30,135
902.00	22,000	41,380	71,515

Device #1	Routing Primary	Invert 900.00'	Outlet Devices
15.0' long x 0.5' breadth Broad-Crested Rectangular Weir			
Head (feet) 0.20 0.40 0.60 0.80 1.00			
Coef. (English) 2.80 2.92 3.08 3.30 3.32			

Primary OutFlow Max=7.80 cfs @ 12.88 hrs HW=900.32' TW=0.00' (Dynamic Tailwater)
 ↳1=Broad-Crested Rectangular Weir (Weir Controls 7.80 cfs @ 1.62 fps)

Summary for Pond P5: BASIN 5

Inflow Area = 7.964 ac, 1.61% Impervious, Inflow Depth > 0.78" for 2-yr event
 Inflow = 4.67 cfs @ 12.41 hrs, Volume= 0.520 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 903.61' @ 24.00 hrs Surf.Area= 15,775 sf Storage= 22,633 cf
 Flood Elev= 903.00' Surf.Area= 14,462 sf Storage= 13,388 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume #1	Invert 902.00'	Avail.Storage 47,729 cf	Storage Description
Custom Stage Data (Prismatic) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
902.00	12,314	0	0
904.00	16,610	28,924	28,924
905.00	21,000	18,805	47,729

Device #1	Routing Primary	Invert 904.00'	Outlet Devices
20.0' long x 0.5' breadth Broad-Crested Rectangular Weir			
Head (feet) 0.20 0.40 0.60 0.80 1.00			
Coef. (English) 2.80 2.92 3.08 3.30 3.32			

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=902.00' TW=0.00' (Dynamic Tailwater)
 ↳1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond P7: BASIN P7

Inflow Area = 12.490 ac, 9.95% Impervious, Inflow Depth > 0.90" for 2-yr event
 Inflow = 6.42 cfs @ 12.37 hrs, Volume= 0.940 af
 Outflow = 4.10 cfs @ 12.95 hrs, Volume= 0.712 af, Atten= 36%, Lag= 35.3 min
 Primary = 4.10 cfs @ 12.95 hrs, Volume= 0.712 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 868.88' @ 12.95 hrs Surf.Area= 5,438 sf Storage= 13,759 cf

Plug-Flow detention time= 148.1 min calculated for 0.712 af (76% of inflow)
 Center-of-Mass det. time= 58.3 min (932.5 - 874.2)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	31,920 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
864.00	824	0	0
866.00	2,212	3,036	3,036
868.00	4,247	6,459	9,495
870.00	6,952	11,199	20,694
871.00	7,500	7,226	27,920
871.50	8,500	4,000	31,920

Device	Routing	Invert	Outlet Devices
#1	Primary	867.90'	18.0" Round Culvert L= 55.0' Ke= 0.510 Inlet / Outlet Invert= 867.90' / 866.53' S= 0.0249 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Secondary	870.50'	20.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=4.10 cfs @ 12.95 hrs HW=868.88' TW=0.00' (Dynamic Tailwater)
 ↳1=Culvert (Inlet Controls 4.10 cfs @ 3.35 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=864.00' (Free Discharge)
 ↳2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond PO3: DITCH LOW AREA AT N SIDE OF PROP ROAD

Inflow Area = 46.488 ac, 0.28% Impervious, Inflow Depth > 0.87" for 2-yr event
 Inflow = 18.29 cfs @ 13.02 hrs, Volume= 3.367 af
 Outflow = 18.27 cfs @ 13.05 hrs, Volume= 3.367 af, Atten= 0%, Lag= 1.4 min
 Primary = 18.27 cfs @ 13.05 hrs, Volume= 3.367 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 896.80' @ 13.05 hrs Surf.Area= 1,204 sf Storage= 755 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 0.4 min (903.4 - 903.0)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	35,826 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	695	0	0
898.00	1,973	2,668	2,668
900.00	8,790	10,763	13,431
901.00	11,000	9,895	23,326
902.00	14,000	12,500	35,826

Device	Routing	Invert	Outlet Devices
#1	Primary	895.50'	36.0" Round Culvert X 2.00 L= 105.0' Ke= 0.510 Inlet / Outlet Invert= 895.50' / 895.00' S= 0.0048 '/' Cc= 0.900 n= 0.012, Flow Area= 7.07 sf

Primary OutFlow Max=18.27 cfs @ 13.05 hrs HW=896.80' TW=0.00' (Dynamic Tailwater)
 ↑**1=Culvert** (Barrel Controls 18.27 cfs @ 4.61 fps)

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentA1: DIRECT RUNOFF	Runoff Area=735,325 sf	3.33% Impervious	Runoff Depth>1.71"
	Flow Length=550'	Tc=20.7 min	UI Adjusted CN=74
			Runoff=28.24 cfs
			2.410 af
SubcatchmentA2a: TO POND P2a	Runoff Area=897,320 sf	5.04% Impervious	Runoff Depth>1.85"
	Flow Length=500'	Tc=36.2 min	CN=76
			Runoff=28.26 cfs
			3.182 af
SubcatchmentA2b: TO BASIN P2b	Runoff Area=187,459 sf	13.07% Impervious	Runoff Depth>1.86"
	Flow Length=450'	Tc=20.7 min	UI Adjusted CN=76
			Runoff=7.90 cfs
			0.667 af
SubcatchmentA3a: TO BASIN P3a	Runoff Area=189,707 sf	13.23% Impervious	Runoff Depth>1.94"
	Flow Length=300'	Tc=15.7 min	CN=77
			Runoff=9.55 cfs
			0.704 af
SubcatchmentA3b: TO BASIN P3b	Runoff Area=172,171 sf	6.39% Impervious	Runoff Depth>1.86"
	Flow Length=260'	Slope=0.0460 '/'	Tc=23.4 min
			CN=76
			Runoff=6.83 cfs
			0.612 af
SubcatchmentA4a: TP BASIN P4a	Runoff Area=690,862 sf	5.51% Impervious	Runoff Depth>1.86"
	Flow Length=600'	Tc=24.9 min	CN=76
			Runoff=26.58 cfs
			2.456 af
SubcatchmentA4b: TO BASIN P4b	Runoff Area=300,663 sf	9.08% Impervious	Runoff Depth>1.78"
	Flow Length=450'	Tc=25.3 min	UI Adjusted CN=75
			Runoff=10.91 cfs
			1.026 af
SubcatchmentA5: TO BASIN P5	Runoff Area=346,926 sf	1.61% Impervious	Runoff Depth>1.71"
	Flow Length=500'	Tc=29.0 min	CN=74
			Runoff=11.17 cfs
			1.135 af
SubcatchmentA6a: RUNOFF TO A6b VIA	Runoff Area=157,765 sf	17.05% Impervious	Runoff Depth>2.02"
	Flow Length=350'	Tc=16.8 min	CN=78
			Runoff=8.03 cfs
			0.608 af
SubcatchmentA6b: RUNOFF TO SOUTH	Runoff Area=1,096,469 sf	3.59% Impervious	Runoff Depth>1.86"
	Flow Length=700'	Tc=24.7 min	CN=76
			Runoff=42.25 cfs
			3.899 af
SubcatchmentA7: TO P7	Runoff Area=289,159 sf	14.25% Impervious	Runoff Depth>1.86"
	Flow Length=800'	Tc=23.3 min	UI Adjusted CN=76
			Runoff=11.49 cfs
			1.029 af
SubcatchmentO1: OFFSITE-1	Runoff Area=1,992,036 sf	0.00% Impervious	Runoff Depth>1.84"
	Flow Length=500'	Slope=0.0480 '/'	Tc=58.5 min
			CN=76
			Runoff=47.78 cfs
			7.023 af
SubcatchmentO2: OFFSITE AREA O2	Runoff Area=166,588 sf	0.00% Impervious	Runoff Depth>1.86"
	Flow Length=250'	Slope=0.2000 '/'	Tc=19.0 min
			CN=76
			Runoff=7.31 cfs
			0.593 af
SubcatchmentO3: OFFSITE	Runoff Area=2,025,025 sf	0.28% Impervious	Runoff Depth>1.83"
	Flow Length=2,500'	Tc=74.6 min	CN=76
			Runoff=41.50 cfs
			7.109 af
SubcatchmentO4: OFFSITE AREA	Runoff Area=254,917 sf	5.08% Impervious	Runoff Depth>1.92"
	Flow Length=575'	Slope=0.0760 '/'	Tc=54.4 min
			CN=77
			Runoff=6.67 cfs
			0.936 af
Reach 1R: EAST PROPOSED			Inflow=62.01 cfs
			10.918 af
			Outflow=62.01 cfs
			10.918 af

Reach 2R: WETS PROPOSED

Inflow=106.19 cfs 19.522 af
 Outflow=106.19 cfs 19.522 af

Pond P2a: BASIN P2a

Peak Elev=893.02' Storage=5,847 cf Inflow=69.91 cfs 10.204 af
 42.0" Round Culvert n=0.012 L=150.0' S=0.0200 '/' Outflow=69.35 cfs 10.202 af

Pond P2b: BASIN P2b

Peak Elev=884.24' Storage=90,083 cf Inflow=72.60 cfs 10.869 af
 Primary=56.01 cfs 9.857 af Secondary=10.22 cfs 0.216 af Outflow=66.23 cfs 10.073 af

Pond P3a: BASIN P3a

Peak Elev=917.56' Storage=762 cf Inflow=9.55 cfs 0.704 af
 24.0" Round Culvert n=0.012 L=90.0' S=0.0056 '/' Outflow=9.46 cfs 0.702 af

Pond P3b: BASIN P3b

Peak Elev=899.93' Storage=26,053 cf Inflow=15.70 cfs 1.315 af
 Primary=4.61 cfs 1.017 af Secondary=0.00 cfs 0.000 af Outflow=4.61 cfs 1.017 af

Pond P4a: BASIN P4a

Peak Elev=907.80' Storage=7,364 cf Inflow=33.20 cfs 3.050 af
 36.0" Round Culvert n=0.012 L=135.0' S=0.0037 '/' Outflow=31.56 cfs 3.047 af

Pond P4b: BASIN P4b

Peak Elev=900.81' Storage=46,184 cf Inflow=42.32 cfs 4.073 af
 Outflow=35.83 cfs 3.349 af

Pond P5: BASIN 5

Peak Elev=904.09' Storage=30,485 cf Inflow=11.17 cfs 1.135 af
 Outflow=1.58 cfs 0.461 af

Pond P7: BASIN P7

Peak Elev=870.16' Storage=21,824 cf Inflow=14.74 cfs 1.965 af
 Primary=10.39 cfs 1.730 af Secondary=0.00 cfs 0.000 af Outflow=10.39 cfs 1.730 af

Pond PO3: DITCH LOW AREA AT N SIDE

Peak Elev=897.59' Storage=1,910 cf Inflow=41.50 cfs 7.109 af
 36.0" Round Culvert x 2.00 n=0.012 L=105.0' S=0.0048 '/' Outflow=41.44 cfs 7.109 af

Total Runoff Area = 218.145 ac Runoff Volume = 33.389 af Average Runoff Depth = 1.84"
96.56% Pervious = 210.630 ac 3.44% Impervious = 7.515 ac

Summary for Subcatchment A1: DIRECT RUNOFF SOUTHWEST

Runoff = 28.24 cfs @ 12.26 hrs, Volume= 2.410 af, Depth> 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Adj	Description
24,500	98		Unconnected pavement, HSG C
710,825	74		>75% Grass cover, Good, HSG C
735,325	75	74	Weighted Average, UI Adjusted
710,825			96.67% Pervious Area
24,500			3.33% Impervious Area
24,500			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	200	0.0470	0.18		Sheet Flow, grass Grass: Dense n= 0.240 P2= 2.81"
1.9	350	0.0430	3.11		Shallow Concentrated Flow, grass swale flow Grassed Waterway Kv= 15.0 fps
20.7	550	Total			

Summary for Subcatchment A2a: TO POND P2a

Runoff = 28.26 cfs @ 12.50 hrs, Volume= 3.182 af, Depth> 1.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
45,200	98	Unconnected pavement, HSG C
289,580	74	>75% Grass cover, Good, HSG C
562,540	76	Woods/grass comb., Fair, HSG C
897,320	76	Weighted Average
852,120		94.96% Pervious Area
45,200		5.04% Impervious Area
45,200		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.1	250	0.0500	0.13		Sheet Flow, SHEET FLOW Woods: Light underbrush n= 0.400 P2= 2.81"
3.1	250	0.0700	1.32		Shallow Concentrated Flow, SWALE FLOW Woodland Kv= 5.0 fps
36.2	500	Total			

Summary for Subcatchment A2b: TO BASIN P2b

Runoff = 7.90 cfs @ 12.26 hrs, Volume= 0.667 af, Depth> 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Adj	Description
24,500	98		Unconnected pavement, HSG C
162,959	74		>75% Grass cover, Good, HSG C
187,459	77	76	Weighted Average, UI Adjusted
162,959			86.93% Pervious Area
24,500			13.07% Impervious Area
24,500			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.9	250	0.0640	0.21		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
0.8	200	0.0800	4.24		Shallow Concentrated Flow, GRASS SWALE Grassed Waterway Kv= 15.0 fps
20.7	450	Total			

Summary for Subcatchment A3a: TO BASIN P3a

Runoff = 9.55 cfs @ 12.18 hrs, Volume= 0.704 af, Depth> 1.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 25,100	98	Impervious area
140,607	74	>75% Grass cover, Good, HSG C
24,000	76	Woods/grass comb., Fair, HSG C
189,707	77	Weighted Average
164,607		86.77% Pervious Area
25,100		13.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.2	200	0.0800	0.22		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
0.5	100	0.0600	3.67		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
15.7	300	Total			

Summary for Subcatchment A3b: TO BASIN P3b

Runoff = 6.83 cfs @ 12.30 hrs, Volume= 0.612 af, Depth> 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 11,000	98	IMPERVIOUS
161,171	74	>75% Grass cover, Good, HSG C
172,171	76	Weighted Average
161,171		93.61% Pervious Area
11,000		6.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.4	260	0.0460	0.18		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"

Summary for Subcatchment A4a: TP BASIN P4a

Runoff = 26.58 cfs @ 12.31 hrs, Volume= 2.456 af, Depth> 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 38,100	98	IMPERVIOUS
555,262	74	>75% Grass cover, Good, HSG C
97,500	76	Woods/grass comb., Fair, HSG C
690,862	76	Weighted Average
652,762		94.49% Pervious Area
38,100		5.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	300	0.0630	0.22		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
1.7	300	0.0400	3.00		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
24.9	600	Total			

Summary for Subcatchment A4b: TO BASIN P4b

Runoff = 10.91 cfs @ 12.33 hrs, Volume= 1.026 af, Depth> 1.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Adj	Description
27,300	98		Unconnected pavement, HSG C
273,363	74		>75% Grass cover, Good, HSG C
300,663	76	75	Weighted Average, UI Adjusted
273,363			90.92% Pervious Area
27,300			9.08% Impervious Area
27,300			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.0	250	0.0400	0.17		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
1.3	200	0.0300	2.60		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
25.3	450	Total			

Summary for Subcatchment A5: TO BASIN P5

Runoff = 11.17 cfs @ 12.38 hrs, Volume= 1.135 af, Depth> 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 5,600	98	IMPERVIOUS
341,326	74	>75% Grass cover, Good, HSG C
346,926	74	Weighted Average
341,326		98.39% Pervious Area
5,600		1.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.0	250	0.0300	0.15		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
2.0	250	0.0200	2.12		Shallow Concentrated Flow, GRASS SWALE Grassed Waterway Kv= 15.0 fps
29.0	500	Total			

Summary for Subcatchment A6a: RUNOFF TO A6b VIA CULVERT

Runoff = 8.03 cfs @ 12.19 hrs, Volume= 0.608 af, Depth> 2.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 26,900	98	IMPERVIOUS
130,865	74	>75% Grass cover, Good, HSG C
157,765	78	Weighted Average
130,865		82.95% Pervious Area
26,900		17.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.1	200	0.0700	0.21		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
0.7	150	0.0530	3.45		Shallow Concentrated Flow, GRASS SWALE Grassed Waterway Kv= 15.0 fps
16.8	350	Total			

Summary for Subcatchment A6b: RUNOFF TO SOUTH

Runoff = 42.25 cfs @ 12.32 hrs, Volume= 3.899 af, Depth> 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 39,400	98	IMPERVIOUS
620,000	76	Woods/grass comb., Fair, HSG C
437,069	74	>75% Grass cover, Good, HSG C
1,096,469	76	Weighted Average
1,057,069		96.41% Pervious Area
39,400		3.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.3	250	0.0480	0.19		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
2.4	450	0.0420	3.07		Shallow Concentrated Flow, GRASS SWALE FLOW Grassed Waterway Kv= 15.0 fps
24.7	700	Total			

Summary for Subcatchment A7: TO P7

Runoff = 11.49 cfs @ 12.30 hrs, Volume= 1.029 af, Depth> 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Adj	Description
41,200	98		Unconnected pavement, HSG C
247,959	74		>75% Grass cover, Good, HSG C
289,159	77	76	Weighted Average, UI Adjusted
247,959			85.75% Pervious Area
41,200			14.25% Impervious Area
41,200			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.0	250	0.0560	0.20		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
2.3	550	0.0730	4.05		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
23.3	800	Total			

Summary for Subcatchment O1: OFFSITE-1

Runoff = 47.78 cfs @ 12.80 hrs, Volume= 7.023 af, Depth> 1.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
1,992,036	76	Woods/grass comb., Fair, HSG C
1,992,036		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.5	500	0.0480	0.14		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O2: OFFSITE AREA O2

Runoff = 7.31 cfs @ 12.23 hrs, Volume= 0.593 af, Depth> 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
166,588	76	Woods/grass comb., Fair, HSG C
166,588		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.0	250	0.2000	0.22		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O3: OFFSITE NORTHEAST AREA

Runoff = 41.50 cfs @ 13.01 hrs, Volume= 7.109 af, Depth> 1.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 5,600	98	STEER
2,019,425	76	Woods/grass comb., Fair, HSG C
2,025,025	76	Weighted Average
2,019,425		99.72% Pervious Area
5,600		0.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.6	400	0.0720	0.16		Sheet Flow, WOODED Woods: Light underbrush n= 0.400 P2= 2.81"
33.0	2,100	0.0450	1.06		Shallow Concentrated Flow, WOODED Woodland Kv= 5.0 fps
74.6	2,500	Total			

Summary for Subcatchment O4: OFFSITE AREA SOUTHEAST

Runoff = 6.67 cfs @ 12.75 hrs, Volume= 0.936 af, Depth> 1.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 10-yr Rainfall=4.17"

Area (sf)	CN	Description
* 12,954	98	IMPERV
241,963	76	Woods/grass comb., Fair, HSG C
254,917	77	Weighted Average
241,963		94.92% Pervious Area
12,954		5.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
54.4	575	0.0760	0.18		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Reach 1R: EAST PROPOSED

Inflow Area = 81.039 ac, 2.17% Impervious, Inflow Depth > 1.62" for 10-yr event
 Inflow = 62.01 cfs @ 12.71 hrs, Volume= 10.918 af
 Outflow = 62.01 cfs @ 12.71 hrs, Volume= 10.918 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Reach 2R: WETS PROPOSED

Inflow Area = 137.106 ac, 4.20% Impervious, Inflow Depth > 1.71" for 10-yr event
 Inflow = 106.19 cfs @ 12.53 hrs, Volume= 19.522 af
 Outflow = 106.19 cfs @ 12.53 hrs, Volume= 19.522 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Pond P2a: BASIN P2a

Inflow Area = 66.330 ac, 1.56% Impervious, Inflow Depth > 1.85" for 10-yr event
 Inflow = 69.91 cfs @ 12.67 hrs, Volume= 10.204 af
 Outflow = 69.35 cfs @ 12.72 hrs, Volume= 10.202 af, Atten= 1%, Lag= 2.8 min
 Primary = 69.35 cfs @ 12.72 hrs, Volume= 10.202 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 893.02' @ 12.72 hrs Surf.Area= 2,949 sf Storage= 5,847 cf

Plug-Flow detention time= 1.1 min calculated for 10.197 af (100% of inflow)
 Center-of-Mass det. time= 0.9 min (865.4 - 864.4)

Volume	Invert	Avail.Storage	Storage Description
#1	889.00'	80,923 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
889.00	5	0	0
890.00	908	457	457
892.00	1,971	2,879	3,336
894.00	3,887	5,858	9,194
896.00	6,696	10,583	19,777
898.00	13,780	20,476	40,253
900.00	26,890	40,670	80,923

Device	Routing	Invert	Outlet Devices
#1	Primary	889.00'	42.0" Round Culvert L= 150.0' Ke= 0.510 Inlet / Outlet Invert= 889.00' / 886.00' S= 0.0200 ' / Cc= 0.900 n= 0.012, Flow Area= 9.62 sf

Primary OutFlow Max=69.35 cfs @ 12.72 hrs HW=893.02' TW=883.89' (Dynamic Tailwater)
 ↑**1=Culvert** (Inlet Controls 69.35 cfs @ 7.21 fps)

Summary for Pond P2b: BASIN P2b

Inflow Area = 70.634 ac, 2.27% Impervious, Inflow Depth > 1.85" for 10-yr event
 Inflow = 72.60 cfs @ 12.69 hrs, Volume= 10.869 af
 Outflow = 66.23 cfs @ 12.91 hrs, Volume= 10.073 af, Atten= 9%, Lag= 13.1 min
 Primary = 56.01 cfs @ 12.91 hrs, Volume= 9.857 af
 Secondary = 10.22 cfs @ 12.91 hrs, Volume= 0.216 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 884.24' @ 12.91 hrs Surf.Area= 19,172 sf Storage= 90,083 cf

Plug-Flow detention time= 59.8 min calculated for 10.073 af (93% of inflow)
 Center-of-Mass det. time= 23.8 min (887.7 - 863.9)

Volume	Invert	Avail.Storage	Storage Description
#1	876.00'	105,267 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
876.00	4,400	0	0
878.00	7,059	11,459	11,459
880.00	10,226	17,285	28,744
882.00	13,962	24,188	52,932
884.00	18,582	32,544	85,476
885.00	21,000	19,791	105,267

Device	Routing	Invert	Outlet Devices
#1	Primary	880.00'	36.0" Round Culvert L= 55.0' Ke= 0.510 Inlet / Outlet Invert= 880.00' / 879.00' S= 0.0182 '/' Cc= 0.900 n= 0.012, Flow Area= 7.07 sf
#2	Secondary	884.00'	30.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=56.01 cfs @ 12.91 hrs HW=884.24' TW=0.00' (Dynamic Tailwater)
 ↳ **#1=Culvert** (Inlet Controls 56.01 cfs @ 7.92 fps)

Secondary OutFlow Max=10.22 cfs @ 12.91 hrs HW=884.24' (Free Discharge)
 ↳ **#2=Broad-Crested Rectangular Weir**(Weir Controls 10.22 cfs @ 1.40 fps)

Summary for Pond P3a: BASIN P3a

Inflow Area = 4.355 ac, 13.23% Impervious, Inflow Depth > 1.94" for 10-yr event
 Inflow = 9.55 cfs @ 12.18 hrs, Volume= 0.704 af
 Outflow = 9.46 cfs @ 12.20 hrs, Volume= 0.702 af, Atten= 1%, Lag= 1.2 min
 Primary = 9.46 cfs @ 12.20 hrs, Volume= 0.702 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 917.56' @ 12.20 hrs Surf.Area= 695 sf Storage= 762 cf

Plug-Flow detention time= 2.6 min calculated for 0.702 af (100% of inflow)
 Center-of-Mass det. time= 1.7 min (835.9 - 834.2)

Volume	Invert	Avail.Storage	Storage Description
#1	916.00'	5,300 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
916.00	280	0	0
918.00	810	1,090	1,090
920.00	3,400	4,210	5,300

Device	Routing	Invert	Outlet Devices
#1	Primary	916.00'	24.0" Round Culvert L= 90.0' Ke= 0.510 Inlet / Outlet Invert= 916.00' / 915.50' S= 0.0056 '/' Cc= 0.900 n= 0.012, Flow Area= 3.14 sf

Primary OutFlow Max=9.45 cfs @ 12.20 hrs HW=917.56' TW=898.30' (Dynamic Tailwater)
 ←**1=Culvert** (Barrel Controls 9.45 cfs @ 4.94 fps)

Summary for Pond P3b: BASIN P3b

Inflow Area = 8.308 ac, 9.98% Impervious, Inflow Depth > 1.90" for 10-yr event
 Inflow = 15.70 cfs @ 12.23 hrs, Volume= 1.315 af
 Outflow = 4.61 cfs @ 12.79 hrs, Volume= 1.017 af, Atten= 71%, Lag= 33.7 min
 Primary = 4.61 cfs @ 12.79 hrs, Volume= 1.017 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 899.93' @ 12.79 hrs Surf.Area= 10,797 sf Storage= 26,053 cf

Plug-Flow detention time= 153.7 min calculated for 1.017 af (77% of inflow)
 Center-of-Mass det. time= 71.3 min (910.3 - 839.0)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	71,876 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	2,771	0	0
898.00	6,548	9,319	9,319
900.00	10,952	17,500	26,819
902.00	16,070	27,022	53,841
903.00	20,000	18,035	71,876

Device	Routing	Invert	Outlet Devices
#1	Primary	898.20'	15.0" Round Culvert L= 80.0' Ke= 0.510 Inlet / Outlet Invert= 898.20' / 898.00' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Secondary	902.00'	15.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=4.61 cfs @ 12.79 hrs HW=899.93' TW=0.00' (Dynamic Tailwater)
 ↖1=Culvert (Barrel Controls 4.61 cfs @ 3.76 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=896.00' (Free Discharge)
 ↖2=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Summary for Pond P4a: BASIN P4a

Inflow Area = 19.684 ac, 4.44% Impervious, Inflow Depth > 1.86" for 10-yr event
 Inflow = 33.20 cfs @ 12.29 hrs, Volume= 3.050 af
 Outflow = 31.56 cfs @ 12.37 hrs, Volume= 3.047 af, Atten= 5%, Lag= 4.4 min
 Primary = 31.56 cfs @ 12.37 hrs, Volume= 3.047 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 907.80' @ 12.37 hrs Surf.Area= 4,387 sf Storage= 7,364 cf

Plug-Flow detention time= 3.8 min calculated for 3.047 af (100% of inflow)
 Center-of-Mass det. time= 3.2 min (846.0 - 842.9)

Volume	Invert	Avail.Storage	Storage Description
#1	905.00'	28,039 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
905.00	5	0	0
906.00	2,429	1,217	1,217
908.00	4,600	7,029	8,246
910.00	7,295	11,895	20,141
911.00	8,500	7,898	28,039

Device	Routing	Invert	Outlet Devices
#1	Primary	905.00'	36.0" Round Culvert L= 135.0' Ke= 0.510 Inlet / Outlet Invert= 905.00' / 904.50' S= 0.0037 '/' Cc= 0.900 n= 0.012, Flow Area= 7.07 sf

Primary OutFlow Max=31.55 cfs @ 12.37 hrs HW=907.80' TW=900.59' (Dynamic Tailwater)
 ↖1=Culvert (Barrel Controls 31.55 cfs @ 5.96 fps)

Summary for Pond P4b: BASIN P4b

Inflow Area = 26.587 ac, 5.65% Impervious, Inflow Depth > 1.84" for 10-yr event
 Inflow = 42.32 cfs @ 12.35 hrs, Volume= 4.073 af
 Outflow = 35.83 cfs @ 12.51 hrs, Volume= 3.349 af, Atten= 15%, Lag= 9.6 min
 Primary = 35.83 cfs @ 12.51 hrs, Volume= 3.349 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 900.81' @ 12.51 hrs Surf.Area= 20,436 sf Storage= 46,184 cf
 Flood Elev= 901.00' Surf.Area= 20,690 sf Storage= 50,170 cf

Plug-Flow detention time= 106.4 min calculated for 3.349 af (82% of inflow)

Center-of-Mass det. time= 34.7 min (880.8 - 846.1)

Volume	Invert	Avail.Storage	Storage Description
#1	898.00'	71,515 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
898.00	10,755	0	0
900.00	19,380	30,135	30,135
902.00	22,000	41,380	71,515

Device	Routing	Invert	Outlet Devices
#1	Primary	900.00'	15.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=35.83 cfs @ 12.51 hrs HW=900.81' TW=0.00' (Dynamic Tailwater)
 ↑1=Broad-Crested Rectangular Weir (Weir Controls 35.83 cfs @ 2.96 fps)

Summary for Pond P5: BASIN 5

Inflow Area = 7.964 ac, 1.61% Impervious, Inflow Depth > 1.71" for 10-yr event
 Inflow = 11.17 cfs @ 12.38 hrs, Volume= 1.135 af
 Outflow = 1.58 cfs @ 13.45 hrs, Volume= 0.461 af, Atten= 86%, Lag= 64.0 min
 Primary = 1.58 cfs @ 13.45 hrs, Volume= 0.461 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 904.09' @ 13.45 hrs Surf.Area= 17,018 sf Storage= 30,485 cf
 Flood Elev= 903.00' Surf.Area= 14,462 sf Storage= 13,388 cf

Plug-Flow detention time= 274.0 min calculated for 0.461 af (41% of inflow)
 Center-of-Mass det. time= 160.8 min (1,012.3 - 851.6)

Volume	Invert	Avail.Storage	Storage Description
#1	902.00'	47,729 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
902.00	12,314	0	0
904.00	16,610	28,924	28,924
905.00	21,000	18,805	47,729

Device	Routing	Invert	Outlet Devices
#1	Primary	904.00'	20.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=1.58 cfs @ 13.45 hrs HW=904.09' TW=0.00' (Dynamic Tailwater)
 ↑1=Broad-Crested Rectangular Weir (Weir Controls 1.58 cfs @ 0.85 fps)

Summary for Pond P7: BASIN P7

Inflow Area = 12.490 ac, 9.95% Impervious, Inflow Depth > 1.89" for 10-yr event
 Inflow = 14.74 cfs @ 12.35 hrs, Volume= 1.965 af
 Outflow = 10.39 cfs @ 12.83 hrs, Volume= 1.730 af, Atten= 30%, Lag= 28.8 min
 Primary = 10.39 cfs @ 12.83 hrs, Volume= 1.730 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 870.16' @ 12.83 hrs Surf.Area= 7,041 sf Storage= 21,824 cf

Plug-Flow detention time= 86.4 min calculated for 1.729 af (88% of inflow)
 Center-of-Mass det. time= 32.5 min (885.4 - 852.9)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	31,920 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
864.00	824	0	0
866.00	2,212	3,036	3,036
868.00	4,247	6,459	9,495
870.00	6,952	11,199	20,694
871.00	7,500	7,226	27,920
871.50	8,500	4,000	31,920

Device	Routing	Invert	Outlet Devices
#1	Primary	867.90'	18.0" Round Culvert L= 55.0' Ke= 0.510 Inlet / Outlet Invert= 867.90' / 866.53' S= 0.0249 1/ S Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Secondary	870.50'	20.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=10.39 cfs @ 12.83 hrs HW=870.16' TW=0.00' (Dynamic Tailwater)
 ↑1=Culvert (Inlet Controls 10.39 cfs @ 5.88 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=864.00' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Summary for Pond PO3: DITCH LOW AREA AT N SIDE OF PROP ROAD

Inflow Area = 46.488 ac, 0.28% Impervious, Inflow Depth > 1.83" for 10-yr event
 Inflow = 41.50 cfs @ 13.01 hrs, Volume= 7.109 af
 Outflow = 41.44 cfs @ 13.03 hrs, Volume= 7.109 af, Atten= 0%, Lag= 0.8 min
 Primary = 41.44 cfs @ 13.03 hrs, Volume= 7.109 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 897.59' @ 13.03 hrs Surf.Area= 1,710 sf Storage= 1,910 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 0.5 min (882.9 - 882.4)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	35,826 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	695	0	0
898.00	1,973	2,668	2,668
900.00	8,790	10,763	13,431
901.00	11,000	9,895	23,326
902.00	14,000	12,500	35,826

Device	Routing	Invert	Outlet Devices
#1	Primary	895.50'	36.0" Round Culvert X 2.00 L= 105.0' Ke= 0.510 Inlet / Outlet Invert= 895.50' / 895.00' S= 0.0048 '/' Cc= 0.900 n= 0.012, Flow Area= 7.07 sf

Primary OutFlow Max=41.43 cfs @ 13.03 hrs HW=897.59' TW=0.00' (Dynamic Tailwater)
 ↳ **1=Culvert** (Barrel Controls 41.43 cfs @ 5.55 fps)

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

- SubcatchmentA1: DIRECT RUNOFF** Runoff Area=735,325 sf 3.33% Impervious Runoff Depth>4.31"
 Flow Length=550' Tc=20.7 min UI Adjusted CN=74 Runoff=68.24 cfs 6.065 af
- SubcatchmentA2a: TO POND P2a** Runoff Area=897,320 sf 5.04% Impervious Runoff Depth>4.52"
 Flow Length=500' Tc=36.2 min CN=76 Runoff=66.29 cfs 7.754 af
- SubcatchmentA2b: TO BASIN P2b** Runoff Area=187,459 sf 13.07% Impervious Runoff Depth>4.53"
 Flow Length=450' Tc=20.7 min UI Adjusted CN=76 Runoff=18.29 cfs 1.625 af
- SubcatchmentA3a: TO BASIN P3a** Runoff Area=189,707 sf 13.23% Impervious Runoff Depth>4.65"
 Flow Length=300' Tc=15.7 min CN=77 Runoff=21.55 cfs 1.687 af
- SubcatchmentA3b: TO BASIN P3b** Runoff Area=172,171 sf 6.39% Impervious Runoff Depth>4.53"
 Flow Length=260' Slope=0.0460 '/' Tc=23.4 min CN=76 Runoff=15.83 cfs 1.492 af
- SubcatchmentA4a: TP BASIN P4a** Runoff Area=690,862 sf 5.51% Impervious Runoff Depth>4.53"
 Flow Length=600' Tc=24.9 min CN=76 Runoff=61.83 cfs 5.985 af
- SubcatchmentA4b: TO BASIN P4b** Runoff Area=300,663 sf 9.08% Impervious Runoff Depth>4.42"
 Flow Length=450' Tc=25.3 min UI Adjusted CN=75 Runoff=25.95 cfs 2.541 af
- SubcatchmentA5: TO BASIN P5** Runoff Area=346,926 sf 1.61% Impervious Runoff Depth>4.30"
 Flow Length=500' Tc=29.0 min CN=74 Runoff=27.28 cfs 2.856 af
- SubcatchmentA6a: RUNOFF TO A6b VIA** Runoff Area=157,765 sf 17.05% Impervious Runoff Depth>4.76"
 Flow Length=350' Tc=16.8 min CN=78 Runoff=17.76 cfs 1.436 af
- SubcatchmentA6b: RUNOFF TO SOUTH** Runoff Area=1,096,469 sf 3.59% Impervious Runoff Depth>4.53"
 Flow Length=700' Tc=24.7 min CN=76 Runoff=98.15 cfs 9.499 af
- SubcatchmentA7: TO P7** Runoff Area=289,159 sf 14.25% Impervious Runoff Depth>4.53"
 Flow Length=800' Tc=23.3 min UI Adjusted CN=76 Runoff=26.64 cfs 2.506 af
- SubcatchmentO1: OFFSITE-1** Runoff Area=1,992,036 sf 0.00% Impervious Runoff Depth>4.49"
 Flow Length=500' Slope=0.0480 '/' Tc=58.5 min CN=76 Runoff=112.94 cfs 17.128 af
- SubcatchmentO2: OFFSITE AREA O2** Runoff Area=166,588 sf 0.00% Impervious Runoff Depth>4.53"
 Flow Length=250' Slope=0.2000 '/' Tc=19.0 min CN=76 Runoff=16.92 cfs 1.445 af
- SubcatchmentO3: OFFSITE** Runoff Area=2,025,025 sf 0.28% Impervious Runoff Depth>4.48"
 Flow Length=2,500' Tc=74.6 min CN=76 Runoff=98.82 cfs 17.347 af
- SubcatchmentO4: OFFSITE AREA** Runoff Area=254,917 sf 5.08% Impervious Runoff Depth>4.61"
 Flow Length=575' Slope=0.0760 '/' Tc=54.4 min CN=77 Runoff=15.42 cfs 2.248 af
- Reach 1R: EAST PROPOSED** Inflow=171.98 cfs 28.742 af
 Outflow=171.98 cfs 28.742 af

Reach 2R: WETS PROPOSED

Inflow=254.07 cfs 41.628 af
Outflow=254.07 cfs 41.628 af

Pond P2a: BASIN P2a

Peak Elev=899.77' Storage=74,920 cf Inflow=165.77 cfs 24.883 af
42.0" Round Culvert n=0.012 L=150.0' S=0.0200 '/' Outflow=138.21 cfs 24.877 af

Pond P2b: BASIN P2b

Peak Elev=884.86' Storage=102,448 cf Inflow=141.86 cfs 26.502 af
Primary=62.02 cfs 18.545 af Secondary=79.76 cfs 7.092 af Outflow=141.78 cfs 25.637 af

Pond P3a: BASIN P3a

Peak Elev=919.01' Storage=2,567 cf Inflow=21.55 cfs 1.687 af
24.0" Round Culvert n=0.012 L=90.0' S=0.0056 '/' Outflow=19.73 cfs 1.685 af

Pond P3b: BASIN P3b

Peak Elev=902.29' Storage=58,603 cf Inflow=35.36 cfs 3.177 af
Primary=9.75 cfs 2.680 af Secondary=6.55 cfs 0.176 af Outflow=16.30 cfs 2.855 af

Pond P4a: BASIN P4a

Peak Elev=910.68' Storage=25,379 cf Inflow=77.35 cfs 7.430 af
36.0" Round Culvert n=0.012 L=135.0' S=0.0037 '/' Outflow=66.06 cfs 7.424 af

Pond P4b: BASIN P4b

Peak Elev=901.46' Storage=59,840 cf Inflow=90.39 cfs 9.965 af
Outflow=87.91 cfs 9.219 af

Pond P5: BASIN 5

Peak Elev=904.53' Storage=38,352 cf Inflow=27.28 cfs 2.856 af
Outflow=23.37 cfs 2.176 af

Pond P7: BASIN P7

Peak Elev=871.01' Storage=27,967 cf Inflow=34.99 cfs 4.754 af
Primary=12.97 cfs 3.403 af Secondary=21.65 cfs 1.102 af Outflow=34.63 cfs 4.505 af

Pond PO3: DITCH LOW AREA AT N SIDE

Peak Elev=899.57' Storage=9,976 cf Inflow=98.82 cfs 17.347 af
36.0" Round Culvert x 2.00 n=0.012 L=105.0' S=0.0048 '/' Outflow=96.78 cfs 17.347 af

Total Runoff Area = 218.145 ac Runoff Volume = 81.616 af Average Runoff Depth = 4.49"
96.56% Pervious = 210.630 ac 3.44% Impervious = 7.515 ac

Summary for Subcatchment A1: DIRECT RUNOFF SOUTHWEST

Runoff = 68.24 cfs @ 12.24 hrs, Volume= 6.065 af, Depth> 4.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Adj	Description
24,500	98		Unconnected pavement, HSG C
710,825	74		>75% Grass cover, Good, HSG C
735,325	75	74	Weighted Average, UI Adjusted
710,825			96.67% Pervious Area
24,500			3.33% Impervious Area
24,500			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.8	200	0.0470	0.18		Sheet Flow, grass Grass: Dense n= 0.240 P2= 2.81"
1.9	350	0.0430	3.11		Shallow Concentrated Flow, grass swale flow Grassed Waterway Kv= 15.0 fps
20.7	550	Total			

Summary for Subcatchment A2a: TO POND P2a

Runoff = 66.29 cfs @ 12.46 hrs, Volume= 7.754 af, Depth> 4.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
45,200	98	Unconnected pavement, HSG C
289,580	74	>75% Grass cover, Good, HSG C
562,540	76	Woods/grass comb., Fair, HSG C
897,320	76	Weighted Average
852,120		94.96% Pervious Area
45,200		5.04% Impervious Area
45,200		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.1	250	0.0500	0.13		Sheet Flow, SHEET FLOW Woods: Light underbrush n= 0.400 P2= 2.81"
3.1	250	0.0700	1.32		Shallow Concentrated Flow, SWALE FLOW Woodland Kv= 5.0 fps
36.2	500	Total			

Summary for Subcatchment A2b: TO BASIN P2b

Runoff = 18.29 cfs @ 12.24 hrs, Volume= 1.625 af, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Adj	Description
24,500	98		Unconnected pavement, HSG C
162,959	74		>75% Grass cover, Good, HSG C
187,459	77	76	Weighted Average, UI Adjusted
162,959			86.93% Pervious Area
24,500			13.07% Impervious Area
24,500			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.9	250	0.0640	0.21		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
0.8	200	0.0800	4.24		Shallow Concentrated Flow, GRASS SWALE Grassed Waterway Kv= 15.0 fps
20.7	450	Total			

Summary for Subcatchment A3a: TO BASIN P3a

Runoff = 21.55 cfs @ 12.17 hrs, Volume= 1.687 af, Depth> 4.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 25,100	98	Impervious area
140,607	74	>75% Grass cover, Good, HSG C
24,000	76	Woods/grass comb., Fair, HSG C
189,707	77	Weighted Average
164,607		86.77% Pervious Area
25,100		13.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.2	200	0.0800	0.22		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
0.5	100	0.0600	3.67		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
15.7	300	Total			

Summary for Subcatchment A3b: TO BASIN P3b

Runoff = 15.83 cfs @ 12.28 hrs, Volume= 1.492 af, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 11,000	98	IMPERVIOUS
161,171	74	>75% Grass cover, Good, HSG C
172,171	76	Weighted Average
161,171		93.61% Pervious Area
11,000		6.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.4	260	0.0460	0.18		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"

Summary for Subcatchment A4a: TP BASIN P4a

Runoff = 61.83 cfs @ 12.31 hrs, Volume= 5.985 af, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 38,100	98	IMPERVIOUS
555,262	74	>75% Grass cover, Good, HSG C
97,500	76	Woods/grass comb., Fair, HSG C
690,862	76	Weighted Average
652,762		94.49% Pervious Area
38,100		5.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	300	0.0630	0.22		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
1.7	300	0.0400	3.00		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
24.9	600	Total			

Summary for Subcatchment A4b: TO BASIN P4b

Runoff = 25.95 cfs @ 12.31 hrs, Volume= 2.541 af, Depth> 4.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Adj	Description
27,300	98		Unconnected pavement, HSG C
273,363	74		>75% Grass cover, Good, HSG C
300,663	76	75	Weighted Average, UI Adjusted
273,363			90.92% Pervious Area
27,300			9.08% Impervious Area
27,300			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.0	250	0.0400	0.17		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
1.3	200	0.0300	2.60		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
25.3	450	Total			

Summary for Subcatchment A5: TO BASIN P5

Runoff = 27.28 cfs @ 12.35 hrs, Volume= 2.856 af, Depth> 4.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 5,600	98	IMPERVIOUS
341,326	74	>75% Grass cover, Good, HSG C
346,926	74	Weighted Average
341,326		98.39% Pervious Area
5,600		1.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.0	250	0.0300	0.15		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
2.0	250	0.0200	2.12		Shallow Concentrated Flow, GRASS SWALE Grassed Waterway Kv= 15.0 fps
29.0	500	Total			

Summary for Subcatchment A6a: RUNOFF TO A6b VIA CULVERT

Runoff = 17.76 cfs @ 12.19 hrs, Volume= 1.436 af, Depth> 4.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 26,900	98	IMPERVIOUS
130,865	74	>75% Grass cover, Good, HSG C
157,765	78	Weighted Average
130,865		82.95% Pervious Area
26,900		17.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.1	200	0.0700	0.21		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
0.7	150	0.0530	3.45		Shallow Concentrated Flow, GRASS SWALE Grassed Waterway Kv= 15.0 fps
16.8	350	Total			

Summary for Subcatchment A6b: RUNOFF TO SOUTH

Runoff = 98.15 cfs @ 12.30 hrs, Volume= 9.499 af, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 39,400	98	IMPERVIOUS
620,000	76	Woods/grass comb., Fair, HSG C
437,069	74	>75% Grass cover, Good, HSG C
1,096,469	76	Weighted Average
1,057,069		96.41% Pervious Area
39,400		3.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.3	250	0.0480	0.19		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
2.4	450	0.0420	3.07		Shallow Concentrated Flow, GRASS SWALE FLOW Grassed Waterway Kv= 15.0 fps
24.7	700	Total			

Summary for Subcatchment A7: TO P7

Runoff = 26.64 cfs @ 12.28 hrs, Volume= 2.506 af, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Adj	Description
41,200	98		Unconnected pavement, HSG C
247,959	74		>75% Grass cover, Good, HSG C
289,159	77	76	Weighted Average, UI Adjusted
247,959			85.75% Pervious Area
41,200			14.25% Impervious Area
41,200			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.0	250	0.0560	0.20		Sheet Flow, SHEET FLOW Grass: Dense n= 0.240 P2= 2.81"
2.3	550	0.0730	4.05		Shallow Concentrated Flow, SWALE FLOW Grassed Waterway Kv= 15.0 fps
23.3	800	Total			

Summary for Subcatchment O1: OFFSITE-1

Runoff = 112.94 cfs @ 12.80 hrs, Volume= 17.128 af, Depth> 4.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
1,992,036	76	Woods/grass comb., Fair, HSG C
1,992,036		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.5	500	0.0480	0.14		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O2: OFFSITE AREA O2

Runoff = 16.92 cfs @ 12.22 hrs, Volume= 1.445 af, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
166,588	76	Woods/grass comb., Fair, HSG C
166,588		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.0	250	0.2000	0.22		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Subcatchment O3: OFFSITE NORTHEAST AREA

Runoff = 98.82 cfs @ 13.01 hrs, Volume= 17.347 af, Depth> 4.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 5,600	98	STEER
2,019,425	76	Woods/grass comb., Fair, HSG C
2,025,025	76	Weighted Average
2,019,425		99.72% Pervious Area
5,600		0.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.6	400	0.0720	0.16		Sheet Flow, WOODED Woods: Light underbrush n= 0.400 P2= 2.81"
33.0	2,100	0.0450	1.06		Shallow Concentrated Flow, WOODED Woodland Kv= 5.0 fps
74.6	2,500	Total			

Summary for Subcatchment O4: OFFSITE AREA SOUTHEAST

Runoff = 15.42 cfs @ 12.70 hrs, Volume= 2.248 af, Depth> 4.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 MN-AFTON 24-hr S1 100-yr Rainfall=7.33"

Area (sf)	CN	Description
* 12,954	98	IMPERV
241,963	76	Woods/grass comb., Fair, HSG C
254,917	77	Weighted Average
241,963		94.92% Pervious Area
12,954		5.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
54.4	575	0.0760	0.18		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 2.81"

Summary for Reach 1R: EAST PROPOSED

Inflow Area = 81.039 ac, 2.17% Impervious, Inflow Depth > 4.26" for 100-yr event
 Inflow = 171.98 cfs @ 12.63 hrs, Volume= 28.742 af
 Outflow = 171.98 cfs @ 12.63 hrs, Volume= 28.742 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Reach 2R: WETS PROPOSED

Inflow Area = 137.106 ac, 4.20% Impervious, Inflow Depth > 3.64" for 100-yr event
 Inflow = 254.07 cfs @ 12.29 hrs, Volume= 41.628 af
 Outflow = 254.07 cfs @ 12.29 hrs, Volume= 41.628 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Summary for Pond P2a: BASIN P2a

Inflow Area = 66.330 ac, 1.56% Impervious, Inflow Depth > 4.50" for 100-yr event
 Inflow = 165.77 cfs @ 12.67 hrs, Volume= 24.883 af
 Outflow = 138.21 cfs @ 12.95 hrs, Volume= 24.877 af, Atten= 17%, Lag= 16.5 min
 Primary = 138.21 cfs @ 12.95 hrs, Volume= 24.877 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 899.77' @ 12.95 hrs Surf.Area= 25,385 sf Storage= 74,920 cf

Plug-Flow detention time= 3.8 min calculated for 24.866 af (100% of inflow)
 Center-of-Mass det. time= 3.6 min (849.9 - 846.2)

Volume	Invert	Avail.Storage	Storage Description
#1	889.00'	80,923 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
889.00	5	0	0
890.00	908	457	457
892.00	1,971	2,879	3,336
894.00	3,887	5,858	9,194
896.00	6,696	10,583	19,777
898.00	13,780	20,476	40,253
900.00	26,890	40,670	80,923

Device	Routing	Invert	Outlet Devices
#1	Primary	889.00'	42.0" Round Culvert L= 150.0' Ke= 0.510 Inlet / Outlet Invert= 889.00' / 886.00' S= 0.0200 '/' Cc= 0.900 n= 0.012, Flow Area= 9.62 sf

Primary OutFlow Max=138.21 cfs @ 12.95 hrs HW=899.77' TW=884.86' (Dynamic Tailwater)
 ↳ **1=Culvert** (Inlet Controls 138.21 cfs @ 14.37 fps)

Summary for Pond P2b: BASIN P2b

Inflow Area = 70.634 ac, 2.27% Impervious, Inflow Depth > 4.50" for 100-yr event
 Inflow = 141.86 cfs @ 12.86 hrs, Volume= 26.502 af
 Outflow = 141.78 cfs @ 12.90 hrs, Volume= 25.637 af, Atten= 0%, Lag= 2.5 min
 Primary = 62.02 cfs @ 12.90 hrs, Volume= 18.545 af
 Secondary = 79.76 cfs @ 12.90 hrs, Volume= 7.092 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 884.86' @ 12.90 hrs Surf.Area= 20,673 sf Storage= 102,448 cf

Plug-Flow detention time= 34.4 min calculated for 25.637 af (97% of inflow)
 Center-of-Mass det. time= 16.6 min (864.7 - 848.2)

Volume	Invert	Avail.Storage	Storage Description
#1	876.00'	105,267 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
876.00	4,400	0	0
878.00	7,059	11,459	11,459
880.00	10,226	17,285	28,744
882.00	13,962	24,188	52,932
884.00	18,582	32,544	85,476
885.00	21,000	19,791	105,267

Device	Routing	Invert	Outlet Devices
#1	Primary	880.00'	36.0" Round Culvert L= 55.0' Ke= 0.510 Inlet / Outlet Invert= 880.00' / 879.00' S= 0.0182 '/' Cc= 0.900 n= 0.012, Flow Area= 7.07 sf
#2	Secondary	884.00'	30.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=62.02 cfs @ 12.90 hrs HW=884.86' TW=0.00' (Dynamic Tailwater)
 ↳ **1=Culvert** (Inlet Controls 62.02 cfs @ 8.77 fps)

Secondary OutFlow Max=79.76 cfs @ 12.90 hrs HW=884.86' (Free Discharge)
 ↳ **2=Broad-Crested Rectangular Weir** (Weir Controls 79.76 cfs @ 3.07 fps)

Summary for Pond P3a: BASIN P3a

Inflow Area = 4.355 ac, 13.23% Impervious, Inflow Depth > 4.65" for 100-yr event
 Inflow = 21.55 cfs @ 12.17 hrs, Volume= 1.687 af
 Outflow = 19.73 cfs @ 12.23 hrs, Volume= 1.685 af, Atten= 8%, Lag= 4.1 min
 Primary = 19.73 cfs @ 12.23 hrs, Volume= 1.685 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 919.01' @ 12.23 hrs Surf.Area= 2,117 sf Storage= 2,567 cf

Plug-Flow detention time= 2.2 min calculated for 1.685 af (100% of inflow)
 Center-of-Mass det. time= 1.6 min (817.4 - 815.8)

Volume	Invert	Avail.Storage	Storage Description
#1	916.00'	5,300 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
916.00	280	0	0
918.00	810	1,090	1,090
920.00	3,400	4,210	5,300

Device	Routing	Invert	Outlet Devices
#1	Primary	916.00'	24.0" Round Culvert L= 90.0' Ke= 0.510 Inlet / Outlet Invert= 916.00' / 915.50' S= 0.0056 '/ Cc= 0.900 n= 0.012, Flow Area= 3.14 sf

Primary OutFlow Max=19.72 cfs @ 12.23 hrs HW=919.01' TW=900.82' (Dynamic Tailwater)
 ↖ **1=Culvert** (Barrel Controls 19.72 cfs @ 6.28 fps)

Summary for Pond P3b: BASIN P3b

Inflow Area = 8.308 ac, 9.98% Impervious, Inflow Depth > 4.59" for 100-yr event
 Inflow = 35.36 cfs @ 12.25 hrs, Volume= 3.177 af
 Outflow = 16.30 cfs @ 12.64 hrs, Volume= 2.855 af, Atten= 54%, Lag= 23.1 min
 Primary = 9.75 cfs @ 12.64 hrs, Volume= 2.680 af
 Secondary = 6.55 cfs @ 12.64 hrs, Volume= 0.176 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 902.29' @ 12.64 hrs Surf.Area= 17,195 sf Storage= 58,603 cf

Plug-Flow detention time= 112.7 min calculated for 2.854 af (90% of inflow)
 Center-of-Mass det. time= 64.1 min (884.6 - 820.5)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	71,876 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	2,771	0	0
898.00	6,548	9,319	9,319
900.00	10,952	17,500	26,819
902.00	16,070	27,022	53,841
903.00	20,000	18,035	71,876

Device	Routing	Invert	Outlet Devices
#1	Primary	898.20'	15.0" Round Culvert L= 80.0' Ke= 0.510 Inlet / Outlet Invert= 898.20' / 898.00' S= 0.0025 '/ Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Secondary	902.00'	15.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=9.75 cfs @ 12.64 hrs HW=902.29' TW=0.00' (Dynamic Tailwater)
 ↑1=Culvert (Barrel Controls 9.75 cfs @ 7.94 fps)

Secondary OutFlow Max=6.55 cfs @ 12.64 hrs HW=902.29' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 6.55 cfs @ 1.53 fps)

Summary for Pond P4a: BASIN P4a

Inflow Area = 19.684 ac, 4.44% Impervious, Inflow Depth > 4.53" for 100-yr event
 Inflow = 77.35 cfs @ 12.28 hrs, Volume= 7.430 af
 Outflow = 66.06 cfs @ 12.42 hrs, Volume= 7.424 af, Atten= 15%, Lag= 8.5 min
 Primary = 66.06 cfs @ 12.42 hrs, Volume= 7.424 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 910.68' @ 12.42 hrs Surf.Area= 8,114 sf Storage= 25,379 cf

Plug-Flow detention time= 4.6 min calculated for 7.424 af (100% of inflow)
 Center-of-Mass det. time= 4.1 min (828.3 - 824.3)

Volume	Invert	Avail.Storage	Storage Description
#1	905.00'	28,039 cf	Custom Stage Data (Prismatic) listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
905.00	5	0	0
906.00	2,429	1,217	1,217
908.00	4,600	7,029	8,246
910.00	7,295	11,895	20,141
911.00	8,500	7,898	28,039

Device	Routing	Invert	Outlet Devices
#1	Primary	905.00'	36.0" Round Culvert L= 135.0' Ke= 0.510 Inlet / Outlet Invert= 905.00' / 904.50' S= 0.0037 '/' Cc= 0.900 n= 0.012, Flow Area= 7.07 sf

Primary OutFlow Max=66.05 cfs @ 12.42 hrs HW=910.68' TW=901.46' (Dynamic Tailwater)
 ↑1=Culvert (Barrel Controls 66.05 cfs @ 9.34 fps)

Summary for Pond P4b: BASIN P4b

Inflow Area = 26.587 ac, 5.65% Impervious, Inflow Depth > 4.50" for 100-yr event
 Inflow = 90.39 cfs @ 12.37 hrs, Volume= 9.965 af
 Outflow = 87.91 cfs @ 12.45 hrs, Volume= 9.219 af, Atten= 3%, Lag= 4.5 min
 Primary = 87.91 cfs @ 12.45 hrs, Volume= 9.219 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 901.46' @ 12.45 hrs Surf.Area= 21,293 sf Storage= 59,840 cf
 Flood Elev= 901.00' Surf.Area= 20,690 sf Storage= 50,170 cf

Plug-Flow detention time= 58.4 min calculated for 9.219 af (93% of inflow)

Center-of-Mass det. time= 20.4 min (848.5 - 828.1)

Volume #1	Invert	Avail.Storage	Storage Description
	898.00'	71,515 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
898.00	10,755	0	0
900.00	19,380	30,135	30,135
902.00	22,000	41,380	71,515

Device #1	Routing	Invert	Outlet Devices
	Primary	900.00'	15.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=87.91 cfs @ 12.45 hrs HW=901.46' TW=0.00' (Dynamic Tailwater)
 ↑1=Broad-Crested Rectangular Weir(Weir Controls 87.91 cfs @ 4.01 fps)

Summary for Pond P5: BASIN 5

Inflow Area = 7.964 ac, 1.61% Impervious, Inflow Depth > 4.30" for 100-yr event
 Inflow = 27.28 cfs @ 12.35 hrs, Volume= 2.856 af
 Outflow = 23.37 cfs @ 12.52 hrs, Volume= 2.176 af, Atten= 14%, Lag= 10.0 min
 Primary = 23.37 cfs @ 12.52 hrs, Volume= 2.176 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 904.53' @ 12.52 hrs Surf.Area= 18,939 sf Storage= 38,352 cf
 Flood Elev= 903.00' Surf.Area= 14,462 sf Storage= 13,388 cf

Plug-Flow detention time= 127.7 min calculated for 2.176 af (76% of inflow)
 Center-of-Mass det. time= 45.9 min (878.3 - 832.4)

Volume #1	Invert	Avail.Storage	Storage Description
	902.00'	47,729 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
902.00	12,314	0	0
904.00	16,610	28,924	28,924
905.00	21,000	18,805	47,729

Device #1	Routing	Invert	Outlet Devices
	Primary	904.00'	20.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=23.37 cfs @ 12.52 hrs HW=904.53' TW=0.00' (Dynamic Tailwater)
 ↑1=Broad-Crested Rectangular Weir(Weir Controls 23.37 cfs @ 2.20 fps)

Summary for Pond P7: BASIN P7

Inflow Area = 12.490 ac, 9.95% Impervious, Inflow Depth > 4.57" for 100-yr event
 Inflow = 34.99 cfs @ 12.33 hrs, Volume= 4.754 af
 Outflow = 34.63 cfs @ 12.37 hrs, Volume= 4.505 af, Atten= 1%, Lag= 2.6 min
 Primary = 12.97 cfs @ 12.37 hrs, Volume= 3.403 af
 Secondary = 21.65 cfs @ 12.37 hrs, Volume= 1.102 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 871.01' @ 12.37 hrs Surf.Area= 7,513 sf Storage= 27,967 cf

Plug-Flow detention time= 50.1 min calculated for 4.503 af (95% of inflow)
 Center-of-Mass det. time= 22.4 min (857.0 - 834.6)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	31,920 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
864.00	824	0	0
866.00	2,212	3,036	3,036
868.00	4,247	6,459	9,495
870.00	6,952	11,199	20,694
871.00	7,500	7,226	27,920
871.50	8,500	4,000	31,920

Device	Routing	Invert	Outlet Devices
#1	Primary	867.90'	18.0" Round Culvert L= 55.0' Ke= 0.510 Inlet / Outlet Invert= 867.90' / 866.53' S= 0.0249 ' / Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Secondary	870.50'	20.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=12.97 cfs @ 12.37 hrs HW=871.01' TW=0.00' (Dynamic Tailwater)
 ↑1=Culvert (Inlet Controls 12.97 cfs @ 7.34 fps)

Secondary OutFlow Max=21.65 cfs @ 12.37 hrs HW=871.01' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 21.65 cfs @ 2.14 fps)

Summary for Pond PO3: DITCH LOW AREA AT N SIDE OF PROP ROAD

Inflow Area = 46.488 ac, 0.28% Impervious, Inflow Depth > 4.48" for 100-yr event
 Inflow = 98.82 cfs @ 13.01 hrs, Volume= 17.347 af
 Outflow = 96.78 cfs @ 13.08 hrs, Volume= 17.347 af, Atten= 2%, Lag= 4.5 min
 Primary = 96.78 cfs @ 13.08 hrs, Volume= 17.347 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 899.57' @ 13.08 hrs Surf.Area= 7,329 sf Storage= 9,976 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 0.9 min (865.4 - 864.5)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	35,826 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

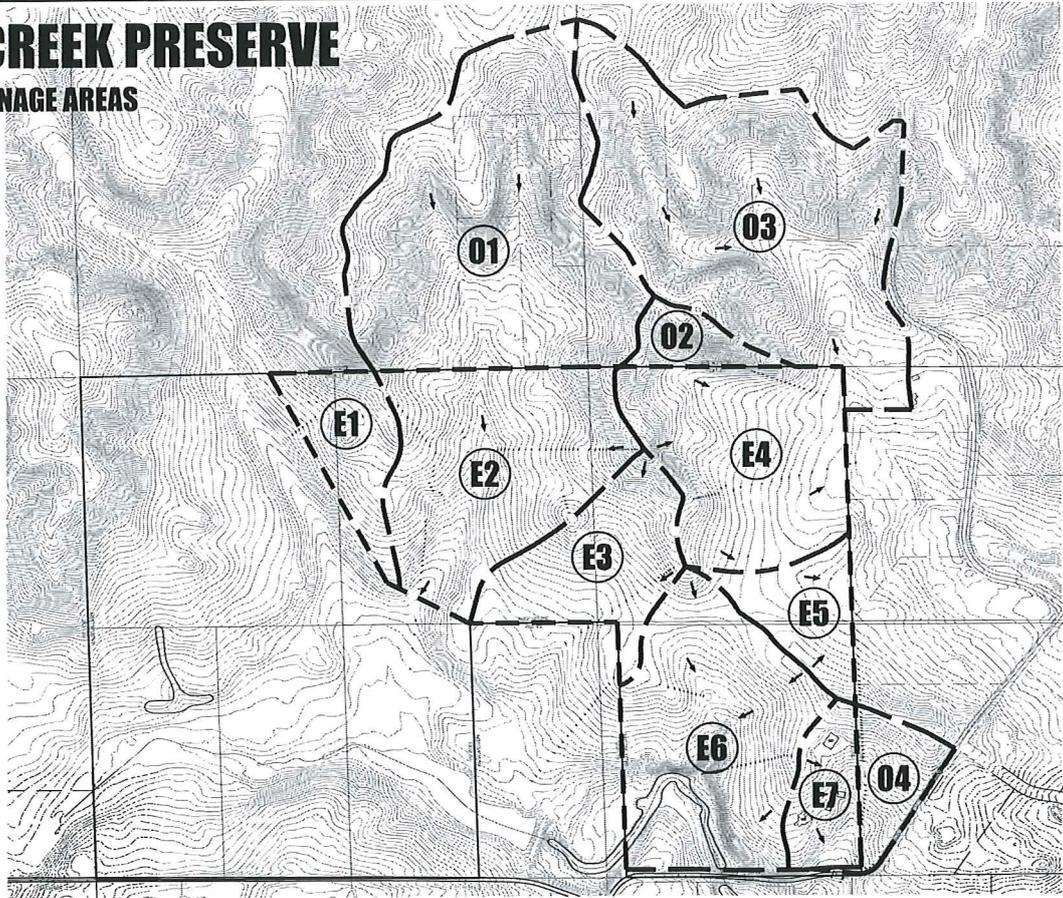
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	695	0	0
898.00	1,973	2,668	2,668
900.00	8,790	10,763	13,431
901.00	11,000	9,895	23,326
902.00	14,000	12,500	35,826

Device	Routing	Invert	Outlet Devices
#1	Primary	895.50'	36.0" Round Culvert X 2.00 L= 105.0' Ke= 0.510 Inlet / Outlet Invert= 895.50' / 895.00' S= 0.0048 '/' Cc= 0.900 n= 0.012, Flow Area= 7.07 sf

Primary OutFlow Max=96.77 cfs @ 13.08 hrs HW=899.57' TW=0.00' (Dynamic Tailwater)
 ↑**1=Culvert** (Barrel Controls 96.77 cfs @ 6.85 fps)

AFTON CREEK PRESERVE

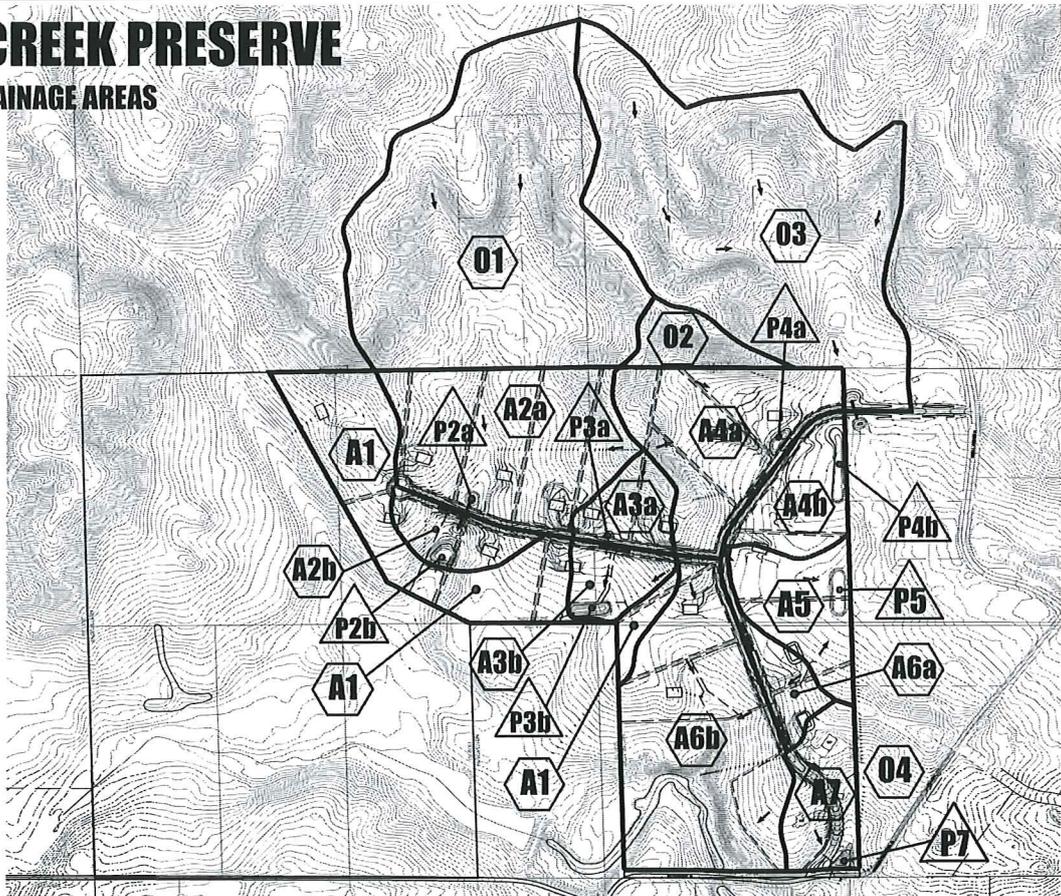
EXISTING DRAINAGE AREAS



2/5/2018

AFTON CREEK PRESERVE

PROPOSED DRAINAGE AREAS



NORTH



0 250 500
1 INCH = 500 FEET

2/5/2018

AFTON CREEK PRESERVE
HOMEOWNERS ASSOCIATION DRAFT AND
RESTRICTIVE COVENANTS
AUGUST 10 2017

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DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

AFTON CREEK PRESERVE

THIS DECLARATION, made this 8th day of may 2017 by (Developer) Custom Homes by JP Bush and (Declarant) Will Carlson as holders of the encumbrance recited in the consent and joinders attached hereto.

WITNESSETH:

WHEREAS, Declarant is the owner of the real property described in Article II of the Declaration; and

WHEREAS, Declarant desires to provide for the preservation of the values and amenities in the community and for the maintenance of the private open spaces and to this end desires to subject the real property described in Article II, Section 1 to the

easements, restrictions, covenants, conditions, charges and liens set forth in this Declaration, each and all of which is and are for the benefit of the property and each owner thereof; and

WHEREAS, Declarant has deemed it desirable for the efficient preservation of the values and amenities in the community to create an agency to which should be delegated and assigned the power of maintaining the open spaces, administering and enforcing the covenants and restrictions contained in this Declaration and collection and disbursing the assessments and charges created by this Declaration.

WHEREAS, Declarant will incorporate, under the laws of the State of Minnesota, as a non-profit corporation, Afton Creek Preserve Homeowners Association for exercising these functions;

NOW, THEREFORE, Declarant declares that the real property described in Article II Section 1 hereof is, and shall be, held, transferred, sold, conveyed and occupied subject to the following covenants, conditions, restrictions, easements, charges and liens (sometimes referred to as “covenants and restrictions”), which covenants and restrictions shall run with the real property and be binding on all parties having any right, title or interest in the hereinafter described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE 1 DEFINITIONS

The following words, when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

(a) **CONDITIONAL USE PERMIT SEC. 12-78**

A. Purpose. The purpose of a conditional use permit is to provide the City of Afton with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditional use is to be allowed, the City may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the

premises or on any adjoining roads, and all other factors the City shall deem a prerequisite of consideration in determining the effect of the general welfare, public health and safety. Conditional Use permits may be granted in accordance with this subdivision for any use or purpose listed as a conditional use for the zoning districts per Section 12-134 of the Zoning Ordinance.

- (b) **PLCD:** A PLCD is a tract of land that is developed as a unit under single or unified ownership or controls. A Preservation and Land Conservation Development may be allowed in the AG zoning district to preserve prime agricultural land, woodland, wildlife habitat, vistas, groundwater recharge areas, areas with sensitive soils or geological limitations and areas identified in the Comprehensive Plan.
- (c) **Minnesota Land Trust:** The Minnesota Land Trust is a member-supported, nonprofit conservation organization protecting natural and scenic land in Minnesota. *Established in 1993* working with landowners and local communities to protect shoreline on lakes, rivers, streams and wetlands.
- (d) **PLCD Land Dedication:** The land owner will grant a Conservation Easement which shall run with the land in perpetuity to the City of Afton, Homeowners Association, and the Minnesota Land Trust which restricts the lots and parcels, as well as the development rights on the undeveloped parcel, within the PLCD to the number of dwelling units approved for the PLCD and the land cover and use approved by the City of Afton as a part of the PLCD **ARTICLE XII. LAND USE SECTION OF THE CITY CODE**. In Addition: All land shown on the final development plan as an undeveloped parcel must be conveyed to a homeowners association for the maintenance of the planned development. The undeveloped parcel must be conveyed to the homeowners association to be approved by the City Council which restrict the undeveloped parcel to the uses specified on the final development plan and which provide for the maintenance of the undeveloped parcel in a manner which assures it continuing use for its intended purpose.

- (e) **Scenic Easements:** A part of the land being developed that has sensitive slopes, soils, and unique features is allowed to have a protection layer called a Scenic easement. For the purposes of this PLCD application and plan the Scenic Easements are indicated on the site plan and cover mostly the North Boundary of lots 9-15 and a part of lot 2 and 3 in the location of the restoration project by South Washington Watershed and Prairie restoration in 2015.
- (f) **Association:** Afton Creek Preserve Homeowners Association, a Minnesota non-Profit Corporation.

- (g) **Declarant:** Albert Wilmer Carlson, its successors and assigns, if such successor or assign shall acquire more than one Lot from the Declarant for the purpose of development. Notwithstanding the foregoing, no individual or entity acquiring a Lot from the Declarant shall become the Declarant solely by such acquisition, but only because of specific assignment of Declarant rights, which assignment shall be effective unless incorporated in the instrument of conveyance.
- (h) **Mortgagee:** any entity or person named as mortgagee in any mortgage deed Granting a lien (“Mortgage”) on any Lot.
- (i) **Afton Creek Preserve or the Property:** the property subject to this Declaration, and any additions subject to this Declaration or any Supplementary Declaration, pursuant to Article II.
- (j) **Living Unit:** a residential housing unit consisting of a group of rooms and Hallways and attached garage, which are designed and intended for use as Quarters for one family and located on a lot.
- (k) **Lot:** any Lot contained on a recorded plat of Afton Creek Preserve.
- (l) **Member:** each Owner entitled to membership in the Association pursuant to the provisions of Article III.
- (m) **Owner:** the record Owner or contract vendee of the fee simple title to any Lot, but excluding contract vendors, mortgagees or any others having such interest merely as security for the performance of an obligation.
- (n) **Developer:** a person or entity designated by the Declarant to supervise and manage the initial development and approval of Afton creek Preserve.
- (o) **Common Property:** Property owned by the Association.
Natural Planting Areas: Planting areas of natural and ornamental grasses, Wildflowers and groves of trees and shrubs that must cover 50% or more Of each lot and the areas shown on the site plan known as the Minnesota Land Trust Conservation, excluding the buildings and hard surface areas such as patios In addition, driveways. Areas that adjoin designated wetlands

or natural drainage Swales shall be a low maintenance filter strip of grasses or vegetation In addition, ground covers mulches.

- (p) **Limited Common Areas:** Those areas of the public right-of-way and Individual lots that have landscaping or pathway easements that are Designed to benefit the owner and the Association.

ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION

Section 1. **The plat Afton Creek Preserve.**

The real estate subject to this Declaration is Located in Washington County, Minnesota and is described on the attached Exhibit A,

ARTICLE III MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. **Membership.** Each Owner of a Lot is a Member of the Association. Membership shall be appurtenant to and may not be Separated from ownership.

Section 2. **Voting Rights.** The Association shall have two (2) classes of Voting membership:

Class A. Class A Members shall be all Owners of one or more Lots, except Declarant. When more than one person or entity shares ownership of a Lot, the vote shall be exercised as they determine among themselves.

Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to three (3) votes for each Lot owned by it.

The Class B membership shall cease and be converted to Class A membership when the Declarant conveys fee title to the last of the Lots in Afton Creek Preserve which the Declarant currently owns.

Section 3. **Suspension of Voting Rights.** The right of any Member to vote shall be Suspended during any period in which such Member shall be delinquent in the Payment of any assessment levied by the Association. Such rights may also be Suspended, after notice and hearing, for a period not to exceed sixty (60) days For any infraction of any rules or regulations published by the Association.

ARTICLE IV DUTIES OF ASSOCIATION

Section 1. **General Requirments for PLCD**

All land shown on the final development plan as an undeveloped parcel must be conveyed to a homeowners association for the maintenance of the planned development. The undeveloped parcel must be conveyed to the Homeowners association subject to covenants to be approved by the City Council which restrict the undeveloped parcel to the uses specified on the final development plan and which provide for the maintenance of the undeveloped parcel in a manner which assures it continuing use for its intended purpose.

Section 2. **Landscaping and seeding of conservation and development.**

The Declarant shall initially install immediately as weather and road construction permits Landscaping and Prairie grass seeding and the Association shall maintain such landscaping
On public areas and open space (conservation areas) consisting of street islands, entrance monuments, and parts Of boulevards, and lots until such time as either lots are sold or Association takes control.

Section 3. **Collection of Garbage.** Should City of Afton not provide garbage Collection services to the Owners, the Association shall be empowered to Contract with private vendors for the collection of garbage in Afton creek Preserve.

Section 4. **Enforcement of Covenants and Restrictions; Architectural Control.**

The Association shall be responsible for the enforcement of the covenants and Restrictions contained in this Declaration, and of the architectural controls.

Section 5. **Common Property.** The Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive Management and control of the Common Property, if any, and all improvements Thereon (including furnishings and equipment related thereto) and shall keep the Same in good, clean, attractive and sanitary condition order and repair.

**ARTICLE V
ASSESSMENTS**

Section 1. **Creation of Assessments.** The Declarant, for each Lot owned by it hereby covenants, and each Owner of any Lot, by acceptance of a deed for a Lot, whether or not it shall be so expressed in the deed or any conveyance, is deemed to agree to pay to the Association: (a) annual assessments, and (b) any Individual Lot Maintenance Assessments levied against the Owner's Lot pursuant to the provisions of this Declaration.

Section 2. **Purpose of Annual Assessments.** The annual assessments shall be levied for paying the costs associated with the duties of the Association as set forth in Article IV hereof, together with the incidental costs of operating the Association.

Section 3. **Levy of Annual Assessments.** The annual assessment must be fixed at a uniform rate for each Lot. The annual assessment shall be due and payable each May 1, beginning on May 1, 2018. The annual assessment for each lot due May 1, 2018 shall not exceed \$xxx.xx plus the actual cost of garbage removal service. For the following years, the annual assessment shall be levied by the Association, based upon a proposed budget. The annual assessment may be increased, without a vote of the Membership, by not more than \$xx.xx per Lot, per year; provided that the costs of garbage removal service shall always be in addition to such increases. In order to increase the annual assessment more than the maximum amount established in this Section, a vote of 67% of the votes of each class of membership cast by the members present, in person or by proxy at a meeting of

the Association called for that purpose shall be necessary. The Board of Directors of the Association shall fix the amount of the annual assessment in an amount not in excess of the maximum. The annual assessment for each year shall be fixed, and written notice provided to each Owner at least thirty (30) days prior to May 1 of the year in which the assessment is due. Failure to provide such notice, however, shall not render the assessment invalid.

Section 4. **Individual Lot Maintenance Assessments.** In the event that any Owner violates any covenant or fails to perform any condition contained in this Declaration, the Association may perform the act, remove the defect or correct the violation upon thirty (30) days written notice to the Owner, and, as appropriate, pursuant to the procedures contained in Article VI. If the Association so acts on behalf of an Owner, the Association may levy an assessment (hereinafter, "Individual Lot Maintenance Assessment") against the Lot for the cost of the performance or correction

Section 5. **Special Assessments for Capital Improvements.** In addition to the Annual Assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, repair or replacement of any capital improvement upon the Common Property, including fixtures and personal property related thereto, provided that each such assessment shall have the assent of Members holding two-thirds (2/3) of the votes in each class of voting membership who are voting in person or by proxy at a meeting duly called for this purpose.

Section 6. **Effect of Nonpayment of Assessment; Remedies of Association.** The annual assessments and Individual Lot Maintenance Assessments shall be fixed as provided in this Declaration. If any such assessment is not paid when due, it shall become delinquent and shall, together with interest at a rate of eight percent 8% per annum, any cost of collection and any attorney's fees, become a continuing lien on the Lot and shall also be the personal obligation of the Owner of the Lot at the time the assessment is made. The lien may be enforced and foreclosed by action in the same

manner in which mortgages may be foreclosed in Minnesota. Each Owner, by acceptance of a deed for any Lot, shall be deemed to give full and complete power of sale to the Association and to consent to a foreclosure of the lien by advertisement. The Association may elect to bring an action at law against the Owner personally obligated to pay the assessment.

Section 7. **Subordination of Lien to First Mortgages.** The lien of assessments provided for herein shall be subordinate to the lien of any first Mortgage, and the sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to the foreclosure of a First Mortgage, or pursuant to any other proceeding or arrangement in lieu of such foreclosure, shall extinguish the lien of such assessments as to installments which became due prior to the effective date of such sale, transfer or acquisition by the Mortgagee to the end that no assessment liability shall

accrue to an acquiring Mortgagee except with respect to installments of assessments becoming due after possession has passed to such acquiring Mortgagee, whether such possession has passed at the termination of any period of redemption or otherwise. In the event of the extinguishment of such assessment lien as aforesaid, the entire amount of such unpaid assessment shall be reallocated and assessed against, and payable by the Owners of all other Lots exclusive of such mortgaged Lot. No such sale, transfer or acquisition of possession shall relieve an Owner or a Lot from liability for any assessments thereafter becoming due or from the lien thereof, or shall relieve the person personally obligated to pay the assessments, which were levied prior to the transfer of such property from the personal obligation to pay the same.

Section 8. **Exempt Property.** The following property subject to this Declaration shall be exempted from the assessments, charges and liens created herein:

- (a) All properties to the extent of any easement or other interest therein dedicated to and accepted by the local public authority and devoted to public use;
- (b) All properties exempted from taxation by the laws of the State of Minnesota upon the terms and to the extent of such legal exemption; and
- (c) All Common Property.

Notwithstanding any provision herein, no land or improvements devoted to Dwelling use shall be exempt from said assessments, charges or liens.

EXHIBIT L

ARTICLE VI
ARCHITECTURAL CONTROL

Section 1. **Architectural Control Committee.** There shall be established an Architectural Control Committee (ACC) consisting of three persons. The members of the ACC shall be appointed by Declarant until Declarant no longer owns any lots or until December 31, xxxx, whichever is sooner. For purposes of this section, "Lots" shall include any property annexed by Declarant pursuant to annexed by Declarant pursuant to Article II. After the termination of Declarant's right to appoint the ACC members, members shall be appointed and serve at the pleasure of the Board of Directors of the Association.

Section 2. **Original Construction.** A site plan, landscaping plan and plans and specifications for the construction of a Living Unit on any Lot shall be submitted to the ACC for its written approval before any construction activity is begun.

Section 3. **Review of Modifications.** After the completion of the original Living Unit on a Lot, the construction or modification of any building or structure, including fences and mailboxes or the retaining walls or monuments constructed by the Declarant, shall require prior written approval by the ACC of the plans and specifications for the construction, in accordance with the standards set forth in Section 4 hereof.

Section 4. **Standard of Review.** The ACC may promulgate detailed standards and procedures governing its areas of responsibility and practice. In addition, the following shall apply: the plans and specifications shall be reviewed as to the quality of workmanship, design and harmony of external design with existing structures, topography, and finish grade elevation. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of the owners' residence or to paint the interior of the owners' residence any color desired.

Section 5. **Procedure.** If the ACC fails to approve or disapprove plans and specifications within thirty (30) days after the submission of the same to it, approval will be deemed to have been granted. In the event of disapproval by the ACC, the requesting Owner may give written notice that the Owner wishes to appeal the ACC decision and

request a hearing by the Association's Board of Directors. Such notice must be furnished to the ACC within ten (10) days of its decision. The hearing shall be at a special meeting of the Board of Directors to be held within thirty (30) days of the receipt of the Owner's notice of appeal.

Section 6. **Removal and Abatement**. The ACC or the Association shall have the right to order an Owner to remove or alter any structure on any Lot erected in violation of the terms of this Declaration, and to employ appropriate judicial proceedings to compel the alteration or demolition of any non-conforming construction or other violation. Any cost incurred by the ACC shall be levied as an Individual Lot Maintenance Assessment as provided in Article V.

Section 7. **Variances**. Reasonable variances to the covenants, conditions and restrictions may be granted by the ACC after review, in order to overcome practical difficulties or to prevent unnecessary hardship. A variance may only be granted if it is not detrimental to other property and shall not defeat the purpose of this Declaration.

ARTICLE VII RESERVED RIGHTS OF DECLARANT IN THE COMMON PROPERTY

Declarant shall have the following rights in the Common Property:

- (a) To be determined in land agreements with Minnesota land trust and The Minnesota DNR.

ARTICLE VII PROPERTY RIGHTS IN THE COMMON PROPERTIES

Section 1. **Easements**. Subject to the provisions of Section 2 hereof, there shall exist the following easements in favor of each Owner and appurtenant to such Owners' Lots or Outlots across and upon the Common Property:

- (a) Non-exclusive easements to construct, install, repair and replace sanitary and storm sewer, water, gas, electric, telephone, cable television and other utility lines serving such Lot or Outlot in the location the same shall be initially

constructed or installed by the Declarant, or such other location as may be approved by the Board of Directors of the Association;

- (b) A non-exclusive easement for the use and enjoyment of the Common Property developed for open-space or recreational purposes;
- (c) A non-exclusive easement over the Limited Common Properties;
- (d) A non-exclusive easement for pathway and/or landscaping purposes over part of Lots described in Exhibit B.

Section 2. **Extent of Members' Easements.** The rights and easements created Hereby and the title of the Association to the Common Property shall be subject to the following, and as further provided herein:

- (a) The right of the Association, in accordance with its Articles and Bylaws, to borrow money for the purpose of improving the Common Property, and in aid thereof to mortgage said Common Property; however, the rights of such mortgagee in the Common Property shall be subordinate to the rights of the Members hereunder;
- (b) The right of the Association to take such steps as are reasonable necessary to protect the Common Property against foreclosure;
- (c) The right of the Association, as provided in its Articles and Bylaws, to suspend the voting and enjoyment rights of any Member for any period during which any assessment remains unpaid, as provided in the Association's Bylaws;
- (d) The right of the Declarant to make use of such portions of the Common Property as may be necessary and incidental to the construction of any incidental improvements upon the property and such other rights as are contained in Article IV hereof;
- (e) The rights of the Association to dedicate or transfer all or any part of the Common Property to any public agency, authority or utility such purposes and subject to such conditions as may be agreed to by the Members, provided that no such dedication or transfer, determination as to the purposes or as to the conditions thereof shall be effective unless an instrument signed by Members entitled to cast two thirds (2/3) of the votes of each class of membership has

been recorded agreeing to such dedication, transfer, purpose or condition, and unless written notice of the proposed agreement and action thereunder is sent to every Member at least ninety (90) days in advance of any action taken. The consent requirements of Articles XII, Section 3, if applicable, must also be satisfied to effect a valid dedication

Nothing herein contained shall be construed as a dedication of any part of the Common Property to the public or to public use.

Section 3. **Title to Common Property.** Declarant shall convey legal title to the Common Property, if any, to the Association prior to December 31, xxxx.

Section 4. **Taxes and Special Assessments on Common Property.** Taxes and special assessments that would normally be levied against the Common Property shall be divided and levied in equal amounts against the Lots or Outlots or as the governmental taxing authorities shall determine, which levies shall be a lien against such individual Lots and Outlots.

Section 5. **Delegation of Rights.** Any Owner may delegate the Owners right and easement of enjoyment in and to the Common Property to the members of the Owners family, guests or to tenants who reside on the Lot.

ARTICLE IX INSURANCE

Section 1. **Liability Insurance; Fidelity Bonds.** The Board of Directors of the Association, or its duly authorized agent, shall obtain a broad form of public liability insurance covering all of the Common Property insuring the Association, with such limits of liability as the Association shall determine to be necessary. Such insurance policy shall contain a “severability of interest” clause, which shall preclude the insurer from denying the claim of an owner because of the negligence of the Association or other Owner. Any policy or bond contained hereunder shall provide that it may not be canceled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days’ prior written notice to First Mortgagees.

Section 2. **Casualty Insurance on Insurable Common Property.** The Association shall keep all insurable improvements and fixtures on the Common Property insured against loss or damage by fire for the full insurance replacement cost thereof, and may obtain insurance against such other hazards and casualties, as the Association may deem desirable. The Association may also insure any other property whether real or personal, owed by the Association, against loss or damage by fire and such other hazards as the Association may deem desirable, with the Association as the owner and beneficiary of such insurance. The insurance coverage with respect to the Common Property shall be written in the name of, and the proceeds thereof shall be payable to, the Association for

the repair or replacement of property for which the insurance was carried. Premiums for all insurance carried by the Association are common expense included in the annual assessments.

Section 3. **Replacement or Repairs of Common Property.** In the event of damage to or destruction of any part of the Common Property, the Association shall repair or replace the same from the insurance proceeds available. If such insurance proceeds are insufficient to cover the cost or repair or replacement of the property damaged or destroyed, the Association may make a reconstruction assessment against all Owners to cover the additional cost of repair or replacement not covered by the insurance proceeds, in addition to any other assessments made against such Owners. Mortgagees shall receive notice from the Association to n the event of any damage or destruction to the Common Property in excess of \$xxxx. Any reconstruction assessed hereunder shall be adopted in accordance with the procedures set forth in Article V of this Declaration with respect to annual assessments and special assessments, as therein provided, and the lien of any reconstruction assessment levied hereunder shall be subordinate to the lien of any Mortgage, in the same manner and to the same extent as the subordination of annual assessments and special assessments, as provided in Article V, of this Declaration.

Section 4. **Annual Review of Policies.** All insurance policies shall be reviewed at least annually by the Board of Directors in order to ascertain whether the coverage contained in the policies is sufficient to make any necessary repairs or replacements of the Common Property, which may have been damaged or destroyed.

PROHIBITED USES

Section 1. **Use.** No Lot shall be used except for residential purposes; no Living Unit shall be erected, altered, placed or permitted to remain on any Lot other than one single family dwelling, not to exceed two (2) stories in height, and an attached garage for at least two (2) cars and on-site parking spaces to accommodate at least two (2) cars. No garages shall be erected on any site except attached garages and no attached garage for more than three (3) cars shall be permitted without the express written approval of the Architectural Control Committee. Provided, however, that these provisions do not apply to the existing residences and garages on Lot 3 and lot 20. Detached Garages and out buildings may be considered in this declaration at a later date.

Section 2. **Subdivision.** No Lot shall be subdivided or split by any means whatsoever into any greater number of residential Lots, nor into any residential plots of smaller size without the express written consent of Afton City.

Section 3. **Standards.** All uses of the Lots shall, as a minimum, comply with the zoning and other applicable ordinances and regulations of Afton. The standards herein contained shall be considered as requirements in addition to said zoning and other applicable ordinances and regulations.

Section 4. **Minimum Square Footage and Set Back Provisions.** The Architectural Control Committee shall have the right to restrict setbacks.

Section 5. **Signage.** No sign shall be placed on any Lot or within the Property without the express written consent of the Architectural Control Committee, except that one “for sale” sign may be placed on a Lot by an Owner of the Developer without Committee approval.

Section 6. **No Pets and Animals.** No birds, animals or insects shall be kept on any Lot except dogs, cats and other common house pets if they are not kept, bred or maintained for any commercial purposes. Cats, must be kept on a leash or restrained Within a confined area when outside the home or garage. Dogs, must be kept under voice control, kept on a leash, or restrained within a confined area when outside the home or garage. The Architectural Control Committee shall have authority to determine compliance of these provisions.

Section 7. **Home Occupation.** No profession or home industry shall be conducted in any Living Unit or on any Lot without the specific written approval of the Declarant as herein before defined or by the Architectural Control Committee thereafter. The Declarant of the Committee, whichever has authority at the time in question, in its discretion, upon consideration of the circumstances in each case, and particularly the effect on surrounding property, may permit a Lot to be used in whole or in part for the conduct of a profession or home industry. No such profession or home industry shall be permitted, however, unless it is considered by the Declarant or by the Architectural Control Committee, whichever then has authority, to be compatible with the residential neighborhood. Home occupations are permitted within the home that does not create a nuisance or excessive vehicular traffic within the neighborhood.

Section 8. **Nuisances.** No clothesline or drying yards or pet control lines shall be permitted unless concealed by hedges or screening acceptable to the Committee. No weeds or other unsightly growths shall be permitted to grow or remain upon the premises. No refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. In the event that on Owner of any Lot shall fail or refuse to keep such premises free from weeds, or refuse piles or other unsightly objects, then the Declarant or the Association may enter upon such lands and remove the same at the expense of the Owner and such entry shall not be deemed as trespass and in the event of such a removal, a lien shall arise and be created in favor of the Association and against such Lot for the full amount chargeable to such Lot and such amount shall be due and payable within thirty days after the Owner is billed therefor. No Lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property of thing that will cause such Lot to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any Lot that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding property. The outside storage of an unlicensed motor vehicle upon the premises shall also be considered a nuisance.

Section 10. **Leasing.** Any lease between an Owner and non-Owner occupant shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association, and shall provide that any failure by the Non-Owner occupant to comply

with the terms of such documents shall be default under the lease. Other than the forgoing, there shall be no restrictions on the use of a Living Unit by a non-Owner occupant.

Section 11. **Fences, Walls and Hedges.** Boundary walls and fences are inconsistent with the intended plan of development for the Property. No wall or fence shall be constructed or hedge planted on any Lot until the height, type, design, and location have been approved in writing by the Committee. Under no circumstances shall a boundary wall, fence or hedge be permitted with a height of more than six (6) feet. The height or elevation of any wall, fence or hedge shall be measured from the existing elevations on the property at or along the applicable point or lines. Any question as to

such heights may be completely determined by the Committee. The height limitations as set forth in this paragraph shall not be applicable to tennis courts enclosures provided such enclosures have been approved by the Committee. A refusal by the Committee to allow or permit a fence, wall or hedge (including tennis court enclosures and swimming pool fences) on any particular Lot or in any particular location shall not be construed to be an abuse of discretion.

Section 12. **Storage Tanks.** No permanent storage tanks of any kind shall be erected, placed or permitted on any Lot unless buried or effectively screened from view outside the Lot.

Section 13. **Temporary Structures.** No structure of temporary character, trailer, basement, tent, shack, garage, barn or other building shall be used on any Lot at any time as a residence, either temporarily or permanently.

Section 14. **Auxiliary Structures.** No detached dog kennels, runs or enclosures shall be permitted unless design and location of it shall be approved by the Architectural Control Committee. No detached storage buildings shall be permitted except those approved by the Architectural Control Committee as conforming in design and appearance to the dwelling, and which are located in the proximity of the dwelling or garage.

Section 15. **Driveways.** Driveways must be constructed of concrete, bituminous or other hard surface material. Material and installation shall be subject to approval of the Architectural Control Committee. Driveways must be installed within one year of the date of a Certificate of Occupancy issued for any dwelling constructed upon a Lot.

Section 16. **Exterior Lighting.** All exterior lighting fixtures and standards shall be shown on submitted plans and shall comply with the overall lighting plan of the Declarant. All forms of exterior lighting shall be subject to approval of the Committee.

Section 17. **Exterior Ornaments.** Exterior ornaments including but not limited to precast concrete, plastic or wood figurines, wishing wells and windmills shall be prohibited unless approved by the Committee prior to installation or construction.

Section 18. **Antennas.** Except with the prior written approval and authorization of the Committee, no satellite dishes over 24" in diameter, no exterior television or radio antenna of any sort shall be placed, allowed or maintained upon any portion of a Lot or the improvements or structures located thereon.

Section 19. **Completion of Construction of Improvements.** All construction work shall, upon approval of plans by the Committee, be carried on with dispatch; all improvements shall be constructed in conformity with the then existing building codes of Afton Minnesota; and all building plans shall be prepared by or under supervision of a registered architect, a builder or qualified design professional. If any structure is begun after approval of the plans provided in Article VI and is not completed within one year after the commencement of said construction, and in the judgment of the Developer of the Architectural Control Committee, it is offensive or unsightly in appearance, the Developer or the Committee, may take such steps as may be necessary to make the Property harmonious with other properties, such steps including completion of the exterior of the structure, screening or covering the structure or any combination thereof, or similar operations. The amount of any expenditure made in so doing shall be the personal, joint and several obligations of the Owner or Owners, shall be a lien on the Lot, and may be foreclosed in the same manner as proved in Article V. The lien herein shall not be valid as against a subsequent bona fide purchaser of the Lot in question unless a statement setting forth the claim had been filed for record in the office of the County Recorder and/or Registrar of Titles of Washington County, whichever is appropriate, or unless a suit and appropriate Lis Pendens to foreclose the lien shall have been filed.

record in the office of the County Recorder and/or Registrar of Titles of Washington County prior to the recordation of the Deed conveying the Lot in question to said purchaser.

ARTICLE XI OWNER'S DUTIES

Section 1. **Minimum landscape plan.** Each owner is required to submit a landscape plan for approval. Owners shall be charged with the maintenance or enhancement of natural plantings. In addition, all lots must be sodded, seeded, mulched, or retained as natural areas within 90 days after substantial completion of the living unit, except those living units completed from November to March of each year shall have

until the following June to complete the minimum landscape plan. Should an Owner fail to respect these duties, the Association reserves the right to seed, sod or plant an area and levy an Individual Lot Maintenance Assessment against such Lot for the costs incurred by the Association.

Section 2. **Mailboxes.** Each Owner shall maintain a mailbox of the design and type initially installed by the Declarant or as on file with the Association. The mailboxes shall be on public right-of-way, and may be located in groups of two (2) or more. The Association reserves the right to levy an Individual Lot Maintenance Assessment against a Lot, pursuant to the provisions of Section 4, Article V hereof, should an Owner fail to maintain the mailbox.

Section 3. **Maintenance and Repair.** In order to preserve the uniform and high-standard appearance of the Property, each Owner undertakes responsibility for maintenance and repair of the exterior of his Living Unit, private yard area and private driveway on the Lot. Such responsibility for maintaining the Lot and improvements thereon shall include, but not be limited to the following: the maintenance and repair of exterior surfaces of all buildings on the Lot, including without limitation, the painting of the same as often as necessary, the replacement of trim and caulking, the maintenance or repair of roofs, gutters, downspouts and overhangs, the maintenance and repair of exterior windows and doors, necessary painting, staining and repair of patio structures; in maintain Private Yard Areas and private driveways an Owner shall be required to mow, trim, water or otherwise care for grass, trees or other plants located on a Lot and shall be

required to remove snow from the private driveways, parking areas and walkways to the Living Unit. Maintenance, painting and construction shall be in the original colors and materials, or according to approved color boards on file with the Association. Other colors and materials may be approved by the Architectural Control Committee.

ARTICLE XII GENERAL PROVISIONS

Section 1. **Association Easement.** The Association shall have an easement to enter upon any Lot in order to perform any obligations or duties of the Association hereunder, or to exercise any right or remedy of the Association hereunder.

Section 2. **Duration of Declaration of Covenants, Restrictions and Easements.** The covenants, restrictions, and easements of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association or the Owner of any Lot subject to this Declaration, or their respective legal representatives, heirs, successors and assigns. The easements set forth herein shall be perpetual. The covenants and restrictions herein set forth shall have a term of twenty (20) years from the date this Declaration is recorded, after which time, said covenants and restrictions shall be automatically renewed for successive periods of ten (10) years. The covenants and restrictions of this Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than seventy-five percent (75%) of the Owners and thereafter by an instrument signed by not less than sixty-seven percent (67%) of the Owners. Any amendment must be properly recorded.

Section 3. **Enforcement.** In the event, any Owner fails to comply with the provisions of this Declaration, or the Bylaws or Articles of Incorporation of the Association or with decisions of the Association which are made pursuant thereto, such failure will give rise to a cause of action on the part of the Association, or any aggrieved Owner for the recovery of damages or for injunctive relief, or both. Owners shall have a similar right of action against the Association. Enforcement of these covenants and restrictions may be by any proceeding at law in equity.

Section 4. **Severability.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provision, which shall remain in full force and effect.

Section 5. **Rules and Regulations.** The Board of Directors of the Association may, from time to time, adopt such rules and regulations as the Board, in its sole discretion, deems appropriate or necessary, including, without limiting the generality of the foregoing, additional rules and regulations concerning the use of parking areas, maintenance of the Common Areas, reservation policies for the tennis courts and additional rules and regulations concerning the appearance of each Lot and utilization of ponding areas. Furthermore, the Association will adopt stocking, catch, and release

Policies for any fishing allowed by DNR on the Trout Brook. To help insure the continuing water quality of the Trout brook, the Association will adopt rules and regulations limiting the use of chemical fertilizers.

Section 6. **Rights of Declarant.** Until the last Lot is sold and conveyed to an Owner other than a Declarant, the following activities by Declarant or with the written consent of Declarant will not be deemed violations of restrictions contained in this Declaration:

- (a) The use of a Lot or Lots for model and sales office purposes;
- (b) The storage of a construction trailer, equipment, materials and earth during the construction of new Living Units;
- (c) The display of signs advertising the Property, or new Living Units and the maintenance of temporary fencing, walkways, landscaping and berming in the vicinity of model and sales units.

Section 1. **Mortgagee is Rights.** Notwithstanding any other provisions of this Declaration, the Articles of Incorporation or the By-Laws of the Association, the provisions of this Article XI shall control, and in the event of a conflict between the provision of this article and the provisions of such Declaration, Articles or By-Laws, the provisions of this article shall control.

Section 2. **Notice of Default.** Any Mortgagee holding a first Mortgage on a Lot, and who shall have previously filed a written request with the Association, shall be entitled to written notification of any default by the mortgagor or Owner of such Lot or his, or their, heirs, successors or assigns in the payment of any assessments or the performance of any other duties or obligations herein set forth which shall have remained in default for a period of thirty (30) days or more. The neglect or failure of the

Association to tender such notice to the Mortgagee shall toll the running of any time limits applicable to the procedure for the collection of such assessment of remedies available to the Association because of such default.

Section 3. **Consent Required.** Without the prior written approval of sixty-six and two-thirds percent (66-2/3%) of the holders of mortgage liens against all Lots, the Association shall not be entitled to:

- (a) By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer any Property which the Association shall have acquired for the benefit of the Owners;
- (b) Change the method of determining the obligations, assessments, dues or other charges which may be levied against a Lot;
- (c) By act or omission, change, waive or abandon the scheme of exterior and architectural controls, as hereinabove set forth.

Notwithstanding the reference to the authority of the Association to levy assessments for the enforcement of covenants and restrictions hereinabove or for maintenance, capital improvements, or any other remedies of the Association, Declarant declares that in addition to the real property which may coincident herewith or subsequent hereof be conveyed to the Association as common property, that additional properties not dedicated for such common area but rather dedicated in fee or as public easement to the municipality having jurisdiction over the premises comprising the entire subdivision of which the lots and the common area properties described hereon are a part, have nonetheless been or will be dedicated for the benefit of the individual lot owners and association. Individual lots may be contiguous to such dedicated lands, and such dedicated lands (or to be dedicated lands) may contain municipally mandated improvements. Declarant as owner is obligated pursuant to a certain “Developer’s

Agreement” with Afton to provide repairs for any damages to such improvements on such dedicated (or to be dedicated) properties during the period of construction and for a defined term thereafter. Declarant reserves the right to assess any individual lot owner for monies expended by Declarant to repair damage to such improvements by such lot owner, his agents, assigns, vendors, contractors and subcontractors. Such assessment shall constitute a lien in the same manner as such is described in Section 4 or Article V herein.

ARTICLE XV WATER MAINTENANCE AND MANAGEMENT

Section 1. **Access.** All owners within Afton Creek Preserve shall have access to open space and Trout Brook according to the easements described in Exhibit B of this Declaration.

Section 3. **Afton Creek Preserve Maintenance and Water Management.** In addition to Afton creek Preserve, property owners the City of Afton, The South Washington County Watershed District and the Minnesota DNR have restrictions regarding water maintenance and management. The Afton Creek Preserve Association may enter into agreement(s) for management responsibilities, which relate to the maintenance and water management for Afton Creek Preserve and especially the Trout Brook and its contribution to the Waterways down Stream.

EXHIBIT L

Technical Memorandum

To: Joseph Bush, JP Bush Homes
From: Max Moreland, P.E.
Bryant Ficek, P.E., P.T.O.E.
Date: February 26, 2018
Re: Afton Creek Preserve Housing Updated Traffic Assessment

Purpose

JP Bush Homes has proposed a single-family home development in Afton, Minnesota. This development is proposed to be located at 14220 60th Street South in Afton, Minnesota. The purpose of this memorandum is to determine the traffic associated with the development and evaluate the access points. An initial sight distance review was completed in the summer of 2017 by Spack Consulting; that review will be referenced in this memorandum.

Proposed Development

The proposed 218-acre development is a single-family home development with areas of open space. Two access points to the development are proposed. One access is proposed to be a full movement access located at 5550 Odell Avenue South. The other access is located at 14220 60th Street South and is proposed to allow entering vehicles from both directions with exiting vehicles limited to right turns only (no outbound left turns).

The proposed development layout can be seen in the attached concept site plan.

Study Area and Existing Conditions

60th Street is a local, two-lane undivided east-west road. Currently a gravel road in the area of the proposed access, 60th Street is proposed to be paved by the developer in conjunction with the residential construction. The existing pavement to the east of the site will be extended west through the intersection with Oakgreen Avenue. 60th Street extends west where it terminates at Manning Avenue. Just east of the proposed development access, 60th Street curves to the north and becomes Trading Post Trail.

Trading Post Trail is a local, two-lane undivided road. Trading Post Trail extends approximately four miles north of 60th Street where it terminates at the intersection with Valley Creek Trail.

Odell Avenue is a local, two-lane undivided road. Odell Avenue extends less than a mile from Trading Post Trail providing a connection to 50th Street.

50th Street is a local, two-lane undivided east-west road located north of the development. 50th Street extends west from Odell Avenue over two miles to Manning Avenue where it becomes Dale Road which extends approximately four more miles west to where it terminates at Radio Drive. 50th Street extends east from Odell Avenue over two miles until it reaches the St. Croix River and curves north to become River Road.

Just west of the proposed access at 14220 60th Street South, 60th Street has an intersection with Oakgreen Avenue which is a local, two-lane undivided road. This road extends South from 60th Street nearly two miles south to an intersection with 80th Street.

Speeds

Posted speeds are available in several locations on the study area roadways. Trading Post Trail has a posted 30-mph speed limit on its south end, a 35-mph speed limit north of 59th Street and a 45-mph speed limit north of 55th Street. Oakgreen Avenue has a posted 45-mph speed limit. Just west of Odell Avenue, eastbound 50th Street has a 30-mph truck advisory speed limit sign for the vertical curve.

The three roadways in this study area that do not have posted regulatory speed limit signs are 50th Street, 60th Street and Odell Avenue. However, with the posted 30-mph speed limit on southbound Trading Post Trail being within a quarter of a mile of the curve to where the road becomes 60th Street, from a driver's perspective, the speed limit of the road on westbound 60th Street at the site access is 30 mph.

2017 Minnesota Statute 169.14 Subdivision 1 states "No person shall drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions. Every driver is responsible for becoming and remaining aware of the actual and potential hazards then existing on the highway and must use due care in operating a vehicle. In every event speed shall be so restricted as may be necessary to avoid colliding with any person, vehicle or other conveyance on or entering the highway in compliance with legal requirements and the duty of all persons to use due care."

2017 Minnesota Statute 169.14 Subdivision 2 list statutory speed limits for different types of roads and situations. For roads in a rural residential district, if adopted by the road authority having jurisdiction over the residential roadway by erecting signs designating the speed limit, the speed limit should be 35 mph. For roadways that are not specified in Minnesota Statute 169.14 Subdivision 2 and that have not had the road authority with jurisdiction over the road erect signs designating the speed limit of the road, the statutory speed limit of 55 mph becomes the default speed limit.

Odell Avenue, with over a half mile of dwelling house access points averaging a spacing of less than 300 feet, could fall under the category of a rural residential district. While not signed by the City as having a 35-mph speed limit, Minnesota Statute 169.14 Subdivision 1 and the characteristics of the road suggest the speed limit on the road should be 35 mph.

According to Minnesota Statute 169.14 Subdivision 2, the statutory speed for 50th Street would be 55 mph. 50th Street may be able to accommodate vehicles going up to 55 mph due to a lack of horizontal curves or other characteristics that would force drivers to slow.

On 60th Street and Odell Avenue, 55 mph is well over a safe travelling speed due to sharp horizontal curves. Referring to Minnesota Statute 169.14 Subdivision 1, no persons shall drive at speeds greater than reasonable and prudent under the conditions. Furthermore, many of the existing accesses along 60th Street or Odell Avenue in the study area do not appear to satisfy the criteria for a 55-mph roadway in terms of sight distance. Actual travelling speeds on the roadways would lend some guidance for any new access point considerations.

The previous Spack Consulting review in the summer of 2017 included collecting vehicle speeds using pneumatic tubes on 60th Street west of the bend and the transition to Trading Post Trail. These tubes

recorded the speeds of all passing vehicles during the several days study. The 85th percentile speed of westbound vehicles over the course of a week at that location was found to be 25.0 mph. The current characteristics of this curve demonstratively slowed vehicles from the statutory speed limit.

The time of the summer of 2017 data collection included a holiday weekend, which likely had an impact on volumes of the roadway. However, the purpose of getting speed data was to understand the speed of vehicles west of the curve and the volumes were not analyzed. At the same time, pavement work was occurring further north along Trading Post Trail, but not at the curve itself. This work also may have impacted the volume on the road, but not the speed of the vehicles that did cross the tubes. A third potential issue, paving the gravel road on 60th Street, may impact speeds in the future. However, the width of the road and radius of the curve will not change. Both factors have a significantly higher impact on vehicle speeds in this area compared to the road surface. Due to these factors, the gathered speed data remains valid.

Additional speed limit samples were taken in February of 2018. These samples were conducted on 60th Street west of the Trading Post Trail curve as well as on Odell Avenue near the proposed site access location. Due to the winter conditions (snow, ice, and snowplowing activities), pneumatic tubes are not used in the winter and were not used for this additional speed data. Instead, samples were collected with hand held radar devices for each of the vehicles in a one-hour afternoon period. This yielded an admittedly small sample size of vehicle speeds, three westbound vehicles on 60th Street and three vehicles on Odell Avenue, and were recorded as follows:

- Northbound Odell Avenue – 31 mph
- Southbound Odell Avenue – 28 mph, 29 mph
- Westbound 60th Street – 19 mph, 20 mph, 20 mph

As shown, these speeds are well below 55 mph and confirm our earlier speed samples completed with the pneumatic tubes. Based on these and earlier results, the appropriate design speeds used in calculations for this study are 30 mph on westbound 60th Street and 35 mph on Odell Avenue. Again, with the posted 30-mph speed limit on southbound Trading Post Trail being within a quarter of a mile of the curve to where it becomes 60th Street, 30 mph is an appropriate speed for the section of 60th Street near the site access.

Trip Generation and Distribution

A trip generation analysis was performed for the development site based on the methods published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition* as well as local data collected by Spack Consulting.

The ITE manual compiles studies from across the country to provide a national average traffic for various land uses. Spack Consulting collects current average traffic volumes for various land uses in the Twin Cities regional area for use in our studies. Local data is considered more relevant than the ITE national data as it is generally newer and accounts for our area's specific characteristics and driving habits. Per the procedure in the *Trip Generation Manual*, local trip generation data is preferred when possible and supplemented with national ITE data when local data is not available.

The resultant new trips generated by the proposed development are shown in Table 1.

Table 1 – New Trip Generation

Land Use Code – Source ¹	Description & Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
210 - ITE	Single-Family Detached Housing (18 Units)	85	85	3	10	11	7
Local	Single Family Homes (18 Units)	83	83	3	9	10	7

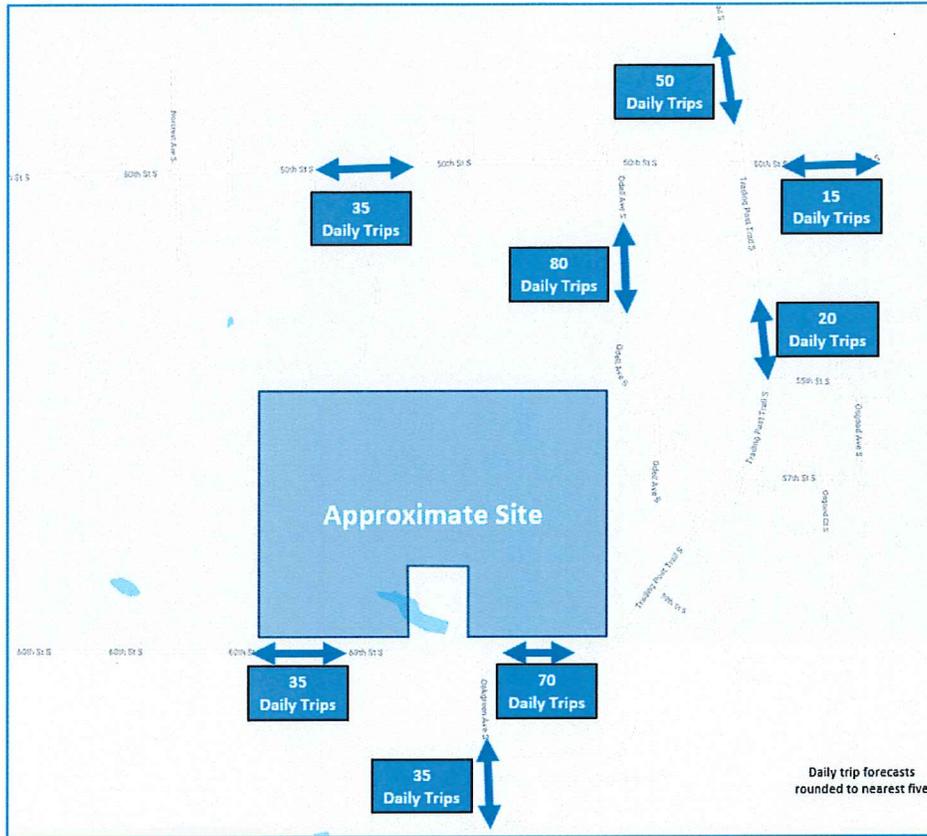
¹ Local = Trip generation data collected by Spack Consulting in this regional area.

As shown, the local data closely matches the national data, suggesting this proposed residential development will generate approximately 170 daily vehicle trips on the surrounding roadway system. To put this level of traffic in context, ITE guidelines suggest a traffic study is necessary when the peak hour volumes exceed 100 vehicles per hour. At a peak of 18 vehicles per hour, the proposed development is well under a national threshold, suggesting this level of traffic is not a significant impact to the surrounding roadway system.

A trip distribution pattern was developed for the generated traffic going to and from the proposed development. This general trip generation pattern is based on site access, access to the regional transportation system, and observations of existing traffic operations. The generated trips were assigned to the network surrounding the site with this trip distribution. Rounding to the nearest five vehicles, the forecast daily trips on the surrounding network are listed below and shown in Figure 1.

- i. 35 daily trips to/from the west on 60th Street.
- ii. 35 daily trips to/from the west on 50th Street.
- iii. 15 daily trips to/from the east on 50th Street.
- iv. 50 daily trips to/from the north on Trading Post Trail.
- v. 35 daily trips to/from the south on Oakgreen Avenue.

Figure 1 – Forecast Trip Distribution



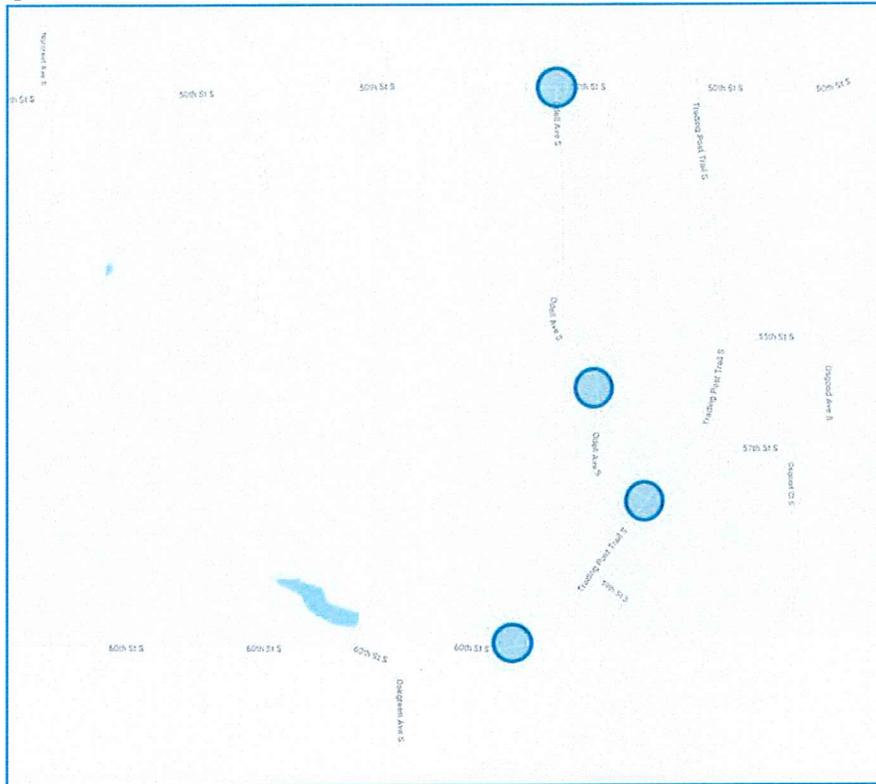
As shown, the highest daily volume on any one road is expected to be about 80 vehicles. With the p.m. peak hour typically being about ten percent of the daily volume, this translates into about eight vehicles in the busiest peak hour, or about one car every 7.5 minutes.

Intersection Assessment

The volume of traffic expected from the proposed development will not impact intersection operations due to the relatively low volumes that are well within the capacity of the surrounding roads and intersections. Rather than examining capacity, the sight distance was reviewed to ensure operations can be safely accommodated.

Sight distances were evaluated at four locations; the access points on 60th Street and Odell Avenue per the attached site plan as well as the Odell Avenue intersections at 50th Street and Trading Post Trail. These locations will have the greatest concentration of vehicles to/from the proposed development. Figure 2 shows those locations.

Figure 1 – Intersection Assessment Locations



According to the American Association of State Highway and Transportation Officials' (AASHTO) *A Policy on Geometric Design of Highways and Streets* (commonly referred to as the Green Book), "The designer (of a roadway) should provide sight distance of sufficient length that drivers can control the operation of their vehicles to avoid striking an unexpected object in the traveled way." Translated, this text means that a motorist should be able to see cars, deer, kids, etc. in intersections or roadways in enough time to stop before hitting them.

This sight distance explanation can be further broken down depending on the specific movement the vehicle is making as well as the location of the vehicle in the roadway. Below are the key AASHTO sight distance definitions and summary definition.

Passing Sight Distance

- "The passing driver should be able to see a sufficient distance ahead, clear of traffic, so the passing driver can decide whether to initiate and to complete the passing maneuver without cutting off the passed vehicle before meeting an opposing vehicle that appears during the maneuver." (AASHTO)
- Enough sight distance should be provided to assure drivers have sufficient sight distance to perform a safe passing maneuver without cutting off any vehicles.

Stopping Sight Distance

- "The available sight distance on a roadway should be sufficiently long to enable a vehicle traveling at or near the design speed to stop before reaching a stationary object in its path." (AASHTO)

- Sight distance along a roadway should provide enough distance for a driver to come to a complete stop after seeing a condition requiring the stop.

Decision Sight Distance

- “Decision sight distance is the distance needed for a driver to detect an unexpected or otherwise difficult-to-perceive information source or condition in a roadway environment that may be visually cluttered, recognize the condition or its potential threat, select an appropriate speed and path, and initiate and complete complex maneuvers” (AASHTO)
- Similar to Stopping Sight Distance, but generally referring to operations in more difficult driving areas, such as interchanges and other locations with heavy traffic or areas with heavy signage. It assures drivers that enough sight distance is provided to notice a condition requiring a stop in a more complex environment, select a path to proceed or stop, and then complete the chosen maneuver safely.

Intersection Sight Distance

- “The driver of a vehicle approaching an intersection should have an unobstructed view of the entire intersection, including any traffic-control devices, and sufficient lengths along the intersecting highway to permit the driver to anticipate and avoid potential collisions.” (AASHTO)
- Sight distance provided at intersections and driveways to allow drivers to perceive the presence of potentially conflicting vehicles and when the appropriate gap in traffic is provided to safely perform their movement.

Of these four types of sight distance, stopping sight distance and intersection sight distance are appropriate for this proposed development. Stopping sight distance ensures a driver on the mainline can safely stop if another vehicle turns in front of them. Intersection sight distance ensures a driver on the side street can safely turn onto the mainline without a mainline vehicle needing to stop. Passing sight distance is not applicable as the proposed development does not require nor encourage passing. Decision sight distance is not applicable as it is more appropriate for urban areas where there is apt to be “visual noise”, areas of concentrated demand where sources of information compete (roadway elements, traffic, traffic control devices, and advertising signs). Therefore, only stopping sight distance and intersection sight distance are evaluated.

Stopping Sight Distances

Vehicles approaching these four intersections on the mainlines are not required to stop. However, drivers require sufficient time to stop if needed if there is an object in the intersection. In the AASHTO manual, consideration of road speed, braking reaction time, grade of the road and deceleration factors are considered in the stopping sight distance. Standard braking reaction times and deceleration rates were used while the grades of the roads were measured in the field.

Utilizing the measured grades as well as factors provided by AASHTO and AASHTO formula 3-3, the minimum stopping sight distance for each mainline approach to the four intersections was calculated. Since stopping sight distances are impacted by grade, the specific grades measured were utilized in these calculations rather than using approximate grades from AASHTO Table 3-2. Field measurements on-site then obtained the currently provided stopping sight distance for each approach. Table 2 shows a comparison of the measured to the minimum needed stopping sight distances. The minimum stopping

sight distance needs for 50th Street were calculated using a 55-mph road speed to show the upper bounds of need. Speeds of 30-mph were used to calculate the stopping sight distance on 60th Street. Speeds of 35-mph were used to calculate the stopping sight distance on Odell Avenue and Trading Post Trail.

Table 2 – Stopping Sight Distances

Location	Approach	Mainline Speed	Minimum SSD Needed (feet)	Measured SSD (feet)
60 th St at Site Access	Westbound (east of Site Access)	30 mph	220	330
60 th St at Site Access	Eastbound (west of Site Access)	30 mph	182	245
Odell Ave at Site Access	Northbound (south of Site Access)	35 mph	230	370
Odell Ave at Site Access	Southbound (north of Site Access)	35 mph	260	360
Trading Post Rd at Odell Ave	Northbound (south of Odell Ave)	35 mph	293	880
Trading Post Rd at Odell Ave	Southbound (north of Odell Ave)	35 mph	270	775
50 th St at Odell Ave	Westbound (east of Odell Ave)	55 mph	495	770
50 th St at Odell Ave	Eastbound (west of Odell Ave)	55 mph	606	740

As shown in Table 2, all approaches to these four study intersections exceed the minimum stopping sight distance needs for vehicles on the mainline. Drivers approaching the intersections on the mainline have adequate time and distance to stop if they see an object in the roadway at the intersection.

Intersection Sight Distances

Intersection sight distance requirements are provided in terms of both a physical distance and a time gap in the mainline traffic related to the speed of approaching vehicles. For approaching vehicles at any speed, per Table 9-5 of the AASHTO Green Book, a passenger car stopped at an intersection requires a minimum time gap of 7.5 seconds in either direction to complete a left turn movement. In other words, an average driver needs to see an approaching vehicle at least 7.5 seconds away to know if they have sufficient time to complete a left turn. To complete a right turn movement, per Table 9-7 of the AASHTO Green Book, the time gap is reduced to 6.5 seconds and applicable only to vehicles approaching from the left of the stopped driver. With the proposed development being residential, the design vehicle is a passenger car.

Per Section 9.5.3 of the AASHTO Green Book, for intersections with stop control on the minor road, no adjustment of the recommended sight distance values for the major-road grade is generally needed because both the major and minor road vehicle will be on the same grade when departing from the intersection. Additionally, the adjustment for the grade of the minor-road approach is needed only if the rear wheels of the design vehicle would be on an upgrade that exceeds three percent when the vehicle is at the stop line of the minor-road approach. With these descriptions not fitting the situation of the study intersections, grades are not factored into the ISD calculations.

MnDOT adopted these measurements and distances as official policy in 2013 per MnDOT Technical Memorandum No. 13-09-TS-02.

To translate this time factor into a distance, the AASHTO formula 9-1 is:

$$ISD = 1.47 * \text{Major Street Vehicle Speed (mph)} * \text{time gap}$$

Field measurements of intersection sight distance were obtained at the same four study intersections and included measuring both the physical sight distances as well as measuring the time for vehicles on the mainline passing the stop-controlled approach. Several mainline vehicle measurements were made for each approach and averaged. Table 3 shows the minimum intersection sight distances in terms of time and distance along with the field measured values. Left turn measurements are facing down the approach to the right of the stopped vehicle and right turn measurements are facing down the approach to the left of the stopped vehicle. The minimum needs for 50th Street were calculated using a 55-mph speed limit to show the upper bounds of needs. Speeds of 30-mph were used in calculations at 60th Street. Speeds of 35-mph were used to calculate the intersection sight distance along Odell Avenue and Trading Post Trail. Locations that do not meet the minimums are in red. A map sketching the sight distances that are shown in Table 3 is attached.

Along with the field measurements taken, photos were taken from each of the four stop-controlled approaches being analyzed. These photos were taken at the same location of the ISD measurements looking both ways down each mainline. Photos showing a vehicle at different distances are attached.

Table 3 – Intersection Sight Distances

Location	Mainline Speed	Movement	Minimum ISD Needed* (feet)	Measured ISD (feet)	Minimum ISD Needed (seconds)	Measured ISD (seconds)
SB Site Access at 60 th St	30 mph	Right Turn	290	320	6.5	9.9
EB Site Access at Odell Ave	35 mph	Left Turn	390	710	7.5	15.6
EB Site Access at Odell Ave	35 mph	Right Turn	335	360	6.5	8.3
Odell Ave at Trading Post Rd	35 mph	Left Turn	390	140	7.5	3.2
Odell Ave at Trading Post Rd	35 mph	Right Turn	335	315	6.5	7.8
NB Odell Ave at 50 th St	55 mph	Left Turn	610	725	7.5	15.1
NB Odell Ave at 50 th St	55 mph	Right Turn	530	405	6.5	8.1

*Design Intersection Sight Distance rounded up from the calculated Intersection Sight Distance

As shown in Table 3, three locations do not meet the minimum requirements.

The eastbound Site Access at Odell Avenue approach is shown to have adequate sight distance needs. It is noted that recent clearing of vegetation at this area increased the sight distance compared to previous measurements.

The eastbound Odell Avenue at Trading Post Trail approach is short of the needed ISD to make a left turn onto Trading Post Trail. This is due to some vegetation as well as a transformer box blocking the view to the south on Trading Post Trail from the stop on Odell Avenue. See the attached photos for a visualization of this. As part of this proposed development, the transformer box is planned to be moved. This relocation combined with clearing some vegetation away from the road within the public road right-of-way would improve the intersection sight distance. This is an existing intersection and any sight distance deficiencies should be addressed regardless of this proposed development.

The eastbound Odell Avenue at Trading Post Trail approach is short of the minimum in terms of physical distance for right turns but does have enough in terms of time values. The difference is due to the physical distance calculation based on a 35-mph speed. Since the measured time is sufficient, vehicles are traveling at lower speeds than 35-mph. The intersection sight distance is therefore functional at this location. This is an existing intersection and any sight distance deficiencies should be addressed regardless of this proposed development.

The northbound Odell Avenue at 50th Street approach is also short of the minimum in terms of physical distance for right turns. The photos show this is due to some vegetation slightly obscuring the view. As with the previous location described, the approach does have sufficient intersection sight distance based on measured time, suggesting vehicles are not travelling at 55 mph. The intersection sight distance is therefore functional at this location based on the actual traveling speed of vehicles as opposed to the statutory speed limit. This is an existing intersection and any sight distance deficiencies should be addressed regardless of this proposed development.

As mentioned, the intersections of Odell Avenue/Trading Post Trail and Odell Avenue/50th Street are both existing intersections. Any sight distance concerns should be addressed by the City regardless of the status of this development.

Conclusions

The proposed single-family home development is forecast to generate approximately 170 new daily trips, 13 new a.m. peak hour trips and 18 new p.m. peak hour trips. This volume is below a national threshold for requiring a traffic study, suggesting little to no operational impacts on the surrounding roads.

The highest volume on any one road around the proposed site is about 80 vehicles per day with approximately eight during the busiest p.m. peak hour. This peak hour volume translates into one car every 7.5 minutes.

Of the key types of sight distances defined by the American Association of State Highway and Transportation Officials' (AASHTO) *A Policy on Geometric Design of Highways and Streets*, stopping sight distance and intersection sight distance are the appropriate measures. Decision sight distance is more appropriate for urban areas where various sources of information compete for a driver's attention (roadway elements, traffic, traffic control devices, and advertising signs).

Adequate stopping sight distance exists on each main line approach at the intersections of 60th Street/Site Access, Odell Avenue/Site Access, Odell Avenue/Trading Post Trail and 50th Street/Odell Avenue.

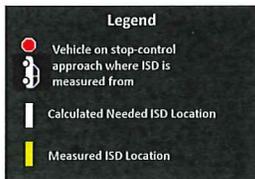
Intersection sight distance based on time measurements is adequate for all movements from the side street stop except for the left turn movement of eastbound Odell Avenue at Trading Post Trail. This existing deficiency is due to a transformer box located at the intersection and some surrounding vegetation in the right-of-way. The transformer box is proposed to be moved with this development which, combined with clearing of vegetation, will improve the intersection sight distance.

For all intersections, clearing tall and overgrown vegetation in the public right-of-way will increase intersection sight distances and is recommended to improve overall safety in the area. At the intersections of Odell Avenue/Trading Post Trail and Odell Avenue/50th Street, both existing intersections, any sight distance concerns should be addressed by the City regardless of the status of this development.

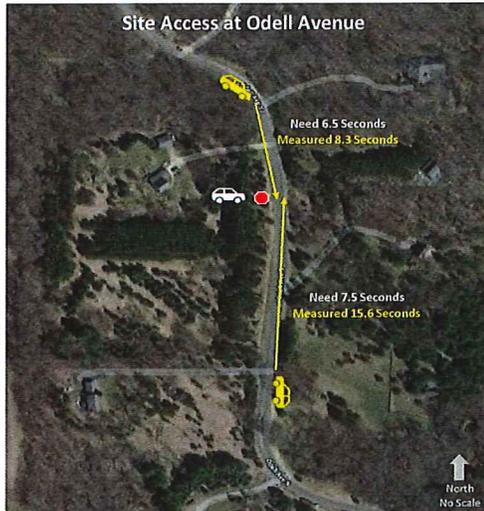
Attachment

- Site Plan
- Intersection Sight Distance Map
- Intersection Sight Distance Photos

Intersection Sight Distances - Distance Measurements



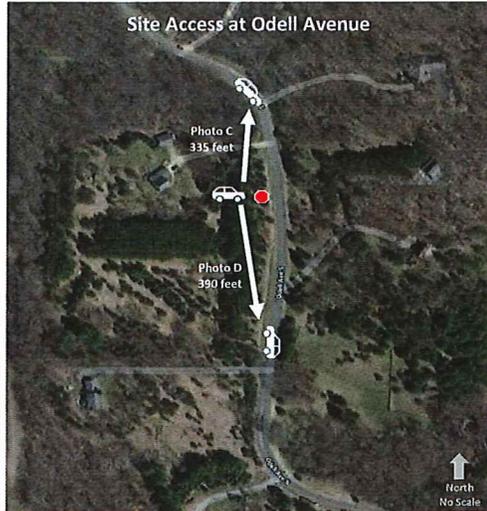
Intersection Sight Distances - Time Measurements



Legend

-  Vehicle on stop-control approach where ISD is measured from
-  ISD time measurement vehicle and it's travel direction
- Need # Seconds** Time needed between measurement vehicle being seen from stop-controlled approach and crossing stop-controlled approach
- Measured # Seconds** Average time measured between measurement vehicle being seen from stop-controlled approach and crossing stop-controlled approach

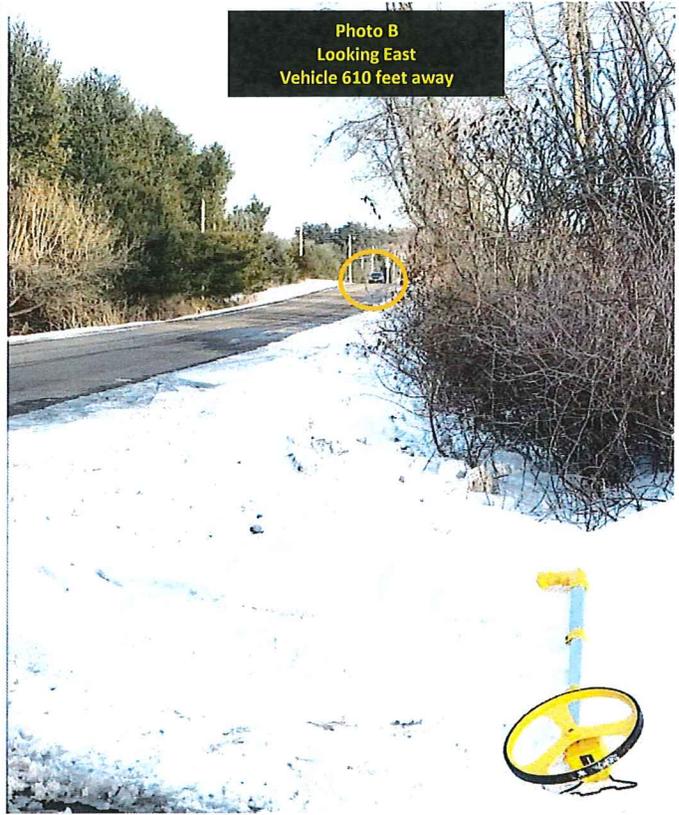
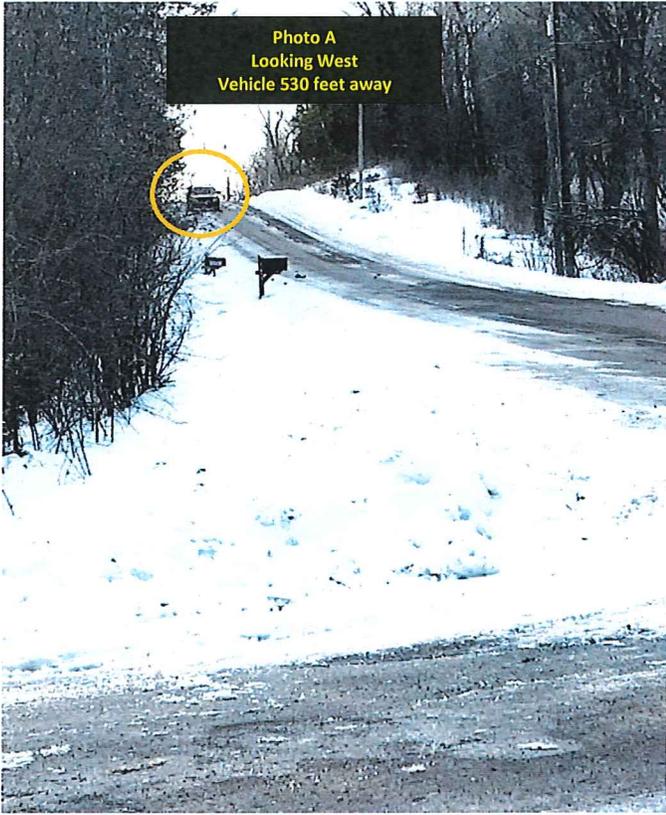
Intersection Sight Distances - Photograph Locations



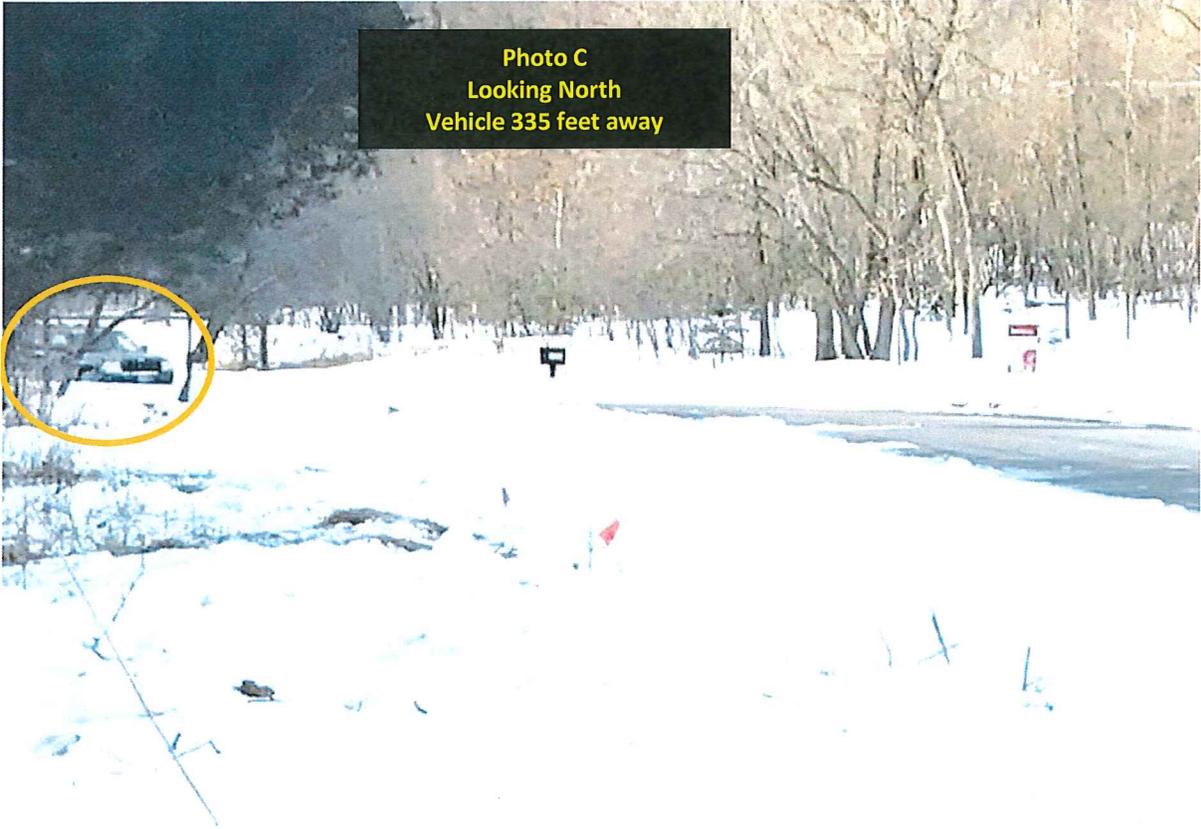
Legend

- Vehicle on stop-control approach where photo is taken from
- Photo Identification

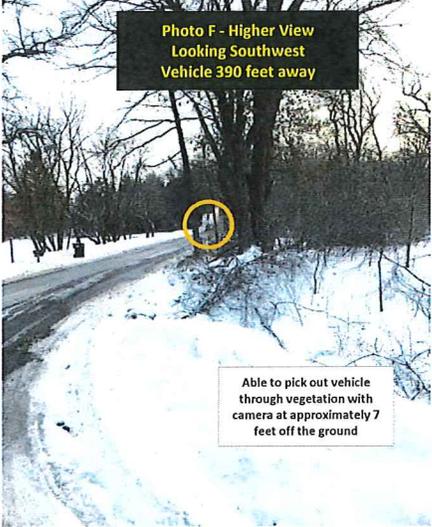
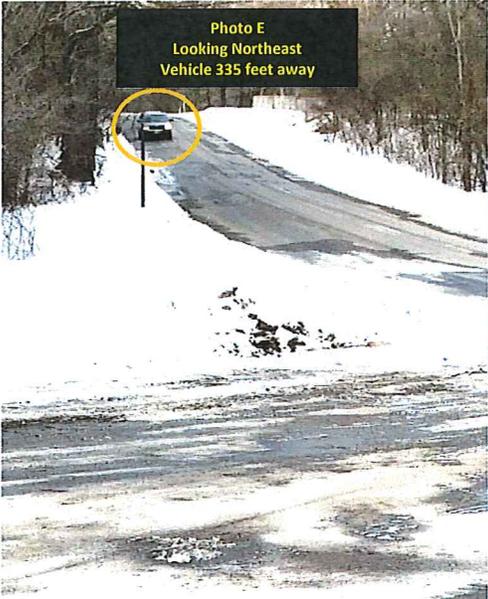
Odell Avenue at 50th Street Photographs



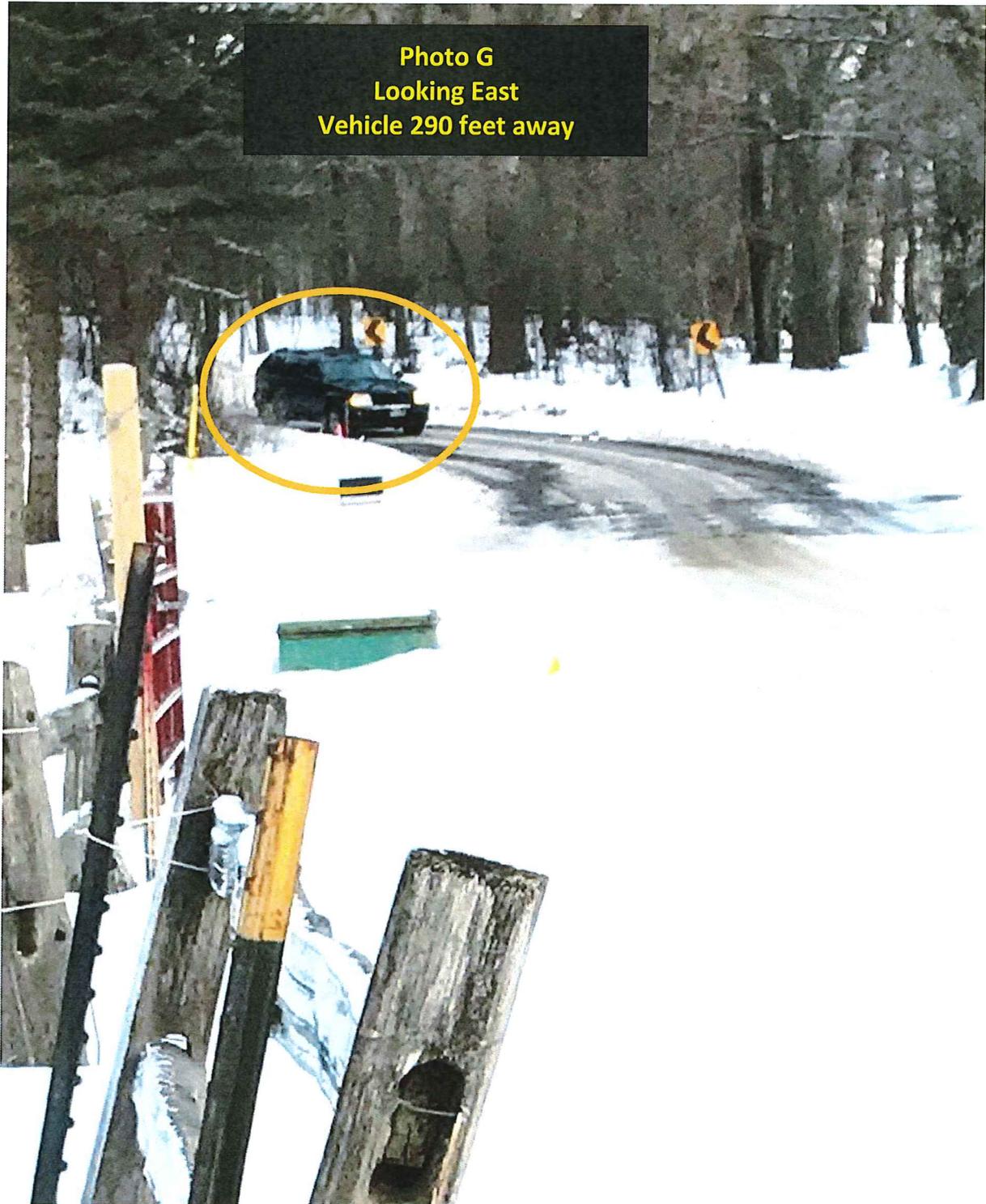
Site Access at Odell Avenue Photographs



Odell Avenue at Trading Post Trail Photographs



Site Access at 60th Street Photographs





Memorandum

To: Ron Moore, City Administrator

From: Nick Guilliams, City Engineer
Sean Delmore, Transportation Project Manager
Maia Harold, Project Engineer

Date: February 27, 2018

Re: Afton Creek Preserve Preliminary Plat
Stormwater and Traffic Technical Review
WSB Project No. 010641-000

This memo is being provided to review the stormwater and traffic related plans for the proposed Afton Creek Preserve Project submitted on February 5, 2018 as preliminary plat application.

At the preliminary plat stage, our task as engineers is to review the documents that the applicant submitted for technical feasibility. We have reviewed all plans and have provided comments to the developer to ensure the plans meet all requirements.

This review is not a final approval; the developer is only required to show that the project is technically feasible. Final construction plans will be provided at the final plat stage if the project is approved by the City Council to move forward. The developer will be required to address all preliminary plat comments before approval. The City's consultant planner and engineer will review all final plat documents and provide additional comments at that stage.

Approval of the preliminary plat does not give the developer permission to start grading or begin any construction activities. The Afton City Council must approve the final plat, all comments from planning and engineering must be addressed, and all permit approvals must be received before construction can start.

Traffic and Access Review

JP Bush is proposing an 18-lot residential development along Trading Post Trail and 60th Street. The preliminary plat has been revised and now incorporates a street connection to Odell Avenue via a loop road. There are now 2 access points proposed for the development, 1 on 60th Street and another on Odell Avenue.

Upon review of the preliminary plat documents and supporting traffic study, WSB determined that the project is technically feasible from a traffic engineering standpoint based on the current posted speed limit, projected traffic volumes, and additional speed data. This conclusion was based on preliminary plat documents meeting Minnesota Department of Transportation (MnDOT) guidelines which follows the American Association of State and Highway and Transportation Officials (AASHTO).

Our evaluation is based on the following criteria, as well as information provided by the applicant as part of the preliminary plat submittal:

60th Street Access

- The developer's traffic study and the City's evaluation for Trading Post Trail is based on the posted speed limit of 30 mph for southbound traffic approaching 60th Street. A 30 mph sign is located just south of Odell Ave for southbound traffic. It is assumed that the City of Afton determined the speed for the roadway in accordance with the appropriate speed study requirements. The City has conveyed that it is their practice to follow MnDOT speed study requirements when placing speed limit signage. The City Engineer is requesting information from MnDOT to confirm that a speed study was performed at this time.
- Upon the City's request, WSB performed a separate study at this intersection to determine if additional curve warning signage was appropriate for the Trading Post/60th intersection. Based on this study, it was determined that this curve could be posted as a 20-mph curve based on FHWA guidelines. However, the warning signage is not required based on traffic volumes. A memo detailing the results of this study and recommendations is attached.
- A review of the technical memoranda provided by the applicant's engineer dated February 22, 2018 and July 26, 2017 provided data showing speeds less than 30 mph after the curve on 60th Street. This memo was prepared by a registered traffic engineer in the State of Minnesota. Based on this information and the posted speed, 30 MPH is acceptable and will be discussed with the City and MnDOT to confirm this posting is correct.
- Field work for the July 26, 2017 study was performed from 6/29/17 to 7/5/17. This work was performed over a holiday and during a street reconstruction project, although no construction activities took place from 6/26/17 to 7/7/17. While these conditions may have affected traffic volumes, this data is not necessary to make a determination on sight distance from the 2 access points and is not required to be provided for a development only generating an additional 170 vehicle trips per day.
- From a traffic engineering standpoint, 170 additional trips per day is a minor increase in traffic volume that will not alter existing roadway characteristics.
- Based on a 35 MPH design speed, the intersection sight distance is not acceptable at the proposed access driveway. The driveway will be signed for a right turn only movement and the required sight distance is 335 feet to the east. Per the technical memorandum provided by developer's engineer dated February 22, 2018 the measured sight distance is 320 feet. This would need to be increased if the City did not have a formal study indicating a 30 MPH speed limit or a formal MnDOT speed study could be done in the future to justify the speed limit of 30 MPH.
- There is no recorded accident history at this location that would indicate any deficiencies in traffic operations.

Odell Ave Access

- Minnesota State Statue 169.14 Subdivision 2 lists the speeds for different types of roads and situations. For rural residential roads, the speed limit is 35 mph if adopted by the local road authority. Odell Avenue appears to meet the requirements and is currently operating as a rural residential road. The only element lacking is a resolution adopting it as a rural residential road from the local road authority. In the absence of the local road authority adopting the road as a rural residential road, the statutory speed of 55 mph becomes the default the speed.

In addition, 2017 Minnesota Statue 16914 Subdivision 1 states "No person shall drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions. Every driver is responsible for becoming and remaining aware of the actual and potential hazards then existing on the highway and must use due care in operating a vehicle. In every event speed shall

be so restricted as may be necessary to avoid colliding with any person, vehicle or other conveyance on or entering the highway in compliance with legal requirements and the duty of all persons to use due care.”

Due to the sharp horizontal curves that exist on Odell Avenue it's our opinion that it does not meet the criteria for a 55-mph road and should be considered per adoption as a rural residential road for posting as a 35-mph road.

- Based on a 35 MPH design speed for Odell Avenue, the intersection sight distance is acceptable at the proposed access driveway. Per the technical memorandum provided by the developer's engineer dated February 22, 2018 the measured sight distance is 710 feet to the north for left turn movements and 360 feet to the south for right turn movements. The required sight distance is 390 feet to the north and 335 feet to the south. Therefore, based on the preliminary drawings provided, the applicant has met the requirement assuming 35-mph or less.
- From a traffic engineering standpoint, 170 additional trips per day is a minor increase in traffic volume that will not alter existing roadway characteristics.
- There is no recorded accident history at this location that would indicate any deficiencies in traffic operations.

Based on the information provided, analyses completed by the applicant and City Engineer, and the reasons stated above, we believe the project is technically feasible and meets traffic engineering standards under the following conditions:

- The 30 MPH posting on Trading Post Trail is verified or;
- The developer can meet the sight distance requirements of 35 MPH and the City chose to move forward with the posting or;
- A MnDOT speed study is completed and the 30 MPH speed limit is correct.

There is no evidence or data that has been submitted that shows there are any safety issues associated with the access road or the approaches from Trading Post and 60th Street or Odell Avenue. Our review did not include existing intersections (Trading Post Trail at Odell Avenue or 50th at Odell Avenue).

Stormwater Review

Applicants must follow stormwater requirements for all jurisdictions. The City Engineer provided technical memos on September 14th, September 20th, and September 26th related to meeting jurisdictional requirements prior to the preliminary plat submittal. In the case of Afton Creek Preserve, rules of South Washington Watershed District (SWWD), the City of Afton, and the Minnesota Pollution Control Agency (MPCA) Permit No. MN R100001 (General Permit) must be followed for permanent stormwater design.

From a preliminary plat standpoint, the developer must demonstrate that they have adequately sited proposed stormwater management facilities and incorporated the required easements. Once the preliminary plat is approved, the developer will begin submitting their models and reports through a series of reviews until jurisdictional compliance is achieved.

Upon review of the preliminary plat documents, the City Engineer has determined that the project is technically feasible from a water resources engineering standpoint, in terms of meeting stormwater management requirements for all jurisdictions.

Permanent stormwater design must fulfill several requirements for each of these entities including rate control, volume, and water quality. The City's consultants have and will continue to comment on the developer's design submittals until all jurisdictional requirements have been met. These requirements include but are not limited to the following:

- No land shall be developed or altered and no use shall be permitted that results in surface or stormwater run-off causing or with the potential to cause unreasonable flooding, erosion or deposit of materials on adjacent properties or water bodies. Such run-off shall be properly channeled into a stormwater management facility that is consistent with the stormwater management and erosion and sediment control requirements of Article 13. Any increase in run-off rate or volume as a result of the developed portion of a property shall achieve at least the minimum requirements of Article 13 (Afton Code Sec. 12-217).
- On-site treatment during construction and post-construction must be provided to ensure no increase from existing conditions in offsite peak discharge for the 1-year, 2-year, 10-year, and 100-year, 24-hour storm events (Afton Code Sec. 13-162).
- Existing natural drainageways, wetlands, and vegetated soil surfaces used to convey, store, filter, and retain stormwater runoff before discharge to public waters shall not be eliminated by construction or land disturbance (Afton Code Sec. 12-409).
- The post-development 2-year, 10-year, and 100-year peak rate of runoff at the pre-development level for the critical duration precipitation event must be maintained, both on-site and at key regional locations identified by the District (SWWD Policy 7.1.1).
- Per the MPCA, a Stormwater Pollution Prevention Plan (SWPPP) is required. The SWPPP has many requirements, one of them being that if any stormwater flow will be channelized at the site, the Permittee(s) must design Best Management Practices (BMPs) to control both peak flow rates and total stormwater volume to minimize erosion at outlets and to minimize downstream channel and streambank erosion (General Permit Part III.A.5.i.iii).

Volume:

- For new, nonlinear developments on sites without restrictions, stormwater runoff volumes will be controlled and the post-construction runoff volume shall be retained on site for 1.1 inches of runoff from all impervious surfaces on the site (Afton Code Sec. 13-160.A).
- All projects must maintain the annual average existing conditions infiltration capacity of the site. This standard is applied to entire site, expressed as total annual runoff volume resulting from typical climatic conditions. Best Management Practices (BMPs) should be designed following guidance provided in the SWWD Standards Manual or MN Stormwater Manual (SWWD Policy 7.3.2).

Water Quality:

- All projects must provide treatment necessary to meet applicable annual total phosphorus loading rates per the table located in the SWWD Rules or maintain existing loading rates, whichever is less (SWWD Policy 7.3.3).
- All projects must provide treatment necessary to provide a net reduction of off-site Total Suspended Solids (TSS) discharge rates from existing conditions on an average annual basis (SWWD Policy 7.3.3.C).

Overland Sheet Flow onto Adjacent Property to the East:

Sheet flow in the area of the Carlson farm access road is already occurring in the existing condition, and there are prescriptive rights to allow water to drain where it always has per Section 12-409. The preliminary plat is indicating many ponds throughout the site that are intercepting both existing and proposed sheet flow and discharging it at a slower rate compared to existing.

Per the requirements previously stated, the development must maintain or reduce the existing flow rate from all discharge points, including the two on the eastern property line for specified storm events. The City and developer are aware of the sensitivity of the properties that have existing drainage problems and will ensure that the rates will either be maintained or reduced per jurisdictional requirements. As the modeling currently shows, flow rates specifically off the eastern properties will be greatly reduced in typical storm events because there are no existing stormwater controls.

As Afton Code Section 12-217 states, any increase in run-off rate or volume as a result of the developed portion of a property shall achieve at least the minimum requirements of Article 13. The ordinance does not state that the developer must contain all stormwater on their property.

The City Engineer's role was to determine if the project is technically feasible in terms of meeting stormwater management requirements from all jurisdictions, and based on the information provided, the Engineer believes this project will improve the drainage. The City Engineer will be reviewing future submittals carefully to ensure discharge rates and volumes are reduced for the various rainfall events. In addition, we will verify that the flow continues to be sheet flow and not concentrated when it leaves the stormwater basins.

Please let us know if you have any questions.

Sincerely,

WSB & Associates, Inc.



Memorandum

To: Ron Moore, City Administrator
From: Nick Guilliams, City Engineer
Date: February 26, 2018
Re: Afton Creek Preserve Preliminary Plat
Plan Resubmittal Review Comments
WSB Project No. 010641-000

We have reviewed the resubmittal documents provided by Plowe Engineering, Inc. on 2/5/2018 for the Afton Creek Preserve Preliminary Plat Submittal.

This is a preliminary review of items that must be addressed for the subdivision. These items are subject to additional comments and will follow in subsequent submittals. Based on preliminary review of Afton Creek Preserve Preliminary Plat Submittal, the development appears to be technically feasible subject to the following conditions:

Procedural Comments:

1. Prior to the start of any construction, permits may need to be obtained from the following agencies:
 - a. MPCA Construction General Permit
 - b. South Washington Watershed District
 - c. City of Afton Stormwater Management Permit
2. Provide a maintenance agreement to ensure that the permanent stormwater basins will be inspected and maintained long term. The agreement at a minimum shall include the following:
 - a. Who will conduct maintenance
 - b. Inspection frequency
 - c. Maintenance necessary to ensure effective performance
 - d. Maintenance intervals
 - e. Removal of settled materials
 - f. Maintenance of vegetation

Drainage, Grading, & Erosion Control Comments:

1. Structural calculations for retaining walls greater than 4.0 feet in height need to be submitted for review prior to construction of the walls. The submittal will need to include:
 - a. Certification of a qualified MN licensed professional
 - b. Soil boring logs and geotechnical recommendation for support
 - c. Identify the type of material for the wall and design details
 - d. Provide details of the wall construction

Stormwater Management Comments:

Culverts:

1. Provide culvert sizing calculations.

Permanent Stormwater Modeling and Reporting:

2. Applicant will need to follow all South Washington Watershed District (SWWD), City of Afton, and MPCA rules for permanent stormwater design and calculations including rate control, volume, and water quality. See Section 13-54 of Afton City Code for conflicts between provisions. Provide a report that addresses the following:
 - a. Identify receiving water body per SWWD Rule 7.3.3.
 - b. Demonstrate phosphorus and total suspended solids (TSS) loading compliance per SWWD Rule 7.3.3 Stormwater Quality.
 - c. Demonstrate with calculations and in the report that the requirements of the NPDES Construction Stormwater General Permit for permanent stormwater management systems (infiltration basins and wet ponds) are being met (Part III.D). The modeling, new impervious, and other calculations from the lots along 60th Street South need to be included. The report currently contains a volume comparison table which does not demonstrate compliance with regulatory requirements.
 - d. Provide hydrologic calculations for the 1, 2, 10, and 100-year 24-hour design storm events to demonstrate rate control as required by the regulatory agencies.
 - e. Some proposed areas are running off the site untreated. When comparing existing to proposed in the model, less volume is being running off-site in the proposed condition even though impervious is being added. State reasoning in the report or modify the model.
3. Provide the HydroCAD model file.
4. Additional borings in the locations of the basins are needed per the Minnesota Stormwater Manual and the NPDES Construction Stormwater General Permit. When the borings are obtained, the exfiltration value in HydroCAD may need to be modified.
5. Identify what pretreatment method is being used for each permanent stormwater basin where applicable.

Plans:

6. Label basin bottom, NWL, HWL, and top of berm on plans.
7. Attach infiltration basin and wet pond details, sections, insets, and other pertinent data.
8. Top berm of ponds should be a minimum of 2 feet above the HWL.

Wetlands:

9. The wetlands shown on the preliminary plat exhibits do not reflect the most updated National Wetland Inventory (NWI) data provided by the Department of Natural Resources. Walking trails shown in Open Space B are proposed in areas that are shown as wetland by the NWI. A wetland delineation should be completed and submitted to the WCA LGU and USACE for review and approval. Any wetland impacts (permanent and temporary) must also be permitted through the WCA LGU and USACE. The septic systems located in Lots 5 and 6 may also be adjacent to wetland areas. It should be verified that these systems will not impact the adjacent wetlands.

Environmental:

1. The changes in the most recent submittal of the preliminary plat were compared to the plans reviewed as part of the Environmental Assessment Worksheet (EAW) process. Changes reviewed include:
 - Two lots previously proposed in the southwest corner of the development have been removed and designated as Open Space
 - One lot previously proposed along prairie Wind Drive has been removed and designated as Open Space
 - A loop road to Odell Avenue was added to the project plans
 - Adjustments to lot sizes north and west of the cul-de-sac

Based on a review of these changes, the environmental impact associated with the project has improved from the previous submittal. Therefore, an amendment of the EAW is not necessary.

Street Comments:

1. The minimum length of the vertical curve shall be 100 feet (12-1380 H.).
2. It is recommended as a condition of the development that the applicant pave 60th street from the end of pavement near the development entrance west to Neal Avenue. These improvements shall be shown on the final plat submittal and will be included as part the development agreement. All street improvements shall meet City standards.

Development Agreement:

1. Required with Final Plat.

Please let me know if you have any questions.

Sincerely,

WSB & Associates, Inc.



J.P. Bush
H O M E S

February 5th, 2018

City of Afton Preliminary Plat, Rezoning, CUP Application Narrative.

Property: 14220 60th St S Afton MN 55001
Will Carlson owned 218.6 Acres

Usage: Previously operated under Agriculture Zoning.
Request to Use Ordinance Article XII Sec. 12-2371
PRESERVATION AND LAND CONSERVATION DEVELOPMENT

Proposer: Will Carlson, Land Owner.
JP Bush Homes, Developer.

FARM ROAD ACCESS LAND OWNED BY CARLSON

The Farm Road Access that stems off Trading Post Trail and angles NW into the proposed Development has several related elements needing clarification.

The Traffic study performed by Spack Consulting shows a single obstruction (Xcel Switching box) at the Odell and Trading Post intersection. The Xcel Switching box in the Boulevard on Trading post is in the center of the Farm road access. The traffic going left or right from Odell onto Trading Post Trail does not have the required safe sight distances. We have contacted the designers at Xcel and at this time we have preliminary information that the box can be relocated. We will move the box as allowed to create safe sight lines.

It is also important to note that in the event we do not get the approval for the Development we will use the access road for the equipment needed to farm the land.

JP Bush Homes

EXHIBIT Q



February 20, 2018

Mr. Ron Moorse
Administrator
3033 St Croix Trail S
Afton, MN 55001

Dear Mr. Moorse,

As the District Manager of the Washington Conservation District, it is our mission to enhance, protect, and preserve the natural resources of Washington County through conservation projects, technical guidance, and educational services to citizens and local government. The developer of the Afton Creek Preserve Development has asked us to provide some feedback on the benefits of the 135 acres of prairie restoration in his proposed design.

We support the implementation of sustainable landscapes such as tallgrass prairie for the multiple benefits they provide. Converting agricultural lands to grasslands like prairie can offer measurable benefits to water quality. Excess phosphorus, one of the leading causes of the eutrophication of lakes and streams, has a minimum of a six fold decrease in entering nearby waterbodies when converting land from row crops to grasslands. Converting 135 acres of row crops to prairie within the Trout Brook watershed will dramatically improve the water quality of Trout Brook and assist in reaching the Phosphorus reduction goals outlined in the Lower St Croix TMDL.

In addition to water quality, prairie restoration offers habitat for a wide variety of plants and animals. The St Croix Valley hosts a diversity of wildlife; many are listed by the Minnesota Department of Natural Resources as "Species of Greatest Conservation Need". One of the groups of birds especially in decline is grassland birds. These species depend on large tracts of remnant or restored grasslands such as the bobolink and the meadowlark. Prairie restorations at a scale like the Afton Creek Preserve will provide habitat for these species. Not only is the scale of this restoration important, but the location is valuable as well. The monarch butterfly uses the St Croix River flyway on its migration. Finding large populations of milkweed and other important nectar species along its migratory route is critical for this iconic species.

Please consider these important ecological benefits in your review of the prairie restoration at Afton Creek Preserve.

Sincerely,

A handwritten signature in black ink, appearing to read "John Rheinberger".

Supervisors: Louise Smallidge • Bob Rosenquist • Diane Blake • John Rheinberger • Jim Levitt

EXHIBIT R



SOUTH WASHINGTON
WATERSHED DISTRICT

September 11, 2017

VIA EMAIL

Mr. Ron Moorse
Administrator
3033 St. Croix Trail S
Afton, MN 55001

RE: Afton Creek Preserve EAW

Dear Mr. Moorse:

As per the City of Afton's request, SWWD has reviewed the proposed Afton Creek Preserve development for compliance with SWWD rules and for consistency with SWWD and City goals to protect and enhance Trout Brook. The proposed project meets SWWD rules and will protect and improve not only the water quality of Trout Brook, but the surrounding terrestrial habitat as well. Completion of the project as proposed will greatly benefit Trout Brook and compliment ongoing District efforts to enhance the stream and its riparian area.

We greatly appreciate the efforts of the developer and City to protect Trout Brook. Specifically, the extensive seeding plan will make immediate and lasting improvements. We look forward to working with the developer and the Minnesota Land Trust to restore the areas within the conservation easement area.

If you have questions or need additional information please contact me at 651-714-3714 or john.loomis@woodburymn.gov.

Sincerely,
South Washington Watershed District

John Loomis
Water Resources Program Manager

Cc: Joe Bush/J.P. Bush Homes

Ron Moorse

From: Loomis, John <john.loomis@woodburymn.gov>
Sent: Friday, October 13, 2017 8:34 AM
To: Ron Moorse
Subject: Afton Creek Preserve PLCD

Ron,

I am writing to commend and congratulate the City of Afton for the development and implementation of the Preservation and Land Conservation Development (PLCD) ordinance as related to the proposed Afton Creek Preserve Development. It is an innovative approach to allow development and protect valued resources. We hope that the successful implementation of the ordinance will serve as a model not only for other landowners in Afton, but throughout southern Washington County.

One of the greatest threats to Trout Brook is runoff and erosion of bluffs and streambanks. We worked with Bob Schuster in the past to limit those threats to Trout Brook by stabilizing active ravines and converting turf grass along the top of the bluff to native prairie. While those efforts were valuable and did help to protect Trout Brook, we are thrilled that the proposed conservation easement will permanently protect the bluff and stream corridor. Further, planting natives on the new residential lots which previously were used to grow row crop as proposed will directly attack the cause of runoff and erosion concerns. We look forward to working with the City of Afton and Minnesota Land Trust to continue to restore and protect Trout Brook.

The PLCD concept and this proposed project are great assets to the community and watershed. Thank you for the chance to be involved in the development process and for your commitment to protecting Trout Brook. Let me know if you need anything else.

John Loomis
Water Resources Program Manager
South Washington Watershed District
@SoWashWD
2302 Tower Drive
Woodbury, MN 55125
P: (651) 714-3714



J.P. Bush
H O M E S

February 26th, 2018

Afton Creek Preserve
Preliminary Plat application review
March 2018

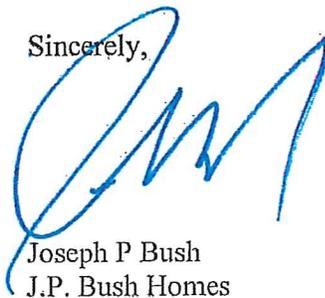
City of Afton

Please read the attached information related to the RR speed of 35 MPH on Odell.

Attached: EXHIBIT "A" Maps showing distance between the driveways on Odell Ave S.
EXHIBIT "B" Minnesota Statute 169.14 **SPEED LIMITS, ZONES; RADAR**
EXHIBIT "C" Minnesota Statute 169.011 **DEFINITIONS.**

1. Washington County (EXHIBIT "A") demonstrates the average distances between all driveways on Odell Ave S. is 245.06 feet. There are 13 Residential lots with a total distance of 3,185.8 feet.
2. (EXHIBIT "B") Minnesota Statutes 169.14 **SPEED LIMITS, ZONES; RADAR.** The areas marked demonstrate RR zoning and related to driving requirements.
3. (EXHIBIT "C"). Minnesota Statute 169.011 **DEFINITIONS.** Subd. 69a. **Rural residential district.** This clarifies the RR district average distance must be less than 300 feet. The calculations show 245.06 feet apart on average.

Sincerely,



Joseph P Bush
J.P. Bush Homes

EXHIBIT T

EXHIBIT "A"



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
 1 inch = 667 feet
 2/26/2018

AVERAGE 245.06 FEET

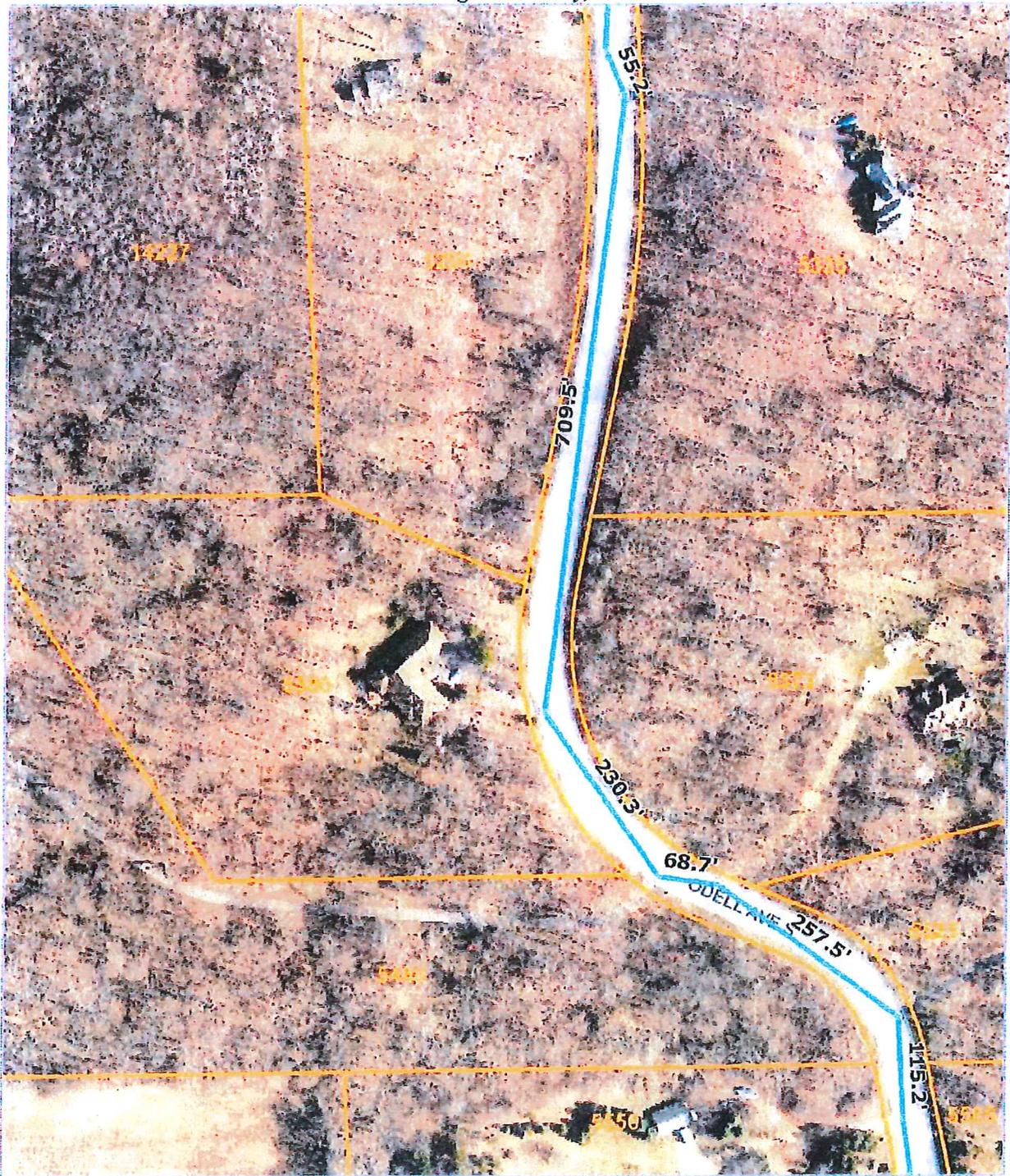
Washington County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 167 feet
2/26/2018

Washington County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 167 feet
2/26/2018

Washington County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 167 feet
2/26/2018

STAT. 169.14

2017 Minnesota Statutes

Authenticate

169.14 SPEED LIMITS, ZONES; RADAR.

Subdivision 1. **Duty to drive with due care.** No person shall drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions. Every driver is responsible for becoming and remaining aware of the actual and potential hazards then existing on the highway and must use due care in operating a vehicle. In every event speed shall be so restricted as may be necessary to avoid colliding with any person, vehicle or other conveyance on or entering the highway in compliance with legal requirements and the duty of all persons to use due care.

EXHIBIT "B"

Subd. 1a. **License revocation for extreme speed.** The driver's license of a person who violates any speed limit established in this section, by driving in excess of 100 miles per hour, is revoked for six months under section 171.17, or for a longer minimum period of time applicable under section 169A.53, 169A.54, or 171.174.

Subd. 2. **Speed limits.** (a) Where no special hazard exists the following speeds shall be lawful, but any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that the speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful:

- (1) 30 miles per hour in an urban district;
- (2) 65 miles per hour on noninterstate expressways, as defined in section 160.02, subdivision 18b, and noninterstate freeways, as defined in section 160.02, subdivision 19;
- (3) 55 miles per hour in locations other than those specified in this section;
- (4) 70 miles per hour on interstate highways outside the limits of any urbanized area with a population of greater than 50,000 as defined by order of the commissioner of transportation;
- (5) 65 miles per hour on interstate highways inside the limits of any urbanized area with a population of greater than 50,000 as defined by order of the commissioner of transportation;
- (6) ten miles per hour in alleys;
- (7) 25 miles per hour in residential roadways if adopted by the road authority having jurisdiction over the residential roadway; and
- (8) 35 miles per hour in a rural residential district if adopted by the road authority having jurisdiction over the rural residential district.

(b) A speed limit adopted under paragraph (a), clause (7), is not effective unless the road authority has erected signs designating the speed limit and indicating the beginning and end of the residential roadway on which the speed limit applies.

(c) A speed limit adopted under paragraph (a), clause (8), is not effective unless the road authority has erected signs designating the speed limit and indicating the beginning and end of the rural residential district for the roadway on which the speed limit applies.

(d) Notwithstanding section 609.0331 or 609.101 or other law to the contrary, a person who violates a speed limit established in this subdivision, or a speed limit designated on an appropriate sign under subdivision 4, 5, 5b, 5c, or 5e, by driving 20 miles per hour or more in excess of the applicable speed limit, is assessed an additional surcharge equal to the amount of the fine imposed for the speed violation, but not less than \$25.

Subd. 2a. **Increased speed limit when passing.** Notwithstanding subdivision 2, the speed limit is increased by ten miles per hour over the posted speed limit when the driver:

- (1) is on a two-lane highway having one lane for each direction of travel;
- (2) is on a highway with a posted speed limit that is equal to or higher than 55 miles per hour;
- (3) is overtaking and passing another vehicle proceeding in the same direction of travel; and

(4) meets the requirements in section [169.18](#).

Subd. 3. Reduced speed required. (a) The driver of any vehicle shall, consistent with the requirements, drive at an appropriate reduced speed when approaching or passing an authorized emergency vehicle stopped with emergency lights flashing on any street or highway, when approaching and crossing an intersection or railway grade crossing, when approaching and going around a curve, when approaching a hill crest, when traveling upon any narrow or winding roadway, and when special hazards exist with respect to pedestrians or other traffic or by reason of weather or highway conditions.

(b) A person who fails to reduce speed appropriately when approaching or passing an authorized emergency vehicle stopped with emergency lights flashing on a street or highway shall be assessed an additional surcharge equal to the amount of the fine imposed for the speed violation, but not less than \$25.

Subd. 4. Establishment of zones by commissioner. On determining upon the basis of an engineering and traffic investigation that any speed set forth in this section is greater or less than is reasonable or safe under the conditions found to exist on any trunk highway or upon any part thereof, the commissioner may erect appropriate signs designating a reasonable and safe speed limit thereat, which speed limit shall be effective when such signs are erected. Any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that any speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful. On determining upon that basis that a part of the trunk highway system outside a municipality should be a zone of maximum speed limit, the commissioner may establish that part as such a zone by erecting appropriate signs showing the beginning and end of the zone, designating a reasonable and safe speed therefor, which may be different than the speed set forth in this section, and that it is a zone of maximum speed limit. The speed so designated by the commissioner within any such zone shall be a maximum speed limit, and speed in excess of such limit shall be unlawful. The commissioner may in the same manner from time to time alter the boundary of such a zone and the speed limit therein or eliminate such zone.

Subd. 4a. [Repealed, [1997 c 143 s 20](#)]

Subd. 5. Zoning within local area. When local authorities believe that the existing speed limit upon any street or highway, or part thereof, within their respective jurisdictions and not a part of the trunk highway system is greater or less than is reasonable or safe under existing conditions, they may request the commissioner to authorize, upon the basis of an engineering and traffic investigation, the erection of appropriate signs designating what speed is reasonable and safe, and the commissioner may authorize the erection of appropriate signs designating a reasonable and safe speed limit thereat, which speed limit shall be effective when such signs are erected. Any speeds in excess of these speed limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that any speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful. Alteration of speed limits on streets and highways shall be made only upon authority of the commissioner except as provided in subdivision 5a.

Subd. 5a. Speed zoning in school zone; surcharge. (a) Local authorities may establish a school speed limit within a school zone of a public or nonpublic school upon the basis of an engineering and traffic investigation as prescribed by the commissioner of transportation. The establishment of a school speed limit on any trunk highway shall be with the consent of the commissioner of transportation. Such school speed limits shall be in effect when children are present, going to or leaving school during opening or closing hours or during school recess periods. The school speed limit shall not be lower than 15 miles per hour and shall not be more than 30 miles per hour below the established speed limit on an affected street or highway.

(b) The school speed limit shall be effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the reduced speed zone. Any speed in excess of such posted school speed limit is unlawful. All such signs shall be erected by the local authorities on those streets and highways under their respective jurisdictions and by the commissioner of transportation on trunk highways.

(c) For the purpose of this subdivision, "school zone" means that section of a street or highway which abuts the grounds of a school where children have access to the street or highway from the school property or where an established school crossing is located provided the school advance sign prescribed by the Manual on Uniform Traffic Control Devices adopted by the commissioner of transportation pursuant to section 169.06 is in place. All signs erected by local authorities to designate speed limits in school zones shall conform to the Manual on Uniform Traffic Control Devices.

(d) Notwithstanding section 609.0331 or 609.101 or other law to the contrary, a person who violates a speed limit established under this subdivision is assessed an additional surcharge equal to the amount of the fine imposed for the violation, but not less than \$25.

Subd. 5b. Segment in urban district. When any segment of at least a quarter-mile in distance of any city street, municipal state-aid street, or town road on which a speed limit in excess of 30 miles per hour has been established pursuant to an engineering and traffic investigation by the commissioner meets the definition of "urban district" as defined in section 169.011, subdivision 90, the governing body of the city or town may by resolution declare the segment to be an urban district and may establish on the segment the speed limit for urban districts prescribed in subdivision 2. The speed limit so established shall be effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the segment on which the speed limit is established, and any speed in excess of such posted limits shall be unlawful. A copy of the resolution shall be transmitted to the commissioner at least ten days prior to the erection of the signs.

Subd. 5c. Speed zoning in alleyway. Local authorities may regulate speed limits for alleyways as defined in section 169.011 based on their own engineering and traffic investigations. Alleyway speed limits established at other than ten miles per hour shall be effective when proper signs are posted.

Subd. 5d. Speed limit in work zone when workers present. (a) Notwithstanding subdivision 2 and subject to subdivision 3, the speed limit on a road having an established speed limit of 50 miles per hour or greater is adjusted to 45 miles per hour in a work zone when (1) at least one lane or portion of a lane of traffic is closed in either direction, and (2) workers are present. A speed in excess of the adjusted speed limit is unlawful.

(b) Paragraph (a) does not apply to a segment of road in which:

(1) positive barriers are placed between workers and the traveled portion of the highway;

(2) the work zone is in place for less than 24 hours;

(3) a different speed limit for the work zone is determined by the road authority following an engineering and traffic investigation and based on accepted engineering practice; or

(4) a different speed limit for the work zone is established by the road authority under paragraph (c).

(c) The commissioner, on trunk highways and temporary trunk highways, and local authorities, on streets and highways under their jurisdiction, may authorize the use of reduced maximum speed limits in work zones when workers are present, without an engineering and traffic investigation required. The work zone speed limit must not reduce the speed limit on the affected street or highway by more than:

(1) 20 miles per hour on a street or highway having an established speed limit of 55 miles per hour or greater; and

(2) 15 miles per hour on a street or highway having an established speed limit of 50 miles per hour or less.

(d) A work zone speed limit under paragraph (c) is effective on creation of appropriate regulatory speed limit signs. The signs must be removed or covered when they are not required. A speed in excess of the posted work zone speed limit is unlawful.

(e) For any speed limit under this subdivision, a road authority shall erect signs identifying the speed limit and indicating the beginning and end of the speed limit zone.

Subd. 5e. Speed limit on park road. The political subdivision with authority over a park may establish a speed limit on a road located within the park. A speed limit established under this subdivision on a trunk highway is effective only with the commissioner's approval. A speed limit established under this subdivision must be based on an engineering and traffic investigation prescribed by the commissioner of transportation and must not be lower than 20 miles per hour, and no speed limit established under this subdivision may reduce existing speed limits by more than 15 miles per hour. A speed limit established under this subdivision is effective on the erection of appropriate signs designating the speed limit and indicating the beginning and end of the reduced speed zone. Any speed in excess of the posted speed is unlawful.

Subd. 5f. Speed limits on certain rural residential districts. (a) A rural residential district existing and lawfully signed before August 1, 2009, continues to qualify as a rural residential district.

(b) A rural residential district existing and lawfully signed before August 1, 2009, is subject to the speed limit signed before August 1, 2009.

[See Note.]

Subd. 5g. St. Louis County Road 128. Notwithstanding any provision to the contrary in this section, the speed limit on St. Louis County Road 128 in Eagles Nest Township between marked Trunk Highway 169 and County Road 989 is 40 miles per hour. The county engineer must erect appropriate signs displaying the 40 miles per hour speed limit.

[See Note.]

Subd. 6. [Repealed, [§x1971 c 27 s 49](#)]

Subd. 6a. Work zone speed limit violations. A person convicted of operating a motor vehicle in violation of a speed limit in a work zone, or any other provision of this section while in a work zone, shall be required to pay a fine of \$300. This fine is in addition to the surcharge under section [357.021, subdivision 6](#).

Subd. 7. Burden of proof. The provisions of this chapter declaring speed limitation shall not be construed to relieve the plaintiff in any civil action from the burden of proving negligence on the part of the defendant as the proximate cause of an accident.

Subd. 8. Minimum speeds. On determining upon the basis of an engineering and traffic investigation that a speed at least as great as, or in excess of, a specified and determined minimum is necessary to the reasonable and safe use of any trunk highway or portion thereof, the commissioner may erect appropriate signs specifying the minimum speed on such highway or portion thereof. The minimum speed shall be effective when such signs are erected. Any speeds less than the posted minimum speeds shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful.

Subd. 9. Standards of evidence. In any prosecution in which the rate of speed of a motor vehicle is relevant, evidence of the speed of a motor vehicle as indicated on the speedometer thereof shall be admissible on a showing that a vehicle is regularly used in traffic law enforcement and that the speedometer thereon is regularly and routinely tested for accuracy and a record of the results of said tests kept on file by the agency having control of said vehicle. Evidence as to the speed indicated on said speedometer shall be prima facie evidence that the said vehicle was, at the time said reading was observed, traveling at the rate of speed so indicated; subject to correction by the amount of error, if any, shown to exist by the test made closest in time to the time of said reading.

Records of speedometer tests kept in the regular course of operations of any law enforcement agency shall be admissible without further foundation, as to the results of said tests. Such records shall be available to the defendant upon demand. Nothing herein shall be construed to preclude or interfere with the cross examination or impeachment of evidence of rate of speed as indicated by speedometer readings, pursuant to the Rules of Evidence.

Subd. 10. Radar; speed-measuring device; standards of evidence. (a) In any prosecution in which the rate of speed of a motor vehicle is relevant, evidence of the speed as indicated on radar or other speed-measuring device is admissible in evidence, subject to the following conditions:

- (1) the officer operating the device has sufficient training to properly operate the equipment;
- (2) the officer testifies as to the manner in which the device was set up and operated;
- (3) the device was operated with minimal distortion or interference from outside sources; and
- (4) the device was tested by an accurate and reliable external mechanism, method, or system at the time it was set up.

(b) Records of tests made of such devices and kept in the regular course of operations of any law enforcement agency are admissible in evidence without further foundation as to the results of the tests. The records shall be available to a defendant upon demand. Nothing in this subdivision shall be construed to preclude or interfere with cross examination or impeachment of evidence of the rate of speed as indicated on the radar or speed-measuring device.

Subd. 11. **Handheld traffic radar.** (a) Law enforcement agencies that use handheld radar units shall establish operating procedures to reduce the operator's exposure to microwave radiation.

(b) The procedures, at a minimum, must require:

- (1) that the operator turn the unit off when it is not in use;
- (2) if the unit has a standby mode, that the operator use this mode except when measuring a vehicle's speed;
- (3) that the operator not allow the antenna to rest against the operator's body while it is in operation; and
- (4) that the operator always point the antenna unit away from the operator and any other person in very close proximity to the unit.

Subd. 12. **Radar jammer.** For purposes of this section, "radar jammer" means any instrument, device, or equipment designed or intended for use with a vehicle or otherwise to jam or interfere in any manner with a speed-measuring device operated by a peace officer.

No person shall sell, offer for sale, use, or possess any radar jammer in this state.

History: (2720-178) 1937 c 464 s 28; 1939 c 430 s 6; 1947 c 428 s 12, 13; 1955 c 802 s 1, 2; 1957 c 580 s 1; 1963 c 843 s 1-4; 1969 c 623 s 1; 1975 c 53 s 1; 1975 c 363 s 1, 2; 1976 c 166 s 7; 1979 c 60 s 1; 1980 c 498 s 4; 1984 c 417 s 24, 25; 1986 c 444; 1987 c 319 s 1; 1991 c 298 art 4 s 9; 1993 c 26 s 1; 1993 c 61 s 1; 1994 c 635 art 1 s 12; 1994 c 640 s 1; 1994 c 643 s 1; 1995 c 118 s 1; 1995 c 265 art 2 s 18; 1996 c 455 art 1 s 5, 6; 1997 c 143 s 9-11; 1997 c 159 art 2 s 20, 21; 1999 c 44 s 1; 2001 c 213 s 9; 1Sp2003 c 19 art 2 s 27; 1Sp2005 c 6 art 3 s 41, 42; 2008 c 287 art 1 s 45; 2009 c 56 s 4, 5; 2009 c 165 s 1; 2010 c 356 s 1; 2014 c 312 art 11 s 7, 8; 1Sp2017 c 3 art 3 s 48

NOTE: Subdivision 5f, paragraph (b), as added by Laws 2009, chapter 56, section 5, expires when the speed limit signs erected before August 1, 2009, are replaced. Laws 2009, chapter 56, section 5, the effective date.

NOTE: The new speed limit under subdivision 5g, as added by Laws 2017, First Special Session chapter 3, article 3, section 48, is effective when the required signs are erected. Laws 2017, First Special Session chapter 3, article 3, section 48, the effective date.

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STAT. 169.011

2017 Minnesota Statutes

Authenticate

169.011 DEFINITIONS.

Subdivision 1. **Terms.** For the purposes of this chapter, the terms defined in this section shall have the meanings ascribed to them.

Subd. 1a. **All-electric vehicle.** (a) "All-electric vehicle" means an electric vehicle that is solely able to be powered by an electric motor drawing current from rechargeable storage batteries, fuel cells, or other portable sources of electrical current.

(b) All-electric vehicle excludes a plug-in hybrid electric vehicle.

Subd. 2. **Alleyway.** "Alleyway" means a private or public passage or way located in a municipality and which (1) is less than the usual width of a street, (2) may be open to but is not designed primarily for general vehicular traffic, (3) intersects or opens to a street, and (4) is primarily used for the ingress and egress or other convenience of two or more owners of abutting real properties.

Subd. 3. **Authorized emergency vehicle.** "Authorized emergency vehicle" means any of the following vehicles when equipped and identified according to law: (1) a vehicle of a fire department; (2) a publicly owned police vehicle or a privately owned vehicle used by a police officer for police work under agreement, express or implied, with the local authority to which the officer is responsible; (3) a vehicle of a licensed land emergency ambulance service, whether publicly or privately owned; (4) an emergency vehicle of a municipal department or a public service corporation, approved by the commissioner of public safety or the chief of police of a municipality; (5) any volunteer rescue squad operating pursuant to Laws 1959, chapter 53; (6) a vehicle designated as an authorized emergency vehicle upon a finding by the commissioner of public safety that designation of that vehicle is necessary to the preservation of life or property or to the execution of emergency governmental functions.

Subd. 3a. **Autocycle.** "Autocycle" means a motorcycle that:

- (1) has three wheels in contact with the ground;
- (2) is designed with seating that does not require operators or any occupants to straddle or sit astride it;
- (3) has a steering wheel;
- (4) is equipped with antilock brakes; and
- (5) is originally manufactured to meet federal motor vehicle safety standards for motorcycles in Code of Federal Regulations, title 49, part 571, and successor requirements.

Subd. 4. **Bicycle.** (a) "Bicycle" means every device capable of being propelled solely by human power upon which any person may ride, having two tandem wheels, and including any device generally recognized as a bicycle though equipped with two front or rear wheels. Bicycle includes an electric-assisted bicycle, as defined in subdivision 27.

(b) "Bicycle" does not include scooters, motorized foot scooters, or similar devices.

Subd. 5. **Bicycle lane.** "Bicycle lane" means a portion of a roadway or shoulder designed for exclusive or preferential use by persons using bicycles. Bicycle lanes are to be distinguished from the portion of the roadway or shoulder used for motor vehicle traffic by physical barrier, striping, marking, or other similar device.

Subd. 6. **Bicycle path.** "Bicycle path" means a bicycle facility designed for exclusive or preferential use by persons using bicycles and constructed or developed separately from the roadway or shoulder.

Subd. 7. **Bicycle route.** The term "bicycle route" means a roadway or shoulder signed to encourage bicycle use.

Subd. 8. **Bicycle trail.** "Bicycle trail" means a bicycle route or bicycle path developed by the commissioner of natural resources under section 85.016.

Subd. 9. **Bikeway.** "Bikeway" means a bicycle lane, bicycle path, or bicycle route, regardless of whether it is designed for the exclusive use of bicycles or is to be shared with other transportation modes.

EXHIBIT "C"

Subd. 65. **Ride-sharing arrangement.** "Ride-sharing arrangement" means the transportation of persons, for a fee or otherwise, in a motor vehicle when the transportation is incidental to another purpose of the driver. The term includes the forms of shared transportation known as car pools, commuter vanpools, and bus pools, whether or not furnished by an employer. A "ride-sharing arrangement" does not include transportation of employees by an employer from one place of employment to another.

Subd. 66. **Right-of-way.** "Right-of-way" means the privilege of the immediate use of highway.

Subd. 67. **Road tractor.** "Road tractor" means every motor vehicle designed and used for drawing other vehicles and not so constructed as to carry any load thereon either independently or any part of the weight of a vehicle or load so drawn.

Subd. 68. **Roadway.** "Roadway" means that portion of a highway improved, designed, or ordinarily used for vehicular travel, exclusive of the sidewalk or shoulder. During periods when the commissioner allows the use of dynamic shoulder lanes as defined in subdivision 25, roadway includes that shoulder. In the event a highway includes two or more separate roadways, the term "roadway" as used herein shall refer to any such roadway separately but not to all such roadways collectively.

Subd. 69. **Rural mail carrier vehicle.** "Rural mail carrier vehicle" is a motor vehicle operated by a rural mail carrier on a rural mail route.

Subd. 69a. **Rural residential district.** (a) "Rural residential district" means the territory contiguous to and including any city street or town road that is built up with visible dwelling houses situated at intervals averaging 300 feet or less for a distance of a quarter of a mile or more.

(b) For purposes of this subdivision, "interval" means the distance, measured along the centerline of the roadway, between the primary access points for adjacent dwelling houses, regardless of whether the dwelling houses are located on the same side of the road.

Subd. 70. **Safety zone.** "Safety zone" means the area or space officially set apart within a roadway for the exclusive use of pedestrians and which is protected or is so marked or indicated by adequate signs as to be plainly visible at all times set apart as a safety zone.

Subd. 71. **School bus.** (a) "School bus" means a motor vehicle used to transport pupils to or from a school defined in section [120A.22](#), or to or from school-related activities, by the school or a school district, or by someone under an agreement with the school or a school district. A school bus does not include a motor vehicle transporting children to or from school for which parents or guardians receive direct compensation from a school district, a motor coach operating under charter carrier authority, a transit bus providing services as defined in section [174.22, subdivision 7](#), or a vehicle otherwise qualifying as a type III vehicle under paragraph (h), when the vehicle is properly registered and insured and being driven by an employee or agent of a school district for nonscheduled or nonregular transportation.

(b) A school bus may be type A, type B, type C, or type D, multifunction school activity bus, or type III as provided in paragraphs (c) to (h).

(c) A "type A school bus" is a van conversion or bus constructed utilizing a cutaway front section vehicle with a left-side driver's door. This definition includes two classifications: type A-I, with a gross vehicle weight rating (GVWR) less than or equal to 14,500 pounds; and type A-II, with a GVWR greater than 14,500 pounds and less than or equal to 21,500 pounds.

(d) A "type B school bus" is constructed utilizing a stripped chassis. The entrance door is behind the front wheels. This definition includes two classifications: type B-I, with a GVWR less than or equal to 10,000 pounds; and type B-II, with a GVWR greater than 10,000 pounds.

(e) A "type C school bus" is constructed utilizing a chassis with a hood and front fender assembly. The entrance door is behind the front wheels. A "type C school bus" also includes a cutaway truck chassis or truck chassis with cab, with or without a left side door, and with a GVWR greater than 21,500 pounds.

(f) A "type D school bus" is constructed utilizing a stripped chassis. The entrance door is ahead of the front wheels.



STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION Page 1 of 1 Page(s)
LOCAL STREET OR HIGHWAY SPEED LIMIT AUTHORIZATION

Road Authority	City of Afton	Date July 18, 2008
Road Name or No.	Trading Post Trail	
Termini of Zone: From	60 th Street South	
To	42 nd Street South	Date of Request August 29, 2006

As authorized in Minnesota Statutes, Section 169.14, it is hereby ordered that the following speed limits are approved and shall be put into effect on the described roadway or sections thereof.

30 miles per hour between the intersection with 60th Street South and a point approximately 200 feet north of the intersection with 59th Street South

35 miles per hour between a point approximately 200 feet north of the intersection with 59th Street South and a point approximately 450 feet north of the intersection with 55th Street South

45 miles per hour between a point approximately 450 feet north of the intersection with 55th Street South and the intersection with 42nd Street South

NOTE:

The speed limits, described in this authorization, are authorized contingent upon curves and hazards being signed with the appropriate advance curve or warning signs, including appropriate speed advisory plates. The roadway described shall be reviewed for traffic control devices impacted by the authorized speed limits before posting the signs. Warning signs and speed limit signs shall be in accordance with the Minnesota Manual on Uniform Traffic Control Devices.

Susan M. Gatto

Mn/DOT Authorized Signature

- () White - Road Authority
- () Pink - Central Office Traffic
- () Blue - District Traffic Engineer

for Road Authority use only
 Date traffic control devices changed implementing this authorization

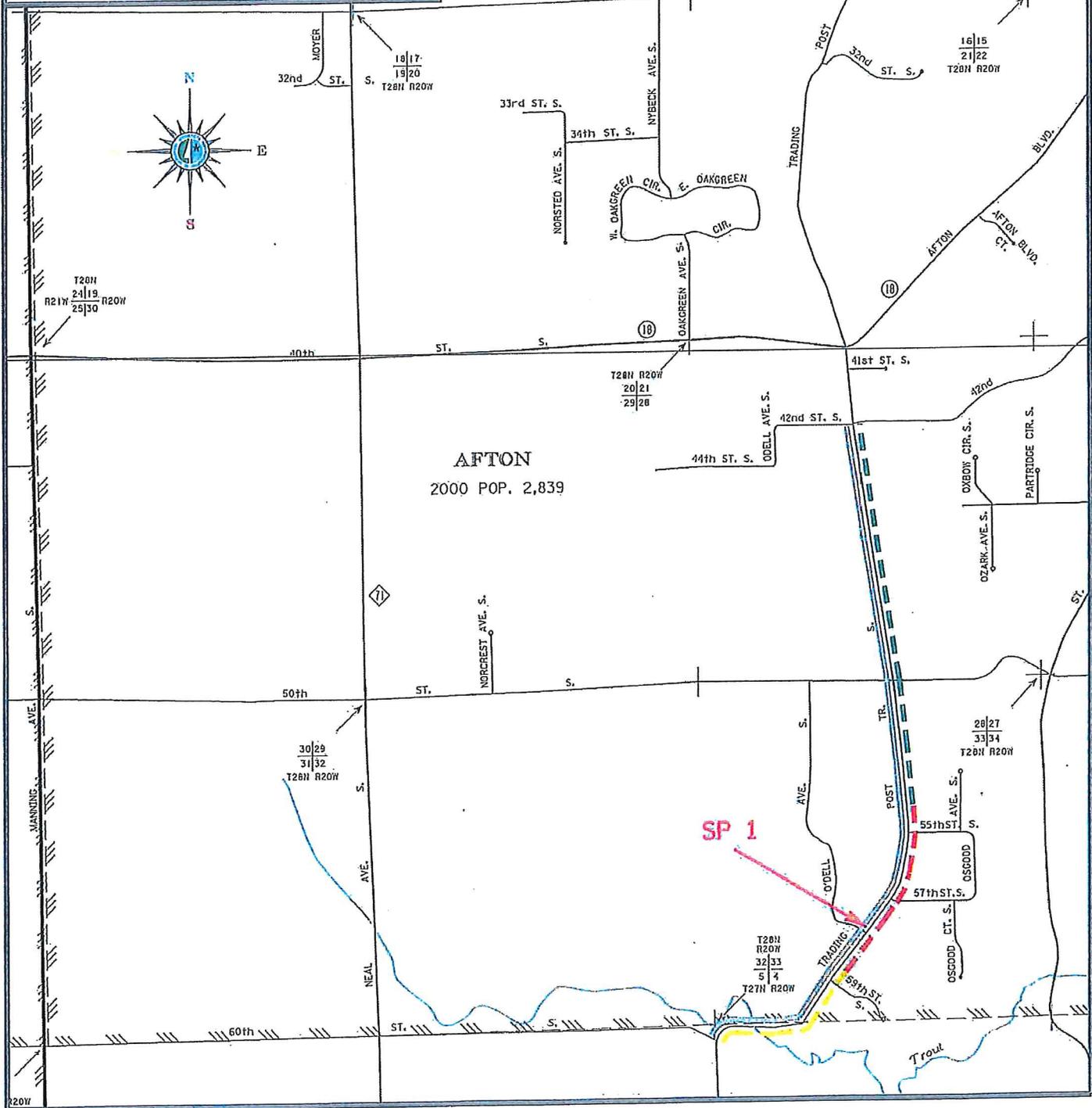
Month-Day-Year	Signature	Title
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SPEED CHECK LOCATION

		1
85th Percentile Speeds	N.B.	40
	S.B.	41
10 MPH Pace	N.B.	31-40
	S.B.	32-41
% In Pace	N.B.	87.5
	S.B.	83.3

-  RURAL STATUTORY SPEED LIMIT
-  PROPOSED 45 MPH SPEED LIMIT
-  PROPOSED 35 MPH SPEED LIMIT
-  PROPOSED 30 MPH SPEED LIMIT

6/3/08 0 2000
SCALE IN FEET





Memorandum

To: Nick Guilliams

From: Sean Delmore, PE, PTOE

Date: October 12, 2017

Re: Curve Warning Evaluation at Trading Post Trail and 60th Street and Speed Limit Sign on Eastbound 60th Street, Afton, Minnesota
WSB Project No. 1856-560

Introduction

WSB was contracted to evaluate the curve located at the intersection of Trading Post Trail/60th Street. WSB will provide recommendations for the location of advisory speed and warning signs for the curve, and a speed limit sign on eastbound 60th Street approaching Trading Post Trail based on the methodology below. See **Figure 1** and **Figure 2** for field pictures of the curve. **Figure 3** illustrates the project location and recommended speed and signage.

Trading Post Trail is currently a paved unmarked two-lane roadway with posted speed limit of 30 mph heading westbound towards 60th Street. Pavement ends at the western tangent of the curve where the road turns into 60th Street. 60th Street is currently an unpaved two-lane roadway with no posted speed limit. Two short reverse curves and two private driveway accesses are located on 60th Street within 400 feet of the curve with Trading Post Trail. The curve at Trading Post Trail and 60th Street is currently signed with chevrons, which appeared to be in poor condition. A housing development is being considered in the vicinity that proposes to pave a portion of 60th Street starting at the curve and heading westward towards Oakgreen Avenue.

Advisory Speed and Warning Signs for Curve at Trading Post Trail and 60th Street

In accordance with the 2015 Minnesota Manual on Uniform Traffic Control Devices (MUTCD) 2C.8, the advisory speed was established by conducting field measurements with an accelerometer. The Curverite Model 1200 Advisory Speed Meter was the accelerometer used for this study, and the device was installed and calibrated according to manufacturer specifications. Several runs with the accelerometer were conducted at various speeds to determine the appropriate advisory speed. A g-force measurement range between 0.230 and 0.329 G-ft/s² is considered generally acceptable for establishing the advisory speed. Based on the results of the runs shown in **Table 1** below, the advisory speed for this curve is 20 mph, which is 10 mph below the speed limit of 30 mph.

Table 1 – Accelerometer Measurements

Speed (mph)	25.3	24.4	24.5	22.4	19.8	19.2	15.7	14.3
Direction	W	E	W	E	W	E	W	E
G-Force (G-ft/s ²)	0.463	0.419	0.399	0.383	0.295	0.29	0.191	0.185

Other site condition considerations include poor sight distance due to an embankment and vegetation, presence of a private driveway at the tangent of the curve, and reverse curves within 600 feet. As the driveway was private and the reverse curves were very short signage was not deemed necessary to address those considerations. Based on Table 2C-5 of the 2015 MNMUTCD, the recommended signage would be Turn (W1-1) Signs with 20 mph speed advisory plaques (W13-1P) placed at the beginning of the curve in each direction and replacement of the existing Chevrons (W1-8). See **Figure 3** for recommended sign placement.

Posted Speed Limit for Eastbound 60th Street

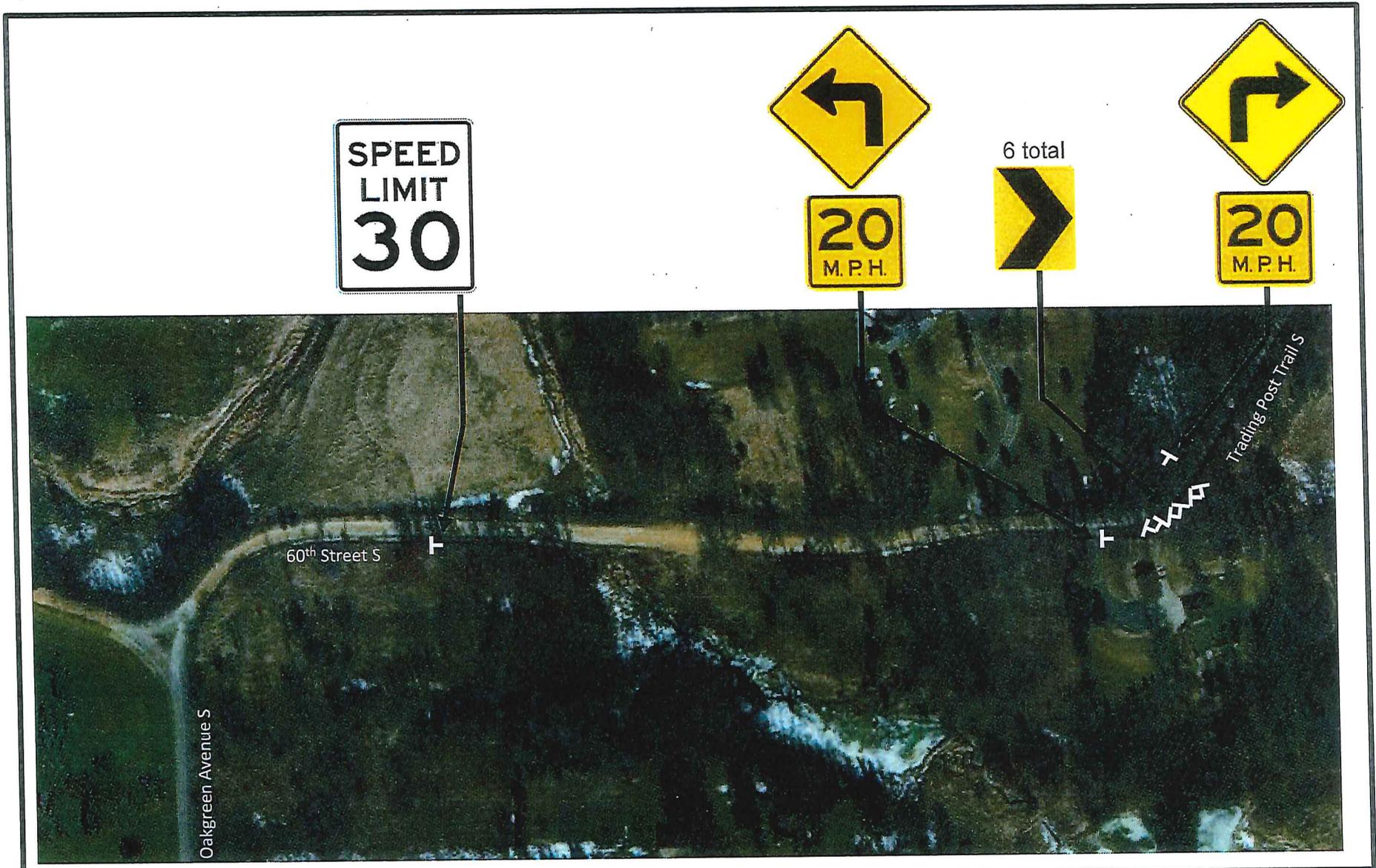
A 30 mph Speed Limit Sign (W2-1) for eastbound 60th Street could be placed approximately 500 feet east of the intersection of 60th Street/Oakgreen Avenue near the jurisdictional boundary of the City of Afton. See **Figure 3** for recommended placement.

Figure 1 - Trading Post Trail looking west towards curve.



Figure 2 - 60th Street looking east towards curve





**Trading Post Trail/60th Street Speed
and Warning Signs, Afton, Minnesota**

Figure 3
Project Location
Recommended Signage

From: Nick Guilliams [mailto:NGuilliams@wsbeng.com]
Sent: Wednesday, April 04, 2018 10:08 AM
To: Ron Moore <rmoorse@ci.afton.mn.us>
Subject: FW: Carlson PLCD

Ron – Below is a response from our stormwater engineer who reviewed the preliminary plat. Let me know if you any questions.
Thanks, Nick

Nick Guilliams
Sr. Project Manager
P (651) 286-8468
WSB & Associates, Inc. | 178 East 9th Street, Suite 200 | St. Paul, MN 55101



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From: Maia Harold
Sent: Tuesday, April 03, 2018 4:27 PM
To: Nick Guilliams <NGuilliams@wsbeng.com>
Subject: RE: Carlson PLCD

Nick,

This resident is correct that the MPCA's NPDES General Construction Permit will be required. Our previous memos mentioned that it will need to be obtained and its requirements (including Section III) need to be incorporated for construction documents (the final plan set). However, the design is not to the construction document phase yet. This project is still in the preliminary plat stage, so the designers likely have not figured out the "infiltration capacity", if any, for each pond at this point (nor do they need to at this stage in the game).

Like any project, we will require from the designers and engineers documentation/models on what type of basin they will be designing, its specs, its modeling, calculations etc. It will be both their and our responsibility to ensure all requirements including NPDES are being met.

Bedrock, high water tables, and all other constraints are always considered on every project. I believe in a previous memo we requested more borings in the locations of each pond if they plan on infiltration which is a requirement of the MN Stormwater Manual.

The question below asks if this is determined as the process goes forward or if it's decided ahead of time. This is usually decided as the project progresses. I have seen sites where they design a filtration basin the entire time and then on the very last submittal they decide they are going to infiltrate and the whole design changes a week before bidding. It's their prerogative to do that. It's up to the designer to determine how they want/can manage the site and we will of course be providing comments and making sure they're designed per standards. Borings in each pond location will tell us a lot about if they

can or should infiltrate, or if they should filtrate instead. If they can infiltrate then they probably will. Usually if they can then they have to unless they can prove that it'd be against guidance to infiltrate.

I hope this provides enough background. Let me know if you have any more comments you'd like me to address.

Maia

From: Ron Moore [mailto:rmoorse@ci.afton.mn.us]
Sent: Tuesday, April 03, 2018 11:17 AM
To: Nick Guilliams <NGuilliams@wsbeng.com>
Subject: FW: Carlson PLCD

Nick,
Please review the email below and call me to discuss.
Thanks,
Ron

From: David Husebye [mailto:dhusebye@gmail.com]
Sent: Tuesday, April 03, 2018 11:14 AM
To: Ron Moore <rmoorse@ci.afton.mn.us>
Subject: Carlson PLCD

Hi Ron,

The Carlson PLCD is still in the Preliminary plat stage, but per the Engineer it appears to be "technically feasible." Thus it appears it can proceed from their standpoint. In a better effort to understand the process I have a few questions (for this or any other proposed development).

I have been reviewing the memos from WSB and noted they reference technical memos provided by the City Engineer from 9/14, 9/20, and 9/26 (from the 2/27/2018 WSB memo). I could not find those. Are those available to the public? If yes, can I get access to those please?

I had talked to the DNR (Jennifer Sorensen), and she indicated that given the size, the NPDES process would be utilized. Section III.D. talks of long term management of stormwater discharge. To date there has been no information (that I am aware of) that defines the infiltration capacity of the proposed BASIN P7. Given the issues with the other development southeast of 50th and Trading Post and the new "lake", it may not be clear yet if BASIN P7 will drain as expected, or if there is bedrock underneath Is this to be handled as a 1) Infiltration / Filtration system or as a 2) Wet Sediment Basin? Is this determined as the process goes forward, or is it decided ahead of time?

Thank you in advance for your help,

Dave Husebye

Ron Moore

From: mayor
Sent: Thursday, March 15, 2018 11:47 AM
To: Ron Moore
Cc: Fritz Knopf
Subject: Draft findings
Attachments: Introduction to proposed findings to approve the Trout Creek Preserve Afton.docx; Findings Supporting Rezoning of portion of a parcel from Rural Residential to Agricultural.pdf; Core development findings chart.pdf; Findings Supporting acceptance of parcel for parkland and road access to proposed PLCD.pdf

Ron,

Attached are rough draft findings and references to materials to support those findings, all for use in preparing formal findings and supplementing the planner's proposed findings in support of his recommendation for approval.

Dick

Mayor's Rough Draft. Exhibits citations need to be conformed with exhibit placement and numbering. Blanks remain to be filled in. Afton Creek Preserve Development name needs to be fixed, check other names for consistency and accuracy.

<p>Findings supplementing the City Planner's findings supporting his recommendation for approval of Afton Creek Preserve Development</p>	<p>Evidence supporting findings:</p>
<p>0. The planning commission findings supporting denial of the Afton Creek Preserve Development application and its subsidiary components of rezoning, acceptance of a parkland gift with road access, preliminary plat approval and CUP were substantially based on neighborhood lobbying communications as follows: 1. traffic safety concerns, which was contradicted by the report from Afton's city engineers, 2. adverse impact on the neighborhood, which was contradicted by the city's planner, 3. concerns of adverse ecological impacts on the neighborhood from surface water runoff, contradicted by the city's engineers. Earlier in their lobbying the neighbors argued there would be damage to the trout stream and adverse effects on neighboring agricultural uses, both of which are contradicted by communications to the city from the Lower St. Croix Watershed, Washington Conservation District, Minnesota Department of Natural Resources and the Minnesota Land Trust.</p>	<p>In 226 N.W.2d 306 (1975) the city of Minnetonka was ordered to grant a CUP to a church. Neighbors had engaged in lobbying the planning commission and city council to block granting of the permit: "The spokesman for the neighborhood opposition expressed the following reasons in urging denial of the permit:</p> <ul style="list-style-type: none"> (1) Traffic. (2) Building structure and appearance. (3) Sanitation and drainage. (4) Basic effect on the neighborhood. <p>The council passed a motion (5 to 2) to deny the application on grounds <i>the traffic would have an adverse effect on the neighborhood 308*308</i> and because <i>"this type of development would be inconsistent with surrounding R-1 land use."</i></p> <p>The state supreme court ordered issuance of the permit, upholding the trial court's decision with the following language:</p> <p>"The denial by the Minnetonka City Council of Petitioner's application for a conditional use permit and a building permit to construct a church on the above described land was arbitrary and capricious and is therefore invalid."</p>

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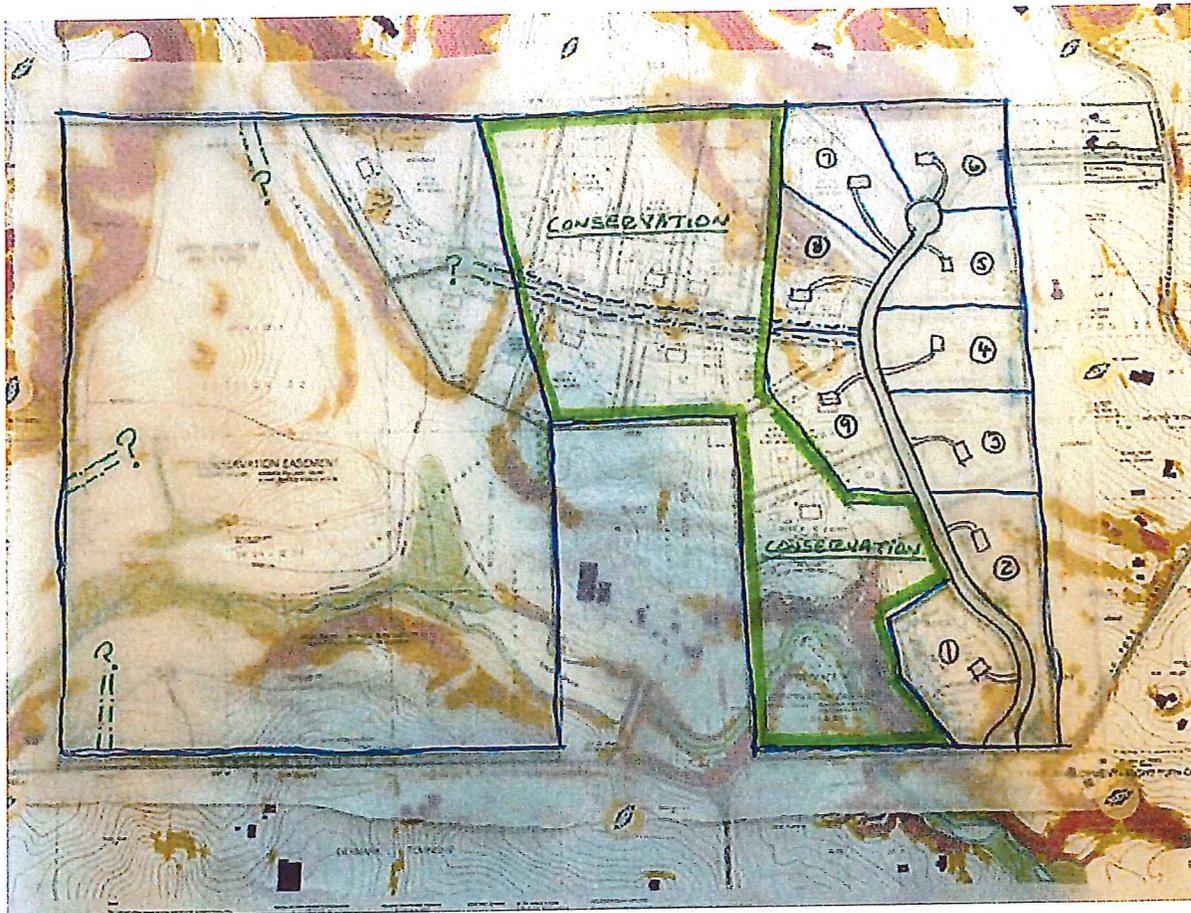
<p>developed to harmonize with any existing or proposed development in the areas surrounding the project site.</p>	<p>development, providing consistency with the current five-acre minimum zoning for those areas and, places the 99.73 acre conservation area on the western side of the development where it provides a buffer as required by the PLCD ordinance. (**insert footnote) Even if changes in local zoning in the future permit subdivision of lots to the north, east and west to higher densities than the current 5-acre minimum lot requirements, the presence of lower densities in the PLCD will continue to provide an ecological, scenic and aesthetic benefit to the community as a whole.</p>
<p>4. The tract is a minimum of eighty (80) contiguous acres in size</p>	<p>The total tract is ** _____ acres</p>
<p>5. The proposal better adapts itself to the physical and aesthetic setting of the site and with the surrounding land uses than could be developed using strict standards and land uses allowed within the underlying zoning district.</p>	<p>The development plans for the site conceal all but four homes from view off 60th street which lies along the southern border of the development. The will be more than * _____ ft from 60th at the closest point, can be subject to CUP imposed color restrictions; the underlying zoning would permit three five-acre residential lots right on 60th street in the shoreland, clearly visible and with no restrictions imposable on color or visibility.</p>
<p>6. The proposal would benefit the area surrounding the project to a greater degree than development allowed within the underlying zoning district.</p>	<p>Development within the existing zoning district would place residences in the shoreland district, immediately adjacent to Trout Brook, further degrading a Department of Natural Resources designated impaired trout stream in need of restoration and placing homes directly in the Trout Brook drainage, leaving open for future development the entire high ecological value area to the north.</p> <p>Alternative development patterns do less to protect the environment from future development and leave opencre the risk of immediate damage through placement of homes in the shoreland district., Residents close to the proposed PLCD have a preferred local alternative, Exbt. 4, which protects almost none of the environmentally fragile drainage to Trout Brook, leaves open the potential for three homes in the shoreland district off 60th Street.</p> <p>As presented to them by the developer, Exbt 5, it showed access easements with questions marks</p>

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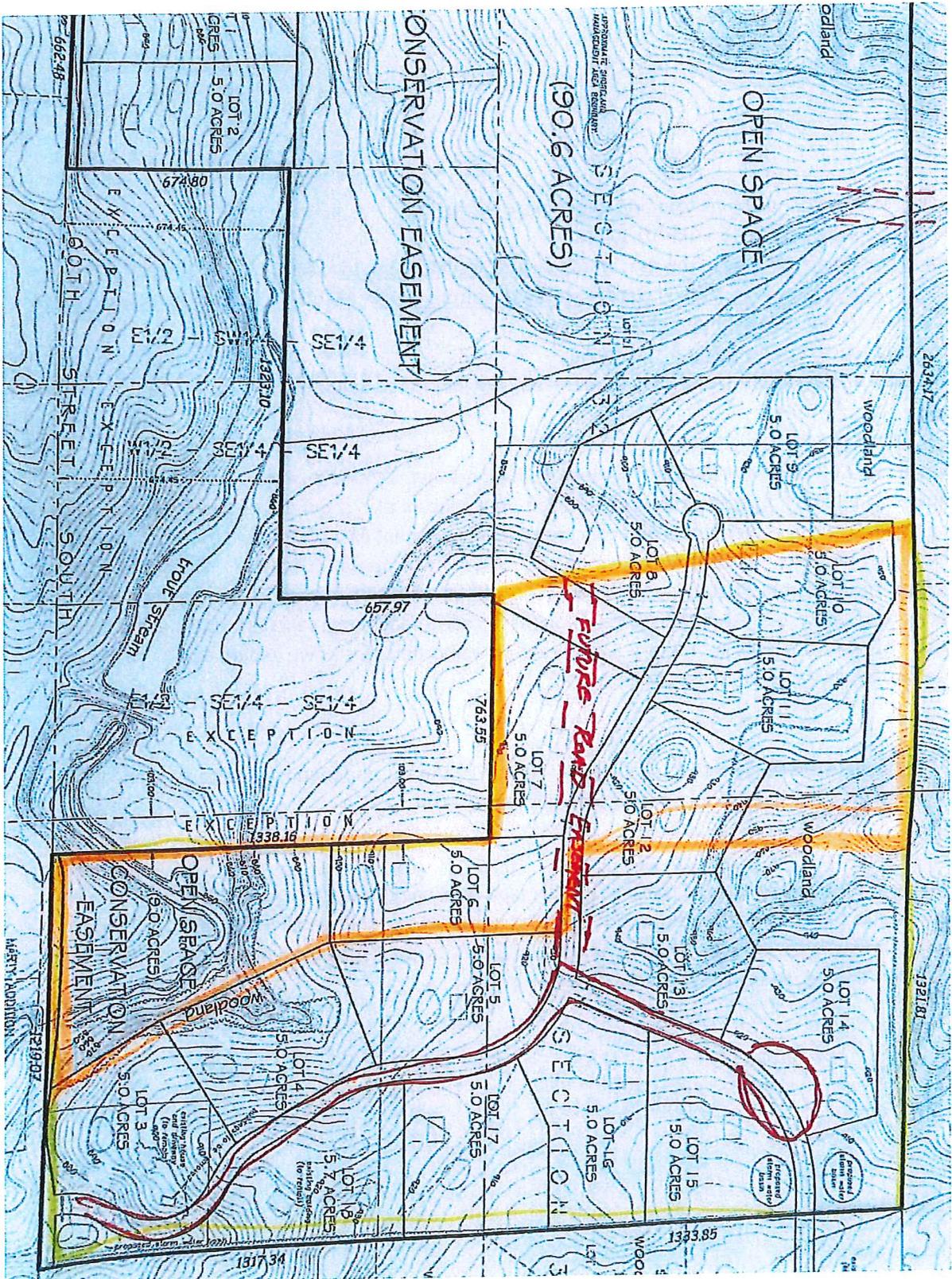
	<p>not protect the natural resources of the site more effectively. The resident preferred alternative is shown on attached as Exbt. 5 (developer's presented version with required easements - City Ordinance Sec. 12-1378 C and J - shown by question marks) and Exbt. 4 (residents version shown without required easements). Residents preference for this alternative is shown on Exbt. 6.</p> <p>The open space and ecological preservation failures of the locally preferred alternative are articulated in the Minnesota Land Trust's rejection and refusal to hold a conservation easement on its open space. <i>Exbt 7</i></p>
<p>9. At least fifty (50) percent of the total tract is preserved as an undeveloped parcel</p>	<p>The undeveloped parcel is _____ acres, constituting _____ % of the whole development acreage.</p>
<p>10. The proposed PLCD is in conformance with the comprehensive plan.</p>	<p>"The City seeks to protect a number of significant natural features within its boundaries. These include Trout Brook..." Comp. Plan pg. 40.</p> <p>"Passing through Afton Alps and Afton State Park before discharging into the St. Croix River, Trout Brook has been classified by the DNR as a protected waterbody. The brook has seeps and spring discharges typical along the stream channel and its tributaries. It is one of the most significant perennial streams in the watershed." Comp Plan pg 78</p>
<p>11. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.</p>	<p>The residential lots adjacent to the development consist of wooded lots, visually and acoustically buffered by vegetation and land contour, with homes in the development located at distances from the existing homes in the neighborhood further removed than existing homes are from each other. The horse farm which occupies a centrally located position along the 60th street boundary of the development will be bounded on one side by 60th street as it is today, on the west side by native prairie in the conservation easement, on the north side by more fifty percent or more of each lot planted in native prairie, and on the east side by wooded conservation easement and by a residential lot's native prairie occupying fifty percent or more of the lot. Western boundary of the development is</p>

Mayor's Rough Draft. Exhibits citations need to be conformed with exhibit placement and numbering. Blanks remain to be filled in. Afton Creek Preserve Development name needs to be fixed, check other names for consistency and accuracy.

Exbt. 5



Mayor's Rough Draft. Exhibits citations need to be conformed with exhibit placement and numbering. Blanks remain to be filled in. Afton Creek Preserve Development name needs to be fixed, check other names for consistency and accuracy.



Mayor's Rough Draft. Exhibits citations need to be conformed with exhibit placement and numbering. Blanks remain to be filled in. Afton Creek Preserve Development name needs to be fixed, check other names for consistency and accuracy.

Randy Graham

Teresa Lewandowski

Christian Dawson

James Rickard

Nicole Ricard

Patrick Leahy

Nancy Turner

Tom Rhode

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Mayor's Rough Draft. Exhibits citations need to be conformed with exhibit placement and numbering. Blanks remain to be filled in. Afton Creek Preserve Development name needs to be fixed, check other names for consistency and accuracy.

--

Wayne Ostlie
Director of Land Protection
Minnesota Land Trust
2356 University Ave W., Suite 240
St. Paul, MN 55114

Office: (651) 917-6292

Cell: (651) 894-3870

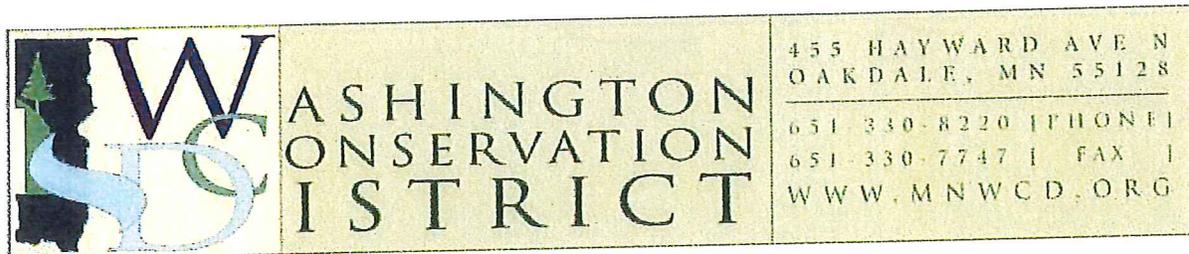
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Mayor's Rough Draft. Exhibits citations need to be conformed with exhibit placement and numbering. Blanks remain to be filled in. Afton Creek Preserve Development name needs to be fixed, check other names for consistency and accuracy.

Exbt. **



February 20, 2018
Mr. Ron Moore
Administrator
3033 St Croix Trail S
Afton, MN 55001
Dear Mr. Moore,

As the District Manager of the Washington Conservation District, it is our mission to enhance, protect, and preserve the natural resources of Washington County through conservation projects, technical guidance, and educational services to citizens and local government. The developer of the Afton Creek Preserve Development has asked us to provide some feedback on the benefits of the 135 acres of prairie restoration in his proposed design.

We support the implementation of sustainable landscapes such as tallgrass prairie for the multiple benefits they provide. Converting agricultural lands to grasslands like prairie can offer measurable benefits to water quality. Excess phosphorus, one of the leading causes of the eutrophication of lakes and streams, has a minimum of a six fold decrease in entering nearby waterbodies when converting land from row crops to grasslands. Converting 135 acres of row crops to prairie within the Trout Brook watershed will dramatically improve the water quality of Trout Brook and assist in reaching the Phosphorus reduction goals outlined in the Lower St Croix TMDL.

In addition to water quality, prairie restoration offers habitat for a wide variety of plants and animals. The St Croix Valley hosts a diversity of wildlife; many are listed by the Minnesota Department of Natural Resources as "Species of Greatest Conservation Need". One of the groups of birds especially in decline is grassland birds. These species depend on large tracts of remnant or restored grasslands such as the bobolink and the meadowlark. Prairie restorations at a scale like the Afton Creek Preserve will provide habitat for these species. Not only is the scale of this restoration important, but the location is valuable as well. The monarch butterfly uses the St Croix River flyway on its migration. Finding large populations of milkweed and other important nectar species along its migratory route is critical for this iconic species.

Please consider these important ecological benefits in your review of the prairie restoration at Afton Creek Preserve.

Sincerely,

Mayor's Rough Draft. Exhibits citations need to be conformed with exhibit placement and numbering. Blanks remain to be filled in. Afton Creek Preserve Development name needs to be fixed, check other names for consistency and accuracy. Add ordinance citations. Add additional cited supporting documents.

<p>Findings Supporting acceptance of parcel for parkland and road access to proposed PLCD</p>	<p>Provisions in Afton Park Plan, Comprehensive Plan and Ordinances and state and county agencies and non-governmental organizations and Afton precedent supporting findings:</p>
<p>The acceptance of this parcel is consistent with past city practice of creating parks where doing so facilitates the city's environmental goals.</p>	<p>This was done when Carver Park was created not to fulfill park goals, but to facilitate levy improvement and removal of non-conforming septic systems in the old village at a cost of more than \$200,000 dollars, including temporary use of more than \$100,000 of park funds. The removal of homes and acquisition of land was necessary to enable levy construction to meet army core standards and a trout stream by-pass of that levy.</p> <p>The Planning Commission finding that: "This is a fully platted, existing neighborhood for over 30 years." Ignores the fact that the three lots in the old village that were turned into park had been platted for over one hundred years and such change in use is, as the city's planner has stated, commonly done by cities in Minnesota.</p>
<p>The acceptance of this parcel from the developer to enable land-locked parcel to be developed in conformance with the PLCD ordinance is consistent with the PLCD drafter's intentions as evidenced in the PC minutes of Jan, Feb, March and April of 2008. The PC decided that the developer, not the city, would need to provide access to land-locked parcels. The City Council minutes of March 2008 show they adopted the PLCD in the form recommended by the PC.</p>	<p>Attached PC minutes excerpts from Jan, Feb, March and April, 2008 and CC minutes from April 2008. Sample: "The Commission discussed land locked parcels. The consensus was that individual property owners would need to work out access issues with other property owners." March 3, 2008 Planning Commission minutes, page 5. In the instant application, the developer has worked out access by acquiring the necessary property and access from other property owners.</p>
<p>The acceptance of this park fulfills the Comprehensive Plan policies for Parks through enabling long term protection, preservation and access to the PLCD's open space.</p>	<p>"1. The City of Afton establishes the following parks and open space policies: 1. Preserve open spaces and natural resources for passive use and create non-motorized trails through direct purchase, subdivision, scenic and/or conservation easements and other means..." 4. Maintain designated open spaces to provide for wildlife habitat and migration" " 5. Work cooperatively with Washington County, the Belwin Conservancy, the Science Museum of</p>

Mayor's Rough Draft. Exhibits citations need to be conformed with exhibit placement and numbering. Blanks remain to be filled in. Afton Creek Preserve Development name needs to be fixed, check other names for consistency and accuracy. Add ordinance citations. Add additional cited supporting documents.

<p>The acceptance of this park accomplishes coordination with Washington County's, the South Washington County's, the Lower St. Croix Water Management Organization's and the DNR's and the Minnesota Land Trust's stated goals for protecting Trout Brook, all in conformance with the associated Park Plan's recommendation and the Comprehensive Plan recommendation.</p>	<p>Trout Brook is identified as an impaired water in Afton's Comp. Plan. Appendix G, pgs 13,14, and 15 incorporating the watershed's recommended corrective actions to be implemented by Afton. Afton should: "Cooperate with other governmental units, commissions, foundations, and athletic associations, agencies and individuals that plan or provide recreation or open space affecting Afton." Park Plan Recommendations, p. 24</p> <p>South Washington County Watershed: "...this is a model development for south Washington County..." DNR: "___", MN Land trust: "___", Washington County Soil and Water: "Converting 135 acres of row crops to prairie within the Trout Brook watershed will dramatically improve the water quality of Trout Brook and assist in reaching the Phosphorus reduction goals outlined in the Lower St Croix TMDL." And "</p> <p>In addition to water quality, prairie restoration offers habitat for a wide variety of plants and animals. The St Croix Valley hosts a diversity of wildlife; many are listed by the Minnesota Department of Natural Resources as "Species of Greatest Conservation Need". One of the groups of birds especially in decline is grassland birds. These species depend on large tracts of remnant or restored grasslands such as the bobolink and the meadowlark. Prairie restorations at a scale like the Afton Creek Preserve will provide habitat for these species. Not only is the scale of this restoration important, but the location is valuable as well."</p> <p>" Trout Brook - Trout Brook has been identified by the LSCWMO as one of the highest priority surfacewater resources in the watershed. This stream is groundwater supported and provides habitat and water temperatures suitable for trout. Due to urbanization, trout streams are rare in the Metro Area and their protection has been identified as a priority by the MN Department of Natural Resources (DNR)." Comp. Plan, pg 87</p>
	<p>Comp. Plan Transportation Policy: " Prohibit the construction of new streets in the agricultural zoning district except where deemed necessary to allow a property owner to</p>

Mayor's Rough Draft. Exhibits citations need to be conformed with exhibit placement and numbering. Blanks remain to be filled in. Afton Creek Preserve Development name needs to be fixed, check other names for consistency and accuracy. Add ordinance citations. Add additional cited supporting documents.

One of the greatest threats to Trout Brook is runoff and erosion of bluffs and streambanks. We worked with Bob Schuster in the past to limit those threats to Trout Brook by stabilizing active ravines and converting turf grass along the top of the bluff to native prairie. While those efforts were valuable and did help to protect Trout Brook, we are thrilled that the proposed conservation easement will permanently protect the bluff and stream corridor. Further, planting natives on the new residential lots which previously were used to grow row crop as proposed will directly attack the cause of runoff and erosion concerns. We look forward to working with the City of Afton and Minnesota Land Trust to continue to restore and protect Trout Brook.

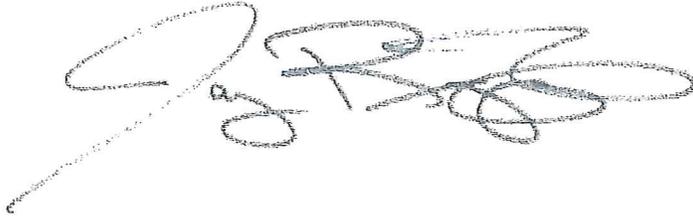
The PLCD concept and this proposed project are great assets to the community and watershed. Thank you for the chance to be involved in the development process and for your commitment to protecting Trout Brook. Let me know if you need anything else.

John Loomis

Water Resources Program Manager
South Washington Watershed District
@SoWashWD
2302 Tower Drive
Woodbury, MN 55125
P: (651) 714-3714

Exbt. **

Mayor's Rough Draft. Exhibits citations need to be conformed with exhibit placement and numbering. Blanks remain to be filled in. Afton Creek Preserve Development name needs to be fixed, check other names for consistency and accuracy. Add ordinance citations. Add additional cited supporting documents.

A handwritten signature in black ink, appearing to be "R. J. [unclear]", written in a cursive style.

**Resolution DENYING Public Park and Road Dedication at 5550 Odell
Avenue South, Afton, MN**

Background. Portions of Afton Ordinances relevant to this matter include the following:

12-55. *Street, local* means a street intended to serve primarily as an access to abutting properties.

12-55. *Street, collector* means a street which serves or is designed to serve as a traffic way for a neighborhood or as a feeder to a major road.

Sec. 12-1377. Land requirements

D. Proposed subdivision shall be coordinated with existing nearby municipalities or neighborhoods so that the community as a whole may develop harmoniously.

Sec. 12-2375. General standards for approval.

A. A Conditional Use Permit shall be required for all preservation and land conservation developments. The City may approve the preservation and land conservation development only if it finds that the development satisfies all of the following standards:

3. The preservation and land conservation development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site

Sec. 12-2377. Coordination with subdivision regulations.

C. Parcels which contain their maximum permitted density or have been previously subdivided to their permitted density may not be joined to a PLCD.

Sec. 12-2379. General development plan.

B. In addition to the criteria and standards set forth in Sec. 12-78 of this article for the granting of Administrative Permits, the following additional findings shall be made before the approval of the outline development plan:

2. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.

5. The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.

FINDINGS

EXHIBIT Y

City does not accept a dedication of a public park and public road right of way through a rural residential lot at 5550 Odell Avenue based on the following findings:

1. The park and road dedication would require tearing down an existing home at 5550 Odell Avenue (Lot) on a 5-acre lot in the middle of an established subdivision, St. Croix Valley Estates, that is of record and platted over 20 years ago to provide a park and access connection to Odell Avenue;
2. On its own, there is no public purpose or need for a public road right of way through the Lot because it does not connect to any other public road and is not part of any public road plan or system;
3. On its own, a park is unsuitable at this location because:
 - a. The Lot is not identified in the 2012 Parks Plan as suitable parkland.
 - b. The Lot is not suitable because it has an occupied dwelling and outbuildings on it and is located in the middle of an established subdivision.
 - c. The Parks Plan requires a clear use for land but the only use for the land is for placement of the public road through a park solely to access other land inconsistent with City ordinances.
 - d. The Lot, located in the middle of an established subdivision with a proposed road through it, does not provide aesthetic, recreational or scenic value, protect natural or cultural resources, wildlife habitat, unique landforms, nor does it link to other current recreational areas as recommended in the Parks Plan to be suitable park land.
 - e. Odell Avenue has steep grades, sharp curves, variable geometry, and reduced site lines that are unsuitable for public bike access to the Lot.
 - f. Odell Avenue is not identified in the Park Plan page 21 as a potential bike route for access to the Lot.
 - g. A park at this location would have a negative impact on traffic safety because it would add traffic to traffic on Odell Avenue, a local road designed primarily for residences that abut it and because it has steep grades, sharp curves, variable geometry, and reduced sitelines.
 - h. A neighborhood park in the middle of an established subdivision is inconsistent with the Park Plan, paragraph 11.H that recommends that parks be planned based on input from residents because the residents surrounding the proposed park and within ½ mile of the park are strongly opposed to a park at this location.

4. As part of an access to the proposed Afton Creek Preserve development as shown on the preliminary plat application, the proposed park and public road right of way connection with Odell Avenue would have the following impacts:

- a. The proposed road would change Odell Avenue from a local street (as defined in Sec. 12-55) to a collector street (as defined in Sec. 12-55) and negatively impact safety by introducing more traffic onto Odell Avenue that is known to have restricted site lines, steep grades, and sharp curves;
- b. Burden and devalue properties that abut the Lot who would have a public road and park adjacent to their properties where before their lots were adjacent to another lot in the middle of a long-time platted subdivision;
- c. The proposed park and road access through the middle of a long-established subdivision disrupts long-established expectations of lot configurations and residential use by adjoining property owners that induced them to buy and invest in their properties;
- d. Disrupt the peace, harmony, and security of a long time existing platted subdivision in violation of Sec. 12-1377 that requires the proposed subdivision be coordinated with existing neighborhoods so that the community as a whole may develop harmoniously.
- e. Create a road access for the PLCD outside of the PLCD development boundaries through a Lot in the middle of an established subdivision in violation of Sec. 12-2379.B.5 that requires a PLCD development design that is unified within its own boundaries.
- f. Tear down an existing home on a Lot in the middle of a long-time platted subdivision to construct a road and park that would bisect and change the nature such subdivision in violation of Sec. 12-2375.A.3 that requires the development to harmonize with existing development in the area surrounding the project site
- g. Create a road and park against running adjacent and along the boundaries of existing properties in the middle of an established subdivision and otherwise interfere with the peace, harmony, and security of the entire subdivision neighborhood in violation of Sec. 12.2379.B.2 that requires that the

development not have an undue and adverse impact on the reasonable enjoyment of neighboring property.

5. The residents of the subdivision, St. Croix Valley Estates and the Forbes addition, and surrounding community are against the creation of a public park and road that would require tearing down a home in the middle of this long-established subdivision to bisect it with a road.

**Resolution DENYING Rezoning of Parcel at 14220 60th Street from Rural
Residential to Agricultural
FINDINGS**

Portions of Afton Ordinances relevant to the denial of the rezoning are as follows:

Sec. 12-80. Amendments and rezonings.

C. Application. Where an amendment to this article is proposed by a property owner, an application therefore shall be filed with the City Administrator; such application shall be accompanied by development plans, if any, for the use which requires the rezoning.

J. Agreement with comprehensive plan. In granting or recommending any rezoning provided for in this article, the Planning Commission and Council shall find that the proposed development conforms substantially to the policies, goals and standards of the comprehensive plan.

Sec. 12-1377. Land requirements

D. Proposed subdivision shall be coordinated with existing nearby municipalities or neighborhoods so that the community as a whole may develop harmoniously.

Sec. 12-2375. General standards for approval.

A. A Conditional Use Permit shall be required for all preservation and land conservation developments. The City may approve the preservation and land conservation development only if it finds that the development satisfies all of the following standards:

1. The preservation and land conservation development is consistent with the comprehensive plan of the City

3. The preservation and land conservation development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site.

Sec. 12-2379. General development plan.

B. In addition to the criteria and standards set forth in Sec. 12-78 of this article for the granting of Administrative Permits, the following additional findings shall be made before the approval of the outline development plan:

4. The PLCD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities that serve or are proposed to serve the district.

The rezoning is DENIED based on the following findings:

1. The character of the neighborhood surrounding the subject parcel has not changed to suggest a rezoning is required;
2. The subject parcel is currently used for residential purposes consistent with its current zoning and adjacent land use;
3. There will be no change in use of the parcel to agriculture as the end result of the rezoning and the parcel will remain in residential use;
4. The subject parcel abuts and is directly adjacent to a large area zoned Rural Residential;
5. As required by Sec. 12.80.C, the use identified that would require the rezoning is a proposed development known as the Afton Creek Preserve PLCD.
6. In the proposed PLCD, the rezoning would convert a current 5-acre rural residential lot at 14220 60th Street to agriculture zoning so that this lot can be included within the boundaries of the proposed development and be used as a road access for the development.
7. The proposed access road at 14220 60th Street intersects 60th Street near the south end of Trading Post Trail and would add traffic to the north at a curve that is substandard in its width, geometry, and sitelines.
8. The proposed access road at 14220 60th Street would add traffic to the south on 60th street that has reduced sitelines, steep grades, reverse curves, and a poor quality intersection at 60th Street and Oakgreen Avenue.
9. The proposed access road at 14220 60th Street concentrates traffic and related stormwater runoff immediately adjacent to one of the highest quality areas of Trout Brook on the site with perennial stream flows.
10. The proposed access road at 14220 60th Street would create an excessive burden on streets that serve the proposed PLCD in violation of Sec. 12-2379.B.4 that requires that the PLCD will not have an excessive burden on streets.
11. The proposed PLCD development that necessitates the rezoning does not conform substantially to the policies, goals and standards of the Comprehensive Plan as required for a rezoning to occur under Section 12.80.J because it is inconsistent with such stated goals and policies including but not limited to:
 - a. "Discourage residential development on lands suitable for agricultural use and adhere to planning practices that will allow farms to operate without external pressures." Page 27 paragraph 8 (2015)

- b. "The residents of the City of Afton value the agricultural economy and rural character that an agricultural environment provides. This Plan intends to preserve agricultural land for permanent agricultural use, and does not accept the belief held by some that agricultural use is merely a temporary use or that agricultural lands are merely a holding area for future residential or other development." Page 21

12. The rezoning is solely for the convenience and pecuniary interest of the developer to facilitate the proposed development known as the Afton Creek Preserve.

13. The proposed rezoning will have an adverse effect on the health, safety, and general welfare of the community because it will facilitate the proposed PLCD development whose impacts have not been adequately addressed including those related to traffic safety, placement of a park and road access through an established neighborhood on Odell Avenue, density, and interference with an existing long time agricultural business as set forth below;

- a. Change Odell Avenue from a local street to a collector street and negatively impact safety by introducing more traffic onto Odell Avenue that is known to have restricted site lines, steep grades, sharp curves, and variable geometry thus creating an excessive burden on streets that serve the PLCD
- b. Disrupt the peace, harmony, and security of a long time existing platted subdivision, St. Croix Valley Estates, by placing a park and road access in the middle of such subdivision in violation of Sec. 12-1377 that requires the proposed subdivision be coordinated with existing neighborhoods so that the community as a whole may develop harmoniously.
- c. The proposed park and road access through the middle of the subdivision are strongly opposed by residents of the subdivision and surrounding community because they would disrupt the peace, harmony, and security of this long established neighborhood.
- d. The proposed park and road access through the middle of a long-established subdivision disrupts long-established expectations of lot configurations and residential use by adjoining property owners that induced them to buy and invest in their properties.
- e. The PLCD surrounds an existing horse rescue and retirement farm/facility located at 13926 60th Street clustering its housing density on the north and east boundaries of the farm with a conservation easement providing public access and walking trails bordering the west side of the farm.
- f. The PLCD with its density clustered around a long time operating farm will have an adverse effect on the farm, is incompatible with this existing land use in the Agricultural Zoning district, and does not harmonize with the area surrounding the project in violation of Sec. 12-2375.A.3 that requires the development to harmonize with existing development in the area surrounding the project site

- g. The density of the development is too high given the sensitive nature of the land with steep slopes and an adjacent stream and the recommendations of the Afton Natural Resources and Groundwater Committee with respect to lot configuration have not been fully incorporated in the plan.

Resolution DENYING Preliminary Plat Application for Afton Creek Preserve, Afton, MN

Background. Portions of Afton Ordinances relevant to this matter include the following:

12-55. Street, local means a street intended to serve primarily as an access to abutting properties.

12-55. Street, collector means a street which serves or is designed to serve as a traffic way for a neighborhood or as a feeder to a major road.

Sec. 12-1377. Land requirements

D. Proposed subdivision shall be coordinated with existing nearby municipalities or neighborhoods so that the community as a whole may develop harmoniously.

Sec. 12-2373. Purpose.

The purposes of this article are:

B. To encourage a more creative and efficient development of land and its improvements through the preservation of agricultural land, natural features and amenities than is possible under the more restrictive application of zoning requirements, while at the same time, meeting the standards and purposes of the comprehensive plan and preserving the health, safety, and welfare of the citizens of the City. (emphasis added)

Sec. 12-2375. General standards for approval.

A. A Conditional Use Permit shall be required for all preservation and land conservation developments. The City may approve the preservation and land conservation development only if it finds that the development satisfies all of the following standards:

1. The preservation and land conservation development is consistent with the comprehensive plan of the City.

3. The preservation and land conservation development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site.

B. The tract is a minimum of eighty (80) contiguous acres in size and that all of the following conditions exist:

1. The proposal better adapts itself to the physical and aesthetic setting of the site and with the surrounding land uses than could be developed using strict standards and land uses allowed within the underlying zoning district.

2. The proposal would benefit the area surrounding the project to a greater degree than development allowed within the underlying zoning district.

Sec. 12-2377. Coordination with subdivision regulations.

C. Parcels which contain their maximum permitted density or have been previously subdivided to their permitted density may not be joined to a PLCD.

Sec. 12-2379. General development plan.

B. In addition to the criteria and standards set forth in Sec. 12-78 of this article for the granting of Administrative Permits, the following additional findings shall be made before the approval of the outline development plan:

1. The proposed PLCD is in conformance with the comprehensive plan.
2. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.
4. The PLCD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities that serve or are proposed to serve the district.
5. The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.

FINDINGS

The City denies the Preliminary Plat Application for the Afton Creek Preserve PLCD (Project) based on the following findings:

1. The proposed access road/park at 5550 Odell Avenue (Lot) would require tearing down an existing home on a Lot in the middle of an existing subdivision, St. Croix Valley Estates, that is of record and platted over 20 years ago to provide an access connection between Odell Avenue and the Project. As a result the road would:
 - a. Change Odell Avenue from a local street to a collector street and negatively impact safety by introducing more traffic onto Odell Avenue that is known to have restricted site lines, steep grades, sharp curves, and variable geometry thus creating an excessive burden on streets that serve the PLCD in violation of Sec. 12-2379.B.4 that requires that the PLCD will not have an excessive burden on streets.
 - b. Burden and devalue properties that abut the Lot who would have a public road/park adjacent to their properties where before their lots were adjacent to another lot in the middle of a long-time platted subdivision
 - c. Disrupt the peace, harmony, and security of a long time existing platted subdivision in violation of Sec. 12-1377 that requires the proposed subdivision be coordinated with existing neighborhoods so that the community as a whole may develop harmoniously.

- d. Create a road access outside of the PLCD development boundaries through a Lot in the middle of an established subdivision in violation of Sec. 12-2379.B.5 that requires a PLCD development design that is unified within its own boundaries
 - e. Bisect and change the nature such subdivision in violation of Sec. 12-2375.A.3 that requires the development to harmonize with existing development in the area surrounding the project site
 - f. Create a road/park running adjacent and along the boundaries of existing properties in the middle of an established subdivision and otherwise interfere with the peace, harmony, and security of the entire subdivision neighborhood in violation of Sec. 12.2379.B.2 that requires that the development not have an undue and adverse impact on the reasonable enjoyment of neighboring property.
 - g. The proposed park and road access through the middle of a long-established subdivision disrupts long-established expectations of lot configurations and residential use by adjoining property owners that induced them to buy and invest in their properties
2. The proposed access road at 14220 60th Street intersects 60th Street near the south end of Trading Post Trail and would add traffic to the north at a curve that is substandard in its width, geometry, and sitelines
 3. The proposed access road at 14220 60th Street would add traffic to the south on 60th street that has reduced sitelines, steep grades, reverse curves, and a poor intersection at 60th Street and Oakgreen.
 4. The proposed access road at 14220 60th Street would create an excessive burden on streets that serve the PLCD in violation of Sec. 12-2379.B.4 that requires that the PLCD will not have an excessive burden on streets.
 5. The grading necessary to accommodate the proposed access at 14220 60th Street would interfere with sensitive slopes in excess of 12 percent and in some cases 18 percent
 6. The proposed lot sizes in the PLCD are smaller than most of the existing lots abutting the PLCD and such proposed lots are clustered in an area that abuts these existing lots thus increasing the overall density in the immediately surrounding area. Accordingly, the proposal is in violation of Sec. 12-2375.B.1 and 2 because it would not benefit the area

surrounding the project or surrounding residential land uses to a greater degree than development allowed within the underlying zoning district.

7. The PLCD is inconsistent with the Comprehensive Plan (CP) in violation of Sec. 12-2375.A.1 and Sec. 12-2379.B.1 because it:
 - a. changes the character of the community by converting prime agricultural land to residential development (CP page 22, paragraph 3 [2015])
 - b. does not preserve the rural agricultural character of southwest Afton or encourage agricultural uses (CP page 26)
 - c. does not discourage residential development on lands suitable for agricultural use and adhere to planning practices that will allow farms to operate without external pressures (CP page 27, paragraph 8)
 - d. fails to value the agricultural economy and rural character that an agricultural environment provides (CP page 21)
 - e. fails to preserve agricultural land for permanent agricultural use (CP 21)

8. The PLCD surrounds an existing horse rescue and retirement farm/facility located at 13926 60th Street clustering its housing density on the north and east boundaries of the farm with a conservation easement providing public access and walking trails bordering the west side of the farm.

9. The PLCD with its density clustered around a long time operating farm/horse rescue/retirement facility would have a negative impact on it and is incompatible with this existing land use in the Agricultural Zoning district and does not harmonize with the area surrounding the project in violation of Sec. 12-2375.A.3 that requires the development to harmonize with existing development in the area surrounding the project site

10. The PLCD proposal conveys maximum density development rights to the PLCD owner in this section, potentially resulting in a taking of landowner's development rights at 13926 60th given the ordinance restrictions on the number of lots developable in each section in the agricultural zone.

11. The PLCD is proposing at least 4 times the number of homes than could be developed on the site based on the underlying zoning district because the owner owns only limited areas of 300 feet on a public road, the ag zone does not allow construction of a public road, and because large portions of the site are undevelopable because of stream, wetlands and steep slopes. Accordingly, the proposal is in violation of Sec. 12-2375.B.1 and 2 because it would not benefit the area surrounding the project or surrounding agricultural and residential land uses to a greater degree than development allowed within the underlying zoning district.

12. The proposed clustering of lot density around an existing long operating farm and the related negative impacts on the business is a violation of Sec. 12-2379.B.2 because it would have an undue and adverse impact on the reasonable enjoyment of neighboring property and is detrimental to surrounding uses.
13. The PLCD as proposed does not preserve the health, safety, and welfare of the citizens of the City as required by Sec.12-2373.
14. The lot at 5550 Odell needs to be joined to the PLCD for road access because there is no preexisting public road through it connecting Odell Avenue to the PLCD. This lot has previously been subdivided to its maximum density, and can not be joined to the PLCD in accordance Sec. 12-2377.C.
15. A park at 5550 Odell Avenue (Lot) is unsuitable because:
 - a. The Lot is not identified in the 2012 Parks Plan as suitable parkland.
 - b. It has an occupied dwelling and outbuildings on it and is located in the middle of an established subdivision.
 - c. The Parks Plan requires a clear use for land but the only use for the land is for placement of the public road through a park solely to access other land inconsistent with City ordinances.
 - d. The Lot, located in the middle of an established subdivision with a proposed road through it, does not provide aesthetic, recreational or scenic value, protect natural or cultural resources, wildlife habitat, unique landforms, nor does it link to other current recreational areas as recommended in the Parks Plan to be suitable park land.
 - e. Odell Avenue has steep grades, sharp curves, variable geometry, and reduced site lines that are unsuitable for public bike access to the Lot.
 - f. Odell Avenue is not identified in the Park Plan page 21 as a potential bike route for access to the Lot.
 - g. A park at this location would have a negative impact on traffic safety because it would add traffic to traffic on Odell Avenue, a local road designed primarily for residences that abut it and because it has steep grades, sharp curves, variable geometry, and reduced sitelines.
 - h. A neighborhood park in the middle of an established subdivision is inconsistent with the Park Plan, paragraph 11.H that recommends that parks be planned based on input from residents because the residents surrounding the proposed park and within ½ mile of the park are strongly opposed to a park at this location.

16. The density of the development is too high given the sensitive nature of the land with steep slopes and an adjacent stream and the recommendations of the Afton Natural Resources and Groundwater Committee with respect to lot configuration have not been fully incorporated in the plan.

RESOLUTION 2018-17

CITY OF AFTON WASHINGTON COUNTY, MINNESOTA

A RESOLUTION DENYING THE ESTABLISHMENT OF A PUBLIC ROAD RIGHT OF WAY THROUGH THE LOT AT 5550 ODELL AVENUE SOUTH

WHEREAS, the City of Afton is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Afton has adopted zoning, subdivision, and building regulations as part of the Afton Code of Ordinances, to promote the orderly, economic, and safe development and utilization of land within the City; and

WHEREAS, JP Bush Homes has proposed a preliminary plat for a PLCD subdivision that includes a loop road providing vehicular access to Odell Avenue.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Afton does hereby DENY the establishment of a public road right-of-way easement through the lot at 5550 Odell Avenue based on the findings listed below:

Findings:

1. There is no pre-existing public purpose or need for a public road right of way through the lot because it does not connect to any other public road and is not part of any public road plan or system.
2. The proposed public road through the middle of a platted rural residential lot in an established subdivision on Odell Avenue disrupts long-established expectations of land use, lot configurations, and residential use by adjoining property owners that induced them to buy and invest in their properties.
3. The acceptance would enable vehicular access from the proposed development through the Odell Avenue subdivision, disrupt the peace, harmony, and security of this established neighborhood, and fail to harmonize with the existing adjacent neighborhood as required by Sec. 12-1377.
4. The public road acceptance would create a road access outside of the proposed development boundaries through a lot in the middle of an established subdivision in violation of Sec. 12-2379.B.5 that requires a proposed development design that is unified within its own boundaries.
5. There would be an adverse impact from the proposed development on traffic along Odell, a local road designed primarily for residences that abut it, and because Odell Avenue has areas of steep grades, sharp curves, variable geometry, and reduced sightlines.
6. The proposed roadway adjacent to existing properties would detract from the value and enjoyment of their land and interfere with their peace, harmony and security in violation of Sec. 12.2379.B.2 that requires that the proposed development not have an undue and adverse impact on the reasonable enjoyment of neighboring property.
7. The proposed roadway adjacent to existing properties on Odell would detract from the value and enjoyment of the existing landowners and interfere with their peace, harmony and security in violation of Sec. 12.2379.B.2 that requires that the proposed development not have an undue and adverse impact on the reasonable enjoyment of neighboring property
8. The proposed road would change Odell Avenue from a local street that serves as *primary means of access to*

EXHIBIT Z

RESOLUTION 2018-17

abutting property (as defined in Sec. 12-55) to a collector street that *serves as a trafficway for a neighborhood* (as defined in Sec. 12-55) and negatively impact the Odell Avenue subdivision by introducing more traffic onto Odell Avenue from the proposed development.

9. The predominant public opinion is in opposition to accepting a public road dedication at the Odell Location.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 17TH DAY OF APRIL, 2018.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moorse, City Administrator

Motion by:
Second by:
Richter:
Palmquist:
Ross:
Nelson:
Bend:

RESOLUTION 2018-XX

CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

**A RESOLUTION APPROVING THE ESTABLISHMENT OF A PUBLIC ROAD RIGHT OF WAY
THROUGH THE LOT AT 5550 ODELL AVENUE SOUTH**

WHEREAS, the City of Afton is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Afton has adopted zoning, subdivision, and building regulations as part of the Afton Code of Ordinances, to promote the orderly, economic, and safe development and utilization of land within the City; and

WHEREAS, JP Bush Homes has proposed a preliminary plat for a PLCD subdivision that includes a loop road providing vehicular access to Odell Avenue.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Afton does hereby APPROVE the proposal by JP Bush Homes to provide vehicular access to Odell Avenue through a public road right-of-way easement through the parcel at 5550 Odell Avenue based on the findings listed below:

Findings:

1. Traffic generated by the proposed subdivision is within the capabilities of streets which serve or will serve the subdivision and will not degrade the level of service outside the proposed subdivision (to a level less than the existing level of service).
2. Proposed access point locations and sight distances within the proposed subdivision meet applicable City requirements.
3. The inclusion of the Odell Avenue street connection provides additional options for traffic access and distribution.
4. The Odell Avenue street connection provides a convenient pedestrian access to conservation areas within the subdivision.
5. The inclusion of the Odell Avenue street connection eliminates the need for variance processing (as required of the previously considered cul-de-sac design alternative).
6. From a general planning perspective, the assembly of multiple parcels of land as a means to meet City requirements and/or create a functionally efficient subdivision design is not unique.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 17TH DAY OF APRIL, 2018.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moorse, City Administrator

RESOLUTION 2018-XX

Motion by:
Second by:
Richter:
Palmquist:
Ross:
Nelson:
Bend:

RESOLUTION 2018-18

**CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA**

A RESOLUTION DENYING THE AFTON CREEK PRESERVE PRELIMINARY PLAT FOR A PRESERVATION AND LAND CONSERVATION DEVELOPMENT (PLCD) SUBDIVISION AT 14622 60TH STREET AND PARCELS WITH PID NUMBERS 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 AND THE PARCEL WITH PID NUMBER TO BE ASSIGNED (33.028.20.33.000X described in document No. 4142813).

WHEREAS, the City of Afton is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Afton has adopted zoning, subdivision, and building regulations as part of the Afton Code of Ordinances, to promote the orderly, economic, and safe development and utilization of land within the City; and

WHEREAS, JP Bush Homes has applied for a Preliminary Plat at 14622 60th Street and the parcels with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned (33.028.20.33.000X described in document No. 4142813); and

WHEREAS, the application proposes a Preservation and Land Conservation Development (PLCD) subdivision of the existing parcels to create eighteen lots; and

WHEREAS, City staff reviewed the request and drafted a report for consideration; and

WHEREAS, the Planning Commission held a public hearing on the application at its regular meeting of March 5, 2018 and recommended DENIAL of the preliminary plat on a vote of 5-2-0; and

WHEREAS, the City Council heard the request at its regular meeting on March 20, 2018, at which it considered all of the comments, concerns and recommendations of the Planning Commission and Zoning Administrator and the applicant;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Afton does hereby DENY the Afton Creek Preserve Preliminary Plat at 14622 60th Street and parcel with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned (33.028.20.33.000X described in document No. 4142813), based on the findings listed below.

Findings:

1. The proposal does not better adapt itself to the physical and aesthetic setting of the site and with the surrounding land uses than could be developed using strict standards and land uses allowed within the underlying zoning district.
2. The proposal would not benefit the area surrounding the project to a greater degree than development allowed within the underlying zoning district.
3. The proposal would not provide land use and/or site design flexibility while enhancing site or building aesthetics to achieve an overall higher quality of development than would otherwise occur in the underlying zoning district.
4. The uses proposed will have an undue and adverse impact on the reasonable enjoyment of neighboring property and will be detrimental to surrounding uses.
5. The proposed total development is not designed in such a manner as to form a desirable and unified environment within its own boundaries.

EXHIBIT AA

RESOLUTION 2018-18

6. The public opinion is predominantly in opposition
7. The proposed development does not harmonize with the existing development adjacent to the project site
8. The proposed development does not benefit the site and the surrounding area to a greater degree than would a development based on the underlying zoning
9. The proposed development would have an undue and unreasonable impact on the neighboring properties
10. The HOA covenants have restrictions that prohibit uses allowed in the Ag and RR zones, i.e. the keeping of horses and other animals
11. The proposed plat incorporates an intersection with 60th Street near a curve on Trading Post Trail that is substandard in terms of width and geometry.
12. The proposed street connection to Odell Avenue introduces a new street into an existing, settled neighborhood.
13. The proposed development would add traffic to Odell Avenue, 60th Street and Trading Post Trail.
14. The project would place lots adjacent to the adjoining horse farm, replacing the existing agricultural use.
15. The grading necessary to accommodate the roadway proposed for access to the development from 60th Street would impact existing vegetation and sensitive slopes.
16. The amount of development on the parcel would impact both stormwater and groundwater.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 20TH DAY OF MARCH, 2018.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moore, City Administrator

Motion by:
Second by:
Richter:
Palmquist:
Ross:
Nelson:
Bend:

RESOLUTION 2018-XX

**CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA**

A RESOLUTION APPROVING THE AFTON CREEK PRESERVE PRELIMINARY PLAT FOR A PRESERVATION AND LAND CONSERVATION DEVELOPMENT (PLCD) SUBDIVISION AT 14622 60TH STREET AND PARCELS WITH PID NUMBERS 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 AND THE PARCEL WITH PID NUMBER TO BE ASSIGNED (33.028.20.33.000X described in document No. 4142813)

- WHEREAS,** the City of Afton is a municipal corporation organized and existing under the laws of the State of Minnesota; and
- WHEREAS,** the City Council of the City of Afton has adopted zoning, subdivision, and building regulations as part of the Afton Code of Ordinances, to promote the orderly, economic, and safe development and utilization of land within the City; and
- WHEREAS,** JP Bush Homes has applied for a Preliminary Plat at 14622 60th Street and the parcels with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned (33.028.20.33.000X described in document No. 4142813); and
- WHEREAS,** the application proposes a Preservation and Land Conservation Development (PLCD) subdivision of the existing parcels to create eighteen lots; and
- WHEREAS,** City staff reviewed the request and drafted a report for consideration; and
- WHEREAS,** the Planning Commission held a public hearing on the application at its regular meeting of March 5, 2018 and recommended DENIAL of the preliminary plat on a vote of 5-2-0; and
- WHEREAS,** the City Council heard the request at its regular meetings of March 20, 2018, and April 17, 2018, at which it considered all of the comments, concerns and recommendations of the Planning Commission and Zoning Administrator and the applicant;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Afton does hereby APPROVE the Afton Creek Preserve Preliminary Plat at 14622 60th Street and parcels with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned (33.028.20.33.000X described in document No. 4142813) based on the findings listed below and subject to the conditions listed below:

Findings:

1. The preservation and land conservation development (PLCD) is consistent with the comprehensive plan of the City, which allows the PLCD with a density of 4 dwelling units per quarter-quarter section and includes the following land use strategies:
 - “Encourage the use of conservation or open space design subdivisions where the subdivision permanently preserves open space or agricultural land uses or creates transition zones with adjoining zones or jurisdictions”
 - “Partner with the Minnesota Land Trust and other independent non-profit organizations that can serve as holding entities for conservation easements.”

RESOLUTION 2018-XX

2. The preservation and land conservation development is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation of unique natural amenities, through the preservation of 110 acres of open space, and particularly along the full length of the Trout Brook trout stream.
3. The preservation and land conservation development has been planned to harmonize with existing or proposed development in the areas surrounding the project site, because the lot size is similar to the lot size on adjacent properties, scenic easements are proposed to be placed over the wooded areas along the northern boundary of the property, and the open space area on the west portion of the property can be coordinated with open space preservation farther west as that property develops.
4. The tract of land, which is 218 acres, exceeds the minimum requirement of eighty (80) contiguous acres in size
5. The proposal better adapts itself to the physical and aesthetic setting of the site and with the surrounding land uses than could be developed using strict standards and land uses allowed within the underlying zoning district, because the proposal preserves 110 acres of open space and does not include any new lots within the Shoreland District.
6. The proposal would benefit the area surrounding the project to a greater degree than development allowed within the underlying zoning district, because the proposal preserves 110 acres of open space, including along the full length of the Trout Brook trout stream, and provides for the possibility of expanding the open space farther to the west.
7. The proposal would provide land use and/or site design flexibility while enhancing site or building aesthetics to achieve an overall higher quality of development than would otherwise occur in the underlying zoning district, because the proposal provides for 5-acre lots located away from the trout stream and preserves 110 acres of open space, including along the full length of the trout stream.
8. The proposal would ensure the concentration of open space into more workable or usable areas and would preserve the natural resources of the site more effectively than would otherwise occur in the underlying zoning district, because the proposal preserves 110 acres of open space, including along the full length of the Trout Brook trout stream.
9. At least fifty (50) percent of the total tract is preserved as an undeveloped parcel
10. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses because the lot sizes are similar to adjacent lot sizes, the traffic generated by the proposed subdivision is within the capabilities of streets which serve or will serve the subdivision and will not degrade the level of service outside the proposed subdivision (to a level less than the existing level of service), and the inclusion of the Odell Avenue street connection provides additional options for traffic access and distribution.
11. The provision and construction of dwelling units and common open space are balanced and coordinated, because the lots meet the 5-acre requirements and the proposal preserves 110 acres of open space, including along the full length of the trout stream.
12. The PLCD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities that serve or are proposed to serve the district, because the proposal includes 18 lots, each with its own private well and septic system, which will not generate significant increased service or public facilities needs.
13. The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries. Examples of this are as follows:
 - All proposed lots are to receive direct internal access via streets proposed within the subdivision.
 - All proposed lots are subject to uniform covenants including, but not limited to, covenants which govern the architectural appearance of homes and landscaping.

RESOLUTION 2018-XX

- All proposed lots exhibit uniform (5 acre) sizes.
 - Within the boundaries of the PLCD, homes are generally proposed to occupy the eastern area of the site which border existing residential lots of similar size. Conversely, proposed open spaces primarily border agricultural lands on the western half of the site. In this regard, the proposed land use arrangement takes into account existing surrounding uses to create a unified (rather than fragmented) design.
 - Protection of Trout Brook and surrounding land via the establishment of conservation easements will maintain the existing natural environment of the area.
 - Stormwater drainage resulting from the proposed development is to be managed internally such that lands outside the boundaries of the site will not be adversely impacted by the development.
14. The proposed land use is consistent with the proposed land use in the City's current (2030) Comprehensive Plan.
 15. The proposed land use is consistent with the proposed land use in the City's draft 2040 Comprehensive Plan.
 16. Traffic generated by the proposed subdivision is within the capabilities of streets which serve or will serve the subdivision and will not degrade the level of service outside the proposed subdivision (to a level less than the existing level of service).
 17. Proposed lot sizes (areas and widths) meet minimum requirements of the City's Ordinance (for PLCD's).
 18. All proposed lots exhibit a minimum of 2.5 acres of buildable area (upland) consistent with Zoning Ordinance requirements.
 19. Proposed access point locations and sight distances within the proposed subdivision meet applicable City requirements.
 20. The inclusion of the Odell Avenue street connection provides additional options for traffic access and distribution.
 21. The Odell Avenue street connection provides a convenient pedestrian access to conservation areas within the subdivision.
 22. The inclusion of the Odell Avenue street connection eliminates the need for variance processing (as required of the previously considered cul-de-sac design alternative).
 23. All proposed lots demonstrate an ability to accommodate private waste disposal systems in a manner consistent with City requirements.
 24. Stormwater runoff upon the subject site is to be properly managed and improved in accordance with the approved stormwater management plan.
 25. Impacts upon the adjoining horse farm have been minimized through the placement of staggered rows of tree plantings on abutting residential lots.
 26. The PLCD design results in a land use density which is below the applicable AG, Agricultural zoning district density requirement.
 27. The proposed land use is consistent with the City's overall land use plan for the area.
 28. The PLCD design results in the ability to protect the sensitive environmental features on the site by preserving all lands near the trout stream.
 29. Proposed lot sizes in the PLCD design are consistent with the lot sizes in surrounding neighborhoods.
 30. The preservation and conversion of the conservation area to native habitat would be beneficial for stormwater, groundwater, and wildlife habitat and would be a positive amenity for the community.
 31. Zoning Ordinance requirements imposed upon PLCD developments have been satisfied.

RESOLUTION 2018-XX

Conditions

1. Access and traffic related issues shall be subject to review and approval by the City Engineer.
2. The developer shall obtain and provide an easement providing access to Odell Avenue prior to the approval of the final plat.
3. The developer shall provide an acceptable method of ensuring adequate long term maintenance of the 5550 Odell Avenue parcel.
4. The City Council confirm that the proposed cul-de-sac length (1,700 feet), within the context of a PLCD, is considered acceptable.
5. Street-related issues, including but not limited to right-of-way width, shall be subject to further comment and recommendation by the City Engineer.
6. The acceptability of the drainage and utility easement within Lot 4, Block 3 and related maintenance responsibilities shall be subject to further comment and recommendation by the City Engineer.
7. The plat drawing shall be modified such that the side lot lines of Lot 2, Block 3 shall be drawn substantially at right angles to straight street lines and radial to curved street lines.
8. The two open space parcels shall be designated as outlots.
9. The applicant identify the proposed ownership and management of the conservation areas. This issue should be subject to further comment and recommendation by the City Attorney.
10. The applicant provide explanation (acceptable to the City) regarding the lack of proposed front yard tree plantings for Lot 8, Block 2.
11. In accordance with the submitted seeding plan, pre-development seeding with a prairie grass/wildflower mix shall be provided on all lots and on the open space parcels. Maintenance responsibilities associated with the seeded areas shall also be addressed by the applicant (to the satisfaction of the City).
12. Wetland-related issues shall be subject to further comment and recommendation by the City Engineer.
13. The proposed 20-foot wide access easement width between Lots 5 and 6, Block 2 shall be determined acceptable to the City Engineer and/or Fire Chief.
14. Easements for drainage and utilities shall be provided over individual lots as recommended by the City Engineer.
15. The City Engineer and/or Washington County Department of Public Health provide comment and recommendation regarding the need to update the previously provided soils report to correspond to the updated plat drawing.
16. Review of proposed septic designs and final septic permits shall be received from Washington County prior to building permit approval.
17. City Officials determine desired park land dedication and/or equivalent cash contribution requirements.
18. The applicant shall pave 60th Street from Trading Post Trail to Neal Avenue.
19. The farm access shall be prohibited as a construction thoroughfare or road during development of the PLCD and redeployed to the benefit of the neighborhood.
20. All proposed right-of-way dedication and street construction plans are subject to review and approval of the City Engineer.
21. Driveways accessing the proposed lots shall comply with Section 12-84 of the Zoning Ordinance
22. All grading, drainage and erosion control issues are subject to review and approval by the City Engineer and South Washington Watershed District.
23. All drainage and utility easements shall be subject to review and approval of the City Engineer.
24. Park dedication requirements shall be satisfied at the time of final plat approval
25. Vacation of the right-of-way for the existing terminus of Osgood Avenue and within Lot 6, Block 1 shall be subject to approval of a resolution by the City Council upon approval of a final plat.

RESOLUTION 2018-XX

26. The Developer shall enter into a Developer's Agreement with the City regarding the installation of required improvements, and shall provide financial guarantees as required in Sections 12-1471 to 12-1476 of the subdivision ordinance.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 17TH DAY OF APRIL, 2018.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moose, City Administrator

Motion by:
Second by:
Richter:
Palmquist:
Ross:
Nelson:
Bend:

RESOLUTION 2018-19

**CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA**

A RESOLUTION DENYING THE AFTON CREEK PRESERVE CONDITIONAL USE PERMIT FOR A PRESERVATION AND LAND CONSERVATION DEVELOPMENT (PLCD) SUBDIVISION AT 14622 60TH STREET AND PARCELS WITH PID NUMBERS 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 AND THE PARCEL WITH PID NUMBER TO BE ASSIGNED (33.028.20.33.000X described in document No. 4142813).

WHEREAS, the City of Afton is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Afton has adopted zoning, subdivision, and building regulations as part of the Afton Code of Ordinances, to promote the orderly, economic, and safe development and utilization of land within the City; and

WHEREAS, JP Bush Homes has applied for a Conditional Use Permit for the Afton Creek Preserve Preservation and Land Conservation Development (PLCD) subdivision at 14622 60th Street and the parcels with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned (33.028.20.33.000X described in document No. 4142813); and

WHEREAS, the application proposes a Preservation and Land Conservation Development (PLCD) subdivision of the existing parcels to create eighteen lots; and

WHEREAS, City staff reviewed the request and drafted a report for consideration; and

WHEREAS, the Planning Commission held a public hearing on the application at its regular meeting of March 5, 2018. Because the Planning Commission recommended DENIAL of the Afton Creek Preserve Preliminary Plat on a vote of 5-2-0, their recommendation resulted in the DENIAL of the Conditional Use Permit also; and

WHEREAS, the City Council heard the request at its regular meeting on March 20, 2018, at which it considered all of the comments, concerns and recommendations of the Planning Commission and Zoning Administrator and the applicant;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Afton does hereby DENY the Conditional Use Permit for the Afton Creek Preserve PLCD subdivision at 14622 60th Street and parcels with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned (33.028.20.33.000X described in document No. 4142813), based on the findings listed below.

Findings:

1. The proposal does not better adapt itself to the physical and aesthetic setting of the site and with the surrounding land uses than could be developed using strict standards and land uses allowed within the underlying zoning district.
2. The proposal would not benefit the area surrounding the project to a greater degree than development allowed within the underlying zoning district.
3. The proposal would not provide land use and/or site design flexibility while enhancing site or building aesthetics to achieve an overall higher quality of development than would otherwise occur in the underlying zoning district.

EXHIBIT BB

RESOLUTION 2018-19

4. The uses proposed will have an undue and adverse impact on the reasonable enjoyment of neighboring property and will be detrimental to surrounding uses.
5. The proposed total development is not designed in such a manner as to form a desirable and unified environment within its own boundaries.
6. Public opinion is predominantly in opposition
7. The proposed development does not harmonize with the existing development adjacent to the project site
8. The proposed development does not benefit the site and the surrounding area to a greater degree than would a development based on the underlying zoning
9. The proposed development would have an undue and unreasonable impact on the neighboring properties
10. The HOA covenants have restrictions that prohibit uses allowed in the Ag and RR zones, i.e. the keeping of horses and other animals

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 20TH DAY OF MARCH, 2018.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moore, City Administrator

Motion by:
Second by:
Richter:
Palmquist:
Ross:
Nelson:
Bend:

RESOLUTION 2018-XX

CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

A RESOLUTION APPROVING THE AFTON CREEK PRESERVE CONDITIONAL USE PERMIT FOR A PRESERVATION AND LAND CONSERVATION DEVELOPMENT (PLCD) SUBDIVISION AT 14622 60TH STREET AND PARCELS WITH PID NUMBERS 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 AND THE PARCEL WITH PID NUMBER TO BE ASSIGNED (33.028.20.33.000X described in document No. 4142813).

WHEREAS, the City of Afton is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Afton has adopted zoning, subdivision, and building regulations as part of the Afton Code of Ordinances, to promote the orderly, economic, and safe development and utilization of land within the City; and

WHEREAS, JP Bush Homes has applied for a Conditional Use Permit for the Afton Creek Preserve Preservation and Land Conservation Development (PLCD) subdivision at 14622 60th Street and the parcels with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned (33.028.20.33.000X described in document No. 4142813); and

WHEREAS, the application proposes a Preservation and Land Conservation Development (PLCD) subdivision of the existing parcels to create eighteen lots; and

WHEREAS, City staff reviewed the request and drafted a report for consideration; and

WHEREAS, the Planning Commission held a public hearing on the application at its regular meeting of March 5, 2018 and recommended DENIAL of the Conditional Use Permit on a vote of 5-2-0; and

WHEREAS, the City Council heard the request at its regular meeting on March 20, 2018, AND April 17, 2018, at which it considered all of the comments, concerns and recommendations of the Planning Commission and Zoning Administrator and the applicant;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Afton does hereby APPROVE the Conditional Use Permit for the Afton Creek Preserve PLCD subdivision at 14622 60th Street and parcels with PID Numbers 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001 and the parcel with PID Number to be assigned (33.028.20.33.000X described in document No. 4142813) based on the findings listed below and subject to the conditions listed below:

Findings:

1. The proposed land use is consistent with the proposed land use in the City's current (2030) Comprehensive Plan.
2. The proposed land use is consistent with the proposed land use in the City's draft 2040 Comprehensive Plan.

RESOLUTION 2018-XX

3. The proposed subdivision design is consistent with the purposes of Preservation and Land Conservation Developments (PLCD's) as provided in Section 12-2373 of the Afton City Code.
4. The proposed PLCD design satisfies applicable density requirements of the AG, Agricultural zoning district density requirement.
5. The PLCD design provides an ability to protect sensitive environmental features on the site by preserving all lands near the trout stream.
6. Proposed lot sizes in the PLCD design are consistent with lot sizes which presently exist in surrounding neighborhoods.
7. The preservation and conversion of the conservation area to native habitat is beneficial for stormwater, groundwater, and wildlife habitat and is a positive amenity for the City of Afton.
8. Zoning Ordinance requirements which are imposed upon PLCD developments have been satisfied.

Conditions

1. The City approve the Afton Creek Preserve preliminary plat and satisfy all required conditions of such approval.
2. City approval the Afton Creek Preserve final plat shall precede the recording of the conditional use permit.
3. The developer shall obtain and provide an easement providing access to Odell Avenue prior to the recording of the conditional use permit.
4. Proposed conservation easements shall run with the land in perpetuity to the following:
 - The City of Afton
 - All owners of the lots within the PLCD
 - Landowners within Afton which abut the PLCD
 - Minnesota Land Trust
5. Intended use (or uses) of conservation easement areas shall be described by the applicant, approved by the City and made conditions of conditional use permit approval.
6. Buildings, structures and improvements located within conservation easement areas shall be designed in a manner which conserve and enhance the amenities of the parcel about its topography and its unimproved condition.
7. Construction of recreational facilities within conservation easement areas shall proceed at the same time as the construction of the dwelling units.
8. Homeowner's association-related issues shall be subject to further comment by the City Attorney.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 17TH DAY OF APRIL, 2018.

RESOLUTION 2018-XX

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moore, City Administrator

Motion by:

Second by:

Richter:

Palmquist:

Ross:

Nelson:

Bend:



Department of Public Health and Environment

Lowell Johnson
Director

Sue Hedlund
Deputy Director

October 3, 2017

GEO Code: 33.028.20.33.0002

JP Bush Homes
1980 Quasar AVE S
Lakeland MN 55043

SUBDIVISION APPROVAL

On August 14, 2017, the Department received a Septic Permit Application for a 20 Lot Subdivision located at 14220 60th ST S in the City of Afton, Minnesota, GeoCode 32.028.20.33.0002 On September 22, 2017 the Department conducted a site review of the proposed lots. Based on the observations on September 22, 2017, and Brian Humpal's soil observation logs on each lot, the proposed subdivision appears to have suitable soil for individual sewage treatment systems and the Department is approving the proposed subdivision as suitable to accommodate long-term sewage treatment.

It should be noted that the soil testing conducted by Brian Humpal was preliminary and was conducted only for the purpose of determining suitability of this lot to support long-term sewage treatment. Section 9.5 of the Washington County Development Code, Chapter Four, Individual Sewage Treatment System Regulations (Washington County Ordinance #179) states:

Complete testing on each individual lot will be required prior to permit issuance independent of any prior approved subdivision testing. A minimum of four (4) satisfactory soil borings outlining an area of 5,000 square feet are required.

Before permits will be issued by this Department for a specific subsurface sewage treatment system design on a specific lot, at least four additional soil borings and at least one percolation test must be conducted by a designer licensed by the Minnesota Pollution Control Agency. The preliminary soil borings conducted by Brian Humpal may not be used by another designer for a specific SSTS design.

For each lot, rope off and protect the area reserved for the primary and secondary individual sewage treatment system from all traffic. Any excavation in the primary and secondary individual sewage treatment system would nullify this approval and may subsequently cause the lot to be declared unbuildable. The minor subdivision is approved only for the lot configuration submitted in the application. Any changes to the lot configurations will nullify this approval.

If you have any questions or comments, please contact me at 651-430-6673.

Sincerely,

Christopher W. LeClair, R.E.H.S.
Senior Environmental Specialist
Washington County Department of
Public Health & Environment
Chris.LeClair@co.washington.mn.us

Ron Moore

From: joe@joebushmn.com
Sent: Monday, March 12, 2018 12:52 PM
To: Ron Moore
Subject: RE: Extension of 60 day review period

Ron
It is our desire to obtain a vote, however if the Council should show me good reason that the extension to the April 17th date was needed I accept. This e-mail formerly allows the approval for the extension if needed to allow an additional 30 days to the date of May 12th 2018. If there are any questions pleas call me.
Joe

From: Ron Moore <rmoorse@ci.afton.mn.us>
Sent: Thursday, March 8, 2018 7:57 AM
To: Joe Bush <joe@joebushmn.com>
Subject: Extension of 60 day review period

Joe,
The current extension of the 60 day review period expires on April 12. If the Council would need to continue action on your application to its April 17 meeting, they would need a letter from you extending the 60 day review period prior to approving the continuation. It would be preferable to have a letter from you in advance of the March 20 meeting extending the review period for another 60 days, so that this issue is already resolved.
Thanks,
Ron



J.P. Bush
H O M E S

April 12, 2018

Property: 14220 60th St S Afton MN 55001
Will Carlson owned 218.6 Acres

Afton Creek Preserve Development

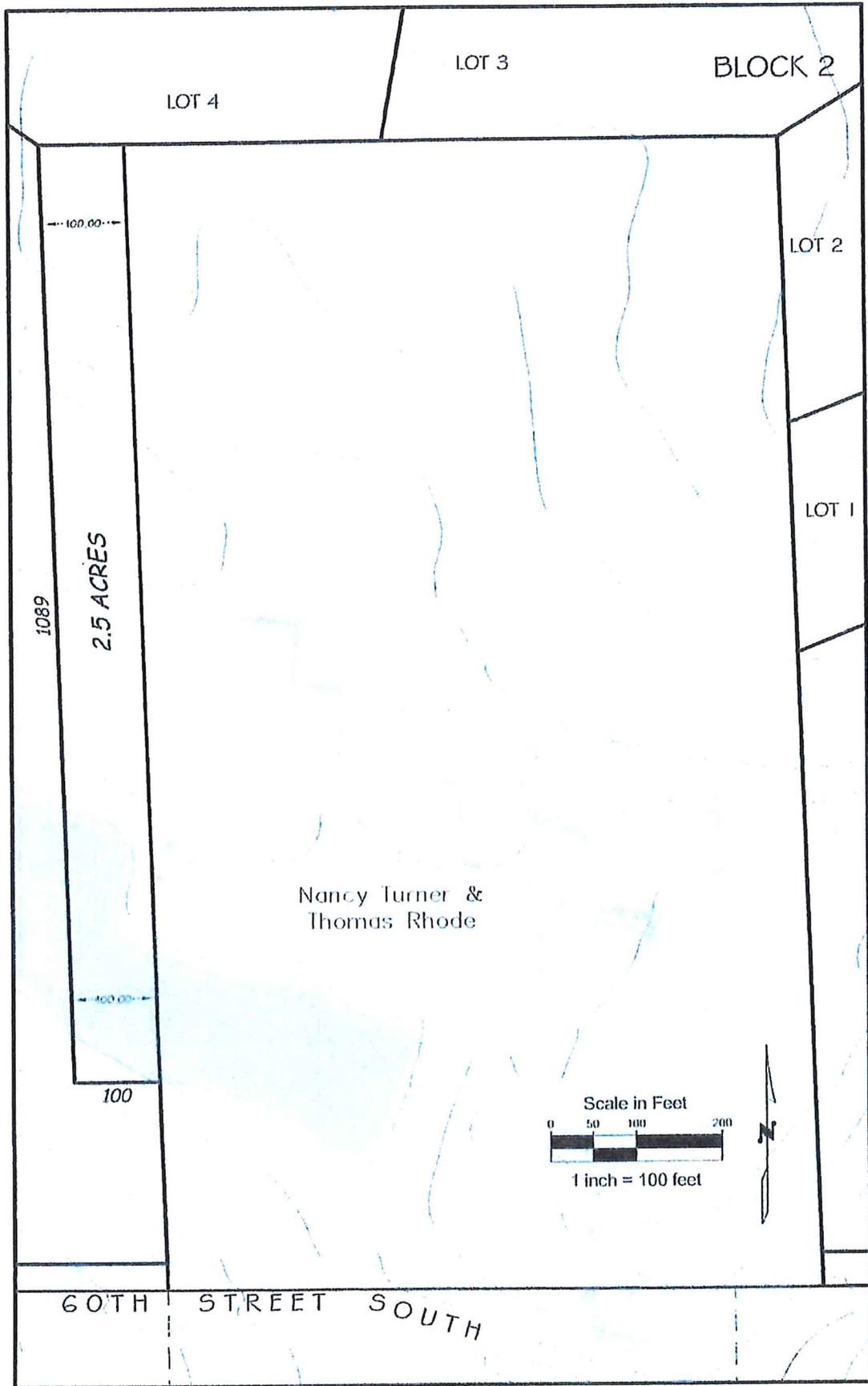
On behalf of Will Carlson please attach the following information to the documents that go to the City Council for the April 17th, 2018 meeting. The items listed, and the drawing attachments are draft terms that are acceptable.

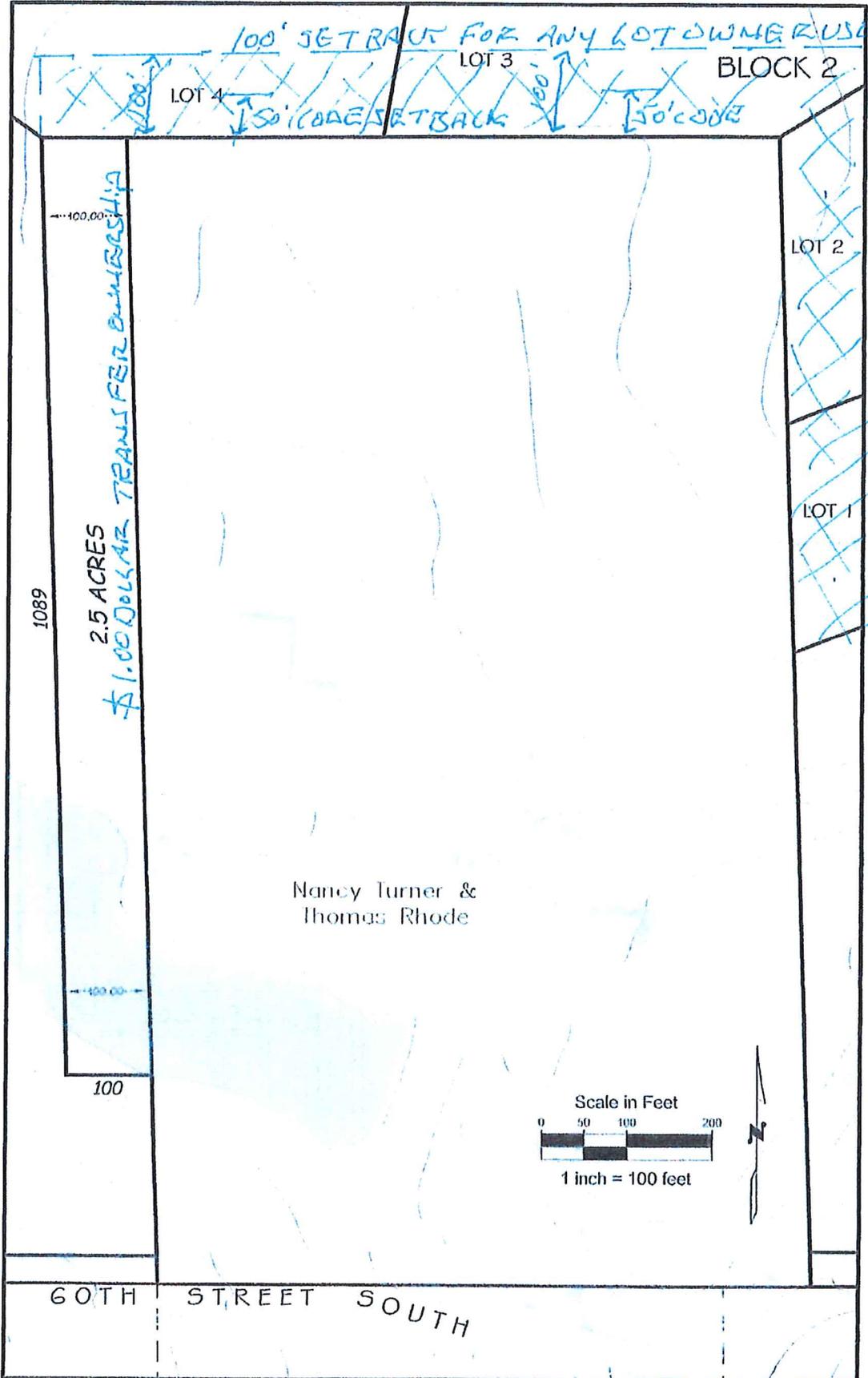
Joseph P Bush
J.P. Bush Homes

EXHIBIT EE

Conditions Draft.

- 1. As a Condition of the Afton Creek Preserve Preliminary Plat Approval Will Carlson will at his expense install a 60' road access to the development thru Odell lot. Included will be removal of existing structures, installation of erosion control management, complete road installation, boulevard tree/landscape. Similarly, as a condition of approval Will Carlson at his expense will install bituminous improvements on 60th St S. as determined necessary by the City Council.**
- 2. Will Carlson will provide proof of his funding capabilities to the City of Afton. Funding for Cities security of development completion and any release of funds must be approved by City Staff, Consultants, and City Council. (see attached sample language)**
- 3. Will Carlson will pay City of Afton Park Dedication fee amount of \$100,000.00**
- 4. Lots 1,2,3,4 block 2 that are abutting Turner Rohde Horse Farm will have a 100' rear yard setback instead of the required 50' setback. Will Carlson will install evergreen trees and prairie grass as a screening buffer within the 100' setback area. Tree height minimum of 12' and proper spacing.**
- 5. Lot 13 block 2. Lots 1,2,3,4 block 3 that are abutting Graham, Dawson Lewandowski, McConnell, Rickard Mettler, Dickes, Forbes properties will also have increased rear yard setback of 100'. Will Carlson will also provide evergreen trees in locations that help sight lines to new homesites.**
- 6. Will Carlson has 2.5 acres that are not being used in the development site requirements or lots. He offers this as either easement of use or purchase for \$1.00 to the Turner Rhode Farm owners. See attached sketch.**
- 7. Will Carlson will transfer ownership of the farm road access at no cost to either and or both Dawson Lewandowski, McConnell residents.**







Twin Cities Business Banking
MAC N9141-020
670 McKnight Road North
St. Paul, MN 55119

April 10, 2018

RE: City of Afton Letter of Credit
Afton Creek Preserve

To whom it may concern:

Mr. Albert W. Carlson is a valued customer of Wells Fargo Bank, N.A. This letter is intended to document that Mr. Carlson has the wherewithal to secure a Letter of Credit in the amount of \$2,000,000. Further, our customer meets our qualifications as a borrower.

This letter is for discussion purposes only and should not be construed as a lending commitment on the part of Wells Fargo Bank, N.A. A commitment can only be made after completion of our underwriting process, management approval, and completion of documentation acceptable to counsel.

If you need any additional information or have any questions, please contact me at (651) 205-7138.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Holmlund", written in a cursive style.

Kyle Holmlund
Vice President
Wells Fargo Bank, N.A.

EXHIBIT FF

Correspondence from Residents

April 11, 2018

To: Afton City Council

From: Citizens Concerned for Afton (CCA) (see list)

RE: Carlson PLCD: Application for Road and Park Dedication at 5550 Odell Avenue, Carlson PLCD/Afton Creek Preserve Preliminary Plat Application and Conditional Use Permit

We understand that you will make a final decision on the Carlson PLCD at your April 17 meeting. We encourage you to follow the recommendations of the Planning Commission and deny the above-referenced applications and dedication. The action on this project will establish a precedent for future development in Afton especially with the developer's proposal to tear down a home in the middle of an existing subdivision to gain access to the development. If this is approved, no neighborhood in Afton will be safe from this type of disruption.

Overall, the PLCD as proposed does not meet our ordinances or many of the goals or policies of the Comprehensive Plan. There are alternatives proposed that would make it a better development by addressing the concerns raised and still allowing the City a large, high-quality conservation easement. But the developer has refused to consider them.

We understood that both the proposal for a public park and a public road right of way was denied at the March City Council meeting but we understand the developer may try to get the City to consider the Odell public road access again eliminating the public park aspect. We believe this is a further attempt to manipulate the process. We have provided draft findings for denial of the public road and/or park with references to our ordinances and Comprehensive Plan for your consideration. They are included in Attachment A hereto.

We appreciate your consideration.

James Rickard
Nicole Mettler Rickard
Mary McConnell
William and Jan Dickes
Doug and Joy Forbes
Mike and Wendy McBain
Franz and Carol Hall
Cassidy Hall
Calyssa Hall
T. Seifert
N. Rademacher
Ed Stanek
Sue Rich
Patrick Leahy
George Kinney
Kevin and Vicki Slaikeu
Randy Graham
Kathy Graham
Teresa Lewandowski
Christian Dawson
Nancy Turner

Tom Rhode
Doug Parker
Paul Wolner
Sue and Craig Cook
PLUS

**PUBLIC PARK AND/OR ROAD DEDICATION
5550 Odell Avenue**

The CCA requests that you deny the public park and/or road dedication for the following reasons:

1. The park and/or road dedication would require tearing down an existing home at 5550 Odell Avenue (Lot) on a 5-acre lot in the middle of an established subdivision, St. Croix Valley Estates, that is of record and platted over 20 years ago to provide a public park and/or public road access connection to Odell Avenue for the Afton Creek Preserve/Carlson PLCD;

1. On its own, there is no public purpose or need for a public road right of way through the Lot because it does not connect to any other public road and is not part of any public road plan or system;
2. The proposed park and/or road access through the middle of a long-established subdivision defeats reasonable expectations of adjoining property owners based on a final plat of record that showed future lot configurations and residential use that induced them to buy and invest in their properties.

3. On its own, a park is unsuitable at this location because:

- a. The Lot is not identified in the 2012 Parks Plan as suitable parkland.
- b. The Lot is not suitable because it has an occupied dwelling and outbuildings on it and is located in the middle of an established subdivision.
- c. The Parks Plan requires a clear use for land but the only use for the land is for placement of the public road through a park solely to access other land inconsistent with City ordinances.
- d. The Lot, located in the middle of an established subdivision with a proposed road through it, does not provide aesthetic, recreational or scenic value, protect natural or cultural resources, wildlife habitat, unique landforms, nor does it link to other current recreational areas as recommended in the Parks Plan to be suitable park land.
- e. Odell Avenue has steep grades, sharp curves, variable geometry, and reduced site lines that are unsuitable for public bike access to the Lot.
- f. Odell Avenue is not identified in the Park Plan page 21 as a potential bike route for access to the Lot.
- g. A park at this location would have a negative impact on traffic safety because it would add traffic to Odell Avenue, a local road (as defined in **Sec. 12-55**) designed primarily for residences that abut it and because it has steep grades, sharp curves, variable geometry, and reduced sitelines. This additional traffic from the park has not been addressed by an City study.
- h. A neighborhood park in the middle of an established subdivision is inconsistent with the Park Plan, paragraph 11.H that recommends that parks be planned based on input from residents because the residents surrounding the proposed park and within ½ mile of the park are strongly opposed to a park at this location

- i. The safety implications of added traffic onto Odell from a public park has not been addressed in any City study.

5. As part of an access to the proposed Afton Creek Preserve PLCD development as shown on the preliminary plat application, the proposed park and/or public road right of way connection with Odell Avenue would have the following impacts:

- a. The proposed road would change Odell Avenue from a local street (as defined in Sec. 12-55) to a collector street (as defined in Sec. 12-55) and negatively impact safety by introducing more traffic onto Odell Avenue that is known to have restricted site lines, steep grades, and sharp curves;

- b. Burdens and devalue properties that abut the Lot who would have a public road and/or park adjacent to their properties where before their lots were adjacent to another lot in the middle of a long-time platted subdivision;

- c. The proposed park and/or road access through the middle of a long-established subdivision defeats reasonable expectations of adjoining property owners of lot configurations and residential use that induced them to buy and invest in their properties;

- d. Disrupts the peace, harmony, and security of a long time existing platted subdivision in violation of Sec. 12-1377 that requires the proposed subdivision be coordinated with existing neighborhoods so that the community as a whole may develop harmoniously;

- e. Creates a road access for the PLCD outside of the PLCD development boundaries through a Lot in the middle of an established subdivision in violation of Sec. 12-2379.B.5 that requires a PLCD development design that is unified within its own boundaries;

- f. Requires tear down of an existing home on a Lot in the middle of a long-time platted subdivision to construct a public road and/or park that would bisect and change the nature such subdivision in violation of Sec. 12-2375.A.3 that requires the development to harmonize with existing development in the area surrounding the project site;

- g. Creates a public road and/or park running adjacent and along the boundaries of existing properties in the middle of an established subdivision and otherwise interferes with the peace, harmony, and security of the entire subdivision neighborhood in violation of Sec. 12.2379.B.2 that requires that the development not have an undue and adverse impact on the reasonable enjoyment of neighboring property.

6. The residents of the subdivision, St. Croix Valley Estates and the Forbes addition, and surrounding community are against the creation of a public park and/or public road that would require tearing down a home in the middle of this long-established subdivision to create a park bisected with a road.

7. If the City approves the park and/or road, there is no such thing as a final plat in Afton. It establishes a terrible precedent where developers in future can tear down homes all over our city neighborhoods to put public roads through them for access. A well-planned City allows homeowners and buyers to rely on a final designed plat to determine if they want to invest in a community or buy a lot in a particular subdivision. They should not have to wake up one day and find a public road or park right next to their home devaluing their property. Lastly, even the City attorney says trying to use the Odell access is a highly unusual way to develop an access "to say the least." He said it is ONLY technically possible if there is preexisting road before the development. There is no preexisting road here. But for the development there would be no need for a new public road AT ALL as shown on the developer's preliminary plat plan.

Attachment A

PRELIMINARY PLAT APPLICATION FOR AFTON CREEK PRESERVE PLCD

The CCA request that you deny the Preliminary Plat Application for the Afton Creek Preserve PLCD (Project) based on the following:

1. The proposed access road and/or park at 5550 Odell Avenue (Lot) would require tearing down an existing home on a Lot in the middle of an existing subdivision, St. Croix Valley Estates, that is of record and platted over 20 years ago to provide a public park and/or a public road access connection between Odell Avenue and the Project. As a result the road would:
 - a. Change Odell Avenue from a local street to a collector street and negatively impact safety by introducing more traffic onto Odell Avenue that is known to have restricted site lines, steep grades, sharp curves, and variable geometry thus creating an excessive burden on streets that serve the PLCD in violation of Sec. 12-2379.B.4 that requires that the PLCD will not have an excessive burden on streets.
 - b. Burden and devalue properties that abut the Lot who would have a public road and/or park adjacent to their properties where before their lots were adjacent to another lot in the middle of a long-time platted subdivision.
 - c. Disrupt the peace, harmony, and security of a long time existing platted subdivision in violation of Sec. 12-1377 that requires the proposed subdivision be coordinated with existing neighborhoods so that the community as a whole may develop harmoniously.
 - d. Create a road access outside of the PLCD development boundaries through a Lot in the middle of an established subdivision in violation of Sec. 12-2379.B.5 that requires a PLCD development design that is unified within its own boundaries
 - e. Bisect and change the nature such subdivision in violation of Sec. 12-2375.A.3 that requires the development to harmonize with existing development in the area surrounding the project site
 - f. Create a road and/or park running adjacent and along the boundaries of existing properties in the middle of an established subdivision and otherwise interfere with the peace, harmony, and security of the entire subdivision neighborhood in violation of Sec. 12.2379.B.2 that requires that the development not have an undue and adverse impact on the reasonable enjoyment of neighboring property.

Attachment A

g. The proposed road access through the middle of a long-established subdivision defeats reasonable expectations of adjoining property owners of final lot configurations and residential use that induced them to buy and invest in their properties

2. The proposed access road at 14220 60th Street intersects 60th Street near the south end of Trading Post Trail and would add traffic to the north at a curve that is substandard in its width, geometry, and sitelines

3. The proposed access road at 14220 60th Street would add traffic to the south on 60th street that has reduced sitelines, steep grades, reverse curves, and a poor intersection at 60th Street and Oakgreen.

4. The proposed access road at 14220 60th Street would create an excessive burden on streets that serve the PLCD in violation of Sec. 12-2379.B.4 that requires that the PLCD will not have an excessive burden on streets.

5. The grading necessary to accommodate the proposed access at 14220 60th Street would interfere with sensitive slopes in excess of 12 percent and in some cases 18 percent

6. The proposed lot sizes in the PLCD are smaller than most of the existing lots abutting the PLCD (see attached acreage map) and such proposed lots are clustered in an area that abuts these existing lots thus increasing the overall density in the immediately surrounding area. Accordingly, the proposal is in violation of Sec. 12-2375.B.1 and 2 because it would not benefit the area surrounding the project or surrounding residential land uses to a greater degree than development allowed within the underlying zoning district.

7. The PLCD is inconsistent with the Comprehensive Plan (CP) in violation of Sec. 12-2375.A.1 and Sec. 12-2379.B.1 because it:

a. changes the character of the community by converting prime agricultural land to residential development (CP page 22, paragraph 3 [2015])

b. does not preserve the rural agricultural character of southwest Afton or encourage agricultural uses (CP page 26)

c. does not discourage residential development on lands suitable for agricultural use and adhere to planning practices that will allow farms to operate without external pressures (CP page 27, paragraph 8)

d. fails to value the agricultural economy and rural character that an agricultural environment provides (CP page 21)

e. fails to preserve agricultural land for permanent agricultural use (CP page 21)

Attachment A

8. The PLCD surrounds an existing horse rescue and retirement farm/facility located at 13926 60th Street clustering its housing density on the north and east boundaries of the farm with a conservation easement providing public access and walking trails bordering the west side of the farm.

9. The PLCD with its density clustered around a long time operating farm/horse rescue/retirement facility would have a negative impact on it and is incompatible with this existing land use in the Agricultural Zoning district and does not harmonize with the area surrounding the project in violation of **Sec. 12-2375.A.3** that requires the development to harmonize with existing development in the area surrounding the project site

10. The PLCD proposal conveys maximum density development rights to the PLCD owner in this section, potentially resulting in a taking of the Turner/Rhode development rights at 13926 60th given the ordinance restrictions on the number of lots developable in each section in the agricultural zone.

11. The PLCD is proposing at least 4 times the number of homes than could be developed on the site based on the underlying zoning district because the owner owns only limited areas of 300 feet on a public road, the ag zone does not allow construction of a public road, and because large portions of the site are undevelopable because of stream, wetlands and steep slopes. Accordingly, the proposal is in violation of **Sec. 12-2375.B.1 and 2** because it would not benefit the area surrounding the project or surrounding agricultural and residential land uses to a greater degree than development allowed within the underlying zoning district.

12. The proposed clustering of lot density around an existing long operating farm and the related negative impacts on the business is a violation of **Sec. 12-2379.B.2** because it would have an undue and adverse impact on the reasonable enjoyment of neighboring property and is detrimental to surrounding uses.

13. Based on the findings 1-12 and 15-16 herein. The PLCD as proposed does not preserve the health, safety, and welfare of the citizens of the City as required by **Sec.12-2373.**

14. The lot at 5550 Odell needs to be joined to the PLCD for road access because there is no preexisting public road through it connecting Odell Avenue to the PLCD. This lot has previously been subdivided to its maximum density, and can not be joined to the PLCD in accordance **Sec. 12-2377.C.**

15. A park at 5550 Odell Avenue (Lot) is unsuitable because:
 - a. The Lot is not identified in the 2012 Parks Plan as suitable parkland.
 - b. It has an occupied dwelling and outbuildings on it and is located in the middle of an established subdivision.
 - c. The Parks Plan requires a clear use for land but the only use for the land is for placement of the public road through a park solely to access other land inconsistent with City ordinances.

Attachment A

d. The Lot, located in the middle of an established subdivision with a proposed road through it, does not provide aesthetic, recreational or scenic value, protect natural or cultural resources, wildlife habitat, unique landforms, nor does it link to other current recreational areas as recommended in the Parks Plan to be suitable park land.

e. Odell Avenue has steep grades, sharp curves, variable geometry, and reduced site lines that are unsuitable for public bike access to the Lot.

f. Odell Avenue is not identified in the Park Plan page 21 as a potential bike route for access to the Lot.

g. A park at this location would have a negative impact on traffic safety because it would add traffic to Odell Avenue, a local road designed primarily for residences that abut it and because it has steep grades, sharp curves, variable geometry, and reduced sitelines. The increased traffic related to the park on Odell has not been addressed in any City study.

h. A neighborhood park in the middle of an established subdivision is inconsistent with the Park Plan, paragraph 11.H that recommends that parks be planned based on input from residents because the residents surrounding the proposed park and within ½ mile of the park are strongly opposed to a park at this location.

16. The density of the development is too high given the sensitive nature of the land with steep slopes and an adjacent stream and the recommendations of the Afton Natural Resources and Groundwater Committee with respect to lot configuration have not been fully incorporated in the plan.

March 13, 2018

To: Afton City Council

From: Citizens Concerned for Afton (CCA) (see list)

RE: Carlson PLCD: Application for Rezoning, Road and Park Dedication at 5550 Odell Avenue, Carlson PLCD/Afton Creek Preserve Preliminary Plat Application and Conditional Use Permit

You have an important decision to make on March 20 regarding the Carlson PLCD that will have implications for development in Afton far into the future. We encourage you to follow the recommendations of the Planning Commission and deny the above-referenced applications and dedication. Overall, the PLCD as proposed does not meet our ordinances or the goals or policies of the Comprehensive Plan. We have provided reasons for the denial and references to our ordinances and Comprehensive Plan in Attachment A hereto.

We want to highlight several concerns that are not fully explored in Attachment A.

- We have been studying and commenting on the proposed Carlson PLCD since when it was first proposed in November 2016. This proposal has been managed poorly by the developer so despite countless hours of meetings and comments from public, there have been few meaningful changes in the plan since the first submission in 2016 other than the removal of several lots on 60th Street to enhance the conservation easement.
- We are not against all development but this proposal has had severe flaws since the beginning related to density, impacts on the adjacent horse farm, and traffic safety. We have presented several alternative concepts. Most recently, at a meeting on February 25, 2018 with a small group of neighbors and Councilman Richter, the developer presented a 9-lot concept alternative, with a conservation easement buffer that protected the Turner/Rhode horse rescue/retirement farm. We informed the developer that this was an alternative that we could support in concept but he withdrew it from consideration. It appears that the Minnesota Land Trust might not be interested in the smaller size conservation easement with this plan, but there are other third parties that hold conservation easements and these options could be explored. Even the City of Afton could hold the easement under our ordinances and be compensated for its costs of enforcing the easement. We should not allow a third-party organization like the Land Trust to get in the way of a concept that addresses the concerns of the community.
- We are disappointed that the City is willing to consider a proposal for access and a public park at 5550 Odell Avenue to accommodate the developer's desire to avoid a variance from the requirement to join this lot to the PLCD. We don't think it avoids the need for a variance but instead plays tricks with our ordinances. Plus, there is even a greater long-term concern about this approach, aside from the bad precedent an Odell access sets for established neighborhoods all over the City that could find houses torn down in the middle of neighborhoods for parks and road access.

The City attorney said trying to use the Odell access is a highly unusual way to develop an access "to say the least." But he said it is technically possible to avoid a joining variance but only if there is preexisting road before the development. We all know there is no preexisting road here but the Planning Commission was advised to pretend there was no proposed PLCD so if the road right of way was accepted before the final plat, then the City could say there was a preexisting road. This is so even though there would be no need for a new public road AT ALL but for the PLCD development. A City should never ask its staff, commissions or committees to pretend certain facts don't exist in order to make a decision. Rightly so, the Planning Commission struggled with this request and at least one member of the Commission suggested that it was "immoral" for the City to ask it to pretend there was no PLCD application on the table even though the preliminary plat application showed the PLCD using the Odell road access. We agree.

- Lastly, we are concerned that our ordinances and Comprehensive Plan are filled with references that state that agricultural uses take precedence in the agricultural zone over residential uses, yet the proposed PLCD will have a severe impact on an established farm business operating on the Turner/Rhode horse farm. This inappropriately favors land speculation for residential development over a farm that has been in continuous operation for over 100 years.

We appreciate your consideration.

James Rickard
Nicole Mettler Rickard
Mary McConnell
William and Jan Dickes
Doug and Joy Forbes
Mike and Wendy McBain
Franz and Carol Hall
Cassidy Hall
Calyssa Hall
T. Seifert
N. Rademacher
Ed Stanek
Sue Rich
Patrick Leahy
George Kinney
Kevin and Vicki Slaikeu
Randy Graham
Kathy Graham
Teresa Lewandowski
Christian Dawson
Nancy Turner
Tom Rhode
Doug Parker
Paul Wolner
Sue and Craig Cook
PLUS

Attachment A

REZONING

The CCA requests that you deny the rezoning of a 5-acre Lot at 14220 60th: The rezoning is only for the convenience and monetary interest of the developer because he would like to use this lot for road access so he can maximize his density in the PLCD. He can only use the lot in the PLCD if it is zoned agricultural. Even for a downzoning, a rezoning should not be considered unless it passes a high hurdle where the proponent can show it is in the best interests of the community. Here:

1. The character of the neighborhood surrounding the subject parcel has not changed to suggest a rezoning is required;
2. The parcel is currently used for residential purposes consistent with its current zoning and adjacent land use;
3. There will be no change in use of the parcel to agriculture as the end result of the rezoning and the parcel will remain in residential use;
4. The subject parcel abuts and is directly adjacent to a large area zoned Rural Residential;
5. Afton Ordinance 12.80.J requires that the City consider the proposed development that would benefit from the rezoning and find that it conforms substantially to the Comprehensive Plan. Here, the proposed Carlson PLCD is inconsistent with the Comprehensive Plan in many ways because it:
 - a. changes the character of the community by converting prime agricultural land to residential development (CP page 22, paragraph 3 [2015])
 - b. does not preserve the rural agricultural character of southwest Afton or encourage agricultural uses (CP page 26)
 - c. does not discourage residential development on lands suitable for agricultural use and adhere to planning practices that will allow farms, like the Turner/Rhode horse farm, to operate without external pressures (CP page 27, paragraph 8)
 - d. fails to value the agricultural economy and rural character that an agricultural environment provides (CP page 21)
 - e. fails to preserve agricultural land for permanent agricultural use (CP 21) but treats it as merely a holding area for future residential development, such as the Carlson PLCD (CP, page 21).
6. Finally, the rezoning would not promote the health, safety and general welfare of the community because it would facilitate the development of the PLCD that would have negative impacts on traffic safety, break up an existing subdivision for a park and public road, interfere with the operation of a long time farm in the agricultural zone (Turner/Rhode farm), and have a negative effect on the soils, stormwater and the surrounding area because the density is too high for the steep slopes and adjacent stream.

Attachment A

PUBLIC PARK AND ROAD DEDICATION
5550 Odell Avenue

The CCA requests that you deny the public park/road dedication for the following reasons:

1. The park and road dedication would require tearing down an existing home at 5550 Odell Avenue (Lot) on a 5-acre lot in the middle of an established subdivision, St. Croix Valley Estates, that is of record and platted over 20 years ago to provide a public park and public road access connection to Odell Avenue for the Afton Creek Preserve/Carlson PLCD;
2. On its own, there is no public purpose or need for a public road right of way through the Lot because it does not connect to any other public road and is not part of any public road plan or system;
3. The proposed park/road access through the middle of a long-established subdivision defeats reasonable expectations of adjoining property owners based on a final plat of record that showed future lot configurations and residential use that induced them to buy and invest in their properties.
4. On its own, a park is unsuitable at this location because:
 - a. The Lot is not identified in the 2012 Parks Plan as suitable parkland.
 - b. The Lot is not suitable because it has an occupied dwelling and outbuildings on it and is located in the middle of an established subdivision.
 - c. The Parks Plan requires a clear use for land but the only use for the land is for placement of the public road through a park solely to access other land inconsistent with City ordinances.
 - d. The Lot, located in the middle of an established subdivision with a proposed road through it, does not provide aesthetic, recreational or scenic value, protect natural or cultural resources, wildlife habitat, unique landforms, nor does it link to other current recreational areas as recommended in the Parks Plan to be suitable park land.
 - e. Odell Avenue has steep grades, sharp curves, variable geometry, and reduced site lines that are unsuitable for public bike access to the Lot.
 - f. Odell Avenue is not identified in the Park Plan page 21 as a potential bike route for access to the Lot.
 - g. A park at this location would have a negative impact on traffic safety because it would add traffic to Odell Avenue, a local road (as defined in Sec. 12-55) designed primarily for residences that abut it and because it has steep grades, sharp curves, variable geometry, and reduced sitelines. This additional traffic from the park has not been addressed by an City study.
 - h. A neighborhood park in the middle of an established subdivision is inconsistent with the Park Plan, paragraph 11.H that recommends that parks be planned based on input from residents because the residents surrounding the proposed park and within ½ mile of the park are strongly opposed to a park at this location.

Attachment A

- i. The safety implications of added traffic onto Odell from a public park has not been addressed in any City study.

5. As part of an access to the proposed Afton Creek Preserve PLCD development as shown on the preliminary plat application, the proposed park and public road right of way connection with Odell Avenue would have the following impacts:
 - a. The proposed road would change Odell Avenue from a local street (as defined in Sec. 12-55) to a collector street (as defined in Sec. 12-55) and negatively impact safety by introducing more traffic onto Odell Avenue that is known to have restricted site lines, steep grades, and sharp curves;
 - b. Burdens and devalue properties that abut the Lot who would have a public road and park adjacent to their properties where before their lots were adjacent to another lot in the middle of a long-time platted subdivision;
 - c. The proposed park and road access through the middle of a long-established subdivision defeats reasonable expectations of adjoining property owners of lot configurations and residential use that induced them to buy and invest in their properties;
 - d. Disrupts the peace, harmony, and security of a long time existing platted subdivision in violation of Sec. 12-1377 that requires the proposed subdivision be coordinated with existing neighborhoods so that the community as a whole may develop harmoniously;
 - e. Creates a road access for the PLCD outside of the PLCD development boundaries through a Lot in the middle of an established subdivision in violation of Sec. 12-2379.B.5 that requires a PLCD development design that is unified within its own boundaries;
 - f. Requires tear down of an existing home on a Lot in the middle of a long-time platted subdivision to construct a road and park that would bisect and change the nature such subdivision in violation of Sec. 12-2375.A.3 that requires the development to harmonize with existing development in the area surrounding the project site;
 - g. Creates a road and park running adjacent and along the boundaries of existing properties in the middle of an established subdivision and otherwise interferes with the peace, harmony, and security of the entire subdivision neighborhood in violation of Sec. 12,2379.B.2 that requires that the development not have an undue and adverse impact on the reasonable enjoyment of neighboring property.

6. The residents of the subdivision, St. Croix Valley Estates and the Forbes addition, and surrounding community are against the creation of a public park and road that would require tearing down a home in the middle of this long-established subdivision to create a park bisected with a road.

Attachment A

7. If the City approves the park and road, there is no such thing as a final plat in Afton. It establishes a terrible precedent where developers in future can tear down homes all over our city neighborhoods to put public roads through them for access. A well-planned City allows homeowners and buyers to rely on a final designed plat to determine if they want to invest in a community or buy a lot in a particular subdivision. They should not have to wake up one day and find a public road or park right next to their home devaluing their property. Lastly, even the City attorney says trying to use the Odell access is a highly unusual way to develop an access "to say the least." He said it is ONLY technically possible if there is preexisting road before the development. There is no preexisting road here. But for the development there would be no need for a new public road AT ALL as shown on the developer's preliminary plat plan.

Attachment A

PRELIMINARY PLAT APPLICATION FOR AFTON CREEK PRESERVE PLCD

The CCA request that you deny the Preliminary Plat Application for the Afton Creek Preserve PLCD (Project) based on the following:

1. The proposed access road/park at 5550 Odell Avenue (Lot) would require tearing down an existing home on a Lot in the middle of an existing subdivision, St. Croix Valley Estates, that is of record and platted over 20 years ago to provide a public park and a public road access connection between Odell Avenue and the Project. As a result the road would:

a. Change Odell Avenue from a local street to a collector street and negatively impact safety by introducing more traffic onto Odell Avenue that is known to have restricted site lines, steep grades, sharp curves, and variable geometry thus creating an excessive burden on streets that serve the PLCD in violation of Sec. 12-2379.B.4 that requires that the PLCD will not have an excessive burden on streets.

b. Burden and devalue properties that abut the Lot who would have a public road/park adjacent to their properties where before their lots were adjacent to another lot in the middle of a long-time platted subdivision.

c. Disrupt the peace, harmony, and security of a long time existing platted subdivision in violation of Sec. 12-1377 that requires the proposed subdivision be coordinated with existing neighborhoods so that the community as a whole may develop harmoniously.

d. Create a road access outside of the PLCD development boundaries through a Lot in the middle of an established subdivision in violation of Sec. 12-2379.B.5 that requires a PLCD development design that is unified within its own boundaries

e. Bisect and change the nature such subdivision in violation of Sec. 12-2375.A.3 that requires the development to harmonize with existing development in the area surrounding the project site

f. Create a road/park running adjacent and along the boundaries of existing properties in the middle of an established subdivision and otherwise interfere with the peace, harmony, and security of the entire subdivision neighborhood in violation of Sec. 12.2379.B.2 that requires that the development not have an undue and adverse impact on the reasonable enjoyment of neighboring property.

Attachment A

g. The proposed park and road access through the middle of a long-established subdivision defeats reasonable expectations of adjoining property owners of final lot configurations and residential use that induced them to buy and invest in their properties

2. The proposed access road at 14220 60th Street intersects 60th Street near the south end of Trading Post Trail and would add traffic to the north at a curve that is substandard in its width, geometry, and sitelines

3. The proposed access road at 14220 60th Street would add traffic to the south on 60th street that has reduced sitelines, steep grades, reverse curves, and a poor intersection at 60th Street and Oakgreen.

4. The proposed access road at 14220 60th Street would create an excessive burden on streets that serve the PLCD in violation of Sec. 12-2379.B.4 that requires that the PLCD will not have an excessive burden on streets.

5. The grading necessary to accommodate the proposed access at 14220 60th Street would interfere with sensitive slopes in excess of 12 percent and in some cases 18 percent

6. The proposed lot sizes in the PLCD are smaller than most of the existing lots abutting the PLCD (see attached acreage map) and such proposed lots are clustered in an area that abuts these existing lots thus increasing the overall density in the immediately surrounding area. Accordingly, the proposal is in violation of Sec. 12-2375.B.1 and 2 because it would not benefit the area surrounding the project or surrounding residential land uses to a greater degree than development allowed within the underlying zoning district.

7. The PLCD is inconsistent with the Comprehensive Plan (CP) in violation of Sec. 12-2375.A.1 and Sec. 12-2379.B.1 because it:

- a. changes the character of the community by converting prime agricultural land to residential development (CP page 22, paragraph 3 [2015])
- b. does not preserve the rural agricultural character of southwest Afton or encourage agricultural uses (CP page 26)
- c. does not discourage residential development on lands suitable for agricultural use and adhere to planning practices that will allow farms to operate without external pressures (CP page 27, paragraph 8)
- d. fails to value the agricultural economy and rural character that an agricultural environment provides (CP page 21)
- e. fails to preserve agricultural land for permanent agricultural use (CP page 21)

Attachment A

8. The PLCD surrounds an existing horse rescue and retirement farm/facility located at 13926 60th Street clustering its housing density on the north and east boundaries of the farm with a conservation easement providing public access and walking trails bordering the west side of the farm.
9. The PLCD with its density clustered around a long time operating farm/horse rescue/retirement facility would have a negative impact on it and is incompatible with this existing land use in the Agricultural Zoning district and does not harmonize with the area surrounding the project in violation of **Sec. 12-2375.A.3** that requires the development to harmonize with existing development in the area surrounding the project site
10. The PLCD proposal conveys maximum density development rights to the PLCD owner in this section, potentially resulting in a taking of the Turner/Rhode development rights at 13926 60th given the ordinance restrictions on the number of lots developable in each section in the agricultural zone.
11. The PLCD is proposing at least 4 times the number of homes than could be developed on the site based on the underlying zoning district because the owner owns only limited areas of 300 feet on a public road, the ag zone does not allow construction of a public road, and because large portions of the site are undevelopable because of stream, wetlands and steep slopes. Accordingly, the proposal is in violation of **Sec. 12-2375.B.1 and 2** because it would not benefit the area surrounding the project or surrounding agricultural and residential land uses to a greater degree than development allowed within the underlying zoning district.
12. The proposed clustering of lot density around an existing long operating farm and the related negative impacts on the business is a violation of **Sec. 12-2379.B.2** because it would have an undue and adverse impact on the reasonable enjoyment of neighboring property and is detrimental to surrounding uses.
13. Based on the findings 1-12 and 15-16 herein. The PLCD as proposed does not preserve the health, safety, and welfare of the citizens of the City as required by **Sec.12-2373.**
14. The lot at 5550 Odell needs to be joined to the PLCD for road access because there is no preexisting public road through it connecting Odell Avenue to the PLCD. This lot has previously been subdivided to its maximum density, and can not be joined to the PLCD in accordance **Sec. 12-2377.C.**
15. A park at 5550 Odell Avenue (Lot) is unsuitable because:
 - a. The Lot is not identified in the 2012 Parks Plan as suitable parkland.
 - b. It has an occupied dwelling and outbuildings on it and is located in the middle of an established subdivision.
 - c. The Parks Plan requires a clear use for land but the only use for the land is for placement of the public road through a park solely to access other land inconsistent with City ordinances.

Attachment A

d. The Lot, located in the middle of an established subdivision with a proposed road through it, does not provide aesthetic, recreational or scenic value, protect natural or cultural resources, wildlife habitat, unique landforms, nor does it link to other current recreational areas as recommended in the Parks Plan to be suitable park land.

e. Odell Avenue has steep grades, sharp curves, variable geometry, and reduced site lines that are unsuitable for public bike access to the Lot.

f. Odell Avenue is not identified in the Park Plan page 21 as a potential bike route for access to the Lot.

g. A park at this location would have a negative impact on traffic safety because it would add traffic to Odell Avenue, a local road designed primarily for residences that abut it and because it has steep grades, sharp curves, variable geometry, and reduced sitelines. The increased traffic related to the park on Odell has not been addressed in any City study.

h. A neighborhood park in the middle of an established subdivision is inconsistent with the Park Plan, paragraph 11.H that recommends that parks be planned based on input from residents because the residents surrounding the proposed park and within ½ mile of the park are strongly opposed to a park at this location.

16. The density of the development is too high given the sensitive nature of the land with steep slopes and an adjacent stream and the recommendations of the Afton Natural Resources and Groundwater Committee with respect to lot configuration have not been fully incorporated in the plan.

March 14, 2018

This provides preliminary comments on the Updated Traffic Report prepared by Spack Consulting dated February 26, 2018. We note these are preliminary comments because despite repeated requests for almost a month on background and actual data on field measurements and dates, we still have not received this information.

Data collection was inadequate and can not be relied upon to reach the conclusions in the report.

As noted on page 3 of the report, instead of the accepted standard of collecting data with pneumatic tubes, samples were collected with "hand held radar devices for each of the vehicles in a one-hour afternoon period." According to the report, "This yielded an admittedly small sample size of vehicle speeds, three westbound vehicles on 60th Street and three vehicles on Odell." Yet these obviously skewed results with such a small sample size were used to reach safety conclusions in the report. Further, although we have requested all information regarding field measurements, we do not know what date and what time the field data was collected to understand weather conditions at the time that could further skew speed and traffic counts.

Using this flawed analysis, we could assume there are only 3 car trips per day on Odell. The report suggests there will be an additional 170 car trips per day generated from the development. This results in a potential for 55 times more traffic on Odell.

Presumed traffic count trips per day flawed. In previous reports, it was presumed that each home would generate 10 vehicle trips per day. This report presumes less than that with no explanation. Further, many studies suggest that even 10 vehicle trips per day underrepresents the number of trips associated with delivery vehicles from the increasing online purchases and courier services that support the those who work from home in increasing numbers. These studies show this increase is greater in more rural, affluent communities similar to that proposed for the project.

The report also concludes on page 10 that because the presumed traffic counts are less than what is required nationally for a traffic study, that the impacts would be minimal. First as mentioned above, both the measured and presumed traffic counts are flawed. Also, the national requirements for a traffic study can not be used as a basis for concluding that there are no safety impacts associated with this development. In fact, the report states on page 3 that local, specific data is always preferred.

No Analysis of Additional Traffic from the Park Proposed on Odell. The report does not address any additional traffic from a public park proposed at 5550 Odell Avenue associated with the project.

Trip Generation Forecasts on page 4 and 5 are flawed. As mentioned in a previous Spack report the primary destination from the site is north and north/west towards Woodbury or north towards Stillwater and freeway access. So, most of the traffic will use the Odell access. Accordingly, the estimated trip counts in the report for Odell are significantly understated and the trip counts on 60th are significantly overstated. It is not a logical conclusion that drivers will go south towards the 60th Street

access, particularly because of the substandard road quality in this direction, when their destination is to the north and north/west.

Decision site distance methods must be analyzed. Report dismisses the use of decision site distance saying it is more applicable to urban settings where there are distractions such as advertising, etc. Decision site distance is applicable in this setting given the high incidence of wildlife and numerous auto-deer collisions in the area. The report should be modified to include an analysis using decision site distance.

Intersection Site Distance Analysis Inadequate. Numerous places in report (page 10, etc.) conclude that intersection site distance are “functional” because the measured speed is less than the presumed speed limit. These conclusions are flawed because of the inadequate data collection for speed both in terms of small sample size as mentioned on page 3 of the report and inclement weather. Further, to be protective, safety-related conclusions should be based on statutory speed limits not those gleaned from “admittedly small sample sizes” with 3 vehicles on Odell and 3 vehicles on 60th Street.

Report does not address the overall quality of Odell Avenue to accept large increased volumes of new traffic. The report addresses only stopping site distance at each mainline intersection and intersection site distance. It does not address the overall quality Avenue to accept new traffic given the steep grade, sharp curves, variable geometry, and reduced sitelines on Odell Avenue.

No analysis conducted south and west of 60th Street Access. As mentioned numerous times in previous comments on traffic analysis, there has not been a complete analysis of traffic safety for cars entering and exiting the 60th Street intersection from and to the west. The pictures attached to the report show only analysis done for cars going north or coming south along the Trading Post. The portions of 60th west of the intersection access also have substandard road widths, reduced sitelines, reverse curves and a poor quality intersection at Oakgreen.

The city engineer has recently responded (2/27/2018) to the latest Spack memo form 2/26/2018, and I wish to make several comments.

There are references to a prior study performed by MNDOT study of traffic speeds on Trading Post. City Resolution 2006-40 (8/15/2006) makes the request for the study, and includes the following:

“WHEREAS, City Staff have received many complaints over the years regarding the safety hazards resulting from the speed these roads are traveled; and

WHEREAS, these roads have limited sight distances and road features (e.g. curves, hills, narrow width) which impact the maximum safe and reasonable speed; and”

This study was completed in 2008 with a memo sent to the City dated 6/6/2008. This noted the concerns about traffic safety and speeds, and was done when the section from the end of Trading Post to Oakgreen was gravel (still is). They conclude 30 mph is safe for those (gravel) conditions.

Spack has a new memo from 2/26/2018, and includes additional traffic data. A total of 6 vehicles are included for the data, and pictures revealing ice and snow are presented. Given the conditions, any comments on speeds are irrelevant as these speeds will be artificially low compared to more standard conditions (dry surfaces required). Table 3 is presented on Intersection Sight Distances. Note there are values for Measured ISD for both directions for each of the 3 Odell intersections (2 existing, and one potential), but no cars were measured on Trading Post or 50th Street (but there are recorded Measured ISD for those turns in Table 3). Thus 6 measurements are recorded, but they only recorded 3 cars in total on Odell (page 3 of the memo). Left and right turns are presented for 3 of the 4 listed intersections, but the proposed new intersection on 60th Street is included for a right hand turn only. The 2/2018 plat indicates the road is to be signed “Right Turn Only” thus they avoid presenting the data for a left hand turn. Below is part of Table 3 with the addition of the first line (bold) providing the missing data piece (red data is also indicated with a * so any copies will be clear, also note WSB gives this same piece of data in their 2/27/2018 memo):

LOCATION	MAINLINE SPEED	MOVEMENT	MINIMUM ISD NEEDED
SB SITE ACCESS at 60th ST	30 mph	Left turn	335*
SB SITE ACCESS at 60 th ST	30 mph	Right Turn	290
EB SITE ACCESS at ODELL	35 mph	Left turn	390
EB SITE ACCESS at ODELL	35 mph	Right Turn	335
ODELL at TRADING POST RD	35 mph	Left turn	390*
ODELL at TRADING POST RD	35 mph	Right Turn	335*
NB ODELL at 50 th ST	55 mph	Left turn	610
NB ODELL at 50 th ST	55 mph	Right Turn	530*

I added the 335 feet needed in red as the measured ISD to the left is 320 from Table 3 as measured by Spack, thus not met (red). Photo G from the 2/26/2018 memo clearly shows a car at 290 feet. It is taken from a height well above 42 inches (only possible way to look down on the posts in the foreground). To meet the required 335 feet, one must go back 45 feet, up the road behind the visible brush and cut bank. Both the picture and the 290 foot measurement given by Spack confirm that the distance is inadequate for a safe left hand turn. Note also, the 2/2018 plat presented by Mr. Bush has a shorter measured distance from lot corner to the corner of the intersection than the 10/20187 plat used by Spack, so final measurements are likely to be less than indicated. This only makes the distances shorter, and that this is less likely to be a safe intersection.

WSB in their memo of 2/27/2018 on page 2 state: "Based on a 35 MPH design speed, the intersection sight distance is not acceptable at the proposed access driveway. The driveway will be signed for a right turn only movement and the required sight distance is 335 feet to the east. Per the technical memorandum provided by the developer's engineer dated February 22, 2018 the measured sight distance is 320 feet." For this current condition with a gravel road and for a right hand turn only intersection, this is felt to meet standards. However, as a condition of building this project, this road will become improved with pavement. At that point, speeds will in all likelihood only be faster. Remember at only 35 MPH this intersection is unsafe per WSB .

The health, safety and welfare of Afton's residents should be a prime concern for all living in Afton. Concerns of speeds on these roads are not a new issue, but go back years before 2006. An intersection coming out of the Schuster property to access a new development will create an intersection that will be unsafe. At 35 MPH it is already unsafe according to WSB for any turns. At 30 MPH, a left hand turn is already not safe. Depending on a designated right hand only turn to make it safe ignores reality. People will turn left. When paved, even if the right turn only rule is followed, the speeds will be higher, and then even a right hand turn is not safe. A developer has a right to make a proposal, but the City is not obligated to allow the proposal to proceed if the safety of the community is compromised. 60th Street west of Oakgreen is the only road that directly borders the parcel to be developed and a road placed there would be much safer for the community. The Schuster access road is not the only alternative available for the developer.

I thank you in advance for reviewing this.

David Husebye

I have several issues that relate to the Carlson PLCD, but they have broader application, and I ask that you consider these issues:

Paving 60th Street

There is a document on the Trout Brook titled "Trout Brook Management Plan" by Emmons and Olivier Resources Inc, dated 5/6/2009, revised 5/14/2006 and done for the Lower St. Croix Watershed Management Organization. This 91 page document has extensive findings on the Brook Trout and water features in the watershed. While it is difficult to pinpoint the exact location, there are a series of seeps around the curves at 60th Street where the Schuster Property abuts, and where Trading Post enters (see enclosed picture from page 89 of that report). As mentioned in earlier CC meetings, I had concerns about water under parts of 60th Street approaching Oakgreen. This was also noted by Mr. Moore in his memo to Mr. Bush 8/3/2017 (Exhibit Q on page 182 of PC Packet #1 of 2 for 10/17/2017 meeting). There he quotes the public works supervisor noting: "a portion of that segment is saturated with groundwater." Paving this segment of road may be far more difficult and expensive if there are subsurface water issues to be dealt with. In all fairness to all parties before this is ever paved, this should be recognized as a potential complication so that the financial impact and water impact is considered before proceeding.

Water infiltration on the corner of 60th and Trading Post on Schuster property

An enlarged and much deeper drainage basin is to be created in that corner. As noted above there are seeps in that area. If water will infiltrate into the ground as anticipated is clearly unknown. There are no water features between Trading Post and Osgood Avenue Court North where a new drainage basin was created when the farm field on 50th and Trading Post was developed. As the land was taken out of farm production, the run off should have been much less, but instead a small lake was created. It seems the ground held the water and did not allow for infiltration. This basin was later greatly increased and remains to this date permanently filled with water. While it may have been "technically feasible" it did not work as planned, and water did not drain. Given the documented seeps and great increase in impervious surfaces to be created for this expanded and deeper basin in the corner of the Schuster property, one must know before it is created that it will drain as expected. If it does not, the overflow goes directly into Trout Brook which is prohibited. It should be determined with certainty this will drain before it is created.

"Park" on Odell and invasive species

In this part of Afton many of us are trying to deal with invasive species and remove buckthorn. On my walks I have noted a corner of 57th and Osgood in the Aftonwood neighborhood. This corner is packed with buckthorn, and appears not to be attached to the lots next to it. It reaches down to St. Croix Trail and is a fairly large lot if I read the county maps correctly. I have heard this is a "Park" given to Afton when this area was developed (I have not had that confirmed). Frequently newsletters remind us of how we need to remove and control buckthorn. Gifting 5 acres to Afton will obligate the City to deal with this going forward. Either this new 5 acre "Park" should be mowed, or somehow managed, or this will be covered with invasive species like the corner lot. Some "gifts" may have some long term negative impact, and this needs to be considered before the gift is accepted.

As always, I thank you in advance for considering these issues

David Husebye



**Trout Brook Watershed
Seeps and Springs**

DENMARK TOWNSHIP
NATURAL RESOURCE INVENTORY
Washington County Parks
Washington County, Minnesota

- Seep
- Spring
- Treatment Priority Area
- Centerline of Stream
- Trout Stream Watershed
- Denmark Township Boundary

0 2000 4000 Feet

1" represents 2000'



Figure 6d

This map was prepared by the Washington County Parks
Conservation District, Natural Resource Inventory
Division. Data gathered in 2004, 2005. Other
data is a compilation and reproduction of
various Washington County LRM records.
For additional information contact the
Washington Conservation District at 430-84100.

To: Ron Moorse
Cc: Afton City Council
From: Nancy Turner and Tom Rhode
13926 60th St. S. Afton, MN 55001
RE: Carlson PLCD

We are writing to ask you to deny the application by Will Carlson and Joe Bush for a rezoning, public road dedication, preliminary plat, and conditional use permit associated with the development referred to as Afton Creek Preserve or the Carlson PLCD. This rezoning and the associated applications favor a residential development in the Agricultural Zone at the expense of a longtime farming operation in the Agricultural Zone in violation of Afton ordinances and Comprehensive Plan.

We own a 23.5 acre farm that will be surrounded by the development. It is one of the longest continuously operating farms in Afton having first started in 1876 and has been continually farmed since then. Our home is the original homestead. Since we bought the farm in 2008, it has operated as part of This Old Horse, a non-profit organization whose mission is to serve as an equine rescue and retirement facility. In 2016, we were honored to be one of only about 30 equine sanctuaries in the United States to be accredited by the Global Federation of Animal Sanctuaries. We have two locations and are supported by over 1500 volunteers. The sanctuary provides lifelong care and management for horses many of whom are suffering from disease, trauma or neglect and have unique physical and emotional challenges.

We searched for many years for the right location to begin our operation. We chose Afton over other options because it had the right protections for our farm in its ordinances and Comprehensive Plan. Our house sanctuary is exactly the kind of use that is promoted in Afton's Agricultural Zone. Afton Ordinance Section 12-140.A. states that Agricultural Zone "is designated in recognition of the comprehensive plan that states the City's policy to retain prime agricultural land and to encourage the continuance of commercial farming. While non-farm housing is a permitted use as regulated herein, the primary purpose of the district is to preserve and protect land for commercial farming."

The Comprehensive Plan states the policies are to:

- "Discourage residential development on lands suitable for agricultural use and adhere to planning practices that will allow farms to operate without external pressures." Page 27 paragraph 8

- “The residents of the City of Afton value the agricultural economy and rural character that an agricultural environment provides. This Plan intends to preserve agricultural land for permanent agricultural use, and does not accept the belief held by some that agricultural use is merely a temporary use or that agricultural lands are merely a holding area for future residential or other development.” Page 21

Despite these protections, we find ourselves faced with the potential of a large-scale housing development that will have an irreversible negative impact on our farm. The proposed Carlson PLCD development surrounds our farm on three sides so we are essentially part of the development. Eighteen lots are clustered around our farm to the east and north. Four residential lots actually abut our pastures on two sides and a conservation easement with public hiking trails abuts our pastures on the third side. Instead of the density of one home per ten acres allowed in the agricultural zone, the Carlson PLCD clusters its density of one home per five acres all in one area that abuts our farm. This density and use is incompatible with the operation of our sanctuary.

There are numerous studies/reports describing the conflicts that occur with active horse operations and nearby residential housing. The horse operations on the eastern edge of Woodbury are experiencing these impacts now. These impacts include frequent trespassing, harassment of horses, and odor/insect nuisance complaints related to normal farm operations. Given that most of the horses at the sanctuary already have physical and emotional impairments, these impacts will have an even greater affect on our operations than the typical horse farm. Further, the Carlson PLCD proposes maintenance burning on the prairie grasses surrounding our farm that adds a unique concern because horses are flight animals that are particularly sensitive to smoke and fire. These animals can not be moved easily and many not at all without further risking their health.

We note that the developer proposes to plant some trees on the east and north boundary line of our pastures as some form of protection. This is inadequate mitigation because the trees are on private land and can always be cut down. This is further supported by a February 27 email to Joe Bush from the Minnesota Land Trust commenting on a site plan, “The site plan also places 4 lots in positions that back up to the proposed easement area. We have found that these situations often create long-term enforcement headaches through encroachment from adjacent landowners.” Further, our farm has no protection on the west side of its pastures that abut the proposed conservation easement with public access and walking trails.

We have invested heavily in our land and operation--close to the land investment Will Carlson has according to public record. Once our operation is devalued, we have no opportunity to recoup our investment or to sell it as an active horse facility. On the other hand, Carlson has the opportunity to recoup his investment with every lot he sells and through the sale and/or donation of the conservation easement. Plus, he has the ability to continue to farm the land or wait for future development opportunities where he could propose a development that is more suitable for the unique nature of the land with a safe access to the development, and that respects and operates in harmony with existing agricultural uses in the area.

Both Afton Ordinances Section 12-1377.D and 12-2375.A.3 require that the PLCD be developed in harmony with existing surrounding neighborhoods and development surrounding it. Section 12-2379.B.2. further provides that the PLCD will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses. The development as proposed fails each of these requirements.

In addition, as discussed at a recent City Council/Planning Commission meeting, by conveying maximum density development rights to the PLCD owner, the City is publicly taking our landowner development rights given the ordinance restrictions on the number of lots developable in each section in the agricultural zone. This further devalues our property.

Finally, it seems as if the potential for a conservation easement is driving some to want this this development at all costs even if it requires subverting our ordinances with an access on Odell, makes compromises on traffic safety, has a layout too dense for the land, and ignores the concerns of our citizens. Yet we can't let a conservation easement come at the expense of real people and their livelihoods and a long standing farming operation like ours in the agricultural zone--the exact kind of operation our Comprehensive Plan and ordinances were designed to protect.

Please do the right thing and deny the rezoning application and related Carlson PLCD applications as proposed.

Mary McConnell Comments at Planning Commission Meeting-March 5, 2018

Here we are with an access on Odell that was rejected almost year and half ago. Again, this is all about an owner/developer who has a site that has big development challenges with poor access. So he keeps coming back to the city and citizens asking us to fix his problem for him by tearing up neighborhoods, compromising on safety, hurting established businesses like the horse sanctuary.

An Odell access requires tearing down home on a lot in middle of an established subdivisions platted over 20 years ago, so that the City can put a public road and park through it so developer can access his development behind it and maximize his density

-Odell was designed and used as a local street to serve the 14 lots on it. This proposal would convert it to a collector street that will over double the traffic count on a road that is already difficult to navigate. Plus, there will be additional traffic that has not been addressed from the proposed public park.

If we do this no final plat in Afton will ever be final—It establishes a terrible precedent where developers in future can tear down homes all over our city neighborhoods to put public roads through them for access

A well planned City allows homeowners and buyers to rely on a final designed plat to determine if they want to invest in a community or buy a lot in a particular subdivision. They should not have to wake up one day and find a public road or park right next to their home devaluing their property.

Lastly, even the City attorney says trying to use the Odell access is a highly unusual way to develop an access “to the say the least”, He said it is ONLY technically possible if there is preexisting road. There is no preexisting road here But for the development there would be no need for a new public road AT ALL.

Planner emphasizes the only way to make it work is to approve the road before we approve the plat so we can say it the road is preexisting. It takes a lot of intellectual dishonesty to say there is a preexisting road just because you approve

the road a few minutes before you approve the preliminary plat. Our City has really lost its way if we are willing to play these types of tricks with our ordinances.

2. DENSITY. We hear comments that the overall density of the development averages around 12 acres per lot suggesting that it is a good thing. But this claim is very misleading. We live in the REAL world where impacts are not based on averages. Averages are a planning tool. We live in the real world with a proposal of 18, five acre lots all condensed into half of the site even though the underlying zoning in the Agricultural District is 1 home per 10 acres.

At the recent CC meeting a city council member said the plcd is surrounded primarily by 5 acres lots and 2.5 acre lots. This also is incorrect. The properties abutting the site are almost all larger than 5 acres. MAP According to public records, to the east the abutting parcel acreages are as follows: Dawson/Lewandowski 6.5, Graham 9.2, McConnell 5.45, Rickard 5, Dickes 5. To the south the abutting parcel acreage is: Rhode/Turner 23.5. To the west the abutting parcel is: Wallace 160 acres plus. To the north the abutting parcel acreages are: Swanson 78, Forbes 19.8, Berggren 68.4, Belz 14, and Brannan 5.96. If you move out to the next ring of abutting owners, the acreages are larger ranging from 7.4, 8.2, 15 on the east and 20 on the north. So, the Carlson PLCD will not benefit the immediate surrounding area—one of the required findings to approve the PLCD. In fact, it will have a negative affect on the density of the surrounding area to a greater degree than if the development was restricted to one home per ten acres allowed under the underlying agricultural zoning district.

3. FARM ACCESS ROAD. As you may know, the owner took down a swath of trees/brush on my property and my neighbor's to expand the road right of way. This was done without our permission. Unfortunately, the area is now coming up with buckthorn because it is resprouting and outcompeting all the native plants.

Mr. Bush has indicated that if he does not get permission for the PLCD, the owner will continue to use the road for farm access. However, he has not declared his intention if the PLCD is approved and there is no use for the strip. We do not want the strip abandoned because it will merely become a buckthorn strip. Also, we do not want it donated to the City because the City will not manage a 16.5

foot strip of land either. We ask the farm access road be conveyed to the adjacent landowners as a condition of any approval. Our intention is to revegetate the road with native plants. Further, we ask that the farm access road not be allowed to be used for any work related to the construction of the PLCD.

4. ALTERNATIVES. Lastly, even if Odell is turned down, there are alternatives to the current Carlson PLCD proposal that address the concerns of the community, secure a quality conservation easement for the site, and give the developer a reasonable project. Unfortunately, the community has not been listened to and the approach has been take it or leave it instead of let's find a way to meet all of our needs. The citizens have never been against all development but we want wise development for this site that is suitable for the land does not hurt the existing community and businesses and considers the comments from the Groundwater Committee. The citizens provided alternative concepts to the City in December at the request of the City Council. Also, at recent City Council meeting Councilman Palmquist suggested a different alternative. And most recently, Mr. Bush met with neighbors and showed us a 9-lot proposal with a conservation easement buffer that protects Turner/Rhode horse sanctuary. It seems like Mr. Bush has withdrawn that concept from consideration now possibly because the Land Trust said it would not be interested in taking the easement. But there are many other organizations that would be interested and should be explored before this 9-lot proposal is eliminated. I have a list of organizations that might be helpful that I can provide (County, BWSR, Conservation Districts, even City of Afton).

Written Comments for Public Hearing on Proposed Afton Creek Preserve

March 5, 2019

To: Members of the Afton Planning Commission

In previous meetings of the Planning Commission, the developer of the proposed Afton Creek Preserve was requested to come back with a design which does not require variances. Instead, tonight, the developer has submitted a design which calls for the City to subsidize a land speculator by building a road which bisects an established residential neighborhood.

Paragraph 3 of Sec. 12-2375. General Standards for Approval [PLCD] of the Afton Ordinances call for "The preservation and land conservation development can be planned and developed to harmonize with any **existing** or proposed development in the areas surrounding the project site."

Paragraphs 2 and 5 of Sec 12-2379 General Development Plan of the Afton Ordinances call for: "The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.", and "The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries."

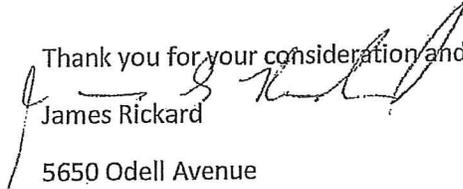
So how does this design NOT require variances?

There are those who say that this design is the only way to lock up as much land as possible for preservation. But at what cost? Are current residents to bear the cost of subsidizing this development? The precedent set by approving this proposal would mean no established neighborhood in Afton is protected from encroachment.

As such, this application should be denied based on the following:

1. The application identifies a road which does not exist therefore making the entire design null.
2. Direct violation of Afton ordinances cited above.
3. The destructive precedent that would be set by approving this design.

Thank you for your consideration and your service to the Community.


James Rickard

5650 Odell Avenue

Afton

February 25, 2018

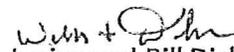
Ronald J Moorse

Afton City Administrator

We are owners of property (St. Croix Valley Estate-Lot 2, Block2) contiguous to the proposed access road at 5550 Odell. We acquired the property 30 years ago; it being in an established, platted, residential neighborhood. We are also long ^{time} Afton residents. The purpose of this communication is to inform you that we are not in favor of the proposed access road and are opposed to its placement.

- 1.) We purchased the lot specifically for its quiet country setting. The proposed placement of this road with associated traffic and noise would make our lot less desirable and marketable, in part by creating a corner lot. In essence this is the public taking of value from the property
- 2.) The proposed road would increase storm runoff across our property. Even with provision for holding ponds, additional runoff would increase from construction of impervious surfaces.
- 3.) The creation of a road at 5550 Odell would effectively be a subsidy to accommodate a land speculator/developer; it comes at the expense of current residents' property values and quality of life. This violates the spirit and letter of Afton ordinances and comprehensive plan.
- 4.) Importantly, the proposed intersection's placement is not well chosen. Even casual inspection of the area reveals it is unsuitable and likely would be hazardous. The nature of Odell is winding with associated hills and does not lend itself to a safe intersection. This is only common sense.

Developers know, or should know, pertinent issues related to access when purchasing land. Sadly, the only plausible explanation for considering this flawed proposal is to accommodate the developer or perhaps to give a pass for lack of research prior to purchasing acreage.


Janice and Bill Dickes

To: Ron Moorse, City Administrator
City Council members Ross, Nelson, Richter, Palmquist
Mayor Bend

From: Nancy Turner
13926 60th St.

RE: Comments regarding Carlson PLCD

Date: 2/20/18

Due to the time restraints for public comments at the meeting tonight, I want to make sure that my remarks are part of the record so I am providing them in writing to all of you, as well. I have also privately emailed several of you with more specific details of these comments and concerns.

As the property owner with inarguably the greatest harm to my life and operation, I have now retained my own attorney to help protect my interests. I have held back for a long time, waiting to see how the process unfolded, hoping that progress on mitigating the concerns of the citizens might be a goal of the Council but it appears once again that either the Council has no intention of supporting the citizen concerns in any substantive form OR the builder who presents the same plan over and over does not believe the Council will support the citizens.

If he did believe that, he would not keep putting the same plan in front of you. So whatever message he is getting--directly or indirectly--he is confident that he does not need to address our concerns.

The only people who seem to be offering any compromise positions here are the citizens. I am morally offended that members of the Council have said that the neighbors 'just don't want anything back there' after we have spent over a year researching, communicating and putting forth alternatives and compromises. Language is very powerful and those off-hand (or deliberate) comments that disparage our work and efforts are harmful and false. I urge you to stop saying that because it is simply not true.

You represent us. This is our City and we have every right to express our views, to challenge your positions and hold you accountable to us and to the language, plans and ordinances that guide and govern our City. I have invited each of you to stand in my yard and look at this from my perspective, my lifestyle and my view. It sickens me to imagine my beautiful farm and my vulnerable horses subjected to a plan with this kind of density. Ironically, the application is for a **conditional** use of ag property that literally eliminates all the ag uses the property was zoned for. So where are the conditions?

The citizens suggested that a plan with a cul de sac and nine homes would likely be sufficient to mitigate our concerns. Both a council member and the City Administrator told us and I quote, "Nine is not going to cut it for him."

Presuming that the 'him' is the developer or landowner, can you tell me why their economic interests are influencing the City's position on the plan? I don't see that as a condition set forth in the ordinance but there must be some reason that two different people representing the City said the exact same thing.

If the 'him' in this context is someone else, who is it?

If the economics of the proposal are a condition or even influential, I can provide my own economic considerations. I paid \$725,000 for my property after a yearlong search of the entire metro area seeking ag property in an ag environment--specifically to avoid encroachment by housing developments. I have put another \$150,000 into my property to transform it into a horse sanctuary. Therefore, I have an \$875,000 investment that will be seriously compromised if suddenly I am socked in by a housing development.

If this goes through, it permanently eliminates any possibility for me to acquire more land to expand my operation or to protect my land and operation from the noise, traffic, construction, trespassers and dogs. I would like to understand how Mr. Carlson's and Mr. Bush's financial considerations are more important than mine.

We would be on an isolated island of ag land in the middle of a housing development. To be clear, I was not imagining a row of trees as the 'buffer' we had in mind. We are expecting something more like the conservation easement completely surrounding our property on all sides and having no housing development lots directly abutting our ag property. We have expressed our concern about noise, trespassing, dogs, controlled burning, traffic, safety and liability and still no movement toward mitigation.

There is no good or safe public access to that property. This was a specific motivation for us to buy our land where we did. The known inaccessibility of that property was very compelling and persuasive to us in determining where we would live. We imagined people who would buy the land around us would be like-minded hobby farmers, horse owners or small ag operators. Never in our wildest imagination did we ourselves surrounded and locked in by a housing development. The current zoning would allow three homes on the property. Nine homes would be triple the density.

During the Council's work session, Stan Ross expressed his concerns about the financial implications this proposal has on the City and admitted that the City is not capable for enforcing whatever conditions an approved plan might require. It appears that there has not been any kind of study regarding that issue and based on the incredibly flawed traffic study, I think an independent entity should conduct a financial impact study.

It goes without saying that there will be financial implications to the City. How can there not be? So where and when does that come into the Council's deliberations regarding the approval process? Who is responsible for analyzing and reporting that information and how will it be shared with the community?

We have been assured that a bond or line of credit by the developer would satisfy the City's interest in the event that any conditions or covenants were not met. What is the process and cost of pursuing that in the event of bankruptcy or failure to perform?

The developer claims that covenants he would develop for the Homeowner's Association would take care of some of the concerns the citizens have expressed. It is absurd to think the HOA covenants would satisfy the concerns raised by the citizens regarding this proposal, The HOA can vote, rescind and change any covenant they wish at any time through their own governing board and although, if this goes through, I will be living in the middle of a housing development, I will not be on the governing board nor will anyone on the City Council to monitor these assurances.

I think the City should reject any notion that the HOA covenants will assure proper maintenance or financial responsibility for anything in this proposal. The HOA should not be trusted to monitor or enforce any conditions the City might set forth either--in any development.

I realize there are concerns about erosion from row crops on the steep slopes and its potential to damage the Trout Brook. If this is truly a motivator, why don't you propose ordinances or incentives that require or promote cover crops on slopes in ag zones? It seems that planting houses on them is a pretty drastic leap to solve that problem. I also maintain that preserving green space on these 200 acres is better accomplished by keeping the ag zoning as it is and rejecting a conditional use of this piece of property.

At a recent meeting, two citizens who live downtown complained that the new streetlights bulbs were too bright. This affected their enjoyment of their backyards since they could no longer see the stars and also the light shined too brightly into their homes through their windows. The Council spent 30 minutes of the meeting trying to find a way to address their concerns.

Each of you presented options that might work and went through a thoughtful and respectful (to one another) process to see if there was a way to help mitigate their concerns. But the clear reality was that once the streetlight plan had been approved and the work was done, the City was stuck with the outcome and the cost to change the bulbs would be prohibitive. In fact any mitigation efforts discussed would cost the City more money. I think this is a perfect example of why any potential issues must be worked out in advance.

There is no recourse if you get this wrong. And there are so many things wrong with it already. Any compromise, variance or 'flexibility' on this proposal will set bar (lower the bar) for any subsequent applications proposed by developers in Afton.

So those of us who have spent months identifying well founded, well researched and serious concerns about this proposal are left to wonder why the light bulb brightness seems to bring out a compassionate, problem-solving mode at your table while a roomful of citizens with serious concerns does not.

Why not raise the expectations and raise the bar for Afton? The citizens would see your fierce protection of the comprehensive plan and ordinances as heroic.

TO: Ron Moorse – Afton City Administrator

FROM: Daniel Brannan – Sr Traffic Safety Specialist

February 15, 2018

SUBJECT: Traffic Study, Tech Memo- Spack to Joe Bush Feb 5, 2018

Page 1 asserts that the statutory speed limit for Odell Ave and 60th Street is 30 MPH. This is incorrect and is a misinterpretation of statute. Statute has a 30 MPH statutory speed limit for urban districts but there must be houses or businesses every 100 feet for at least a quarter mile. Neither of these roads qualify for that. A 25 MPH statutory speed is applicable to residential roads but they must be less than ½ mile in length. Neither of these roads qualify for that. A 35 MPH statutory speed is applicable to rural residential districts but houses must be contiguous to the road every 300 feet. Neither of these roads qualify for that. The remaining statutory speed limit that these roads do qualify for is in statute 169.14 subd 2 item (3) "55 miles per hour in locations other than those specified in this section; ". I contacted Max Moreland, coauthor of the memo and he had no explanation for the misinterpretation.

This is a serious error since the relative safety of the proposed intersections is based on Intersection Sight Distances and the Stopping Sight Distances on page 5 which are based on a 30 MPH speed limit, which is not the case. As an example, using the minimum 6.5 seconds for a right turn, at 30 MPH this is 286 feet but at 55 MPH it is 524 feet. Safety is compromised.

Data for the traffic studies is suspect. Page 2 of this memo references a previous speed study done by Spack Consulting showing the 85th %tile to be 25 MPH and that drivers are not traveling at the posted speed of 30 MPH on Trading Post near 60th St. This previous memo indicated that MnDOT uses the 85th %tile to set speed limits and this is true but MnDOT also has specifications on where to place the speed data collection tubes for the determination of a speed limit. Tubes must 1000 ft away from a curve, 1000 ft away from an intersection, 1000 ft away from a 3% (or greater) grade, tubes must be placed on a Tue, Wed, or Thurs only and any week with a holiday should be avoided and data should not be collected if there is snow on the ground. None of these specifications were used for tube placement. Data was collected near curves and over a holiday weekend. The developer is not an expert in data collection therefore Spack did have the liberty to use all data, but the city engineer should have been employed to qualify specifications to be used for safety analysis. To meet a 90% confidence level of predictable true data(a normalcy curve), 67% of the samples should be within a 10 MPH pace, this the highest percentage of vehicles traveling within 10 MPH of each other. 9 of the 14 samples did not meet this criteria. Some tube data samples had only 54% of drivers within the 10 MPH pace. As an example, this means an average of 25 MPH could be calculated but half the drivers are going either under 20 or over 30 but in reality very few are traveling at 25 MPH.

What the raw data really indicates is that there is a wide variation in speeds that drivers are choosing to safely navigate a road with wide variations in design features.

The current memo and the conclusions indicate that intersection sight distance based on time measurements that are adequate, except at Odell/Trading Post. A time measurement study is not included as an appendix to this memo. My discussion with Max Moreland indicated that these time measurements were made with snow on the ground and not enough samples were collected to statistically report a 90% confidence level of predictable accuracy at any of the intersections investigated.

The current traffic study does not have existing average daily traffic(ADT) recorded on the site plan. Without knowing this, probability estimates about impacts to volumes and peak hour volume are pure speculation. It must be understood that these are guesses about origin/destination patterns and depending on potential buyer patterns, all numbers could be right on or 100% different, therefore a minimally designed intersection could become the highest ADT in the area. Spack Consulting is an expert in traffic consulting but Amazon and EBAY are changing culture a lot faster than traffic engineers are and my experience is that the highest increase in the number of vehicles I see on 50th Street S. are UPS and FEDX trucks. I believe the 10 trips/day is underestimated by today's real traffic.

It is a matter of opinion, but I believe that the 10 second Decision Sight Distance is more appropriate for new construction in the city of Afton and we should not be using minimum values. Spack's selected quotes from AASHTO indicate this is suited for complex decision making in an urban environment. My definition of complex decision making is coming around the south end curve of Trading Post Trail and facing a 16 foot wide corn combine. It is watching 3 deer running parallel to you and trying to watch the road ahead and guess when the deer will jump in front of you and then not seeing the intersection. It is approaching 2 horse riders with a loose dog and you do not focus on the intersection. The additional few seconds will be life savers in those situations.

I am disappointed with the city's attitude about this project. I worked for 30 yrs as a traffic safety specialist and I attended many city council meetings. The city would make demands about design speed, safety, impacts, and minimizing taxpayer costs. Afton should be a responsible road authority and should be directing the city engineer to demand the minimum design speeds to be used, using maximum design values for citizen safety, and realizing that additional unattended park space will be a taxpayer burden. The developer should not be the governor in determining the design speed and safety impacts.

I wish to thank the members of both the City Council, and the Planning Commission (and those going to both sets of meetings) for all their work on the issue of the proposed Carlson PLCD. A healthy dialog is happening, and at some point decisions will need to be made, and clearly not all parties will be satisfied with the final result. Thus, I wish to take this time to thank all of you for your time and efforts.

I have special concerns about HEALTH, safety and wellbeing. The Carlson PLCD presents unique challenges trying to balance many different priorities. The health, safety and welfare are primary concerns of all citizens of Afton. Preservation of land, views and nature are also noble goals. However, any proposal for a PLCD must be deemed to be safe for the public, thus I wish to outline my concerns for an intersection as proposed, my direct field measurements and calculations, and my request.

Concerns:

To date every proposal has used the Schuster property as the primary entry point. This has in fact become the very foundation of the PLCD design. A traffic study has been conducted by SPACK consulting (report dated 7/26/2017, done 6/29-7/5). This study took place after Trading Post Trail had been ripped apart in the City's pavement management project. During much of June, the Trading Post was difficult to drive on, and only those going directly to their homes were likely driving on the road. Some days the road was closed as culverts were replaced, many times without signage to warn drivers the road was closed ahead. For June I assume other drivers may have also altered their driving routes, and avoided this area. The SPACK study was done shortly after the first layer of paving on Trading Post Trail was placed from 40th to Odell Avenue. The segment from Odell to 59th was paved 7/7/2017 and after the study period according to WSB's report 10/12/2017. South of 59th Avenue, Trading Post was untouched and paved towards the proposed intersection. During the study period, a section of Trading Post was reclaimed gravel, and quite soft. Thus, during the study period a fully paved Trading Post Trail did not exist leading into the study area. Claiming this represents normal traffic patterns from a volume standpoint is quite likely incorrect. Short of another study this cannot be determined. However, the study does provide relevant data on the speed of traffic that did drive on this segment of road. The average speed was 25 mph, and should be used in any calculations. Recall the posted limit is 30 mph.

SPACK consulting measured a sight distance of 280-290 feet based on direct observations for a vehicle approaching the intersection from the east. This becomes the benchmark of safety. SPACK Consulting presents the AASHTO formula and uses this to perform a single calculation. This is based on a dry, paved or hard gravel surface, relative flat surface (< 3% grade), measured from a height of 2.5 to 3.5 feet over a distance. They present the following for a vehicle going 25 mph:

$$\text{Inspection Sight Distance} = \text{ISD} = 1.47 \times \text{vehicle speed (MPH)} \times \text{time gap (seconds)} = 1.47 \times 25 \times 7.5 = 275 \text{ feet}$$

At the 10/17 City Council Meeting, material from WSB is included (pages ~186-188), and they conclude using the SPACK data that this intersection is safe for 30 MPH. They do not provide any calculations. At that meeting I asked about the slope of the road as one drives west on Trading Post Trail, and no response was given. Mr. Bush states the road is flat at the intersection.

Using the AASHTO formula, the Inspection Sight Distance (ISD) at 30 MPH is $1.47 \times 30 \times 7.5 = 330$ feet if all assumed conditions are met. On a down slope, a 3% grade will increase the ISD by some 1-2%. One should calculate if there is a grade of 3% or more on this segment of road. Even using a 3% grade for the first ½ of the stopping distance needed, the corrected distance could increase by 16-32 feet. It is not clear if any such calculations were made as none are provided (nor is it mentioned this was even reviewed). At the proposed intersection, the road surface is not

paved, but is gravel, and loose or graded gravel does not provide consistent friction. This is compared to snow in the ability to provide friction, and no calculations can be made to account for this. For a truck the AASHTO formula is $1.47 \times \text{MPH} \times 9.5$ seconds. Using a slower speed of 25 MPH, this calculates to 349 feet if all conditions are met. This is farther up the road, and much steeper. Correcting for the drop in elevation would only add more distance, and still require stopping on gravel at the end. The bank on the road before the bend in the road is more than 3 feet tall and densely covered with trees and vegetation. There is no ability to see thru this section of the road.

Near the bottom of the WSB report of 10/12/2017 it states: "Based on 30 mph design speed....The required site distance is 290 feet to the east and 335 feet to the west. We have determined based, based on the preliminary drawings provided, that the applicant has exceeded this requirement." This statement is unclear. Are the *required* site distances the actual *measured* site distances, or are these the *calculated* sight distances? Their calculation for 25 mph from the east was 275 feet. Where is the calculation for 30 feet? Do these calculations take into consideration the rise or fall in the road grade? It may well be clear to the WSB team what was meant, but to the public this is not clear, and should be clarified. The conclusion that this is a safe intersection is not based on a clear presentation of the data, nor have the usual assumptions been met when using the AASHTO calculation.

Also mentioned is a proposal to place a 20 mph speed advisory plaque to lower the speed. At the 12/19/2017 City Council meeting there was discussion of a barrier used to block traffic on a cartway adjacent to 14933 Afton Blvd. As an alternative to the barrier, a citizen suggested a sign be placed on the cartway to prohibit motorized traffic and thus prevent motorized traffic from causing damage to the cartway, and to take down the barrier. It was pointed out by a member of the City Council that this would never be followed, thus not appropriate. If true, then the citizens of Afton will not slow down to 20 mph with an "advisory plaque". It is legal to drive 30 mph here (that is the posted speed limit). Using a 20 mph sign as a way to somehow turn this into a safe intersection does not seem to be supported by hard data.

Field measurements and calculations:

Location of measurements is centered on the corner lot marker near where Trading Post turns into 60th Street

I used a 30 foot tape measure, used the lot corner marker as the reference point, all readings in feet

(Negative numbers indicate measurements east / north of the corner lot marker)

- 77 start of gravel surface
- 64 end of concrete curbing
- 05 west/south end of curve
- 00 lot corner (paved road)
- 30 start of trees and bank as visual block (see WSB 10/17/2017 report, page 6 for photo)

WSB gave an actual measured sight distance of 280-290 feet, so I will use 290 feet. If the intersection is set at 00 feet, then the end of 290 feet is where the trees are above, or -30. WSB also states the length of curve is 125 feet, so this can also be added. In the proposals presented the east edge of the intersection is measured at 160 feet from the lot corner, so this is also added. Adding in a new second column gives the following:

Measured	Calculated
	00 Intersection (per definition of measured distance of 290 by WSB)
	100 east side of intersection (based on submitted drawing listing 160 feet from lot corner)
77	183 gravel surface changes to pavement heading from intersection to east/north
64	196 end of concrete curbing
05	255 west/south end of curve
00	260 corner of lot (marker)
-30	290 start of trees and bank visual block (see WSB 10/12/2017 report page 6 for picture)
	380 east/north end of curve (based on WSB statement of 125 foot curve)

Based on the above, if AASHTO calculations are used (and if all conditions are met) with a calculated ISD of greater than 290 feet, one must initiate a stop on the curve behind trees in the middle of the curve. If the calculated ISD is greater than 380 feet, one must initiate a stop before the curve in the woods (please see the WSB Consulting's photos to look at the location of the curve). Also note under all conditions, that the last 183 feet needed for this stop is on gravel (not a paved or hard gravel surface).

AASHTO calculation table

ISD = Inspection site distance = $1.47 \times \text{MPH} \times \text{time gap}$

Time gap for a car is 7.5 seconds, and 9.5 seconds for a truck

AASHTO is calculated for a dry, hard gravel or paved road that is flat (<3% grade)

? Safe = Is the calculated distance ≤ 290 feet, the measured direct observation by SPACK Consulting?

	MPH	ISD	? SAFE	Elevation change	Adjusted ISD
VEHICLE	25	276	YES	???	???
VEHICLE	30	331	NO	???	???
TRUCK	20	279	YES	???	???
TRUCK	25	349	NO	???	???
TRUCK	30	419	NO	???	???

Request

The creation of an unsafe road or intersection is not in the best interest of anyone in Afton. My calculations may be incorrect. The City Engineer can easily correct any mistakes. With the drawings he has, he could further add to the above table to make corrections (if any) based on changes in elevation. The Engineer should clarify what is meant in the above quoted text on what is required, measured or calculated. The report should clear up any / all areas of confusion on using 290 and 330 feet for the listed mph and clarify the directions and the exact meaning. Finally the Engineer should comment specifically are the AASHTO calculations valid with the road surface and conditions in question. Then, based on the facts, the Engineer could render an opinion on the safety of this proposed intersection.

One could propose a slower speed here, but that is never going to be enforced by the City. Creation of this unsafe intersection and the required slow speed to make it safe will obligate the City to make this happen (how to control the speed and at what cost), or the City could be negligent (creating an unsafe intersection, and having no plans to enforce the speed required to make it safe). Discussion of paving of parts or all of 60th street has also taken place. A paved 60th street will only increase the speed and volume of traffic. If paved, the other assumptions (low volumes, slow speed) will be incorrect, and the AASHTO calculations will be even higher. The cost to defend the City in any adverse event would likely not be small.

Consideration for the health, safety and welfare of the residents of Afton are critical concerns for the City Council. This proposed PLCD starts with an intersection that WSB Consulting has to agree is not safe based on the direct measurements and all calculations, not just selected ones. From this unstable foundation an entry road to a development is proposed and a development needing any number of variances is created. While a builder has the right to build, his foundations must be solid, will inspected, and must be found to be safe. If the foundation is flawed, one cannot allow the building to proceed, the process stopped, and corrections made. The safety question of this proposed intersection needs to be carefully reviewed based on all facts and calculations, and fully considered as all of the current proposals go thru this intersection.

February 14, 2018

To: Afton City Council and Planning Commission

RE: Carlson PLCD: Preliminary Comments on Proposed Final Plan submitted on February 5, 2018 (Odell Access, Horse Sanctuary, Park)

From: Citizens Concerned for Afton (see list)

First, we are very disappointed that Mr. Bush's final application addresses very few of the concerns the neighborhood group has expressed for the past 18 months. For example, despite the Odell access being taken off the table in December 2016, the developer is now back to proposing an Odell access point. This plan shows even more homes (now 4 instead of 3) abutting the Turner/Rhode horse farm than many of the previous plans.

This all goes back to the owner buying property that has substantial development challenges with a stream, steep topography, and very poor access. Yet he continues to put the burden back on the City and its residents to fix his problem with compromises on road safety, breaking up an existing neighborhood, hurting existing businesses, and maximizing density on land that is unsuitable for it. This, coupled with an inexperienced developer who has refused to work with the community, is why we are here after 18 months and countless hours spent by the residents, city staff and committee volunteers.

Odell Access. The City attorney has suggested that an access at 5550 Odell could be considered without the need for a variance if there was a pre-existing road on the parcel. Although the City attorney in his December 1 opinion claimed this way to access was technically possible, he went on to say that this approach would be "unusual, to say the least." Alternatively, if there is no pre-existing road, the developer would have to get a variance to join the parcel to the PLCD in order to use it as an access

To allow the developer to proceed without a joining variance, the City would have to approve tearing down a house on a rural residential lot in the middle of a mature subdivision in order to put a public road through it so that the developer could come in later to say there was a preexisting road. However, it defies logic to suggest there is or could be a pre-existing road under these present circumstances.

On its own, the City would never approve a public road through this lot because it would be a public road to nowhere with no purpose. The developer is seeking approval for the public road in conjunction with his approval for the PLCD development. In fact, but for this public road approval, he could not maximize his density with a loop road as shown on his plan, so the two are tightly intertwined—there is nothing pre-existing about it. The application for the public road is made in conjunction with his application for approval for his preliminary plat—his preliminary plat plan shows the issues are not independent (or preexisting) but one and the same.

Further, as a matter of policy if the City approved this approach, there would never be such a thing as a final plat in Afton again. The parcel at 5550 Odell is a rural residential lot with a home on it. It is located in the middle of an established neighborhood/subdivision that was reviewed extensively and platted over 20 years ago. The proposed road will break up the subdivision and add over 180 car trips per day on the local road (Odell) that was designed to serve only 14 lots under its original plats. Final plats are created to give some certainty to buyers and owners to invest in their properties without fear that roads, parks, etc. will appear next door devaluing their interests. What a terrible precedent and a way to discourage investment by breaking up cohesive neighborhoods of Afton residents with roads/parks just to advance the economic interests of a developer.

Lastly, we are shocked that this type of trickery with our ordinances is even being presented as a viable option for consideration. It shows how far off-track things are that a developer would be encouraged to present this option and even worse if it is considered by the City only to advance the interests of a developer at the expense of the community. This is a sad day for Afton.

An Odell access also does not comply with Afton's subdivision or PLCD ordinances:

12-1377.D. Proposed subdivision shall be coordinated with existing nearby municipalities or neighborhoods so that the community as a whole may develop harmoniously. (emphasis added). The project has not been coordinated with existing nearby neighborhoods so that the community as a whole may develop harmoniously. In fact, the developer now proposes to break up an existing subdivision by tearing down a house in the middle of it and forcing a road through this lot so he can access his development behind it. This access is not in harmony with nearby neighborhoods.

Sec. 12-2375. General standards for approval.

A. A Conditional Use Permit shall be required for all preservation and land conservation developments. The City may approve the preservation and land conservation development if it finds that the development satisfies all of the following standards:

3. The preservation and land conservation development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. The development does not harmonize with existing development surrounding the project site. In fact, it breaks up an existing subdivision with a proposed road access at Odell. This road access is not a unified part of the PLCD boundary but burdens an existing neighborhood. A proposed park in the middle of an existing neighborhood also burdens an adjacent existing neighborhood. The surrounding neighborhoods object to the placement of a park that breaks up an existing neighborhood

Sec. 12-2379. General development plan.

B. In addition to the criteria and standards set forth in Sec. 12-78 of this article for the granting of Administrative Permits, the following additional findings shall be made before the approval of the outline development plan:

2. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses. The proposed road access at 5550 Odell will break up an existing cohesive neighborhood that was planned, reviewed and

approved more than 20 years ago as a subdivision. Odell was designed as a minor street to support only traffic from abutting properties. The proposed access onto Odell will change it to a collector street where it will collect traffic properties that do not abut it. Odell has sharp curves with steep grades and currently is popular as a walking, biking and running road. These activities will be negatively impacted by increased traffic that is incompatible with these uses given the reduced sightlines, curves and steep grades. The proposed park in the middle of this historical subdivision is not compatible with the nature of the neighborhood and will negatively impact the two properties that abut it plus it would add potentially more traffic to Odell in addition to the traffic from the development. These road safety considerations have not been adequately addressed.

5. The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries. The proposed access point from 5550 Odell is outside of the PLCD boundaries breaking up an established subdivision. It is not a development that is a "unified environment within its own boundaries."

Turner/Rhode Horse Sanctuary. How can we allow a developer to come into our community and destroy the value of a long-standing business particularly one that is encouraged and prized in Afton's Agricultural Zone? Our Comprehensive Plan is filled with policy/goals to promote continued agricultural uses in our Ag Zone and not residential uses.

The horse sanctuary that has operated on the Turner/Rhode property for many years is part of a very successful non-profit operation that is widely known throughout the country for its exemplary work (www.thisoldhorse.org). It is one of only 30 accredited horse sanctuaries in the US! The proposed development with its maximum density surrounds the sanctuary with 4 lots butting right up to its pastures on 2 sides. The neighborhood suggested that the lots be shifted north to allow a conservation easement buffer around the farm's pastures—a very small concession for the business. But the developer even ignored that option saying he might have to take down some trees even though he is willing to do so for roads. In fact, a review of the tree line on his plan shows very few trees would be impacted. Further, while a previous development plan showed 3 lots abutting the farm's pastures, the new plan shows 4 lots now abutting the farm's pastures. Again, this is a retreat from addressing any of the community's concerns. The developer proposes to mitigate impacts by planting some trees on the boundary line of the lots that abut the farm's pastures, but trees on private property can always be easily removed and this provides no meaningful protection for the sanctuary. Instead, the developer needs to remove all the lots around this sanctuary.

We need to remind ourselves what our Comprehensive Plan states at page 21: "The residents of the City of Afton value the agricultural economy and rural character that an agricultural environment provides. This Plan intends to preserve agricultural land for permanent agricultural use, and does not accept the belief held by some that agricultural use is merely a temporary use or that agricultural lands are merely a holding area for future residential or other development. Moreover, the community values agricultural land as open space in an increasingly urban environment, a sanctuary for a rural lifestyle that Afton residents have consistently desired to maintain."

Park. Joe Bush also proposes a public park at 5550 Odell adjacent to his access road presumably to meet his park dedication obligation. First, this is a public park in the middle of an established neighborhood and has no context as part of any park planning in the City. The residents in this neighborhood do not want their subdivision broken up with a public park placed adjacent to their properties and which could potentially add even more traffic to Odell in addition to the proposed 180 new car trips per day with the Odell access. Afton typically has chosen not to take scattered parcels of parkland throughout the city and this would be a deviation from current practice.

James Rickard
Nicole Mettler Rickard
Mary McConnell
William and Jan Dickes
Doug and Joy Forbes
Mike McBain
Franz Hall
T. Seifert
N. Rademacher
Ed Stanek
Sue Rich
Patrick Leahy
George Kinney
Kevin and Vicki Slaikeu
Randy Graham
Kathy Graham
Teresa Lewandowski
Christian Dawson
Nancy Turner
Tom Rhode
Jeff Berggren
Doug Parker
Paul Wolner
PLUS

Rezoning

We are opposed to the application for the Carlson PLCD to rezone a 5-acre parcel from rural residential (RR) to agricultural in conjunction with the proposed Carlson PLCD/Afton Creek Preserve.

Purpose of the Rezoning. Joe Bush has asked to rezone a 5-acre parcel (Lot 1, Block 2 based on Preliminary Plat Map dated September 22, 2017) from Rural Residential (RR) to Agricultural in conjunction with the proposed Carlson PLCD/Afton Creek Preserve. The existing parcel has an existing home on it (the old Schuster home) that has been used as a residential property for many years. The subject parcel is not used for agricultural purposes, nor is there any proposal for it to be used for agricultural purposes in the future.

The sole purpose of the rezoning this parcel is for the convenience of Mr. Bush so he can: (1) reconfigure the subject parcel with other lots on his proposed PLCD so that the parcel can be used to build a road access from/to the PLCD from 60th Street just west of Trading Post and (2) to add this rezoned parcel to his proposed PLCD development which would not otherwise be allowed because the RR zone does not allow a PLCD. Overall, the rezoning will allow Mr. Bush to maximize the number of homes in the PLCD and allow him to use his preferred road access location to the development even though there is a safer alternative farther down 60th Street.

Legal Standards for Reviewing Rezoning. Minnesota law and Afton ordinances govern the standards by which rezoning applications must be judged. First, the Municipal Planning Act at Minn. Stat. 462.357, subd. 1, allows municipalities to approve zonings and rezonings that promote the "public health, safety, morals and general welfare." Second, Afton Ordinance 12.81.J states that "in granting or recommending any rezoning the Council shall find that the proposed development conforms substantially to the policies, goals and standards of the Comprehensive Plan."

When interpreting state law, the courts have found "[W]hen an application is made for reclassification from one zone to another, there is a presumption that the original zoning was well planned and was intended to be more or less permanent. Before a zoning board rezones property there should be proof either that there was some mistake in the original zoning or that the character of the neighborhood had changed to such an extent that reclassification ought to be made. The burden of proof is upon the proponents of the change." Hardesty v. Zoning Board, 211 Md. 172, 177, 126 A.2d 621, 623 (1956). The courts have also found in reviewing rezonings that "The general welfare of the public is paramount in importance to the pecuniary stake of the individual." Beck v. City of St. Paul, 304 Minn. 438, 449, 231 N.W.2d 919, 925 (1975).

The League of Minnesota Cities also provides guidance on the review of a rezoning. The League's Information Memo: Zoning Guide for Cities dated July 6, 2017 at page 34 states: "The law presumes an existing zoning ordinance constitutional, and an applicant only is entitled to a change if they can demonstrate that the existing zoning is unsupported by any rational basis related to the public health, safety and welfare." https://www.lmc.org/media/document/1/zoning_guide.pdf?inline=true

1. Public health, safety, and welfare. There is no provision in the law or ordinance that allows approvals for rezoning requests like the one Mr. Bush makes here—one that is merely for convenience purposes and for the economic interests of the developer at the expense of the public. The character of the neighborhood surrounding the subject parcel hasn't changed requiring a rezoning. Nor does the rezoning of this parcel promote the public health, safety, morals and general welfare as required. In fact, the rezoning would allow the developer to pursue his preferred road access location that will add potentially 200 more car trips onto a section of Trading Post that has significant safety problems related to substandard road width (only 18 feet in spots), steep grade, blind curve, and reduced site lines.

While Bush's economic interests or "pecuniary stake" may be promoted with a rezoning, it comes at a substantial cost to the general welfare and safety of the public inconsistent with law that requires the public interest to be paramount as discussed above. Even if the rezoning were denied, Mr. Bush has feasible alternatives. He is not precluded from reconfiguring his lot design to meet the conditions of the ordinances or moving the entrance to the PLCD to the safer alternative farther down 60th Street. He has publicly stated on several occasions that an entrance farther down 60th Street would be about the same cost to him.

In addition to the public safety problems, the rezoning would also have a negative impact on the general public in the surrounding area by allowing the developer to increase development density by reconfiguring lots to increase the number of homes built. Of the 13 existing neighborhood parcels abutting the proposed PLDC, only 3 are 5 acres and most are much larger. For example, to the east the abutting parcel acreages are as follows: Dawson/Lewandowski 6.5, Graham 9.2, McConnell 5.45, Rickard 5, Dickes 5. To the south the abutting parcel acreage is: Rhode/Turner 23.5. To the west the abutting parcel is: Wallace 160 acres plus. To the north the abutting parcel acreages are: Swanson 78, Forbes 19.8, Berggren 68.4, Belz 14, and Brannan 5.96. Yet all but one of the lots in the Carlson PLCD will be 5 acres. By using the PLCD ordinance the developer is increasing the housing density in the area to a greater degree than if the development was restricted to one home per ten acres as allowed under the underlying agricultural zoning district. This is particularly true on this acreage because much of it is not developable at all because of steep slopes and limited access so there would never be one home per ten acres actually constructed.

As noted at the Planning Commission meeting on October 2, 2017, there is a high bar for any rezoning. Some may interpret a rezoning from RR to Agricultural as a lesser bar because it may be a less intense use. But here, there will be no change to a less intense use. It is residential now and will continue to be in the future. So, the rezoning is in name only merely to avoid the restrictions in the RR district.

2. Afton Comprehensive Plan. Finally, the rezoning does not conform substantially to the policies, goals and standards of the Afton Comprehensive Plan as required.

- Page 22, paragraph 3 of the Comprehensive Plan, states that PLCDs should have "minimum impact to the character of the community." As discussed above, the Carlson PLCD maximizes density and has a substantial impact on the overall density in the immediately surrounding community.
- On page 26, the top 3 Comprehensive Plan Landuse Goals, Policies and Strategies are listed as:
 1. Maintain the city's overall low density;
 2. Preserve the rural character of Afton;
 3. Encourage agricultural uses.The rezoning will facilitate results that are contrary to these principles.

o The Carlson PLCD will actually result in a net gain of density because the City is intending to allow the developer to take credit for already undevelopable land when determining how many acres must be set aside in a conservation easement under the PLCD. These undevelopable wetlands, streams, steep slopes are already "preserved" and only the developer gains by taking credit for these to reduce the amount of land he has to put in a conservation easement so he can maximize density on the remaining land.

o The development does not preserve the rural character or encourage agricultural uses. It converts over 100 acres of existing farmland to 5-acre housing parcels in a surrounding community made up of primarily very large multiacre parcels contributing to the rural character of southwest Afton. It will severely impact the existing horse sanctuary that has operated at the Turner/Rhode farm for many years. This is an existing agricultural use that should be encouraged in the Ag Zone instead of damaged by the proposed residential use abutting its farm.

- Page 27, paragraph 8 of the Comprehensive Plan states the Afton states:
"8. Discourage residential development on lands suitable for agricultural use and adhere to Planning practices that will allow farms to operate without external pressures." The rezoning will facilitate the conversion of agricultural land to residential by allowing the developer to reconfigure land parcels to maximize 5-acre housing density in the proposed PLCD.

- Page 21 of the Comprehensive Plan states: "The residents of the City of Afton value the agricultural economy and rural character that an agricultural environment provides. This Plan intends to preserve agricultural land for permanent agricultural use, and does not accept the belief held by some that agricultural use is merely a temporary use or that agricultural lands are merely a holding area for future residential or other development. (emphasis added). Moreover, the community values agricultural land as open space in an increasingly urban environment, a sanctuary for a rural lifestyle that Afton residents have consistently desired to maintain." The rezoning will further facilitate the conversion of agricultural land to residential development and damage existing agricultural businesses in the area including the Turner/Rhode horse sanctuary.

To: Mr. Moose, Members of the City Council, and Members of the Planning Commission

From: David Husebye

RE: New 2/5/2018 Afton Creek Preserve Proposal

Mr. Bush presented another plat dated 2/5/2018, and this largely resembles prior versions. This is accompanied by a new 2/5/2018 Spack Consulting memo. All plats have relied on the creation of a new intersection at 60th street on the Schuster property as an entrance road. I believe there are strong reasons why an intersection should not be at that location.

PAVING 60th STREET: POTENTIAL FINANCIAL RISK TO AFTON

As part of the plan, 60th street is to be paved. Mr. Bush states they will contribute to the paving of 60th street (Letter from Mr. Bush, dated 2/5/2018 with CUP Proposal. Item M: "60th Street Asphalt Instillation Budget"). It does not state he will be responsible for all of the costs associated the paving of this segment for his benefit. This puts Afton at risk for future financial obligations on this segment. I have previously expressed my concern about potential water issues and the actual subsurface condition of part of this road segment (on 60th Street heading west up the hill approaching Oakgreen Avenue in Denmark Township). I am not alone in this concern. While I do not have access to how the question was phrased by Mr. Bush, Mr. Morse's response also indicates this has been observed by others, and is known to the City of Afton (Exhibit Q, Page 237 of CC Packet #1 of 2 for 10/17/2017 CC meeting):

Joe Bush

From: Ron Moose <rmoose@ci.afton.mn.us>
Sent: Thursday, August 03, 2017 3:25 PM
To: Joe Bush
Subject: 60th Street paving

Joe,
I talked to our Public Works Supervisor about the segment of 60th Street that was removed from the 2017 paving project. The segment is from the end of the pavement on Trading Post Trail to the "Y" at Oakgreen in Denmark Township. The segment was removed from the project for two reasons. One was that we found that a portion of that segment was saturated with groundwater and we didn't have time to resolve that problem in time to be ready for the paving project. The second reason is that some or all of 60th street is located in Denmark Township. Particularly, the segment near the "Y" is located 100% in Denmark Township.
Ron

Please note the date of this was in August, so this likely does not refer solely to the spring runoff, which has also been my observation and stated concern. The potential future financial obligation for Afton could present in one of two ways. In the process of paving this road now, water issues may be found, and those issues would need to be dealt with at that time. The cost of this project could be much higher. Mr. Bush's contribution may be inadequate to cover for the increased expenses needed to adequately deal with this issue. Alternatively, if the road is simply paved, and there are water issues that cause premature road failure (especially with construction traffic), the cost of remediating this will be paid by Afton (and likely Denmark Township). In either case, the benefit is to the builder (Mr. Bush) while the cost goes to the City and residents of Afton. The potential future financial obligations of Afton should be considered when making a decision to pave this section of the road. I had other reservations about paving this section of road, but those relate to traffic volume, traffic speed, and possible future noise issues.

GRADE OF PROPOSED ROAD

The proposed intersection creates Prairie Wood Drive North going steeply up the hill on the Schuster property. The natural grade exceeds 8% on the Schuster property where much of the road is proposed (Page 182 of CC Packet #1 of 2 for 10/17/2017 CC Meeting). The elevation at the height of the hill is ~917 feet, and the proposed road surface is some 5+ feet lower. The road will be at 8% for some distance going up this hill. While this grade may be acceptable from a road standpoint, this may create water issues going forward by creating an impervious funnel to quickly channel water downhill.

RUNOFF WATER CONCERNS

Using the information from a map in the 10/17/2017 CC Packet #1 of 2 (page 182), rough calculations can be made for potential water runoff from Prairie Wood Drive. From 60th street, the paved surface of the road is 24 feet wide, and the estimated distance to peak is some 800+ feet (ignoring the extra wide paving near the intersection).

Road surface = 24 x 800 = 19,200 square feet

For a 1.1 inch rain event there will be 3,041,280 cubic inches of rain to fall on that surface alone. This equals 1,760 cubic feet of water. This would fill a 70 foot by 25 foot area to a depth of 1 foot. This also translates to 13,166 gallons of water. Given the steep grade and topography, the water falling on the paved surface would run to the proposed storm water basin. With the steep topography, there will be additional water from the shoulders of the road, general drainage of the land (blue arrows on maps), and any other increased impervious surfaces in the drainage area (such as homes and driveways). But this road and the Schuster property are not the only source of water for the storm water basin. Trading Post Trail meets 60th Street at the corner of the Schuster lot. This road is paved with concrete gutters and is some 800 feet going downhill from 59th Street. This guarantees that all rain water is collected and carried downhill. At 18 feet wide (ignore the gutters) and 800 feet, this will add over 660 cubic feet if half the water on the road is counted (the other half the water will drain directed towards the Trout Brook south of the road). The new road will much more than triple the volume of water reaching the storm water basin (2,440 cubic feet up from 660 cubic feet for the road surfaces alone).

The drainage pond at its deepest point is some 10 feet below the level of the nearby roads. There is to be a culvert running under the proposed road to bring water from the West / North side of the new road into the basin. There is a culvert currently under 60th Street that provides for water to leave the basin. The depth of water that can be retained in this basin is not known. Core soil samples were done along the proposed road bed. ITCO Allied Engineering Company provided soil boring analysis (10/17/2017 CC Packet #2 of 2, pages 181-219). Core # 2569 is near the intersection and west of the basin. Core # 2568 is just up the hill from the basin. Both went to depths of 11.5 feet, thus perhaps not even down to the level of the base of the basin. There appear to be no borings were done in the basin itself,

In the recent past a development was created southeast of 50th and Trading Post. As part of this, Osgood Court North was extended, and a storm water basin was created west of this with various drainage ditches, culverts and so forth. To my knowledge prior to this, there never was standing water in this area (the edge of a farm field). After the basin was created, there was persistent standing water (now year round) with water flowing over Osgood Court North at various times with rain events. This small basin needed to be significantly changed and enlarged to the west and to the north, and perhaps also deepened. The enlarged basin filled with water. With rain events, water still spilled over the road, so a new culvert was placed under Osgood Court North some distance from the development with drainage ditches and new culverts some distance away from the basin itself. To date this basin has never been dry, and during rain events there is flowing water along the road for quite some time. I assume the basin was never intended to be a lake. I assume that it was felt that water was to collect and drain into the ground, but this never happened. I also assume this was never anticipated at the time the basin was originally created.

The use of the storm water basin in the corner of the Schuster property may currently drain, but with increased impervious surfaces feeding vastly increased amounts of water, the volume may overwhelm the drainage potential. The culvert under 60th street will likely prevent it from overflowing, but any flow will go directly into Trout Brook. The WSB memo of 12/12/2017 (page 188 of CC packet #1 of 2 for 10/17/2017) on page 3 states the plans are "technically feasible from a water engineer standpoint." The memo goes on to state:

Permanent stormwater design incorporates several requirements for each of these entities including rate control, volume, and water quality. The City's consultants have and will continue to comment on the developer's design submittals until all jurisdictional requirements have been met as stated in the Planning Commission meeting on October 2nd. These requirements include but are not limited to the following:

Rate Control:

- No land shall be developed or altered and no use shall be permitted that results in surface or stormwater run-off causing or with the potential to cause unreasonable flooding, erosion or deposit of materials on adjacent properties or water bodies. Such run-off shall be properly channeled into a stormwater management facility that is consistent with the stormwater management and erosion and sediment control requirements of Article 13. Any increase in run-off rate or volume as a result of the developed portion of a property shall achieve at least the minimum requirements of Article 13 (Afton Code Sec. 12-217).

Somewhere in this tight corner, silt fencing must be placed, and must be able to protect the basin from erosion or deposit of material. If there is to be any mitigation for water management, the question is where this can be done. The storm water basin is surrounded by elevated roads on 2 sides of the triangle, and much higher ground outside the Schuster property on the third side. Crossing the road is another property in Denmark Township and is quite close to, if not within the protected Brook Trout watershed (not marked on map). In fairness to all parties, this needs to be reviewed if there is to be an intersection and road on the Schuster property. It must be demonstrated prior to even preliminary plat approval that this is actually a workable plan (waiting to find this out after approval of the preliminary plat will only cause increased pressure to proceed when this might shut down this whole entry point).

WATER QUALITY CONCERNS

With the proposed intersection the City will be obligated to use much more salt and sand on 60th Street during the winter for safety reasons. The 8% grade of the new road will require significant amounts of salt and sand with snow or ice events. The downhill slope at the intersection itself will require significant salt and sand use in the winter. In addition, 60th Street itself will need more sand and salt at the new proposed intersection. All this salt will wind up being delivered to the storm water basin. With high water events (including spring runoff), eventually all of the salts (chloride in particular being a concern) will be delivered into Trout Brook. Increasing chloride in the water is associated with degradation in the potential for trout to reproduce (as mentioned at the PC Meeting 1/8/2018 by Mr. Langen).

Using the Schuster property to enter this development presents some potential challenges to the viability of Trout Brook as a trout stream. While one of the stated intents of this proposal is to preserve land and especially the headwater and recharging region, the negative downstream effects with the potential for increased water flow and increased use of road salts should also be considered.

SAFETY OF PROPOSED INTERSECTION

I have previously expressed my concern about the safety of the proposed new intersection based on the concern for a safe left hand turn onto 60th from the proposed development. A new proposal has been put forth, and a new Spack Consulting report from 2/5/2018 was included. The report includes a lot of new information and analysis, but a few questions remain. Before the new report is reviewed, some of the details of the older information should be reviewed for reference and fairness.

WSB sent a memo to Mr. Morse dated 10/12/2017 (10/17/2017 CC Packet #1 of 2, pages 186-188). They state WSB had provided a memo to Mr. Bush on 7/10/2017 that "preliminary sketch did not even meet 25 mph based on" MnDOT and AASHTO. WSB further notes: "The primary recommendation of the July 10, 2017 memo was to move the access far enough west to gain appropriate sight distance" (emphasis added) Those changes were made, and a new plat was prepared and submitted with a variety of reports. Spack Consulting provided a memo dated 7/26/2017 (CC Packet #2 of 2, pages 220-245). There are field measurements concluding "a vehicle could be seen approaching from the east provided a sight line distance of between 280 and 290 depending on the exact height of eye and height of object." This last comment is at odds with the normal procedure for measurement (AASHTO Green Book 2001, page 127). The distance measured is from a usual height of 3.5 feet (eye level in a vehicle) to 2.0 foot (an object) or 3.5 feet (another vehicle, eye level). Nevertheless, this measurement seems to state fairly the sight line distance is 280 to 290 feet and avoids the cut bank on the Trading Post curve. A speed study was done, and data was presented. The speed study showed the 85th percentile speed was 25 MPH, thus most vehicles were going less than the posted 30 MPH for that stretch of the road. Finally they present a graph of their measurements (page 245 in the packet #1 of 2):

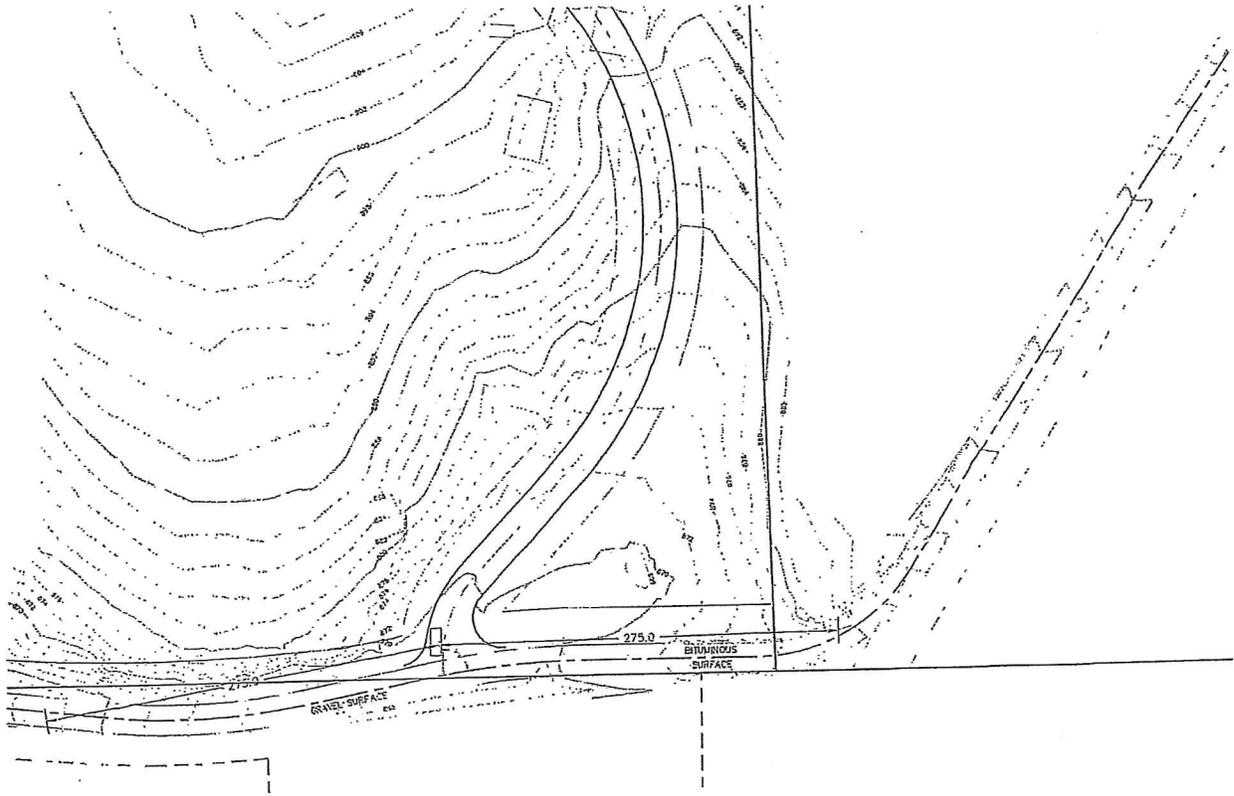


Figure 1

This measures 275 feet of apparent sight distance in both directions (a total of 550 feet). Additionally there is another graph of this exact corner included in the packet (the CC Packet #2 of 2, page 84):

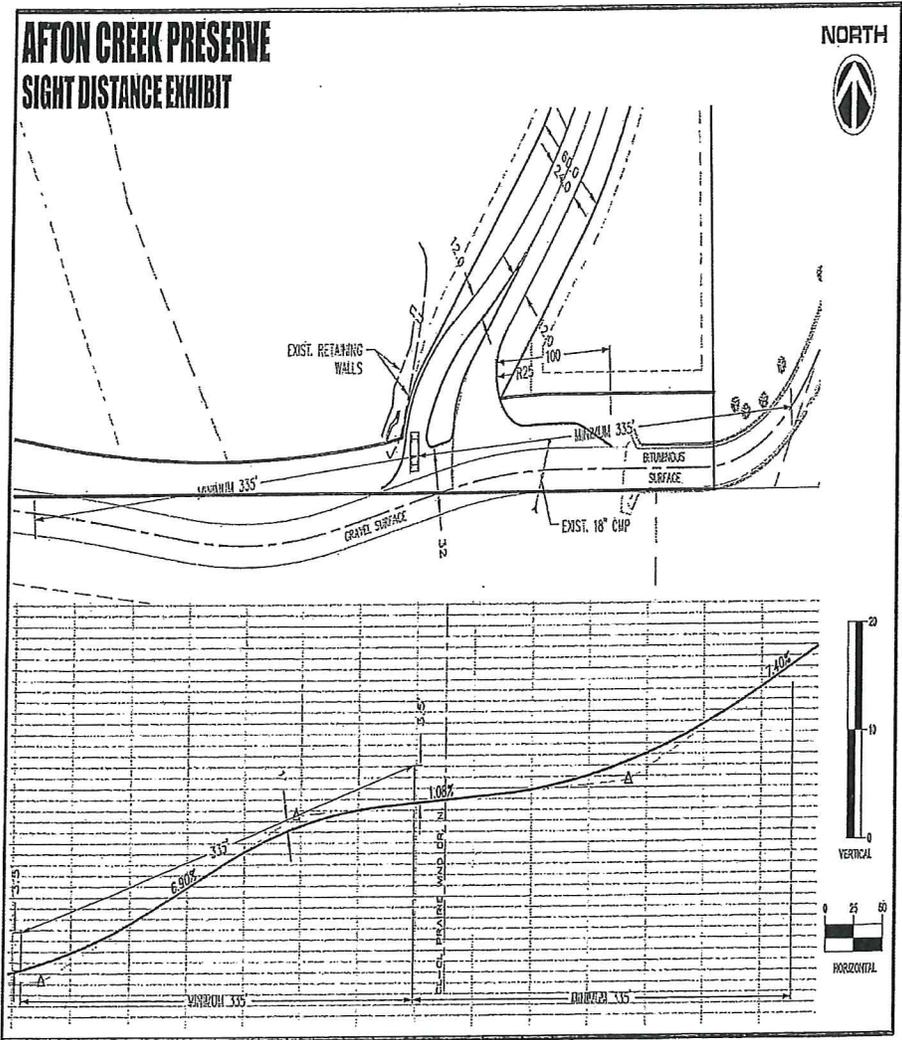
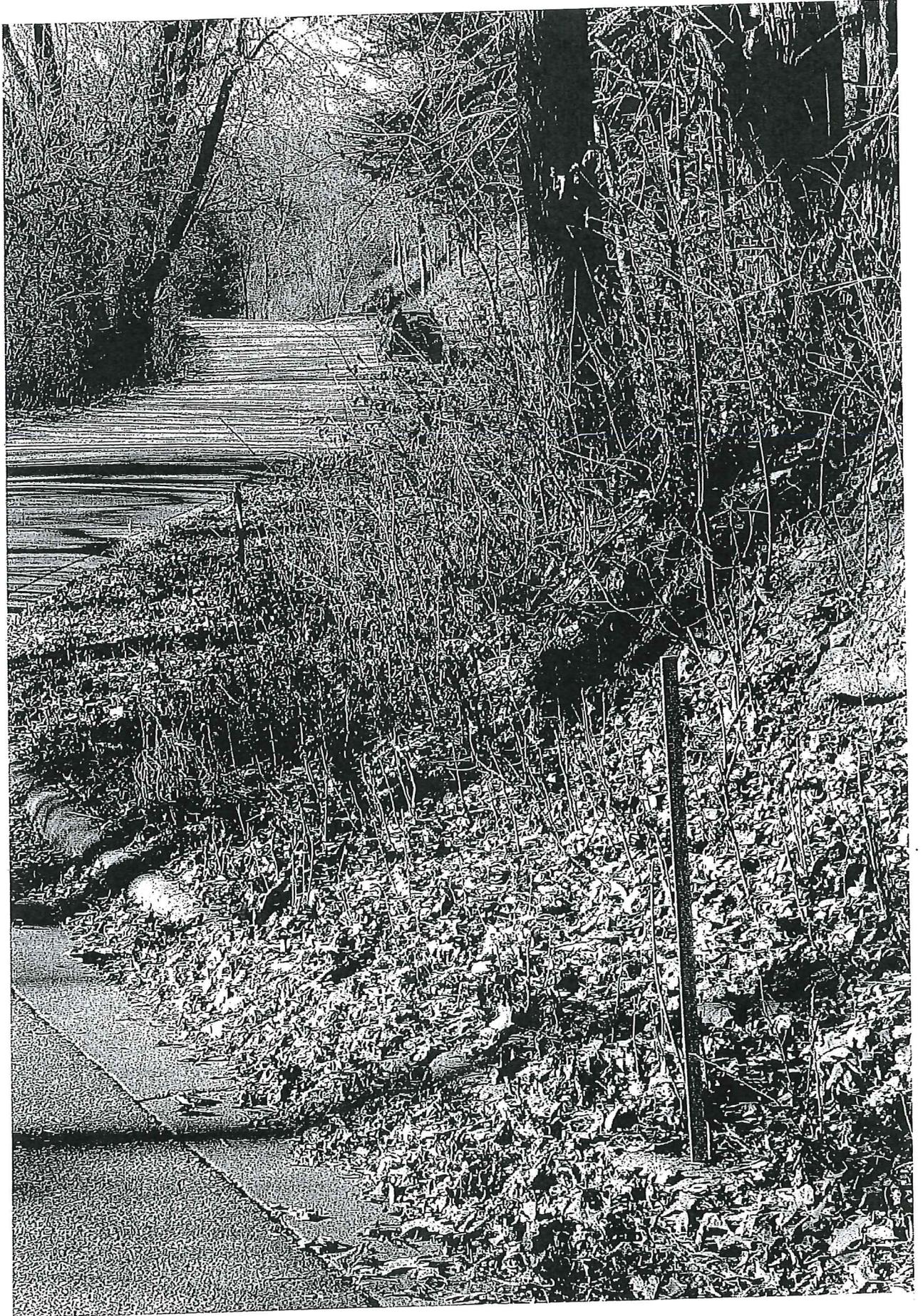
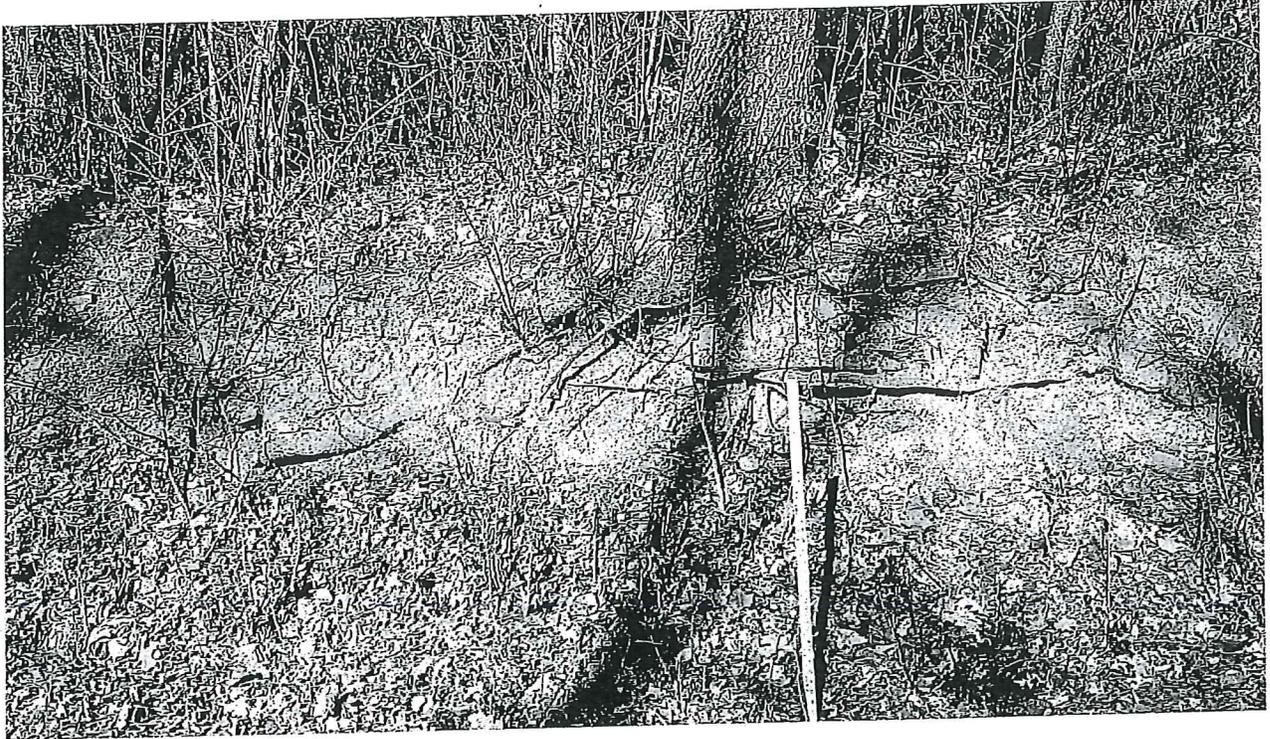


Figure 2

This shows quite a bit of information on grade and other features. First, the road is clearly not flat, and coming from the east the grade exceeds 7% at the 335 foot marked for sight distance. Second, this road is placed right next to the existing retaining walls, thus as far west as possible. Also please note that looking to the east one is actually looking over land (a cut bank) and in between the trees. This figure shows some 335 feet of sight distance in both directions. The measured 335 to the east begins just off of the existing retaining wall on the west side to around the curve on Trading post behind some trees.

In my earlier correspondence, I included several pictures, and do so again. Please note a standard yard stick was placed on top of the ground next to the curbing (i.e. above the height of the roadbed). The corner of the lot is marked with the red flagged stake. The car viewed is actually on the road, and not on the proposed approach (as depicted in both Figures 1 and 2, making the car in the picture more easily seen). Looking at the intersection when standing on Trading Post, one looks past trees (those noted in Figure 2) and underbrush. As this was late fall, there were no leaves, but at other times of the year, this would be blocked by vegetation. This is not some suburban lawn that can be glanced over. Also note when looking at the cut bank, that this is well over 3 feet tall, thus precluding adequate visualization of the proposed intersection from this point.





I concur with the measured sight line distance of 280-290 as measured by Spack Consulting based on the original measurements for the plat used in October 2017 (Figure 1). I raised my safety concerns based on the posted 30 MPH speed, the change in elevation not used in calculations, and the actual road surface of gravel and not pavement.

2018 Proposal

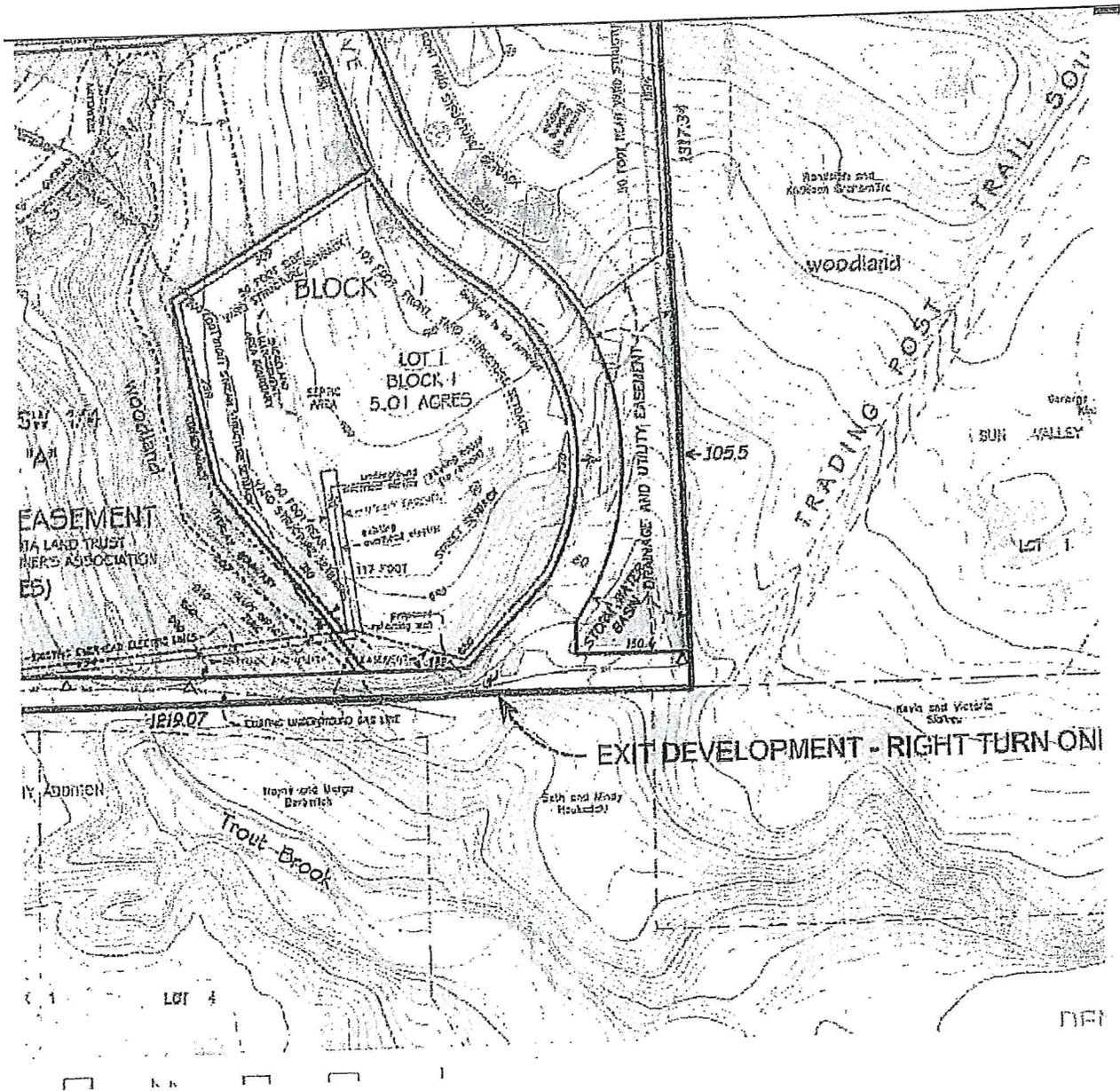
Mr. Bush has submitted another Preliminary Plat dated 2/5/2018. Enclosed below is an enlargement of the 2/5/2018 plat, but please note the following:

The new road is 10 feet closer to the lot corner, now 150 feet (was 160 feet on in 2017 renderings)

The new road is no longer right next to the retaining wall (a fixed position on all maps) to the west

There are elevation lines along trading Post trail (2 lines are 2 feet at a minimum) at the cut bank

Lot 1 Block 1 is bounded by an easement to the north, and different than all 2017 renderings



The concerns about the safety of a left hand turn have been fixed in the new proposal by banning the left hand turn. Included with that plat is a memo from Spack Consulting also dated 2/5/2018 including of a copy of the plat used. This report contains much detailed information and some definitions. Here I will only refer to the measurements concerning the proposed 60th street intersection.

Table 2 lists Measured SSD in feet for the new 60th Street intersection. Traveling west, the measured SSD is 331 feet, and traveling east is 245 feet. Table 3 lists the measured ISD at 320 feet. All of these distances are now measured with the intersection 10 feet closer to the lot corner. All of these measured distances are different than the measurements they have previously obtained and reported (280-290 feet per Figure 1 BEFORE the road was moved closer to the lot corner). With Figure 2 (with the road as far to the west as possible next to the retaining wall) there is a measured distance of 335 feet to a position around the start of the curve on Trading Post, and on the other side of trees.

Table 3 shows the calculated minimal ISD of 290 feet (6.5 seconds at 30 mph, => $1.47 \times 30 \times 6.5 = \sim 290$). The new measured ISD is 320 feet in Table 3. The listed measured ISD time is 9.9 seconds. The conversion of MPH to feet per second is 1.47 x MPH. At 20 MPH a vehicle travels at ~ 29 feet per second and a vehicle travels 320 feet in ~ 11 seconds. The 2017 Spack speed study showed an 85th percentile speed of 25 MPH and at 25 MPH the 320 foot distance would be covered in 8.6 seconds. The posted speed is

30 MPH, and the 320 foot distance would be covered in ~7.3 seconds. Using the 2018 study with 320 feet and 9.9 seconds, the average speed is 22 MPH, thus lower than both the 85th percentile (25 MPH) and the posted speed limit (30 MPH). What is never stated is when this most recent study was done. Most likely this was done in the winter with ice and / or snow on the road. In the future, if this intersection is created, and 60th street is paved, the speeds will be higher, especially in non-winter times of the year. The ISD of 290 feet for a right hand turn is met if we use ice / snow data (slower measured speed of 9.9 seconds) and longer distances than previously obtained with the road located farther to the west. But using faster speeds and shorter distances this does not appear to be safe.

Data for a left hand turn from this intersection is never presented in the 2/5/2018 memo. Using 7.5 seconds for the left hand turn (vs 6.5 for the right hand turn); the ISD distances can be calculated at various speeds. Using 22 MPH (using the 9.9 seconds needed for the listed 320 feet above), 242 feet are needed. At 25 MPH (the 85th percentile for speed from last summer's Spack speed study), the distance is ~ 276 feet. For 30 MPH (posted speed limit), the distance is ~ 331 feet. Using Figure 1 and noting the new intersection has been shifted 10 feet closer to the corner, it appears the safe ISD distance can be achieved for only at the 22 MPH speed. However, most of the year, the road is not covered with snow or ice. The apparent solution to this dilemma is to ban the left hand turn. Thus this new T intersection will have a right turn only exit. Last year the CC worked hard on crafting a motorcycle / noise ordinance, and law enforcement said this was not enforceable. The safety of this intersection appears to rely on the ban of a left hand turn that will be nearly impossible to enforce. How does this create a safe intersection for Afton and its residents?

The new 2/5/2018 Spack Consulting memo contains many pieces of information on volumes of traffic and already existing intersections. A central part of this report centers on the proposed new intersection for the development with an entrance on 60th street. **The plat enclosed with the Spack memo of 2/5/2018 is from 2017, and not the 2/5/2018 new version submitted for review.** It would have been nice if the new Spack memo would have actually used the plat currently being presented, and not the old plat. How this may change the measurements presented is not known, but certainly makes one have questions that there might be discrepancies. It is possible the correct plat was used, but confusion is what has now been presented.

From a safety standpoint I have the following concerns with the proposed new intersection on 60th Street:

- 1) The 2017 Spack appears to show this was unsafe as my concerns were never refuted for a left hand turn and 30 MPH
- 2) The 2018 Spack study shows no data on a left hand turn at 60th Street
- 3) The current proposal requires the prohibition of a left hand turn to be safe, and this may be unenforceable
- 4) On the 2/5/2018 plat the new intersection is CLOSER to the lot corner, yielding less reaction time
- 5) The 2018 Spack study uses distances longer than found on 2 separate diagrams from the 2017 plats despite the road being moved 10 feet closer to the lot corner
- 6) The 2018 Spack study may have used an incorrect plat
- 7) The 2018 Spack study may have been done with snow or ice on the road, affecting speeds and times measured
- 8) The road surface (gravel vs. paved) is not addressed, and if paved, will support faster speeds

The creation of a new intersection on 60th Street with this current proposal presents potential financial risk for Afton, might present an environmental risk to the very Brook Trout that everyone is trying to protect, and may create an intersection that might well be unsafe. At this time one should strongly consider if there is an alternative solution to creating an intersection at this location on 60th Street.

I apologize for the length of this document. A decision such as this has long term consequences, perhaps even some unintended consequences, and many viewpoints should be considered. I thank you for your time and efforts as you review this.

February 2, 2018

To: Afton Planning Commission
cc Afton City Council and Ron Moore

RE: Carlson PLCD--Response to January 31, 2018 Letter from Joe Bush to Planning Commission (PC)

From: Citizens Concerned for Afton

We have read Mr. Bush's letter to the Planning Commission dated January 31, 2018 that includes his demand to have 6 minutes of "uninterrupted" time to provide comments on this application.

1. We are shocked at the arrogance in tone and the misrepresentations in his accompanying letter. Coming from a developer who is seeking the right to develop in Afton, his lack of professionalism does not bode well for the City should this development ultimately be approved.
2. Mr. Bush has attempted to monopolize many public meetings in the past. His advocacy many times turns into misrepresentations as it does in his January 31 letter. The public has not demanded nor is it ever allotted "uninterrupted" time to respond to his misrepresentations.
3. We don't understand how anyone could be surprised or have questions regarding the formalized recommendation from the Planning Commission adopted at its January 8 meeting. All of these same comments on Carlson PLCD have been talked about for many, many months by the Planning Commission. Mr. Bush has ignored most of them apparently thinking he doesn't have to listen to the Planning Commission. His disdain is also evidenced in the disrespectful tone in his letter to the Commission.
4. We have the following specific comments on the Bush letter corresponding to his numbered paragraphs. As you can see, his letter is filled with inaccuracies and misrepresentations. Mr. Bush has wasted countless hours of City Council, Planning Commission and City staff time with his incomplete, inaccurate and untimely submittals. For these reasons, among others, the public has lost confidence in him.

2) **Incorrect.** The preliminary plat application Plan submitted by Bush on August 14, 2017 clearly shows the Schuster lot joined as part of the PLCD. The Schuster lot has already been subdivided to its maximum permitted density. Subsequent Concept Plans 1A and 1B (dated November 19, 2017) submitted by Bush also show the Schuster lot part of the PLCD. The City Attorney in his December 1 opinion on page 5 states that the Schuster lot would require a variance if it was included in the PLCD.

4) **Incorrect.** For almost one year, the Planning Commission has asked developer to provide slope data that was understandable. He has resisted doing so. While his drawings have showed topography, the lines showing slopes in excess of 18 percent and those greater than 12 and less than 18 have been very difficult to detect with light color coding that was at times absent. The PC and public needs drawings that show clear slope information and the percentage of slopes in excess of 18 percent and percentage of slopes from 12 to less than 18 percent.

5) Given that stormwater flows from the Carlson PLCD location are a known existing problem on adjacent existing properties, the PC has been asking to see stormwater calculations for months to ensure that the problems are clearly addressed up front. This is for the benefit of the developer and the public so there are no surprises.

6) **Incorrect.** Data collected by Bush consultant Spack Consulting is referenced in Spack memo dated July 26, 2017. Data was collected from June 29-July 5 over the 4th of July holiday weekend. See the attached the summary data sheet from this report referencing the dates. Why does Bush continue to misrepresent this? Further, during this time the surface of Trading Post just adjacent to the Trading Post curve was ground up with reclaimed asphalt (similar to gravel) in anticipation of the mill overlay project. There were construction signs in the area to give notice of the altered surface reducing traffic volumes. WSB acknowledged in its Technical memo dated October 12, 2017, page 2 that the road approaching the Trading Post curve was not paved until July 7, after the study was conducted, and that data was collected over the holiday weekend.

7) **Incorrect.** The WSB Curve analysis report dated October 12, 2017 addresses only the radius of the curve with an accelerometer. It does not also address the substandard road width (at places only around 18 feet), steep embankments, no shoulder, or the private driveway at the tangent of the curve. See last paragraph of page 1 of Curve Study (excerpt attached). The WSB Technical report dated October 12, 2017, last paragraph on page 2 (excerpt attached) presumes all traffic will travel west towards St. Paul and addresses none of the traffic that will travel north and east towards, Afton, Hudson and Stillwater along the Trading Post curve.

8) **Incorrect.** The traffic study focuses on the Trading Post curve and sitelines right at the Schuster access point. It does not adequately address traffic approaching the access point from 60th Street and the reduced sitelines, reverse curves or the intersection quality at Oakgreen and 60th Street.

9) **Incorrect.** The developer submitted a formal preliminary plat application in August 2017 with a plan dated August 14. In November 2017, he submitted 2 new "Concept" plans dated November 19. It is impossible to tell which plan he is referring to. We understand that he has yet another plan coming. Given all the plans submitted, his application is NOT complete.

10) **Incorrect.** The City attorney has never said that "off-shaped" lots are encouraged. In fact, the City attorney in his letter dated December 1, 2017 page 5, paragraph 7 states that such lots require a variance (excerpt attached).

11) The developer has inappropriately tried to use the field access road as a negotiating point with the City and the neighbors in the past. If his development is approved, there will be no need for the access road for farming. The City and the citizens do not want abandoned roads taken over with invasive species. The developer should state his future intentions with the road as part of his application process for approval.

12) **Incorrect.** Neither the current application (August 2017) or the "Concept" maps provided in November dated November 19 have the southern boundary of the shoreline district delineated on the maps.

14) It is not clear from the drawings what the setbacks are from the Graham property and it appears that they will encumber the property in the future. The developer should prepare an expanded detailed drawing of the area in question showing property lines and setbacks conforming to City ordinance requirements.

Attachment

PicoCourt 2500 V2.30 (s/n# 08080608)

TrafficViewer Pro v1.6.5.136

Weekly Volumes

Unit ID: 08080608

Location: 60th St at Trading Post Rd (on straightaway)

Week of 06/29/2017

Start Time	06/29 Thursday		06/30 Friday		07/01 Saturday		07/02 Sunday		07/03 Monday		07/04 Tuesday		07/05 Wednesday		Daily Average	
	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB
00:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	1	0	1	2	1	0	0	0	0	0	0	0	0	0	0	1
05:00	0	2	0	1	0	1	0	0	0	0	0	0	0	0	0	1
06:00	1	1	1	2	1	1	0	1	1	0	1	0	1	1	1	1
07:00	1	2	4	2	2	2	0	1	1	0	3	0	1	2	2	1
08:00	1	2	4	3	1	1	2	1	1	0	1	0	4	2	3	1
09:00	3	0	5	3	6	1	2	2	0	0	1	0	4	5	3	3
10:00	2	3	3	2	3	3	2	2	2	1	3	3	4	2	3	3
11:00	5	5	2	6	4	3	11	4	6	8	9	7	7	6	6	6
12:00	2	6	3	3	2	2	5	4	5	1	4	3	5	6	4	4
13:00	8	2	3	5	4	5	3	5	3	1	10	1	4	4	5	3
14:00	6	5	5	7	4	3	5	4	2	3	3	2	5	4	4	4
15:00	7	10	6	4	2	2	6	6	2	7	4	8	1	3	4	6
16:00	4	7	5	7	2	1	2	3	1	4	3	3	2	2	3	4
17:00	6	1	10	2	3	1	6	1	3	4	3	1	2	4	5	2
18:00	9	8	3	3	1	1	1	1	7	3	5	2	4	3	4	3
19:00	7	4	0	5	2	3	3	3	3	2	2	2	3	1	3	3
20:00	3	3	3	2	2	2	1	3	1	1	1	1	0	2	1	2
21:00	0	2	1	2	1	0	1	3	2	1	5	1	0	2	1	-1
22:00	3	1	1	2	0	0	1	1	0	0	0	4	0	0	1	-1
23:00	1	0	2	2	1	2	1	0	0	1	2	3	1	1	1	1
Lane Total	70	64	62	85	42	34	52	47	40	37	59	46	52	51	54	50
Day Total		134		127		76		89		77		105		103		104
AM Peak	10:41	10:25	07:02	10:57	08:43	10:56	10:30	10:27	10:43	10:52	10:33	10:58	10:17	10:07	11:00	11:00
AM Count	6	6	5	6	6	5	12	6	7	8	9	7	8	7	6	6
PM Peak	17:47	15:35	15:18	13:25	13:11	12:15	14:41	14:14	17:51	14:57	12:51	14:56	12:15	12:00	13:00	15:00
PM Count	10	13	10	8	5	5	8	7	7	7	10	8	8	6	5	6

Excerpt from WSB Technical Review Memo dated October 12, 2017, page 2, last paragraph

What about those traveling north and east along Trading Post?

- As a condition of the development, the applicant will be required to pave the existing gravel section on 60th Street from the end of the pavement near Trading Post Trail west to Neal Avenue. This will limit the traffic volumes at Trading Post and 60th, as anyone traveling to the west toward St. Paul would head west on 60th and anyone coming from the west would travel east on 60th, avoiding Trading Post Trail altogether. Although there is no guarantee how motorists will travel, traffic studies have shown that motorists will nearly always take the shortest and quickest route to their destination.

Excerpt from WSB Curve Study dated October 12, 2017, page 1, last paragraph

Other site condition considerations include poor sight distance due to an embankment and vegetation, presence of a private driveway at the tangent of the curve, and reverse curves within 600 feet. As the driveway was private and the reverse curves were very short signage was not deemed necessary to address those considerations. Based on Table 2C-5 of the 2015 MN MUTCD, the recommended signage would be Turn (W1-1) Signs with 20 mph speed advisory plaques (W13-1P) placed at the beginning of the curve in each direction and replacement of the existing Chevrons (W1-8). See Figure 3 for recommended sign placement.

Excerpt from City Attorney Opinion dated December 1, 2017, page 5, paragraph 7

7. *Can the City approve a subdivision that has one or more irregularly-shaped lots? If so, does this approval require a variance?*
(Sec. 12-1387. Lot requirements.)
- Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines or radial to lake or stream shores unless topographic conditions necessitate a different arrangement.*
 - All remnants of lots below minimum size remaining after subdividing of a larger tract must be added to adjacent lots.)*

Opinion. The answer to both questions, referencing the provision of the code you have provided with the question, is "yes."



Memorandum

To: *Honorable Mayor and City Council, City of Afton*

From: *Nick Guilliams, PE, City Engineer*

Date: *April 17, 2018*

Re: *April Engineering Staff Report
WSB Project No. 11166-000*

1. Downtown Village Improvement Project Change Order No. 9

A budget update was provided to the City Council at the April 5, 2018 City Council Work Session. Construction costs are anticipated to come in lower than anticipated. This includes all change orders and anticipated costs to extend sanitary services on Pennington Avenue.

Change Order No. 9 includes a variety of additional work items related to quantity adjustments, utility conflicts, project delays, and City initiated items. This includes \$17,000 for grading related to the City Garage, trail, and the City Hall Parking lot/30th Street

The total cost of this change order is \$173,974.01. To date, the total cost of all change orders is \$227,063.87. This represents less than 2% of the total contract amount. Projects of this scope and magnitude typically see change order amounts around 5% of the total contract amount.

Action: Recommend approval of Change Order No. 9 to Geislinger and Sons, Inc. in the amount of \$173,974.01.

If you have any questions, please contact me at 612-419-3589 or nguilliams@wsbeng.com

CHANGE ORDER NO. 9

DOWNTOWN VILLAGE IMPROVEMENT PROJECT

April 12, 2018

CITY OF AFTON, MN
WSB PROJECT NO. 1856-52 (previously 1856-40)

OWNER:

CITY OF AFTON
3033 ST CROIX TRAIL S
AFTON, MN 55001

CONTRACTOR:

GEISLINGER & SONS, INC.
511 CENTRAL AVE S
PO BOX 437
WATKINS, MN 55389

YOU ARE DIRECTED TO MAKE THE FOLLOWING CHANGES IN THE CONTRACT DOCUMENT DESCRIPTION:

WORK NECESSARY DUE TO PROJECT FIELD MODIFICATIONS, QUANTITY ADJUSTMENTS, CONFLICTS WITH EXISTING UTILITIES, ETC. AS SHOWN ON THE ATTACHED DETAIL.

IT IS UNDERSTOOD THAT THIS CHANGE ORDER INCLUDES ALL ADDITIONAL COSTS AND TIME EXTENSIONS WHICH ARE IN ANY WAY, SHAPE, OR FORM ASSOCIATED WITH THE WORK ELEMENTS DESCRIBED ABOVE.

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIME:

ORIGINAL CONTRACT PRICE:	\$12,542,476.71	ORIGINAL CONTRACT TIME:	11/30/2018
PREVIOUS CHANGE ORDERS:	\$53,089.86	NET CHANGE FROM PREVIOUS CHANGE ORDERS:	NONE
CONTRACT PRICE PRIOR TO THIS CHANGE ORDER:	\$12,595,566.57	CONTRACT TIME PRIOR TO THIS CHANGE ORDER:	11/30/2018
NET INCREASE OF THIS CHANGE ORDER:	\$173,974.01	NET INCREASE WITH CHANGE ORDER:	NONE
CONTRACT PRICE WITH ALL APPROVED CHANGE ORDERS:	\$12,769,540.58	CONTRACT TIME WITH APPROVED CHANGE ORDERS:	11/30/2018

RECOMMENDED/APPROVED BY:

APPROVED BY:


NICK WILLIAMS, PE,
CITY ENGINEER/ PROJECT MANAGER


CONTRACTOR SIGNATURE

WSB & ASSOCIATES, INC.
ENGINEER

GEISLINGER & SONS, INC.
CONTRACTOR

APPROVED BY:

CITY ADMINISTRATOR

DATE

CHANGE ORDER NO. 9 DETAIL

DOWNTOWN VILLAGE IMPROVEMENT PROJECT

April 12, 2018

CITY OF AFTON, MN
WSB PROJECT NO. 1856-520

Item No.	Mat. No.	Description	Unit	Unit Cost	Quantity	COST
ADDED BID ITEMS						
297		ADDITIONAL WORK THAT WAS NECESSARY TO GRADE FOR THE CITY HALL GARAGE. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	17,094.00
298		ADDITIONAL WORK THAT WAS NECESSARY TO EXTEND THE SANITARY SERVICE TO 3080 PERROT AVENUE. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	12,423.33
299		ADDITIONAL WORK THAT WAS NECESSARY TO STUB OUT SANITARY SEWER SERVICES FOR PROPERTIES WEST OF PERROT. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	26,954.97
		ADDITIONAL WORK THAT WAS NECESSARY DUE TO CONFLICTS WITH EXISTING UTILITIES. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	7,565.28
		ADDITIONAL WORK THAT WAS NECESSARY TO CORE STORM MANHOLE 4081 AND INSTALL AN 8" OUTLET AS A TEMPORARY DRAIN OUTLET FOR THE PROJECT. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	3,160.46
		ADDITIONAL WORK THAT WAS NECESSARY TO CONNECT TO THE EXISTING 12'X5' BOX CULVERT. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	1,801.42
		ADDITIONAL WORK THAT WAS NECESSARY TO ADJUST A 72" CLEANOUT MANHOLE. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	3,269.33
		ADDITIONAL WORK TO INSTALL SANITARY SEWER SERVICES TO AFTON INN. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	29,435.74
		ADDITIONAL COST TO RESTOCK UNUSED 16" DIP PIPE.			\$	14,889.18
300		ADDITIONAL WORK THAT WAS NECESSARY DUE TO UTILITY CONFLICTS AND CONSTRUCTION OF ADDITIONAL PARKING BAY ON 30TH STREET. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	2,927.25
		ADDITIONAL WORK THAT WAS NECESSARY TO GRADE A DRAINAGE SWALE ON THE NORTH AND WEST SIDES OF CITY HALL. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	2,333.52
		ADDITIONAL WORK THAT WAS NECESSARY TO INSTALL WOOD CHIPS FOR PEDESTRIAN ACCESS DURING SPECIAL EVENTS. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	18,782.50
		ADDITIONAL WORK THAT WAS NECESSARY TO PREPARE FOR THE STRAWBERRY FESTIVAL. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	10,210.65
		ADDITIONAL WORK THAT WAS NECESSARY TO PREPARE FOR THE 4TH OF JULY EVENT. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	17,885.79
301		ADDITIONAL WORK THAT WAS NECESSARY TO MOVE CONCRETE LIGHT BASES WHICH CONFLICTED WITH THE SIDEWALK. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	3,397.09
		ADDITIONAL WORK THAT WAS NECESSARY TO RECONNECT PRIVATE SERVICE WIRES AND CONDUIT DUE TO XCEL POWER POLE RELOCATIONS. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	854.50
		ADDITIONAL WORK THAT WAS NECESSARY TO REPAIR HOUSE LIGHTS DAMAGED DURING CONSTRUCTION. THE WORK WAS DONE ON A TIME AND MATERIALS BASIS.			\$	989.00
TOTAL CHANGE ORDER NO. 9						\$173,974.01
TOTAL ADJUSTMENT TO ORIGINAL CONTRACT AMOUNT						\$173,974.01

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 12, 2018
Re: City Engineer Proposal to Represent the City in the 3M Settlement Working Group Process

Attached is a proposal from WSB to represent the City in the 3M Settlement Working Group Process. The proposal identifies the two WSB staff who would serve as the City's representative on the Working Group. While the proposal indicates the costs would be billed on an hourly basis based on the standard hourly billing rates, it does not identify the hourly rates of Todd Hubmer or Greg Johnson. Also, at this time, the meeting schedule for the Working Group has not been fully defined, which makes it difficult to provide a cost estimate. Staff's recommendation is that the proposal be approved on an interim basis and that full approval be considered when an overall cost estimate can be provided.

COUNCIL ACTION REQUESTED:

Motion regarding the proposal from WSB to represent the City in the 3M Settlement Working Group Process.



April 11, 2018

City of Afton
Attn: Honorable Mayor and City Council
3033 St. Croix Trail South
Afton, MN 55001

RE: Proposal for Professional Engineering Services
3M Settlement Working Groups

Dear Honorable Mayor and Members of the City Council,

We appreciate the opportunity to submit this letter proposal to represent the City of Afton and provide technical expertise at the working group meetings to be coordinated by the Minnesota Pollution Control Agency (MPCA) as it relates to the 3M settlement with the State of Minnesota.

This working group is being formed by MPCA to study and develop solutions to address the perfluorochemicals (PFCs) that have been detected in the City's source water supply. The attached document from MPCA provides additional information on the proposed working group and technical subgroup. As the City's representative, WSB will provide technical expertise at each of the monthly Subgroup 1 (Drinking Water Replacement) meetings and complete each task to be assigned to the subgroup. The goal of the project is to develop the best long-term solution for the City's drinking water.

Todd Hubmer, PE or Greg Johnson, PE will serve as the City's representative for working group meetings. The City Council may not be as familiar with Greg's work as with Todd. Greg is the Water/Wastewater Group Manager at WSB with over 23 years of water and wastewater engineering experience. Prior to joining WSB, he served as a consultant to the Minnesota Attorney General to study alternative water supply options for eastern Metropolitan Area communities that have been impacted by PFCs in their groundwater. This study required facilitating input from water utilities, local governments, and stakeholder groups such as the South Washington County Water Supply Work Group, the Metropolitan Council, the Minnesota Department of Natural Resources (DNR), and the Minnesota Pollution Control Agency (MPCA).

Our services to complete these tasks will be billed to the City on an hourly basis at our standard hourly billing rates. Once the task force meeting schedule and activities have been better defined by the State, we will provide you with an estimate for participation in the Working Group.

If you are in agreement with this proposal, please provide an authorized signature on the line below and return one copy to WSB.

Respectfully Submitted,
WSB & Associates, Inc.

Greg F. Johnson, PE
Water/Wastewater Group Manager

Todd Hubmer, PE
Vice President

City of Afton
April 11, 2018
Page 2

Accepted By:

City of Afton, Minnesota

Date: _____

Draft 3M Settlement Working Groups proposal

The Minnesota Pollution Control Agency (MPCA) and Department of Natural Resources (DNR) have proposed a set of workgroups consisting of stakeholders and technical staff that will provide recommendations on priorities and projects to be funded with money from the state's recent settlement with the 3M Company.

Comments on this draft proposal can be emailed to pfcinfo.pca@state.mn.us. Comments must be received by April 16, 2018.

Working Group

The Working Group will review work products of the Subgroups and provide recommendations on projects and priorities to the DNR and the MPCA.

Structure

This group will be composed of one representative each from DNR, MPCA, Minnesota Department of Health (MDH), 3M Company, Metropolitan Council and Washington County. The cities of Afton, Cottage Grove, Lake Elmo, Maplewood, Newport, Oakdale, St. Paul Park, Woodbury, and the townships of Denmark, Grey Cloud Island and West Lakeland will also have one representative each. Ten at-large citizens, businesses, and non-governmental representatives self-nominated and selected by DNR and MPCA will also sit on the Working Group.

- This group will meet once a quarter and be briefed on all the work in progress and seek input on topics to explore.
- Consultants selected by MPCA and DNR will assist and support the group.
- The meetings will be open to the public, and time will be reserved at the end of each meeting for public questions or comments.

Subgroup 1: Drinking Water Replacement

This Subgroup will analyze options and deliver recommendations to the Working Group for long-term options for alternative drinking water sources and treatment of existing water supplies that will improve the quality and quantity of drinking water for communities and individuals in the East Metropolitan Area.

Structure

The group will be composed of technical experts from DNR, MPCA, MDH, 3M, Metropolitan Council, and Washington County. The cities of Afton, Cottage Grove, Lake Elmo, Maplewood, Newport, Oakdale, St. Paul Park, Woodbury, and the townships of Denmark, Grey Cloud Island and West Lakeland will each have one representative on the Subgroup.

- The Subgroup will meet monthly. While all members will be invited to every meeting, actual participation at a given meeting may be driven by the agenda for that meeting. It is understood that those who are interested in specific projects and approaches will be most likely to attend a particular meeting.

- The meetings will be open to the public, and time will be reserved at the end of each meeting for public questions or comments.

Project selection approach

Potential projects include private well use alternatives, multi-municipal drinking water supply concepts, individual municipal drinking water supply systems, neighborhood connections to municipal systems, groundwater studies, and monitoring/modeling needs.

- Proposed project options will be developed by the Subgroup. Municipalities will provide information on needs, and feedback on emerging recommendations. Involvement by particular communities will vary and evolve over time.
- Under Operating Group and Subgroup direction, technical subgroups will likely evolve to address specific project approaches, and the technical subgroups will work with individual communities depending on project proposals.
- Consultants will assist and support the group as needed on issues including natural resource damage restoration, facilitation, and contamination remediation.

Subgroup 2: Groundwater Protection, Sustainability, Conservation and Recharge

This Subgroup will analyze options and deliver recommendations to the Working Group for long-term solutions for groundwater protection, recharge, conservation, sustainability, and for groundwater studies and modeling needs in the East Metropolitan Area.

Structure

The group will be composed of technical experts from DNR, MPCA, MDH, 3M, Metropolitan Council, Washington County, Washington Conservation District, South Washington Watershed District, and the Valley Branch Watershed District. One technical representative each from the cities of Afton, Cottage Grove, Lake Elmo, Maplewood, Newport, Oakdale, St. Paul Park, Woodbury, and the townships of Denmark, Grey Cloud Island and West Lakeland will also be a part of this group.

- The Subgroup will meet monthly. While all members will be invited to each meeting, actual participation at a given meeting may be driven by the agenda set by the Operating Group for that meeting. It is understood that those who are interested in specific projects and approaches will be most likely to attend a particular meeting.
- The meetings will be open to the public, and time will be reserved at the end of each meeting for public questions or comments.

Project selection approach

Potential projects include water conservation and efficiency, open space acquisition, and groundwater recharge.

- The project options could be a mix of grants, where the grantee would develop the projects, and group-developed projects similar to Subgroup 1. Municipalities, counties and local non-governmental organizations (NGOs) will provide needs and feedback on emerging recommendations. Involvement by particular entities will vary and evolve over time.
- Under Operating and Subgroups' direction, technical subgroups will likely evolve to address specific project approaches, and the technical subgroups will work with individual communities depending on project proposals.
- Consultants will assist and support the group as needed on issues including natural resource damage restoration, facilitation, and contamination remediation.

Operating group

The Operating Group will support and coordinate the work of the Working Group and the Subgroups.

Structure

This group will be composed of staff from DNR, MPCA and consultants. This group would:

- Coordinate meetings, direct state contractors, and report to the Working Group regarding tasked items.
- Develop the Subgroups' draft charters, project goals and objectives, and evaluation criteria.
- Prepare agendas for the Working Group and the Subgroups.
- Coordinate preparation of reports on settlement implementation.
- Coordinate technical groups of the Subgroups as needed.
- Track project proposals and review ideas for the potential of dual or multiple restoration goal benefits.

Additional Subgroups will be established at a later date to address other provisions of the 3M Settlement (e.g. Natural Resources Restoration and Enhancement).

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 12, 2018
Re: Letter to the Commissioner of the Minnesota Pollution Control Agency (MPCA)

At its April 4 work session, the Council discussed drafting a letter to John Linc Stine, the Commissioner of the MPCA, regarding the City's priorities regarding the use of the 3M settlement funds. Todd Hubmer has suggested that a meeting with the Commissioner and his staff would be a preferable option. The scheduling of such a meeting will be discussed at the Council meeting.

COUNCIL ACTION REQUESTED:

Motion regarding scheduling a meeting with John Linc Stine, Commissioner of the MPCA.

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 10, 2018
Re: Pay Voucher No. 11 from Geislinger and Sons, Inc. for the Downtown Improvement Project

Attached is Pay Voucher No. 11 from Geislinger and Sons, Inc. for the Downtown Village Improvement Project in the amount of \$292,052.81. This pay voucher is in payment for Change Order No. 9 and the work to complete the storm water lift station. The Pay Voucher has been provided to both Washington County and the PFA for reimbursement of portions of these costs. Tom Niedzwiecki, in his monthly report, will provide an explanation of the sources of funding for this payment request.

Council Action Requested:

Motion regarding the payment of Pay Voucher No. 11 from Geislinger and Sons, Inc. for the Downtown Village Improvement Project in the amount of \$292,052.81.



CITY OF AFTON

3033 Saint Croix Trail
Afton, MN 55001

Project 01856-52 - AFTON - Downtown Village Improvement Project
Pay Voucher No. 11

Contractor: Geislinger and Sons, Inc.
511 Central Avenue South
Watkins, MN 55389

Contract No. _____
Vendor No. _____
For Period: 2/1/2018 - 4/12/2018
Warrant # _____ Date _____

Contract Amounts

Original Contract	\$12,542,476.71
Contract Changes	\$227,063.87
Revised Contract	\$12,769,540.58

Funds Encumbered

Original	\$12,542,476.71
Additional	N/A
Total	\$12,542,476.71

Work Certified To Date

Base Bid Items	\$10,371,549.95
Backsheet	(\$1,000.00)
Change Order	\$180,981.01
Supplemental Agreement	\$0.00
Work Order	\$0.00
Material On Hand	\$0.00
Total	\$10,551,530.96

	Work Certified This Pay Voucher	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Pay Voucher	Total Amount Paid To Date
01856-52	\$307,424.01	\$10,551,530.96	\$527,576.55	\$9,731,901.60	\$292,052.81	\$10,023,954.41
Percent Retained: 5.0000%				Percent Complete: 82.6305%		
Amount Paid This Pay Voucher					\$292,052.81	

This is to certify that the items of work shown in this certificate of Pay Voucher have been actually furnished for the work comprising the above mentioned projects in accordance with the plans and specifications heretofore approved.

Approved By

Project Engineer

Date

April 12, 2018

Approved By Geislinger and Sons, Inc.

Contractor

Date

4/12/2018

Approved By

City of Afton

Date

Approved By

Washington County

Date

01856-52 Payment Summary

No.	From Date	To Date	Work Certified Per Pay Voucher	Amount Retained Per Pay Voucher	Amount Paid Per Pay Voucher
1	03/13/2017	04/30/2017	\$1,202,028.58	\$60,101.43	\$1,141,927.15
2	05/01/2017	05/31/2017	\$1,594,172.45	\$79,708.62	\$1,514,463.83
3	06/01/2017	06/30/2017	\$1,481,064.15	\$74,053.21	\$1,407,010.94
4	07/01/2017	07/31/2017	\$896,312.39	\$44,815.62	\$851,496.77
5	08/01/2017	08/31/2017	\$731,355.04	\$36,567.75	\$694,787.29
6	09/01/2017	09/30/2017	\$1,032,908.44	\$51,645.42	\$981,263.02
7	10/01/2017	10/31/2017	\$969,692.31	\$48,484.62	\$921,207.69
8	11/01/2017	11/30/2017	\$1,444,172.22	\$72,208.61	\$1,371,963.61
9	12/01/2017	12/31/2017	\$758,242.86	\$37,912.14	\$720,330.72
10	01/01/2018	01/31/2018	\$134,158.51	\$6,707.93	\$127,450.58
11	02/01/2018	04/12/2018	\$307,424.01	\$15,371.20	\$292,052.81
Totals:			\$10,551,530.96	\$527,576.55	\$10,023,954.41

01856-52 Funding Category Report

Funding Category No.	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Pay Voucher	Total Amount Paid To Date
001	1,186,099.30	59,304.97	1,054,332.40	72,461.93	1,126,794.33
002	660,074.64	33,003.73	616,881.45	10,189.46	627,070.91
003	241,353.97	12,067.70	229,286.27	0.00	229,286.27
004	2,397,724.35	119,886.22	2,195,214.21	82,623.92	2,277,838.13
005	1,694,661.53	84,733.08	1,485,240.95	124,687.50	1,609,928.45
006	278,322.53	13,916.13	264,406.40	0.00	264,406.40
007	2,143,333.39	107,166.67	2,034,076.72	2,090.00	2,036,166.72
008	902,331.44	45,116.57	857,214.87	0.00	857,214.87
009	369,104.25	18,455.21	350,649.04	0.00	350,649.04
010	234,574.78	11,728.74	222,846.04	0.00	222,846.04
011	317,536.83	15,876.84	301,659.99	0.00	301,659.99
012	126,413.95	6,320.70	120,093.25	0.00	120,093.25
Totals:	\$10,551,530.95	\$527,576.56	\$9,731,901.58	\$292,052.81	\$10,023,954.39

01856-52 Funding Source Report

Accounting No.	Funding Source	Amount Paid This Pay Voucher	Revised Contract Amount	Funds Encumbered To Date	Paid To Contractor To Date
01	Local	289,962.81	7,616,488.38	7,312,999.47	5,870,918.09
02	State	2,090.00	4,527,903.40	4,604,328.44	3,731,283.08
03	State	0.00	625,148.80	625,148.80	421,753.24
Totals:		\$292,052.81	\$12,769,540.58	\$12,542,476.71	\$10,023,954.40

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 12, 2018
Re: Revise Date for Prepayment of Assessments Without Interest – **Resolution 2018-20**

The City held a public hearing on April 26, 2017, at which it adopted a resolution adopting the assessment roll for the Downtown Village Improvement Project. Prior to the public hearing, the City provided a notice to the owners of all property to be assessed regarding the public hearing date and the amount of the proposed assessment and advising that the assessment could be prepaid without interest if prepaid within 60 days of the adoption of the assessment roll. A number of property owners have advised the City that they were not aware of the date by which the assessment could be prepaid without interest, and would like to be able to prepay the assessment without interest. The City's assessment attorney has indicated that it is possible to revise the date of prepayment without interest by resolution.

Staff has reviewed with Washington County how this would be done operationally. Because the assessment has been certified and has been added to the 2018 property tax statement, the principal and interest payments for 2018 would need to be paid to the County, and the remainder of the principal amount of the assessment would be paid to the City.

Because the 2018 interest needs to be paid to the County, in order to enable the prepayment to be made without interest, the City would need to refund the amount of interest paid or reduce the amount of the remaining assessment prepayment by the amount of the interest paid.

While only a small number of property owners have inquired about the prepayment without interest, staff recommends that, if the Council revises the prepayment date, a letter should be sent to the owners of all assessed properties advising them of the revised prepayment date. To provide sufficient time to notify the property owners, respond to questions from property owners and enable property owners to request the prepayment option, staff recommends the revised prepayment date be set as July 1, 2018.

COUNCIL ACTION REQUESTED:

Motion regarding the adoption of resolution 2018-20, revising the date for the prepayment of assessments without interest to July 1, 2018.

RESOLUTION 2018-20

CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

A RESOLUTION REVISING THE DATE BY WHICH ASSESSMENTS FOR THE DOWNTOWN VILLAGE IMPROVEMENT PROJECT MAY BE PREPAID WITHOUT INTEREST

WHEREAS, the City of Afton is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City of Afton, on April 26, 2017, held a public hearing at which it adopted a resolution adopting the assessment roll for the Downtown Village Improvement Project; and

WHEREAS, prior to the public hearing, the City of Afton provided a notice to the owners of all property to be assessed regarding the public hearing date, the amount of the proposed assessment and that the assessment could be prepaid without interest if prepaid within 60 days of the adoption of the assessment roll; and

WHEREAS, A number of property owners have advised the City that they were not aware of the date by which the assessment could be prepaid without interest, and would like to be able to prepay the assessment without interest.

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Afton, County of Washington, Minnesota, hereby revises the date by which assessments for the Downtown Village Improvement Project may be prepaid without interest to July 1, 2018.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 17TH DAY OF APRIL, 2018.
SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moore, City Administrator

Motion by:
Second by:
Palmquist:
Richter:
Ross:
Bend:
Nelson:

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moore, City Administrator
Date: April 10, 2018
Re: Abatement of Assessment at 15909 Afton Boulevard South Due to Deferral – **Resolution 2018-21**

Michael and Kathryn Thoemke, who live at 15909 Afton Boulevard, applied for a deferral of their assessment related to the Downtown Village Improvement Project, as did several other property owners. When the assessment deferral applications were provided to the County, the Thoemke deferral application was mistakenly not included. The result was that the assessment was certified and the first year's assessment was included in their 2018 property tax statement. To address this in a way that does not require the Thoemke's to pay the assessment at this time requires that the assessment be abated and then that the deferral be recorded. The abatement of the assessment requires a resolution of abatement. The resolution of abatement is attached for the Council's adoption.

COUNCIL ACTION REQUESTED:

Motion regarding the adoption of Resolution 2018-21 regarding the abatement of the assessment on the Thoemke property at 15909 Afton Boulevard.

RESOLUTION 2018-21

CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

A RESOLUTION APPROVING THE ABATEMENT OF CERTAIN SPECIAL ASSESSMENTS

WHEREAS, the following assessments were inadvertently assessed to the following property for the Downtown Village Improvement Project; and

WHEREAS, these assessments need to be abated for taxes payable in 2018.

PID	TOTAL AMOUNT	PRINCIPAL	INTEREST	ASSESSMENT DESCRIPTION
22.028.20.11.0005	\$14,871	\$553.43	\$750.48	Downtown Project Special Assess.

NOW THEREFORE, BE IT RESOLVED by the Afton City Council, that the special assessments, as stated above, are hereby abated.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 17TH DAY OF APRIL, 2018.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moore, City Administrator

Motion by:
Second by:
Palmquist:
Richter:
Ross:
Nelson:
Bend:

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 12, 2018
Re: Proclamation Regarding Jessie Diggins Day on May 12, 2018 – **Resolution 2018-22**

The Council, at its March 20, 2018 meeting, discussed the “Bringing Home the Gold” event scheduled for May 12 to celebrate Jessie Diggins and her Olympic gold medal win, and directed staff to draft a resolution proclaiming May 12 as Jessie Diggins Day. The resolution is attached for Council consideration.

COUNCIL ACTION REQUESTED:

Motion regarding the adoption of resolution 2018-22 proclaiming May 12, 2018 as Jessie Diggins Day

RESOLUTION 2018-22

CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

A RESOLUTION PROCLAIMING MAY 12, 2018 AS JESSIE DIGGINS DAY

WHEREAS, Jessie Diggins grew up in Afton and competed on the Stillwater High School cross-country ski team; and

WHEREAS, Jessie still calls Afton home; and

WHEREAS, at the 2018 winter Olympic Games in Pyeongchang South Korea, Jessie Diggins and teammate Kikkan Randall won the gold medal in the Cross Country Team Sprint Free event

WHEREAS, the gold medal was the United States' first cross-country women's medal ever; and,

WHEREAS, Jessie will return to Afton on May 12 for a "Bringing Home the Gold" celebration in Town Square Park.

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Afton, County of Washington, Minnesota, hereby proclaims May 12, 2018 as Jessie Diggins Day.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 17TH DAY OF APRIL, 2018.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moore, City Administrator

Motion by:
Second by:
Palmquist:
Richter:
Ross:
Bend:
Nelson:

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 10, 2018
Re: Afton Historical Museum Proposal for Reviewing Property File Documents

Staff is preparing to have all documents in the property files scanned for input into Laserfiche and then shredded. The Afton Historical Museum believes it is important that, prior to shredding, the files be reviewed to identify original documents with historic value, so that those original documents can be preserved. Cities Digital, who will be doing the scanning, has indicated they will deliver the property files back to the City or to the Museum after the documents are scanned. The Museum has provided the attached proposal for review of the files. The proposed cost is \$70 per box of files, which the Museum estimated at 60 boxes. Cities Digital believes it will be closer to 80 boxes of files. The total cost would be between \$4,200 and \$5,600.

COUNCIL ACTION REQUESTED:

Motion regarding the Afton Historic Museum proposal for historic review of the City's property files.

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 10, 2018
Re: Paperless Agenda Packets Technology Update

Council member Ross has purchased a Microsoft Surface, both for his own use and for testing regarding its use by the Council for paperless agenda packets. Council member Ross will provide a report regarding the Surface at the completion of the testing.

Council Action Requested:
No Action Required

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 10, 2018
Re: Sandy Alexander Park Bench Donation

Sandy Alexander would like to donate a park bench in memory of Richard Balsimo. She is requesting that the park bench be placed at the south end of the beach in Steamboat Park by the sandbar near the tree line. Attached is the park bench donation form and related materials. A check in the amount of \$1,200, to pay for the bench and the memorial plaque, has been provided.

COUNCIL ACTION REQUESTED:

Motion regarding the acceptance of the park bench donation, in the amount of \$1,200, from Sandy Alexander in memory of Richard Balsimo.

RECEIVED

MAR 27 2018

CITY OF AFTON

Afton Donation Program

Applicant Information

Donor Name	Sarah Whalen
Address	3494 St. Croix Trl.
City, State ZIP	Afton 55001
Daytime Phone	651-238-9633
Email	naturalimagery@yahoo.com

Donation Information

Donation Type	Picnic Table
Desired Location (park name or street address and describe the location within the park)	South End of beach - by sand bar but near tree line
Donation Amount (please see program for current donation levels)	1200\$ GoFundMe site has been set up -
Proposed Plaque Text (reviewed for appropriateness to policy and subject to approval)	See attached... - 547 Plaque like Bill's - first draft - will add nose & ears of life and may change background picture

Sign & Send

I have read, fully understand, and agree to abide by the attached Donation Program Policy.

Sarah Whalen

Signature of Donor

Date

Please complete and return this form along with your check for the total amount, payable to the "City of Afton" to:
City of Afton, 3033 St. Croix Trail South, PO Box 219, Afton, MN 55001.

If you have any questions please contact us at 651-436-5090.

Deb Meade

From: Sandi Alexander <naturalimagery@yahoo.com>
Sent: Wednesday, March 28, 2018 12:49 PM
To: Deb Meade; Sandi Alexander; Angel Remus1030
Subject: Re: Afton Donation Program & Park Reservation Forms
Attachments: Richard Plaque 5x7 final.jpg

Yesterday I dropped off paperwork and check for a memorial picnic table for Richard Balsimo. I am attaching an updated example of what we'd like to do for the 5x7 plaque that we'll affix to the table. As you'll see it incorporates our river with an image of Waipio Hawaii where Richard was born. I hope it meets approval. Please replace the example I left at the office with this one.

Sandi Alexander-Whalen

Natural Imagery of Afton
651-238-9633

"You are not here merely to make a living. You are here in order to enable the world to live more amply, with greater vision, with a finer spirit of hope and achievement. You are here to enrich the world, and you impoverish yourself if you forget the errand." -Woodrow T. Wilson

From: Deb Meade <officeasst@ci.afton.mn.us>
To: "naturalimagery@yahoo.com" <naturalimagery@yahoo.com>
Sent: Monday, March 26, 2018 12:57 PM
Subject: Afton Donation Program & Park Reservation Forms

Hello Sandy,

Sorry I missed you Friday when you stopped in.

Attached is the information for both the donation program and park reservations.

Please check our park reservation calendar to see if the date you want to reserve is available ~ or you can call me and I will check.

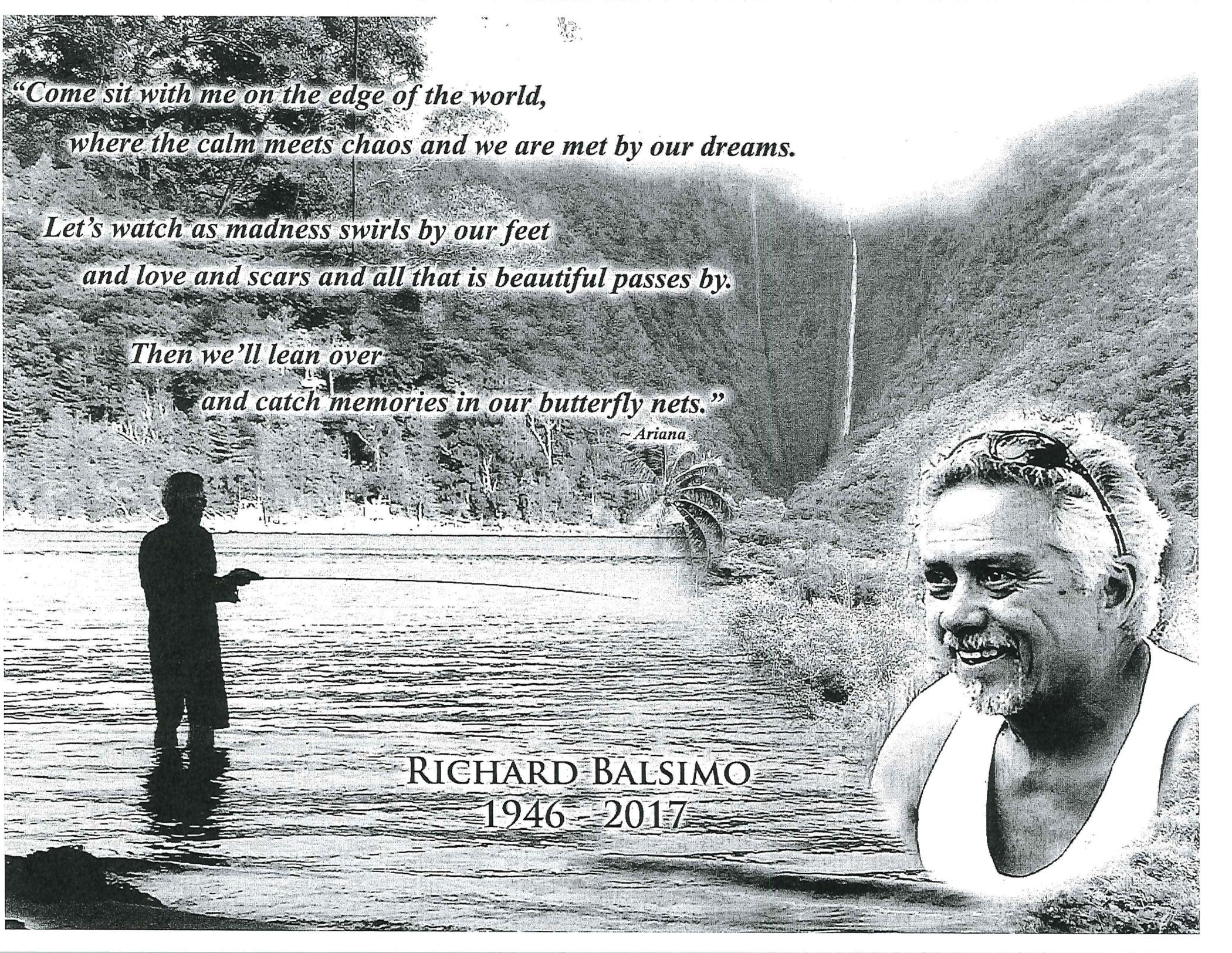
Our Park calendar is located on our home page under the tab on the left called Parks, Park Reservations & Special Events, and then open the 2018 calendar of events.

A couple dates that have been tentatively reserved for Afton events, are June 22-24 for the Strawberry Festival and September 21-23 for the Art in the Park.

Please call with any questions.

Deb

Deb Meade
Office Assistant



*“Come sit with me on the edge of the world,
where the calm meets chaos and we are met by our dreams.*

*Let’s watch as madness swirls by our feet
and love and scars and all that is beautiful passes by.*

*Then we’ll lean over
and catch memories in our butterfly nets.”*

~ Ariana

RICHARD BALSIMO
1946 - 2017

Come sit with me

ON THE EDGE OF THE WORLD,

WHERE THE *calm meets chaos*

AND WE ARE MET BY OUR DREAMS.

Let's watch

AS MADNESS SWIRLS BY OUR FEET

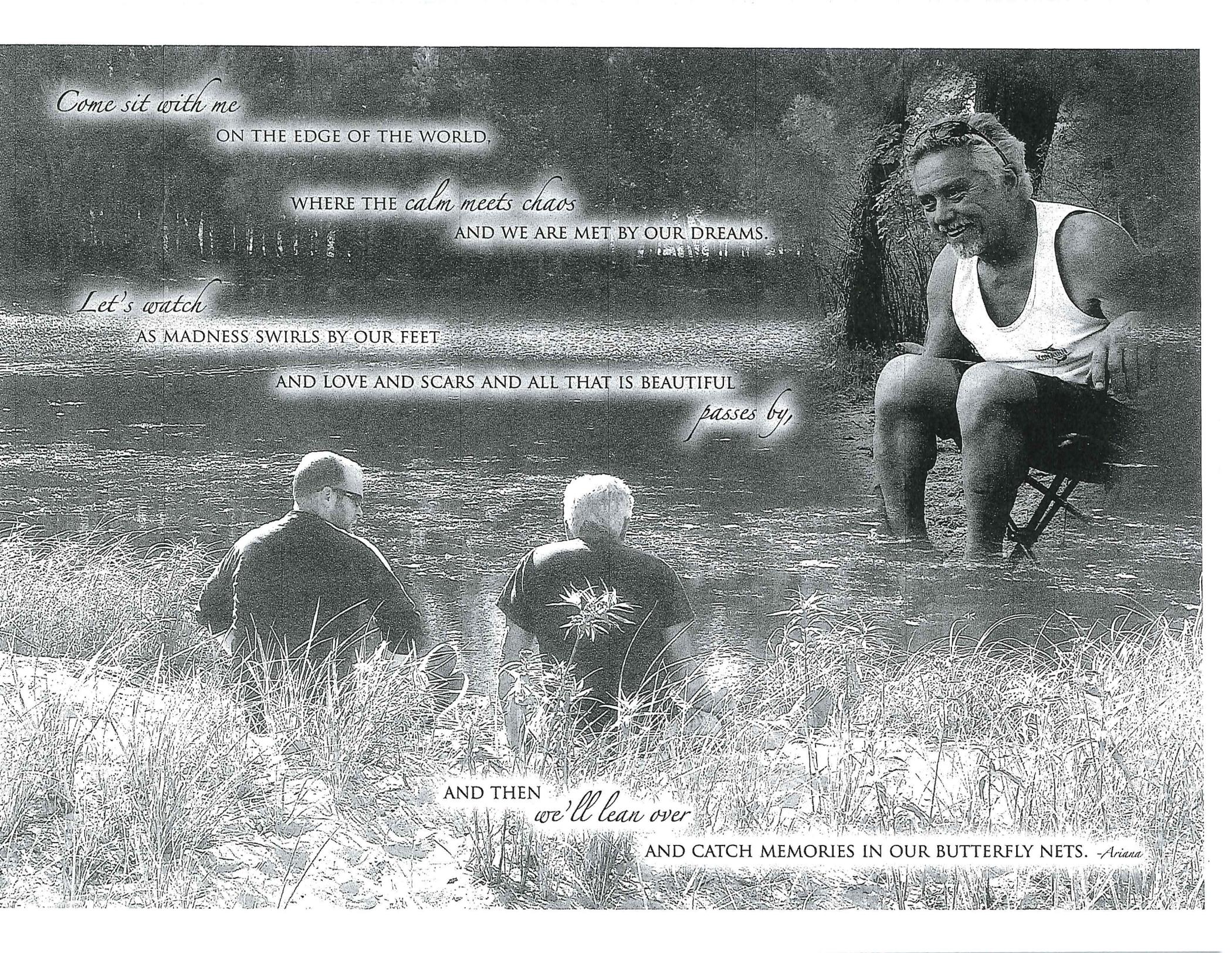
AND LOVE AND SCARS AND ALL THAT IS BEAUTIFUL

passes by,

AND THEN

we'll lean over

AND CATCH MEMORIES IN OUR BUTTERFLY NETS. *-Ariana*



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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
 From: Ron Moorse, City Administrator
 Date: April 12, 2018
 Re: Draft Ordinance Amending Chapter 12 Regarding Allowed Uses, Design Standards, Landscape Requirements and Exterior Storage in the Industrial Zones

In July of 2017, the Council established a moratorium on the consideration of new zoning applications, the issuance of new permits for use or any expanded new use of land currently identified as being industrially zoned within the City in which exterior storage of any sort is to be used or proposed. The purpose of the moratorium was to provide an opportunity for the City to conduct further study for the purpose of consideration of possible revision and amendments to the City's official controls to address issues related to its use classifications as identified in Section 12-134, most specifically to those matters related to exterior storage in industrially zoned areas within the City. The purpose of such revisions and amendments is to create a clearer and more updated regulatory framework. The moratorium expires on June 15, 2018.

After the moratorium was put in place, the Council authorized Mayor Bend, Council member Nelson and Administrator Moorse to review the industrial zone regulations and provide recommendations for amendments. This group has met with Chris Eng, Washington County Economic Development Director, and has reviewed lists of allowed light industrial uses from other cities, to identify desired and feasible uses in the industrial zones, as well as currently allowed uses that would hinder the ability to obtain the desired uses. The group has also discussed uses that do not fit the rural character desired in Afton. In addition, the group identified a number of currently allowed residential-related uses that would conflict with industrial uses.

The group also reviewed landscaping and design standards from other cities to update the existing Industrial district standards to better match and facilitate the types of uses desired. The following are proposed additions to the current list of allowed uses in the industrial zones, a list of currently allowed uses proposed to be deleted, and proposed revisions to the existing architectural standards and landscape requirements. These proposed revisions were provided to the Planning Commission for review and feedback at its April 2 meeting. Attached are a set of questions raised by the Planning Commission and answers to those questions. The proposed revisions were provided to the Council at its April 4 work session.

Based on feedback from the Planning Commission and Council, the attached draft ordinance amendment has been prepared. The draft ordinance amendment, with revisions reflecting any further Council feedback, will be referred to the Planning Commission for review and comment and for a public hearing.

COUNCIL ACTION REQUESTED:

Motion regarding referring the attached draft ordinance amendment regarding allowed uses, design standards, landscape requirements and exterior storage in the Industrial zones to the Planning Commission for review and comment and for a public hearing.

Questions from PC re: Industrial Zone Ordinance Changes

We currently allow Nursery, retail sale of plants in two of the three industrial zones. This can involve exterior display of plants and garden supplies. How does this relate to “no unscreened exterior storage”?

There is currently no nursery with retail sale of plants in the Industrial zone. This is not a use that is commonly in Industrial zones, that needs to be in the Industrial zones, that matches the other uses in the Industrial zones, or that meets the goals of quality buildings and quality jobs in the Industrial zones.

Is it a good idea to reduce setback requirements next to I-94, and to allow increased height next to I-94?

Yes, smaller setbacks are beneficial if buildings are constructed of quality materials. Distribution centers want to have 40 foot height vs. the currently allowed 35 feet.

Is the 20% green space requirement reasonable (20% of the gross lot area)?

Yes, and this needs to include primary and secondary septic sites. The secondary septic site needs to be protected over the long term, and needs to be large enough to meet the needs of a range of uses that could be on the site 20 or 30 years into the future.

Public Schools are currently allowed in the I1c zones, but are proposed to not be allowed.

Public Schools are not compatible with the types and levels of traffic in the Industrial zones. Public schools are allowed in the Rural Residential zone, which is the type of zone in which schools are generally located.

Should there be a maximum size for a multi-tenant building used for flex office or office warehouse?

A maximize size limit for a multi-tenant building is not necessary. The size of a building will be controlled by lot size, impervious coverage limitations, green space requirements, setback requirements and septic system requirements.

If not, why do we want to limit the individual tenant spaces to 5,000 square feet each? Can we use an average size across the whole building vs. limiting to 5,000 sq. ft.?

Since the whole building is allowed for the flex office or office warehouse use, the restriction of the size of individual tenant spaces is not necessary. The restriction could be increased (i.e. to 10,000 sq. ft.) or an average tenant space size could be used (i.e. 10,000 sq. ft.). Also, the City could make the review and approval of tenant space size a condition of approval of this type of use.

Natural vegetation vs. manicured grass?

Natural vegetation can be used and matches Afton’s natural, rural character. This would also allow pollinator-friendly vegetation. It would be necessary to require the property owner to adequately maintain the vegetation. Because the more common type of vegetation is manicured grass, and because natural vegetation takes some time to get established, it would not be uncommon to receive questions/complaints about the lack of finished landscaping in the interim period.

Should we encourage/require Leadership in Energy and Environmental Design (LEED) certification or components of LEED certification i.e. recycling of storm water for irrigation? (LEED is a Green building rating system that involves saving energy, water and resources, generating less waste and supporting human health.)

We should encourage but not require LEED certification or components thereof. Because of the competition for industrial users, this type of requirement could increase the cost enough to cause a potential user to choose a different location.

Ordinance XX-2018

COUNTY OF WASHINGTON CITY OF AFTON

AN ORDINANCE AMENDING CHAPTER 12 REGARDING ALLOWED USES, DESIGN STANDARDS, LANDSCAPE REQUIREMENTS AND EXTERIOR STORAGE IN THE INDUSTRIAL ZONES

THE CITY COUNCIL OF THE CITY OF AFTON, MINNESOTA HEREBY ORDAINS:

The following sections of the Afton Code of Ordinances shall be amended by adding the bold and underlined language and deleting the strike-through language.

Sec. 12-134 Uses

Uses in the various districts shall be as follows:

- P = Permitted use
- A = Permitted accessory use
- A/C = Permitted accessory, conditional use permit required*
- C = Conditionally Permitted Use
- I = Interim Use Permit⁹⁰
- ADMIN = Administrative Permit Required
- N = Not allowed
- * = Except as otherwise noted

	Agricultural (A)	Rural Residential (R)	VHS- Residential (VHS-R)	VHS- Commercial (VHS-C)	Light Industrial (I1-A)	Light Industrial (I1-B)	Light Industrial (I1-C)	Marine Service (MS)
Agricultural, rural	P	P	N	N	P	P	P	N
Agricultural, suburban	P	P	N	N	P	P	P	N
Airports, airstrips, heliports	N	N	N	N	N	N	N	N
Animal impounding facility	N	N	N	N	P	P	C ⁹¹ N	N
Animals, commercial training	C	N	N	N	C	C	C ⁹²	N
Antennae or towers over 35 feet in height	C	C	N	N	C	C	N	N
Archery range, commercial	N	N	N	N	N	N	N	N
Armories, convention halls and similar uses	N	N	N	N	N	N	N	N
Auto/car wash	N	N	N	N	N	N	N	N
Auto reduction yard/junkyard	N	N	N	N	N	N	N	N
Auto repair	N	N	N	N	N	N	N	N
Automobile service station	N	N	N	N	N	N	N	N
Barbershop, beauty shops	N	N	N	C	N	N	N	N

AFTON CODE

Bed and breakfast (see Sec. 12-222)	C	C	C	C	N	N	N	N
Blacktop or crushing equipment for highway construction (temporary use only)	EN	N	N	N	EN	EN	F ⁹³ N	N
Boarders (no more than two)	Deleted							
Boat dock (non-commercial)	A	A	A	N	N	N	N	N
Boat, boat trailer, marine sales	N	N	N	C	N	N	N	A

LAND USE

	Agricultural	Rural	VHS-	VHS-	Light Industrial	Light Industrial	Light Industrial	Marine Service
	(A)	Residential	Residential	Commercial	(I1-A)	(I1-B)	(I1-C)	(MS)
		(R)	(VHS-R)	(VHS-C)				
Boat, boat trailer and marine storage and repair, enclosed screened	N	N	N	N	N	N	N	C
Broadcasting studio	N	N	N	C	N	N	C	N
Cafes and restaurants	N	N	N	C	N	N	N	N
Campgrounds	N	N	N	N	N	N	N	N
Cemeteries	C	N	N	N	N	N	N	N
Churches	C	C	C	C	N	N	N	N
Clear cutting	See Section 12-218							
*Clubs or lodges	N	N	N	N	N	N	N	N
*Commercial recreation	N	N	N	N	N	N	N	N
Commercial schools	N	N	N	C	N	N	N	N
Disposal, solid & liquid waste	N	N	N	C	N	N	N	N
Domestic pets	A	A	A	A	N	N	A/C ⁹⁴	N
Drive-in business	N	N	N	N	N	N	N	N
Duplex	N	C	N	N	N	N	N	N
Essential services, government uses	N	C	C	C	C	C	C	N
Essential services, public utility	C	C	C	C	C	C	C	N
Explosives, manufacture, storage or use	N	N	N	N	N	N	N	N
Exterior sales and storage	N	N	N	N	N	N	N	N
Exterior sales and storage (wholesale only)	N	N	N	N	€ N	€ N	N	N
Farm, see agriculture								
Farm equipment sales	N	N	N	N	N	N	N	N
Farmers market	N	N	N	N	N	N	N	N
Feedlots, commercial (see 12-188)	C	N	N	N	N	N	N	N
Fences	See Section 12-190							
Flammable gases and liquids, business distribution	N	N	N	N	N	N	N	N
Forests	P	P	P	P	P	P	C ⁹⁵	N
Fuel sales (wholesale and storage)	N	N	N	N	N	N	N	N
Funeral Homes	N	N	N	N	N	N	N	N
Garage, private	A	A	A	A	A	A	A/C ⁹⁶	N
Garage, repair (commercial)	N	N	N	N	N	N	N	N
Garage, storage (commercial)	N	N	N	N	N	N	N	N

AFTON CODE

	Agricultural	Rural	VHS-	VHS-	Light Industrial	Light Industrial	Light Industrial	Marine Service
	(A)	Residential	Residential	Commercial	(I1-A)	(I1-B)	(I1-C)	(MS)
		(R)	(VHS-R)	(VHS-C)				
Golf courses	C	N	N	N	N	N	N	N
Grading	See Sections 12-215, 12-216							
Greenhouses (commercial production only)	C	N	N	N	N	N	N	N
Guest house ⁹⁷	Deleted							
Gun clubs	N	N	N	N	N	N	N	N
Gun ranges	N	N	N	N	N	N	N	N
Home occupation	P	P	P	P	N	N	P N	N
Hotel (see Section 12-223)	N	N	N	C	N	N	N	N
Institutional housing	N	C	N	N	N	N	N	N
Junkyard	N	N	N	N	N	N	N	N
Kennels, private (see Section 12-55)	C	C	N	N	N	N	N	N
Kennels, commercial (see Section 12-55)	N	N	N	N	N	N	N	N
Land reclamation	See Section 12-215							
Live entertainment or dancing ⁹⁸	Deleted							
Lodging room (not more than two)	A	C	C	N	N	N	N	N
Manufacturing, heavy	N	N	N	N	N	N	N	N
Manufacturing, light industrial (maximum height 25 feet in I-1C) ⁹⁹	N	N	N	N	C	C	C	N
Marina (including boat rental) ¹⁰⁰	N	N	N	C	N	N	N	N
Medical uses	N	N	N	C	N	N	N	N
Mining, sand and gravel	N	N	N	N	N	N	N	N
Mobile home court/park	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N
Multiple family dwellings (three or more units)	N	N	N	N	N	N	N	N
Nature center (public and private)	C	C	N	N	N	N	C N	N
Nursery, retail sale of plants ¹⁰¹	S	N	N	N	C N	C N	N	N
Nursery, wholesale growing of plants	P	C	N	N	N	N	N	N

LAND USE

	Agricultural	Rural	VHS-	VHS-	Light Industrial	Light Industrial	Light Industrial	Marine Service
	(A)	Residential	Residential	Commercial	(I1-A)	(I1-B)	(I1-C)	(MS)
		(R)	(VHS-R)	(VHS-C)				
Nursery and garden supplies (wholesale)	C	N	N	N	C	C	C ¹⁰²	N
Offices (Maximum Height of 35 feet in I-1C) ¹⁰³	N	N	C	C	C ¹⁰⁴	C ¹⁰⁵	C	N
Offices, accessory	N	N	N	C	C	C	C	A
Off-street loading	N	N	N	A	A	A	A/C ¹⁰⁶	A
Off-street parking	A	A	A	A	A	A	A/C ¹⁰⁷	N
Photo/art studio	N	N	N	C	N	N	N	N
Race tracks	N	N	N	N	N	N	N	N
*Recreation areas (commercial)	N	N	N	N	N	N	N	N
Recreation equipment storage (private)	A	A	A	A	N	N	A <u>N</u>	N
Reduction or processing of refuse, trash and garbage	N	N	N	N	N	N	N	N
Rental of cars, trailers, campers, trucks and similar equipment	N	N	N	N	N	N	N	N
Repair garage (commercial)	N	N	N	N	N	N	N	N
Repair shop (small appliances)	N	N	N	C	N	N	N	N
Research (see Section 12-55)	C	C	N	N	C	C	C	N
Research, agricultural	C	C	N	N	C	C	C	N
	NO CUP FOR HOMES							
Residential, multiple family	N	N	N	N	N	N	N	N
Residential, single-family detached ¹⁰⁸	P	P	P	P	N	N	P <u>N</u>	C
Residential waterfront uses	A	A	A	A	N	N	A <u>N</u>	N
Resorts	N	N	N	N	N	N	N	N
Rest or nursing home	N	N	N	N	N	N	N	N
Retail business	N	N	N	C	N	N	N	N
Retail business, accessory to office ¹⁰⁹	N	N	N	C	C	C	C	N
Retail sales of agricultural supplies	C	N	N	N	N	N	N	N

AFTON CODE

	Agricultural	Rural	VHS-	VHS-	Light Industrial	Light Industrial	Light Industrial	Marine Service
	(A)	Residential	Residential	Commercial	(I1-A)	(I1-B)	(I1-C)	(MS)
		(R)	(VHS-R)	(VHS-C)				
Riding stable, private (minimum of 20 acres)	C	C	N	N	N	N	C <u>N</u>	N
Riding stable, commercial (minimum of 20 acres) ¹¹⁰	C	N	N	N	N	N	N	N
Sales, open lot and outdoor	N	N	N	N	N	N	N	N
Sales, seasonal agricultural ¹¹¹	N	N	N	C	N	N	N	N
Schools, private	N	N	N	N	N	N	N	N
Schools, public	N	C	N	N	N	N	C <u>N</u>	N
Service station	N	N	N	N	N	N	N	N
Shopping center ¹¹²	Deleted							
Signs	See Section 12-210							
Stand, private roadside (notify neighbor for CUP) ¹¹³	ADMIN	C	N	C	N	N	C	N
Storage, highway during construction	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	ADMIN	I	N
Storage, enclosed or screened principal use	N	N	N	N	N	N	N	A
Storage, open principal use	N	N	N	N	N	N	N	N
Storage, enclosed, accessory to a principal use	A	A	A	A	A	A	C ¹¹⁵	N
Storage, not accessory to permitted principal use	N	N	N	N	N	N	N	N
Storage, underground, flammable materials accessory to agricultural or residential use	C	C	C	C	N	N	N ¹¹⁶	N
Studio, arts or crafts	C	C	C	C	N	N	C <u>N</u>	N
Supper Club ¹¹⁷	N	N	N	C	N	N	N	N
Swimming pool (commercial)	N	N	N	N	N	N	N	N
Swimming pool (private)	ADMIN	ADMIN	ADMIN	ADMIN	N	N	ADMIN <u>N</u>	N
Taverns and bars ¹¹⁸	N	N	N	C	N	N	N	N
Tennis courts, private	ADMIN	ADMIN	ADMIN	ADMIN	N	N	C <u>N</u>	N
Terminal, Transportation/motor freight	N	N	N	N	C	C	N	N
if existing prior to 5/1/2018								

LAND USE
ORDINANCE 01-2018

	Agricultural	Rural	VHS-	VHS-	Light Industrial	Light Industrial	Light Industrial	Marine Service
	(A)	Residential	Residential	Commercial	(I1-A)	(I1-B)	(I1-C)	(MS)
		(R)	(VHS-R)	(VHS-C)				
Theater	N	N	N	C	N	N	N	N
Theater, drive-in	N	N	N	N	N	N	N	N
Townhouses	N	N	N	N	N	N	N	N
Trailer Parks	N	N	N	N	N	N	N	N
Truck & auto service station	N	N	N	N	N	N	N	N
Temporary farm dwelling (mobile home)	ADMIN	ADMIN	N	N	N	N	N ¹²⁰	N
Transportation School ¹²¹	N	N	N	N	N	C N	N	N
Used auto parts	N	N	N	N	N	N	N	N
Utility substation	C	C	C	C	C	C	C	C
Vegetative cutting	See Section 12-218							
Vehicle sales	N	N	N	N	N	N	N	N
Veterinary clinic	C	N	N	N	N	N	N	N
Warehousing	N	N	N	N	C ¹²²	C ¹²³	C ¹²⁴	N
Waterfront uses (commercial)	N	N	N	C	N	N	N	N
Waterfront uses (residential)	A	A	A	A	N	N	A N	N
Wholesale business	N	N	N	N	C ¹²⁵	C ¹²⁶	C ¹²⁷	N

Sec. 12-143. Light Industrial (I-1A), Light Industrial (I-1B), and Light Industrial (I-1C).

A. Purpose. The purpose of these districts is to preserve land along major traffic routes to be used by industrial uses that will provide a sound tax base for the City.

B. Permitted Uses. As permitted and regulated in Section 12-134.

C. Accessory uses. As permitted and regulated in Section 12-134.

D. Architectural Standards.

1. In the industrial zone, structures must be of fire resistive construction and exterior surfaces of all structures must be faced with brick, stone, architectural concrete (block), precast concrete, **EIFS/stucco panels**, or glass, of earthtones or other tones or colors in harmony with the natural characteristics of the area in which it is constructed and approved by the Design Review Commission, acting as the architectural standards committee.

1. **Architectural Review. Building design shall be reviewed and evaluated by the Design Review Commission, City Planner and/or Zoning Administrator.**
2. **Blank facades without windows and doors are prohibited.**
3. **All sides of structures shall have the same quality of architectural treatment.**
4. **Variety and creativity in building façade is encouraged through changes in building materials (but not in quality of materials), fenestration height and roof lines. Primary facades should not present a continuous wall without architectural details that add visual interest.**

ORDINANCE 01-2018

5. Minimizing continuous expanses of wall through façade articulation, recession or projection is encouraged.
6. The incorporation of topographical features into the form of the structure when possible, utilizing natural grades to create unique design, is encouraged.
7. Rooftop Equipment. The view of all rooftop equipment and related piping, ducting, electrical and mechanical utilities abutting a street on buildings constructed shall be screened from the ground level view. Screening may include parapet walls, penthouses, or other architecturally integrated elements. Wood fencing or chain link with slats shall not be used for screening. The term "ground level view" shall be defined as the view of the building from the property line(s) that abuts a street. A cross sectional drawing shall be provided that illustrates the sight lines from the ground level view.
8. Rooftop solar collectors, skylights and other potentially reflective rooftop building elements shall be designed and installed in a manner the prevents reflected glare and obstruction of views from other sites and structures. Screening may be in the form of walls constructed of the same building material and match the coloring of the principal building
9. Roofline. Roof slopes shall not exceed 1:12 for all principal buildings.
10. Overhead Garage Doors. Overhead garage doors shall not be visible from a public street and shall not exceed 10% of the perimeter of the building exterior
11. Fuel Storage Tanks Prohibited. Above ground and underground fuel storage tanks are prohibited
12. Delivery, service, storage, maintenance and trash collection areas shall be located out of view from the public right-of-way or substantially screened through landscaping or architectural features that match the primary structure. Service, storage and trash collection areas are not allowed in setback areas.
13. All permanent utilities connecting to a building shall be underground.

E. Landscaping Standards. All properties zoned Light Industrial shall be landscaped in accordance with the following:

1. Total green space shall be a minimum of 20% of the gross lot area.
2. The minimum number of major or overstory trees on any given site shall be as indicated below. These are the minimum substantial plantings, in addition to other understory trees, shrubs, flowers, and ground cover deemed appropriate for a complete quality landscape treatment of the site.
 - a. Industrial sites shall contain at a minimum the greater of one (1) tree per 500 square feet of gross building floor area, or one (1) tree per 25 lineal feet of site perimeter.
3. Minimum Size of Plantings. Required trees and shrubs shall be of the following minimum planting size:
 - a. Deciduous trees-Three (3) inches in diameter as measured 6 inches above ground.
 - b. Coniferous trees- Six (6) feet in height.
 - c. Shrubs- Shrubs used for screening shall be in #5 containers.

ORDINANCE 01-2018

4. Sodding and Ground Cover. All areas not otherwise improved in accordance with approved site plans shall be planted with tough native materials where appropriate to reduce the amount of watering required and to increase permeability of the site as approved by the Planning Commission and City Council.

5. **The front or side yard from a public street shall be at least 10 feet deep, measured from the street right-of-way line. This yard shall be kept clear of all structures, storage, and off-street parking. Except for driveways, this front or side yard shall extend along the entire frontage of the lot and along both streets in the case of a corner lot.**

6. Buffer Yard. Where any business or industrial use (structure, parking or storage) is adjacent to property zoned for residential use, that business or industry shall provide a landscaped buffer yard a minimum of 100 feet in width along the boundary of the residential property to provide screening. Where the use is adjacent to property zoned for industrial use, a landscaped buffer yard a minimum of 50 feet in width shall be required. The screening required in this section shall provide 95 percent opacity year round.

a. Plant Units Required. Within the landscaped buffer yard, a minimum of two hundred (200) plant units shall be required for each one hundred (100) feet of property line. Credit for plant units shall be assigned as follows:

Vegetation	Plant Unit Value
Evergreen Trees	15
Deciduous Trees	10
Evergreen/Coniferous Shrubs	5
Shrubs/Bushes	1

8. Landscape Guarantee. An agreement will be signed between the City and the owner which states that in exchange for issuance of a building permit, the owner will construct, install, and maintain all items shown on the approved plan and that he/she will replace and/or correct any deficiencies or defaults that occur in the plan for a period of two complete growing seasons subsequent to the installation of the landscaping plan. A **letter of credit or cash deposit** ~~landscaping performance bond~~ will be submitted along with the agreement at this time.

a. If after two growing seasons all the commitments are met, then the **letter of credit or cash deposit** ~~bond~~ and contract agreement are released to the applicant or property owner.

b. According to ordinance, the developer/owner is responsible for permanently maintaining the landscaping in a neat and proper fashion.

9. **It shall be the responsibility of the current property owner to see that the approved landscaping plan is maintained in an attractive and well-kept condition. Maintenance shall include replacement of dead or damaged plant material; the furnishing and installation of mulch; weeding; mowing of grass; cleaning of litter; or any other action deemed necessary by the city to ensure the requirements of this section are met. Any action that reduces canopy cover and/or landscaping below what is required in this section shall require in-kind replacement. Failure to maintain a landscape area shall be deemed a violation of this article.**

10. **Parking areas that contain more than four parking spaces shall be landscaped throughout the lot to the extent of at least ten percent of the hard surface area of the parking lot and driveways to the public**

ORDINANCE 01-2018

right-of-way, as measured from the outside curb. These landscaped areas shall consist of curb islands approximately ten feet in width at the ends of each row of parking, excluding locations of handicapped spaces. Curb islands shall also be designed to break up longer rows of parking. Where feasible, linear parking lot landscaped islands, parking lot rain gardens, depressed infiltration curb islands, and demonstrated parking areas shall also be included in the parking lot design. A combination of at least one tree and shrubs or semi-annual flower species plants shall be planted in curb islands or interior parking lot open space for each ten required parking spaces. Where the city determines that the parking lot design cannot reasonably accommodate curb islands or other landscaping open space features or cannot accommodate that amount of landscaping cited herein, plant materials shall be moved to the outside perimeter of the parking lots.

All landscaping shall comply with Sections 12-191 and 12-192. (See below)

F. Lighting. The following shall apply to all Industrial properties in addition to the requirements set forth in Section 12-195.

1. Any light fixture intended to illuminate the site shall contain a cutoff which directs the light at an angle of ninety (90) degrees or less. Exposure of the light source shall not be permitted in view of adjacent property or public right-of-way.
2. The maximum height above the ground grade for light fixtures mounted on a pole is twenty-five (25 feet).
3. No light sources shall be located on the roof unless said light enhances the architectural features of the building and is approved by the Zoning Administrator and the Design Review Commission.

4. All light poles shall be black or another similarly dark color.

F. Exterior Storage Screening Standards

1. Exterior storage includes the storage of goods, materials, equipment, including motor freight trailers and school buses, manufactured products and similar items not fully enclosed by a building.
2. Exterior storage requires a wall constructed only of the materials allowed to be used for the principal structure, and requires vegetative screening of the wall.
3. The area of exterior storage is limited to a maximum of 10% of the area of the principal structure, with the exception of exterior storage of school buses and motor freight trailers existing prior to May 1, 2018.

ORDINANCE 01-2018

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS ____ DAY OF ____, 2018.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moore, City Administrator

Motion by:

Second by:

Palmquist:

Richter:

Ross:

Nelson:

Bend:

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 12, 2018
Re: Rediscover Afton Event – **Resolution 2018-23**

The Afton Area Business Association (AABA) is planning a Rediscover Afton Event to celebrate the completion of the Downtown Village Improvement Project, to let people know that the Downtown Village area is now open for business and to invite them to Rediscover Afton. The AABA has requested the Council adopt a resolution to support and promote the Rediscover Afton Event. A resolution is attached for the Council's consideration.

COUNCIL ACTION REQUESTED:

Motion regarding the adoption of Resolution 2018-23 in support of the Rediscover Afton Event scheduled for August 4, 2018.

RESOLUTION 2018-23

CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA

**A RESOLUTION IN SUPPORT OF THE REDISCOVER AFTON EVENT SCHEDULED
FOR AUGUST 4, 2018**

WHEREAS, Afton's Downtown Village area was under construction for the full construction season of 2018; and

WHEREAS, the construction resulted in many improvements to the Downtown Village area, including a new main street with wide sidewalks and boulevards; and

WHEREAS, the Downtown Village area is now open for business and the Afton Area Business Association wants to invite people to Rediscover Afton; and

WHEREAS, a Rediscover Afton event is scheduled in the Downtown Village area on Saturday, August 4, 2018.

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Afton, County of Washington, Minnesota, hereby supports the Rediscover Afton Event scheduled for August 4, 2018.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 17TH DAY OF
APRIL, 2018.**

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moore, City Administrator

Motion by:

Second by:

Palmquist:

Richter:

Ross:

Bend:

Nelson:

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 12, 2018
Re: Cooperative Agreement with Washington County for BoldPlanning Software, to be Used for Developing a Continuity Of Operations Plan and Updating the Emergency Operations Plan

Washington County has purchased software for developing Continuity of Operations Plans and for updating Emergency Operations Plans. The software walks users through the process of creating or updating the plans and because the plans are in a digital format, they are easy to update on an annual basis. The County has offered to provide the software, along with training, to the cities in the County at no cost, as long as the County continues to receive a grant to pay the annual costs for the software, and as long as the cities continue to update their plans periodically. The County has provided a Cooperative Agreement for participation by the cities. The Cooperative Agreement is attached. Staff recommends participation by Afton, because the software will facilitate the needed updating of the City's Emergency Operations Plan and will facilitate the development of a Continuation of Operations Plan, which the City does not currently have.

COUNCIL ACTION REQUESTED:

Motion regarding Afton's participation in the Cooperative Agreement with the County for the use of BoldPlanning Software, and authorizing the City Administrator to sign the Cooperative Agreement.

WASHINGTON COUNTY	
Contract #	11607
Dept	Sheriff
Term:	2/27/19 - 12/31/40

**COOPERATIVE AGREEMENT BETWEEN
WASHINGTON COUNTY AND VARIOUS MUNICIPALITIES WITHIN THE COUNTY
FOR THE PURPOSE OF ALLOWING SAID MUNICIPALITIES ACCESS TO AND
UTILIZATION OF BOLDPLANNING SOFTWARE**

This Joint Powers Agreement is entered into by and between the County of Washington, State of Minnesota (hereinafter "County") and the undersigned cities and towns in the County (hereinafter "municipality or municipalities") in order for the County to provide access to BoldPlanning software to the municipalities.

WHEREAS, the County has a contract with BoldPlanning to utilize their software for hosting the Washington County Continuity of Operations Plan (COOP) and the Emergency Operations Plan (EOP); and

WHEREAS, the County contract with BoldPlanning lists thirty-one cities and townships in Washington County in order to provide an opportunity for the cities and townships listed to host their Continuity of Operations Plans (COOP) and Emergency Operations Plans (EOP) within the software; and

WHEREAS, the use of the software by the municipalities will enhance the health, safety and welfare of its residents and, therefore, serves a public purpose; and

WHEREAS, the undersigned cities and towns in Washington County wish to avail themselves of said software; and

NOW, THEREFORE, the County and Municipalities (hereinafter "Parties") agree as follows:

I. PURPOSE

- A. The purpose of the Joint Powers Agreement is to allow municipalities within Washington County the ability to utilize the BoldPlanning software while Washington County pays for the annual fees associated with that access.

II. TERM OF AGREEMENT

- A. Notwithstanding any provision to the contrary, the County may terminate this Agreement by giving the municipalities 30 day written notice if one or more of the following events occur:
- 1) If the county is terminating the Agreement, notice will be sent to the City Administrator in the case of the Cities and Town Board Supervisor in case of the towns.
 - 2) If a municipality withdraws, the dated withdrawal letter or email shall be sent to the Washington County Emergency Services Manager, or designee.
- B. This Agreement shall commence on March __, 2018 notwithstanding the date of any of the municipalities signature and shall terminate pursuant to section VII.A. and shall terminate pursuant to paragraph VI.A. of this Agreement.

III. COUNTY RESPONSIBILITIES

The County will assume the following responsibilities:

- A. The County shall through its contract with BoldPlanning provide each individual Municipality a subscription to BOLDplanning's EOP and COOP software and services in order that each Municipality may upload and/or enter data relevant to its jurisdiction's COOP and/or EOP.
- B. The County shall provide a designated Emergency Manager for each Municipality with at least "Viewer" access to the Washington County EOP.

- C. The County shall ensure at least one representative from each Municipality has “Admin” level access to the Municipality’s specific COOP and/or EOP site.
- D. The County shall ensure that technical assistance is provided through BoldPlanning by identifying this as part of BoldPlanning’s contract with the County.

IV. MUNICIPALITIES RESPONSIBILITIES

Each municipality shall be responsible for the following under this agreement:

- A. Each municipality shall provide a current primary contact person’s name and contact information for the County. This individual shall be available to answer questions regarding each municipality’s plans and use of the BoldPlanning site.
- B. Each municipality shall provide the following County staff positions with, at minimum, “User” level access to their jurisdiction’s information within BoldPlanning: Emergency Management Director, Emergency Management Deputy Director, Emergency Management Specialist, a designated acting County EOC Manager, and the County’s BoldPlanning Site Administrator and backup Site Administrator.
- C. Each municipality shall certify by January 31st of each year that the plan(s) located within the BoldPlanning software are being kept up-to-date.
- D. Each municipality shall be responsible for entering the applicable information for their Continuity of Operations Plan (COOP) and/or Emergency Operations Plan (EOP) and making any applicable changes to their plans annually, as needed.

- E. Each municipality shall send at least one representative to an introductory training session regarding BoldPlanning's COOP and EOP software.

V. LEGAL REPRESENTATION

The County shall not be responsible to provide the City with legal advice concerning questions of documents within BoldPlanning, and the City will seek such legal advice from its City Attorney.

- A. The County Attorney shall advise and represent the County in its performance of this Agreement.

VI. COST

The County through the Washington County Sheriff's Office - Emergency Management will utilize FEMA Urban Area Security Initiative (UASI) funds to pay BoldPlanning under its contract with BoldPlanning that portion of the County's total annual cost which relates to the municipalities utilization of the BoldPlanning system.

- A. As a condition subsequent to this Agreement, this Agreement may terminate should any one or more of the following events occur:
 1. If the UASI funding allocated to Washington County is reduced to \$100,000 or less;
 2. If the Washington County Emergency Management Director finds that the number of communities actively utilizing the BoldPlanning software is such that it does not warrant the continuing use of FEMA grant funding to pay the annual BoldPlanning fees. This may be determined by the population served or the number of communities utilizing the BoldPlanning software, or

3. If for any reason, the County contract with BoldPlanning is terminated.
- B. The County will utilize FEMA Urban Area Security Initiative (UASI) funds to pay BoldPlanning to provide related training once in 2018 or 2019. If after this aforementioned training is provided, additional cities or townships choose to participate in this joint powers endeavor, Washington County will not be obligated to pay for additional training through BoldPlanning.

VII. TERMINATION

Upon termination of this Agreement, all property held pursuant to the Agreement shall be distributed to the Party providing the property.

VIII. DATA PRACTICES

All data created, collected, received, maintained or disseminated for any purpose in the course of this Agreement is governed by the Minnesota Data Practices Act, MINN. STAT. CHAPT. 13, or any rules adopted to implement the Act, and any other applicable state or federal law relating to data privacy.

IX. INDEMNIFICATION

The parties; total liability under this agreement shall be governed by Minnesota Statute 471.59, subd. 1a.

- A. Each party agrees that it will be responsible for the acts or omissions of its officials, agents, and employees, and the results thereof, in carrying out the terms of this agreement, to the extent authorized by law and shall not be responsible for the acts/omissions of the other parties and the results thereof. For the purposes of determining total liability for damages, the participating governmental units are considered to be a single governmental unit, the total

liability of which shall not exceed the limits for a single governmental unit as provided in Minnesota Statute 466.04, subd. 1.

X. ENTIRE AGREEMENT

It is understood and agreed that the entire agreement of the Parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the Parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the parties have subscribed their names as of the date first written above.

WASHINGTON COUNTY

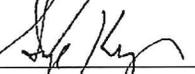
By: 

Gary Kriesel, Chair
Washington County Board of Commissioners

Approved:

By: 

Molly O'Rourke, County Administrator

By: 

Assistant County Attorney

Recommended:

By: _____
Sheriff, Washington County Sheriff's Office

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

Meeting Date April 17, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: April 12, 2018
Re: Schedule Work Session

Staff would like to schedule a work session in late April to discuss the following topics:

- Pennington Avenue Sewer Connections
- The appeal process and related ordinance amendment regarding Equivalent Residential Units used to determine sanitary sewer user fees
- Jessica Mulle (Afton Leather) request for a decorative street light in front of their property

COUNCIL ACTION REQUESTED:

Motion regarding scheduling a Council work session.