



# **CITY COUNCIL JOINT WORK SESSION WITH THE PUBLIC WORKS COMMITTEE MEETING AGENDA**

**AFTON CITY COUNCIL CHAMBERS  
3033 St. Croix Trail South  
Monday, June 13, 2016  
At 1:00 p.m.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA – June 13, 2016 Council Work Session**
- 4. CITY COUNCIL BUSINESS**
  - A. Street Improvements Planning
  - B. Discussion of City Permitting Process
  - C. Discussion Regarding the Prohibition of Grading on Man-Made Steep Slopes
- 5. ADJOURN**

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

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

# Meeting Date June 13, 2016

## Council Memo

To: Honorable Mayor Bend and Members of the City Council  
From: Ron Moorse, City Administrator  
Date: June 6, 2016  
Re: Street Improvements Planning

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While the City Council and the Public Works Committee have had discussions about street improvements for 2016, and how they could fit into available short term revenues, it would also be helpful to take a broader and longer term look at street improvement needs and funding options.

### Maintain Roads in Good Condition

The key factor in minimizing road improvement costs over the long term is to maintain those roads that are in good condition in good condition, because maintaining roads in good condition involves the lowest cost improvement options (crack sealing and seal coating.) The General Fund budget currently includes adequate funding for these low cost options.

### Costs Increase as Roads Deteriorate

When the type of road improvement needed moves beyond cracksealing and seal coating, the cost of the improvement increases substantially. The City has numerous streets that are in fair to poor condition and need more costly improvements, (i.e. 1 inch overlay, 3 inch overlay, mill and overlay, reclamation and reconstruction) to move them into the "good" condition. While the City has been addressing these streets on a temporary basis with annual major pothole patching, we are now finding that when the streets deteriorate beyond a certain point, pothole patching is no longer effective.

### Current Five Year Street Improvement Plan

The attached current five year street improvement plan shows the locations, types and costs of improvements needed over the next five years. While recent actual price quotes have been substantially lower than the estimated costs, the probability is that these costs will increase in future years. In addition, this plan does not include street improvement needs beyond the plan's five year time horizon. To plan adequately for street improvements, and particularly to plan for the funding of street improvements, it is important to be able to look out at least ten years.

### Evaluation of Streets

Approximately 10 years ago, the condition of each of the City's streets was evaluated and rated, and an estimate of costs for various levels of improvements was prepared. A spreadsheet showing this information for the period 2007 to 2012 is attached. This information has been informally updated based on annual inspections of the roads and annual inflationary adjustments to costs, and is reflected in the current five year street improvement plan. As indicated above, the estimated costs for the improvements planned for 2016 and possibly 2017 need to be updated to reflect current costs that are lower than the estimated costs.

### Information Needed for Decision-Making

To enable the Council to make an informed decision about meeting street improvement needs the following information is needed:

1. The current and projected condition of all City streets
2. The types and timing of improvement needs projected in the near term and long term for all city streets
3. The current and projected costs of each type of improvement

### Street Improvement Cost Spreadsheet

Stan Ross is working with Ken Johnson and Diane Hankee to develop a spreadsheet that provides a way to project future costs for street improvements to assist in planning future improvements and in making decisions about current improvement needs. He will demonstrate the spreadsheet at the work session.

### Pay-As-You-Go Financing vs. Debt Financing

The City used debt financing for the large road paving project in 2005. Since then, the City has used a pay-as-you-go funding method for street improvements. There are pros and cons to both pay-as-you-go financing and debt financing. The following is a brief outline of pros and cons.

#### **Pay-as-you-go financing**

##### Pros

- Does not require the payment of interest costs
- Provides a stable annual funding level
- The level of funding determines the amount of spending

##### Cons

- Does not enable flexibility to meet a higher level of needs in the short term
- Requires a long term view to enable adequate funding to be built up over time to meet projected needs and costs
- May require a large one-time levy increase or annual levy increases to meet projected needs

#### **Debt Financing**

##### Pros

- Provides a large revenue source to enable a higher level of needs to be met in the short term
- In the current interest rate environment, the interest costs are relatively small
- Would enable the City to take advantage of current lower prices

##### Cons

- Requires the payment of interest costs
- Provides a one-time revenue source rather than an on-going revenue source
- May require a large one-time levy increase to fund debt service payments on the bonds
- Requires either future debt financing or pay-as-you-go financing to fund future needs that would not be met by an initial bond issue

**Debt Service Schedules**

Attached is the debt service schedule for the road paving refunding bonds that were issued in late 2014, along with a Preliminary Feasibility Summary for these bonds that shows the costs of issuance and the underwriters discount for the bond issue. The bond payments for the refunding bonds continue through the year 2027. In addition, Doug Green of Springsted is preparing debt service schedules for a \$4 million bond issue and a \$3 million bond issue to provide the Council with an indication of the annual costs related to a bond issue. These schedules, along with the debt service schedule for the original road paving bonds, will be emailed to the Council on June 9, and will also be provided as hard copies at the work session.

**CITY OF AFTON CAPITAL IMPROVEMENT PLAN**

| Street                                   | Improvement Type   | From             | To                  | Width (ft) | Length (ft) | Length (mi.) | Estimated Project Cost |
|--|--|------------------|---------------------|------------|-------------|--------------|------------------------|
| <b>2016 Streets</b>                      |  |                  |                     |            |             |              |                        |
| 15th Street                              | Reclamation  | Neal Ave         | Stagecoach Trl      | 23         | 10985       | 2.08         | \$1,100,000            |
| Oakgreen/Nybeck                          | Mill & Overlay   | 30th St          | 40th St             | 24         | 14080       | 2.67         | \$775,000              |
| <b>2015 Street Improvements Subtotal</b> |  |                  |                     |            |             |              | <b>\$1,875,000</b>     |
| <b>2017 Streets</b>                      |  |                  |                     |            |             |              |                        |
| 30th Street                              | Reclamation  | Trading Post Trl | 300' West of Nybeck | 24         | 3040        | 0.60         | \$320,000              |
| Valley Creek                             | Bridge Replacement Design & local share - % Construction funded by State |                  |                     |            |             |              |                        |
| Odell Ave/59th St                        | Mill & Overlay   | 50th St          | Trading Post        | 23         | 5365        | 1.02         | \$295,000              |
| <b>2016 Street Improvements Subtotal</b> |  |                  |                     |            |             |              | <b>\$740,000</b>       |
| <b>2018 Streets</b>                      |  |                  |                     |            |             |              |                        |
| Trading Post Trl                         | Reclamation  | Afton Blvd       | 60th St             | 24         | 9500        | 1.80         | \$950,000              |
| 42nd/Pasture Rid                         | Mill & Overlay   | Trading Post Trl | 45th St             | 24         | 12050       | 2.28         | \$660,000              |
| <b>2017 Street Improvements Subtotal</b> |  |                  |                     |            |             |              | <b>\$1,610,000</b>     |
| <b>2019 streets</b>                      |  |                  |                     |            |             |              |                        |
| Indian Trl                               | Reclamation  | Hudson Rd        | Stagecoach Trl      | 24         | 12100       | 2.30         | \$1,200,000            |
| Tomahawk/Afton Hills                     | Mill & Overlay   |                  |                     | 24         | 8795        | 1.67         | \$485,000              |
| <b>2018 Street Improvements Subtotal</b> |  |                  |                     |            |             |              | <b>\$1,685,000</b>     |
| <b>2020 streets</b>                      |  |                  |                     |            |             |              |                        |
| Valley Creek                             | Mill & Overlay   | Neal Ave         | Stagecoach Trl      | 24         | 9205        | 1.74         | \$560,000              |
| River Road                               | Reclamation  | St. Croix Trail  | 50th Street         | 15         | 5430        | 1.02         | \$550,000              |
| <b>2019 Street Improvements Subtotal</b> |  |                  |                     |            |             |              | <b>\$550,000</b>       |

**General Obligation Tax Abatement Debt**

| <u>Date of Issue</u> | <u>Original Amount</u> | <u>Purpose</u>      | <u>Final Maturity</u> | <u>Est. Principal Outstanding As of 4-16-15</u> |
|----------------------|------------------------|---------------------|-----------------------|---|
| 12-18-14             | \$2,950,000            | Abatement Refunding | 2-1-2027              | \$2,950,000                                     |

**Estimated Calendar Year Debt Service Payments Including the Bonds**

| <u>Year</u>    | <u>G.O. Special Assessment Debt</u> |   | <u>G.O. Tax Abatement Debt</u> |                                 |
|----------------|-------------------------------------|---|--------------------------------|---------------------------------|
|                | <u>Principal</u>                    | <u>Principal &amp; Interest<sup>(a)</sup></u> | <u>Principal</u>               | <u>Principal &amp; Interest</u> |
| 2015 (at 4-16) | - 0 -                               | \$ 12,908                                     | (Paid)                         | \$ 62,626                       |
| 2016           | - 0 -                               | 28,163  | \$ 140,000                     | 239,000                         |
| 2017           | \$3,755,000                         | 3,769,081                                     | 165,000                        | 259,425                         |
| 2018           |                                     |   | 180,000                        | 269,250                         |
| 2019           |                                     |   | 195,000                        | 278,625                         |
| 2020           |                                     |   | 210,000                        | 286,500                         |
| 2021           |                                     |   | 230,000                        | 297,700                         |
| 2022           |                                     |   | 250,000                        | 308,100                         |
| 2023           |                                     |   | 275,000                        | 322,600                         |
| 2024           |                                     |   | 295,000                        | 331,200                         |
| 2025           |                                     |   | 315,000                        | 340,575                         |
| 2026           |                                     |   | 345,000                        | 360,675                         |
| 2027           |                                     |   | <u>350,000</u>                 | <u>355,250</u>                  |
| Total          | \$3,755,000                         | \$3,810,152                                   | \$2,950,000 <sup>(b)</sup>     | \$3,711,526                     |

*(a) Includes debt service on the Bonds based on the interest rates shown on the cover of this Official Statement.*

*(b) 76.4% of this debt will be retired within ten years.*

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**\$3,215,000**

**City of Afton, Minnesota**  
General Obligation Tax Abatement Refunding Bonds, Series 2014A  
Current Refunding of Series 2005A

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**Preliminary Feasibility Summary**

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**Dated 12/18/2014 | Delivered 12/18/2014**

**Sources Of Funds**

|                           |                       |
|---------------------------|-----------------------|
| Par Amount of Bonds.....  | \$3,215,000.00        |
| <b>Total Sources.....</b> | <b>\$3,215,000.00</b> |

**Uses Of Funds**

|  |                       |
|--|-----------------------|
| Deposit to Current Refunding Fund.....     | 3,145,000.00          |
| Costs of Issuance.....                     | 36,950.00             |
| Total Underwriter's Discount (0.875%)..... | 28,131.25             |
| Rounding Amount.....                       | 4,918.75              |
| <b>Total Uses.....</b>                     | <b>\$3,215,000.00</b> |

**ISSUES REFUNDED AND CALL INFORMATION**

|                             |           |
|-----------------------------|-----------|
| Prior Issue Call Price..... | 100.000%  |
| Prior Issue Call Date.....  | 2/01/2015 |

**SAVINGS INFORMATION**

|   |              |
|---|--------------|
| Net Future Value Benefit.....                                 | \$384,950.72 |
| Net Present Value Benefit.....                                | \$338,403.39 |
| Net PV Benefit / \$3,548,484.64 PV Refunded Debt Service..... | 9.537%       |

**BOND STATISTICS**

|                               |             |
|-------------------------------|-------------|
| Average Life.....             | 7.287 Years |
| Average Coupon.....           | 2.1157500%  |
| Net Interest Cost (NIC).....  | 2.2358202%  |
| True Interest Cost (TIC)..... | 2.2341769%  |



DRAFT  
Capital Improvement Plan 2007-2012

| ROAD PROJECTS BY LOCATION AND TYPE |      |                       |                         |                        |                       |            |             |           |                         |   |                  |  |       |              |              |           |    |    |              |  |   |
|------------------------------------|------|-----------------------|-------------------------|------------------------|-----------------------|------------|-------------|-----------|-------------------------|---|------------------|--|-------|--------------|--------------|-----------|----|----|--------------|--|---|
| Location or Type                   | Year | Street                | From                    | To                     | Rating <sup>(1)</sup> | Width (ft) | Length (ft) | Area (sy) | Recommended Maintenance | Estimated Maintenance Cost <sup>(2) (3)</sup> |                  |  |       |              | Comments     |           |    |    |              |  |   |
|                                    |      |                       |                         |                        |                       |            |             |           |                         | Crack Sealing                                 | Sealcoating Cost | Reclamation and Pave Cost <sup>(4)</sup> | Other | Street Total |              |           |    |    |              |  |   |
| AH                                 | 2008 | Afton Hills Court     | Afton Hills Drive       | east                   | 2                     | 12         | 875         | 1166.7    | R                       | \$  | -                | \$                                       | -     | \$           | 38,325.00    | \$        | -  | \$ | 38,325.00    | bad transverse cracking; potholes; alligator cracking the length of street   |   |
| AH                                 | 2008 | Afton Hills Lane      | Afton Hills Court       | Afton Hills Drive, tee | 2                     | 21         | 4704        | 10976.0   | R                       | \$  | -                | \$                                       | -     | \$           | 360,561.60   | \$        | -  | \$ | 360,561.60   | transverse cracking; potholes; alligator cracking the length of the street   |   |
| AH                                 | 2008 | Afton Hills Drive     | Afton Hills Drive, tee  | Afton Hills Court      | 3                     | 20         | 1020        | 2266.7    | R                       | \$  | -                | \$                                       | -     | \$           | 74,460.00    | \$        | -  | \$ | 74,460.00    | bad raveling @ tee; transverse/longitudinal cracking; alligator cracking; patches in poor condition  |   |
| DT                                 | 2009 | 37th Street           | St. Croix Trail         | west end               | 2                     | 14         | 600         | 933.3     | R                       | \$  | -                | \$                                       | -     | \$           | 30,660.00    | \$        | -  | \$ | 30,660.00    | 1st half of the street is gravel with ~300' of bituminous pavement west of that, 2 rating for 1st half of bituminous section and is in very poor condition; 2.5 other half is rutted with potholes   |   |
| DT                                 | 2009 | 31st Street           | Pike Avenue             | St. Croix Trail        | 2.5                   | 24         | 610         | 1626.7    | R                       | \$  | -                | \$                                       | -     | \$           | 53,436.00    | \$        | -  | \$ | 53,436.00    | several potholes breaking up; patches looking poor; some rutting; transverse cracking  |   |
| DT                                 | 2009 | 31st Street           | St. Croix Trail         | Perrot Avenue          | 2.5                   | 20         | 350         | 777.8     | R                       | \$  | -                | \$                                       | -     | \$           | 25,550.00    | \$        | -  | \$ | 25,550.00    | D-412 curb on north side; poor patches breaking up; rutting; edge raveling; alligator cracking; potholes   |   |
| DT                                 | 2009 | 30th Street           | St. Croix Trail         | west end               | 2.5                   | 14         | 660         | 1026.7    | R                       | \$  | -                | \$                                       | -     | \$           | 33,726.00    | \$        | -  | \$ | 33,726.00    | poor patching; edge broken up; potholes; alligator cracking; rutting   |   |
| DT                                 | 2009 | Perrot Avenue         | 31st Street             | Afton Boulevard        | 2.5                   | 18         | 400         | 800.0     | R                       | \$  | -                | \$                                       | -     | \$           | 26,280.00    | \$        | -  | \$ | 26,280.00    | poor patches; alligator cracking; rutting  |   |
| DT                                 | 2009 | Pike Avenue           | East end of Parking Lot | 31st Street            | 2.5                   | 16         | 350         | 622.2     | R                       | \$  | -                | \$                                       | -     | \$           | 20,440.00    | \$        | -  | \$ | 20,440.00    | poor patches; potholes; transverse cracking; block cracking; alligator cracking  |   |
| DT                                 | 2009 | Upper 34th Street     | St. Croix Trail         | west end               | 3                     | 15         | 305         | 508.3     | R                       | \$  | -                | \$                                       | -     | \$           | 16,698.75    | \$        | -  | \$ | 16,698.75    | alligator cracking; transverse cracking; edge cracking; some potholes  |   |
| DT                                 | 2009 | Pennington Avenue     | Afton Boulevard         | Cul-De-Sac             | 3.5                   | 15         | 1800        | 3000.0    | R                       | \$  | -                | \$                                       | -     | \$           | 98,550.00    | \$        | -  | \$ | 98,550.00    | transverse/longitudinal cracking; patching (fair-poor condition); block cracking; rutting  |   |
| DT                                 | 2009 | 35th Street           | St. Croix Trail         | Perrot Avenue          | 3.5                   | 16         | 275         | 488.9     | R                       | \$  | -                | \$                                       | -     | \$           | 16,060.00    | \$        | -  | \$ | 16,060.00    | poor patching; edge cracking; alligator cracking   |   |
| DT                                 | 2009 | Perrot Avenue         | Afton Boulevard         | 32nd Street            | 3.5                   | 16         | 345         | 613.3     | R                       | \$  | -                | \$                                       | -     | \$           | 20,148.00    | \$        | -  | \$ | 20,148.00    | transverse cracks; some patching; some rutting; block cracking   |   |
| DT                                 | 2009 | 31st Street           | Afton Marina Entrance   | Pike Avenue            | 4                     | 20         | 220         | 488.9     | R                       | \$  | -                | \$                                       | -     | \$           | 16,060.00    | \$        | -  | \$ | 16,060.00    | transverse cracking; block cracking; patches breaking up (intersection @ Pike Ave. looks good)   |   |
| DT                                 | 2009 | Upper 34th Street     | Pennington Avenue       | west end               | 4                     | 19         | 200         | 422.2     | R                       | \$  | -                | \$                                       | -     | \$           | 13,870.00    | \$        | -  | \$ | 13,870.00    | transverse cracks; longitudinal cracks; patching (fair-poor condition); Length of city street to be verified   |   |
| DT                                 | 2009 | 32nd Street           | Perrot Avenue           | St. Croix Trail        | 4.5                   | 18         | 405         | 810.0     | R                       | \$  | -                | \$                                       | -     | \$           | 26,608.50    | \$        | -  | \$ | 26,608.50    | patches; block cracking  |   |
| DT                                 | 2009 | 33rd Street           | St. Croix Trail         | west end               | 4.5                   | 14         | 340         | 528.9     | R                       | \$  | -                | \$                                       | -     | \$           | 17,374.00    | \$        | -  | \$ | 17,374.00    | transverse cracking; longitudinal cracks; block cracking; edge cracking/raveling; alligator cracking   |   |
| DT                                 | 2009 | 34th Street           | St. Croix Trail         | west end               | 4.5                   | 14         | 310         | 482.2     | R                       | \$  | -                | \$                                       | -     | \$           | 15,841.00    | \$        | -  | \$ | 15,841.00    | 2 edges broken up; 7 north 10' of road is good shape   |   |
| L                                  | 2010 | 42nd Street           | Trading Post Trail      | 190' west              | 2                     | 22         | 190         | 464.4     | R                       | \$  | -                | \$                                       | -     | \$           | 15,257.00    | \$        | -  | \$ | 15,257.00    | severe alligator cracking; some block cracking; road in poor condition   |   |
| L                                  | 2010 | Paldey Bridge Avenue  | 45th Street             | Cul-De-Sac             | 3.5                   | 24         | 825         | 2200.0    | R                       | \$  | -                | \$                                       | -     | \$           | 72,270.00    | \$        | -  | \$ | 72,270.00    | transverse cracks; bad alligator cracking; block cracking; road still looks to be fairly stable  |   |
| L                                  | 2010 | Paradox End Avenue    | 42nd Street             | Cul-De-Sac             | 4                     | 24         | 1490        | 3973.3    | R                       | \$  | -                | \$                                       | -     | \$           | 130,524.00   | \$        | -  | \$ | 130,524.00   | transverse cracking with secondary cracks; lots of alligator cracking  |   |
| L                                  | 2010 | 50th Street           | Gravel section          | St. Croix Trail        | 4                     | 20         | 770         | 1711.1    | R                       | \$  | -                | \$                                       | -     | \$           | 56,210.00    | \$        | -  | \$ | 56,210.00    | alligator cracking with some breaking up; patches; transverse cracks with secondary cracking; some block cracking  |   |
| L                                  | 2010 | 45th Street           | St. Croix Trail         | Pasture Ridge Road     | 4.5                   | 28         | 330         | 1026.7    | R                       | \$  | -                | \$                                       | -     | \$           | 33,726.00    | \$        | -  | \$ | 33,726.00    | transverse cracks; block cracking; surface wearing; alligator cracking @ intersection  |   |
| L                                  | 2008 | River Road            | St. Croix Trail         | 50th Street            | <5                    | 15         | 5430        | 9050.0    | R                       | \$  | -                | \$                                       | -     | \$           | 297,300.00   | \$        | -  | \$ | 297,300.00   | 6.5 transverse cracks; minor potholes; alligator cracks; some transverse cracking (~530'); 5 west side of road has rutting/raveling (~530'); 5.5 rutting with patches that are fair-poor (~2400'); 6 transverse cracks; slight alligator cracking; some block cracking; 2007 likely < 5.0 has not been officially rerated. |   |
| U                                  | 2010 | 15th Street           | Neal Avenue             | 350' west              | 3                     | 23         | 350         | 894.4     | R                       | \$  | -                | \$                                       | -     | \$           | 29,382.50    | \$        | -  | \$ | 29,382.50    | bad alligator cracking; transverse cracks with secondary cracking; edge cracking; patches in poor condition  |   |
| U                                  | 2010 | Oakgreen Avenue       | 15th Street             | Gravel Section south   | 3                     | 17         | 780         | 1473.3    | R                       | \$  | -                | \$                                       | -     | \$           | 48,399.00    | \$        | -  | \$ | 48,399.00    | transverse cracking; some severe alligator cracking; patching in poor condition  |   |
| U                                  | 2010 | 32nd Street           | Trading Post Trail      | Cul-De-Sac             | 3.5                   | 25         | 2310        | 6416.7    | R                       | \$  | -                | \$                                       | -     | \$           | 210,787.50   | \$        | -  | \$ | 210,787.50   | transverse cracking with secondary cracks; some alligator cracking; block cracking; 5 west end; 2 east end (severe alligator cracking)   |   |
| O                                  | 2007 | Sand Hill Road        | Stagecoach Trail        | East to end            | NA                    | 16         | 900         | 1600.0    | New Construction        | \$  | -                | \$                                       | -     | \$           | 186,622.00   | \$        | -  | \$ | 186,622.00   | rough estimate; unpaved street; erosion issues; Option I- \$88,786- Shape N Pave plus Drainage Improvements  |   |
| O                                  | 2009 | Stormwater Drainage   | Downtown                | Downtown               | NA                    | NA         | NA          | NA        | Stormwater Drainage     | \$  | -                | \$                                       | -     | \$           | 2,000,000.00 | \$        | -  | \$ | 2,000,000.00 | Rough Estimate   |   |
| C                                  | 2007 | 10th Street           | Neal Avenue             | 120' west              | 7                     | 25         | 120         | 353.3     | C                       | \$  | 116.67           | \$                                       | -     | \$           | 116.67       | \$        | -  | \$ | 116.67       | transverse cracks  |   |
| C                                  | 2007 | 10th Street           | Neal Avenue             | 180' east              | 7                     | 25         | 180         | 600.0     | C                       | \$  | 175.00           | \$                                       | -     | \$           | 175.00       | \$        | -  | \$ | 175.00       | large patch @ Quest driveway entrance (looks ok)   |   |
| C                                  | 2007 | 33rd Street           | St. Croix Trail         | east end               | 7                     | 24         | 270         | 720.0     | C                       | \$  | 252.00           | \$                                       | -     | \$           | 252.00       | \$        | -  | \$ | 252.00       | parking lot for Afton Inn/Press; few transverse cracks   |   |
| C                                  | 2007 | 4th Street            | Minar Avenue            | Morgan Avenue          | 7                     | 20         | 1100        | 2444.4    | C                       | \$  | 855.56           | \$                                       | -     | \$           | 855.56       | \$        | -  | \$ | 855.56       | transverse cracks 1/4"   |   |
| C                                  | 2007 | 55th Street           | Osgood Avenue           | Trading Post Trail     | 7                     | 24         | 1020        | 2720.0    | C                       | \$  | 952.00           | \$                                       | -     | \$           | 952.00       | \$        | -  | \$ | 952.00       | few transverse cracks  |   |
| C                                  | 2007 | 57th Street           | Trading Post Trail      | Osgood Avenue          | 7                     | 24         | 1210        | 3226.7    | C                       | \$  | 1,129.33         | \$                                       | -     | \$           | 1,129.33     | \$        | -  | \$ | 1,129.33     | few transverse cracks; good shape  |   |
| C                                  | 2007 | Afton Boulevard Court | Afton Boulevard         | Cul-De-Sac             | 7                     | 25         | 720         | 2000.0    | C                       | \$  | 700.00           | \$                                       | -     | \$           | 700.00       | \$        | -  | \$ | 700.00       | small edge crack; large patch near Afton Boulevard (looks ok)  |   |
| C                                  | 2007 | Minar Avenue          | 3rd Street              | 4th Street             | 7                     | 20         | 555         | 1233.3    | C                       | \$  | 431.66           | \$                                       | -     | \$           | 431.67       | \$        | -  | \$ | 431.67       | transverse cracks 1/4"-1/2"; road in good condition  |   |
| C                                  | 2007 | Osgood Avenue         | 55th Street             | Cul-De-Sac             | 7                     | 24         | 980         | 2613.3    | C                       | \$  | 914.67           | \$                                       | -     | \$           | 914.67       | \$        | -  | \$ | 914.67       | few transverse cracks; good shape  |   |
| C                                  | 2007 | Osgood Avenue         | 57th Street             | 55th Street            | 7                     | 24         | 1050        | 2800.0    | C                       | \$  | 980.00           | \$                                       | -     | \$           | 980.00       | \$        | -  | \$ | 980.00       | few transverse cracks; good shape  |   |
| C                                  | 2007 | Osgood Avenue         | Cul-De-Sac              | 57th Street            | 7                     | 24         | 1220        | 3253.3    | C                       | \$  | 1,138.67         | \$                                       | -     | \$           | 1,138.67     | \$        | -  | \$ | 1,138.67     | few transverse cracks; good shape  |   |
| C                                  | 2007 | Parsons Court         | 45th Street             | Cul-De-Sac             | 7                     | 24         | 990         | 2640.0    | C                       | \$  | 924.00           | \$                                       | -     | \$           | 924.00       | \$        | -  | \$ | 924.00       | transverse cracks (fairly tight)   |   |
| C                                  | 2007 | Pike Avenue           | 31st Street             | Afton Boulevard        | 7                     | 13         | 265         | 382.8     | C                       | \$  | 133.97           | \$                                       | -     | \$           | 133.97       | \$        | -  | \$ | 133.97       | few transverse cracks  |   |
| C                                  | 2007 | Valley Creek Trail    | Neal Avenue             | Trading Post Trail     | 7                     | 24         | 9205        | 24546.7   | C                       | \$  | 8,591.33         | \$                                       | -     | \$           | 8,591.33     | \$        | -  | \$ | 8,591.33     | transverse cracks; edge cracking (50'); few cracks in wheel path (20'); patch (looks ok)   |   |
| C                                  | 2007 | Valley Creek Trail    | Trading Post Trail      | Stagecoach Trail       | 7                     | 24         | 2080        | 5546.7    | C                       | \$  | 1,941.33         | \$                                       | -     | \$           | 1,941.33     | \$        | -  | \$ | 1,941.33     | transverse cracking  |   |
| C                                  | 2007 | Pheasant Court        | 50th Street             | Cul-De-Sac             | 7                     | 24         | 660         | 1760.0    | C                       | \$  | 616.00           | \$                                       | -     | \$           | 616.00       | \$        | -  | \$ | 616.00       | few transverse cracks; surface has some wear   |   |
| C                                  | 2007 | 30th Street           | Neal Avenue             | 150' west              | 7.5                   | 23         | 150         | 383.3     | C                       | \$  | 134.17           | \$                                       | -     | \$           | 134.17       | \$        | -  | \$ | 134.17       | transverse crack   |   |
| C                                  | 2007 | 50th Street           | Neal Avenue             | 150' west              | 7.5                   | 24         | 150         | 400.0     | C                       | \$  | 140.00           | \$                                       | -     | \$           | 140.00       | \$        | -  | \$ | 140.00       | some surface wearing   |   |
| C                                  | 2007 | 50th Street           | Norcrest Avenue         | Neal Avenue            | 7.5                   | 24         | 1970        | 5253.3    | C                       | \$  | 1,838.67         | \$                                       | -     | \$           | 1,838.67     | \$        | -  | \$ | 1,838.67     | few transverse cracks  |   |
| C                                  | 2007 | 50th Street           | Odell Avenue            | Norcrest Avenue        | 7.5                   | 24         | 4915        | 13106.7   | C                       | \$  | 4,587.33         | \$                                       | -     | \$           | 4,587.33     | \$        | -  | \$ | 4,587.33     | few transverse cracks  |   |
| C                                  | 2007 | Fahlstrom Place       | Indian Trail            | Cul-De-Sac             | 7.5                   | 24         | 1255        | 3346.7    | C                       | \$  | 1,171.33         | \$                                       | -     | \$           | 1,171.33     | \$        | -  | \$ | 1,171.33     | few transverse cracks; B-618 curb and gutter along south side of the east 1/2 of this road   |   |
| S                                  | 2008 | 59th Street           | Trading Post Trail      | Cul-De-Sac             | 5                     | 24         | 1080        | 2880.0    | C,S                     | Done in 2006                                  | \$               | 3,628.80                                 | \$    | -            | \$           | 3,628.80  | \$ | -  | \$           | 3,628.80   | transverse/longitudinal cracking; some alligator cracking   |
| S                                  | 2008 | Afton Hills Drive     | Stagecoach Trail        | Afton Hills Court, tee | 5                     | 21         | 4125        | 9625.0    | C,S                     | Done in 2006                                  | \$               | 12,127.50                                | \$    | -            | \$           | 12,127.50 | \$ | -  | \$           | 12,127.50  | bad patches @ Stagecoach Trail intersection; transverse cracking with some secondary cracks; block cracking; 4.5 parts of east 1/2 of street  |
| S                                  | 2008 | Odell Avenue          | 50th Street             | Trading Post Trail     | 5                     | 23         | 4285        | 10950.6   | C,S                     | Done in 2006                                  | \$               | 13,797.70                                | \$    | -            | \$           | 13,797.70 | \$ | -  | \$           | 13,797.70  | transverse cracking with secondary cracks; block cracking; 4.5 parts of east 1/2 of street  |
| S                                  | 2008 | 15th Street           | Manning Avenue          | 800' east              | 5.5                   | 22         | 800         | 1955.6    | C,S                     | Done in 2006                                  | \$               | 2,464.00                                 | \$    | -            | \$           | 2,464.00  | \$ | -  | \$           | 2,464.00   | transverse cracking with secondary cracks; block cracking; some small alligator cracking; small patches raveling; minor rutting   |
| S                                  | 2008 | 33rd Street           | Norsted Avenue          | west end               | 5.5                   | 25         | 480         | 1333.3    | C,S                     | Done in 2006                                  | \$               | 1,680.00                                 | \$    | -            | \$           | 1,680.00  | \$ | -  | \$           | 1,680.00   | transverse cracking with secondary cracks; some block cracking  |
| S                                  | 2008 | 42nd Street           | Cul-De-Sac              | Pasture Ridge Road     | 5.5                   | 24         | 1240        | 3306.7    | C,S                     | Done in 2006                                  | \$               | 4,166.40                                 | \$    | -            | \$           | 4,166.40  | \$ | -  | \$           | 4,166.40   | transverse cracking with secondary cracks; some block cracking  |
| S                                  | 2008 | 42nd Street           | Paradox End Avenue      | Trading Post Trail     | 5.5                   | 24         | 4580        | 12213.3   | C,S                     | Done in 2006                                  | \$               | 15,388.80                                | \$    | -            | \$           | 15,388.80 | \$ | -  | \$           | 15,388.80  | 6 B-618 curb & gutter on both sides; transverse cracks; block cracking; settlement @ storm sewer crossing (~950'); 5 no curb & gutter; transverse cracking with secondary cracks; block cracks; edge cracking; some alligator cracking (~1690'); 6 transverse c |
| S                                  | 2008 | Norsted Avenue        | south end               | 33rd Street            | 5.5                   | 25         | 1970        | 5472.2    | C,S                     | Done in 2005                                  | \$               | 6,895.00                                 | \$    | -            | \$           | 6,895.00  | \$ | -  | \$           | 6,895.00   | 6 transverse cracking; block cracking; 5 some alligator cracking (~750' mid block)  |
| S                                  | 2008 | Pasture Ridge Road    | 45th Street             | 42nd Street            | 5.5                   | 24         | 2325        | 6200.0    | C,S                     | Done in 2006                                  | \$               | 7,812.00                                 | \$    | -            | \$           | 7,812.00  | \$ | -  | \$           | 7,812.00   | transverse cracking with secondary cracking; some block cracking; some edge cracking  |
| S                                  | 2008 | 22nd Street           | Neal Avenue             | 130' west              | 6                     | 27         | 130         | 390.0     | C,S                     | Done in 2006                                  | \$               | 491.40                                   | \$    | -            | \$           | 491.40    | \$ |    |              |  |   |

DRAFT  
Capital Improvement Plan 2007-2012

| ROAD PROJECTS BY LOCATION AND TYPE |      |                      |                    |                    |                       |            |             |           |                         |   |                  |  |                 |                 |   |
|------------------------------------|------|----------------------|--------------------|--------------------|-----------------------|------------|-------------|-----------|-------------------------|---|------------------|--|-----------------|-----------------|---|
| Location or Type                   | Year | Street               | From               | To                 | Rating <sup>(1)</sup> | Width (ft) | Length (ft) | Area (sy) | Recommended Maintenance | Estimated Maintenance Cost <sup>(2) (3)</sup> |                  |  |                 | Street Total    | Comments  |
|                                    |      |                      |                    |                    |                       |            |             |           |                         | Crack Sealing Cost                            | Sealcoating Cost | Reclamation and Pave Cost <sup>(4)</sup> | Other           |                 |   |
| S                                  | 2008 | Pasture Ridge Road   | 42nd Street        | Cul-De-Sac         | 6                     | 24         | 1315        | 3506.7    | C,S                     | Done in 2006                                  | \$ 4,418.40      | \$ -                                     | \$ -            | \$ 4,418.40     | transverse cracking with some secondary cracks; block cracking; some edge alligator cracking  |
| S                                  | 2008 | Tomahawk Drive       | Indian Trail       | Tomahawk Lane      | 6                     | 20         | 2525        | 5611.1    | C,S                     | Done in 2006                                  | \$ 7,070.00      | \$ -                                     | \$ -            | \$ 7,070.00     | transverse cracks (some<10'; some 1/2"-); some block cracking; some edge cracking   |
| S                                  | 2008 | Tomahawk Lane        | Tomahawk Drive     | Tomahawk Drive     | 6                     | 20         | 2145        | 4766.7    | C,S                     | Done in 2006                                  | \$ 6,006.00      | \$ -                                     | \$ -            | \$ 6,006.00     | transverse cracks (some<10'); block cracking; some edge cracking  |
| S                                  | 2008 | Trading Post Trail   | 40th Street        | 42nd Street        | 6                     | 23         | 1125        | 2875.0    | C,S                     | Done in 2005                                  | \$ 3,622.50      | \$ -                                     | \$ -            | \$ 3,622.50     | transverse cracking; some block cracking  |
| S                                  | 2008 | Trading Post Trail   | Valley Creek Trail | 140' south         | 6                     | 24         | 140         | 373.3     | C,S                     | Done in 2006                                  | \$ 470.40        | \$ -                                     | \$ -            | \$ 470.40       | transverse cracking with some secondary cracks; lots of surface wear  |
| S                                  | 2008 | 8th Court            | 8th Street         | Cul-De-Sac         | 6.5                   | 24         | 925         | 2466.7    | C,S                     | Done in 2006                                  | \$ 3,108.00      | \$ -                                     | \$ -            | \$ 3,108.00     | transverse cracking 1/2"+   |
| S                                  | 2008 | 8th Street           | 8th Court          | 10th Street        | 6.5                   | 24         | 1215        | 3240.0    | C,S                     | Done in 2006                                  | \$ 4,082.40      | \$ -                                     | \$ -            | \$ 4,082.40     | transverse cracking 1/2"+   |
| S                                  | 2008 | 8th Street           | Manning Avenue     | 8th Court          | 6.5                   | 24         | 1740        | 4640.0    | C,S                     | Done in 2006                                  | \$ 5,846.40      | \$ -                                     | \$ -            | \$ 5,846.40     | transverse cracking 1/2"+   |
| S                                  | 2008 | Indian Trail         | Fahlstrom Place    | Break Line         | 6.5                   | 24         | 3555        | 9490.0    | C,S                     | Done in 2006                                  | \$ 11,944.80     | \$ -                                     | \$ -            | \$ 11,944.80    | transverse cracks; some secondary cracking along transverse lines   |
| S                                  | 2008 | Morgan Avenue        | 4th Street         | 3rd Street         | 6.5                   | 20         | 475         | 1055.6    | C,S                     | Done in 2005                                  | \$ 1,330.00      | \$ -                                     | \$ -            | \$ 1,699.44     | transverse cracks 1/4"-1/2"; block cracking starting  |
| Completed- C                       | NA   | Division Street      | Stagecoach Trail   | Croixview Avenue   | 7                     | 25         | 3375        | 9375.0    | C                       | Done in 2005                                  | \$ -             | \$ -                                     | \$ -            | \$ -            | few transverse cracks; good shape   |
| Completed- C, S                    | NA   | 50th Street          | St. Croix Trail    | Trading Post Trail | 5                     | 27         | 2630        | 7890.0    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking with secondary cracking; longitudinal cracking; block cracks; some alligator areas (poor)   |
| Completed- C,S                     | NA   | 15th Street          | Oakgreen Avenue    | Neal Avenue        | 6                     | 23         | 5375        | 13736.1   | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking; some secondary cracks; some edge cracking; some block cracking   |
| Completed- C,S                     | NA   | 30th Street          | Trading Post Trail | Nybeck Avenue      | 6                     | 24         | 3040        | 8106.7    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking with secondary cracks; some block cracking; just east of Nybeck @ low point is gravel section   |
| Completed- C,S                     | NA   | 34th Street          | Nybeck Avenue      | Norsted Avenue     | 6                     | 24         | 1335        | 3560.0    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking with secondary cracking; some block cracking  |
| Completed- C,S                     | NA   | Oakgreen Avenue      | Oakgreen Circle    | 40th Street        | 6                     | 24         | 1550        | 4133.3    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking with some secondary cracks; some edge cracking; some block cracking   |
| Completed- C,S                     | NA   | Oakgreen Circle East |                    |                    | 6                     | 24         | 3180        | 8480.0    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking with secondary cracks; block cracking; some edge cracking   |
| Completed- C,S                     | NA   | Oakgreen Circle West |                    |                    | 6                     | 24         | 2520        | 6720.0    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking; some block cracking; some edge cracking; some alligator cracking   |
| Completed- C,S                     | NA   | Strawberry Hill Road | 15th Street        | Cul-De-Sac         | 6                     | 24         | 965         | 2573.3    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking with some secondary cracks; lots of surface wear; some block cracking   |
| Completed- C,S                     | NA   | 15th Street          | Oelvig Avenue      | Oakgreen Avenue    | 6.5                   | 22         | 1520        | 3715.6    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking; some secondary cracks; some block cracking; 5 - longitudinal cracking; pavement settling(-100' east of Oakgreen Avenue along north side of road) |
| Completed- C,S                     | NA   | 15th Street          | Stagecoach Trail   | Oelvig Avenue      | 6.5                   | 22         | 4090        | 9997.8    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking 1/2"; some secondary cracking; 150' long stretch of poor alligator cracking (mid-street)  |
| Completed- C,S                     | NA   | 30th Street          | Nybeck Avenue      | Neal Avenue        | 6.5                   | 24         | 4720        | 12586.7   | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking; some block cracking starting   |
| Completed- C,S                     | NA   | 3rd Street           | Neal Avenue        | Morgan Avenue      | 6.5                   | 22         | 405         | 990.0     | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking 1/4"-1/2"; block cracking; some edge cracking   |
| Completed- C,S                     | NA   | 50th Street          | Trading Post Trail | Odell Avenue       | 6.5                   | 24         | 1280        | 3413.3    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking; some edge cracking   |
| Completed- C,S                     | NA   | Croixview Avenue     | Division Street    | Cul-De-Sac south   | 6.5                   | 21         | 2360        | 5506.7    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracks; block cracking; some edge cracking   |
| Completed- C,S                     | NA   | Trading Post Trail   | 42nd Street        | 50th Street        | 6.5                   | 23         | 4005        | 10235.0   | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking; block cracking; some slight settlement @ most  |
| Completed- C,S                     | NA   | Trading Post Trail   | 50th Street        | 55th Street        | 6.5                   | 25         | 2365        | 6569.4    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking; block cracking   |
| Completed- C,S                     | NA   | Trading Post Trail   | 55th Street        | 57th Street        | 6.5                   | 25         | 1065        | 2958.3    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking (some <10' between individual cracks, 1/4"-1/2" wide); bituminous curb  |
| Completed- C,S                     | NA   | Trading Post Trail   | 57th Street        | Odell Avenue       | 6.5                   | 23         | 785         | 2006.1    | C,S                     | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracking (some <10' between individual cracks, 1/4"-1/2" wide); bituminous curb  |
| Completed- C,S                     | NA   | 3rd Street           | Morgan Avenue      | Minar Avenue       | 7                     | 21         | 935         | 2181.7    | C                       | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | transverse cracks   |
| Completed- C,S                     | NA   | Trading Post Trail   | Odell Avenue       | 59th Street        | 7                     | 23         | 830         | 2121.1    | C                       | Done in 2005                                  | Done in 2006     | \$ -                                     | \$ -            | \$ -            | some transverse cracks; road in good shape  |
| NA                                 | NA   | Oelvig Avenue        | 15th Street        | Cul-De-Sac         | 8                     | 24         | 960         | 2560.0    |                         |   | \$ -             | \$ -                                     | \$ -            | \$ -            | one transverse crack (~200' south of 15th Street); very good condition  |
| <b>Maintenance Estimate Totals</b> |      |                      |                    |                    |                       |            |             |           |                         | \$ 27,723.69                                  | \$ 167,463.80    | \$ 1,985,126.85                          | \$ 2,000,000.00 | \$ 4,180,950.96 |   |

Notes:  
<sup>(1)</sup> Streets were rated in 2005. Ratings are based on PASER rating system for asphalt roads as developed by the Transportation Information Center, University of Wisconsin - Madison.  
<sup>(2)</sup> The costs in this table reflect the assumption that streets needing sealcoat also need crack sealing (at the time of initial rating).  
<sup>(3)</sup> Estimated costs are based on 2006 construction dollars with a 5% inflation factor applied for 2007, including soft costs.  
<sup>(4)</sup> Reclamation and Pave Cost estimate is based on the cost of similar projects constructed in 2006 which required only minor drainage improvements. For project years where more complex drainage improvements are anticipated, the City may wish to include a

| KEY            |  |
|----------------|--|
| AH             | Afton Hills Area                         |
| DT             | Downtown/Old Village                     |
| U              | Upper Misc Roads- North of Afton Blvd.   |
| L              | Lower Misc Roads- South of Afton Blvd.   |
| O              | Other                                    |
| C              | Crack Sealing                            |
| S              | Seal Coating                             |
| Completed- C   | Crack Sealing Completed                  |
| Completed- C,S | Crack Sealing and Seal Coating Completed |
| NA             | Not Applicable                           |

| RECLAMATION/NEW CONSTRUCTION/ STORMWATER DRAINAGE (2008-2010) |                        |
|---|------------------------|
| \$ 473,348.60   | AH                     |
| \$ 288,569.00   | U                      |
| \$ 605,287.00   | L                      |
| \$ 431,302.25   | DT                     |
| \$ 186,622.00   | New Construction       |
| \$ 2,000,000.00   | Stormwater Drainage DT |
| \$ 3,985,126.85   | <b>TOTAL</b>           |

**CRACK SEALING (2007)**  
\$27,723.69

**SEAL COATING (2008)**  
\$167,463.80

| Bonding      |                                   |                     |
|--------------|-----------------------------------|---------------------|
| Group        | Description                       | Amount              |
| Section 1    | 2.0-2.9 and AH and Sand Hill Road | 865,317.60          |
| Section 2    | 3.0-3.9                           | 512,295.75          |
| Section 3    | 4.0-4.9                           | 607,513.50          |
| Stormwater   |                                   | 2,000,000.00        |
| <b>Total</b> |                                   | <b>3,985,126.85</b> |

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

# **Meeting Date June 13, 2016**

## **Council Memo**

To: Honorable Mayor Bend and Members of the City Council  
From: Ron Moorese, City Administrator  
Date: June 6, 2016  
Re: Discussion of the City's Permitting Process

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Mayor Bend has requested that the Council have a brief discussion regarding the City's permitting process.

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

# Meeting Date June 13, 2016

## Council Memo

To: Honorable Mayor Bend and Members of the City Council  
From: Ron Moorese, City Administrator  
Date: June 6, 2016  
Re: Discussion Regarding the Prohibition of Grading on Man-Made Steep Slopes

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The Zoning Code prohibits the disturbance of slopes of 18% or greater (See the ordinance language below). This regulation often comes into play in relation to the construction of driveways. In some recent driveway situations, the driveways were initially proposed to cross steep slopes that were not natural slopes but were created by the construction of a ditch as part of the roadway on which the property was located, and/or were created by the construction of an existing driveway. While the disturbance of any steep slope requires proper erosion control measures to protect the slope, the question has been raised as to whether the 18% slope restriction was meant to protect man-made steep slopes as well as natural slopes. Staff would like to obtain feedback from the Council regarding the question of whether man-made steep slopes should be subject to the same restrictions regarding disturbance as natural steep slopes.

Sec. 12-215. Land reclamation and land grading.

D. Grading of Slopes

1. No slopes of 18% or greater shall be disturbed.
2. Within the Lower St. Croix River Bluffland and Shoreland Management District, no slopes of 12% or greater shall be disturbed (See Sec. 12-702).
3. Additional grading and filling requirements are applicable if in Shoreland Management District (See Sec. 12-407).