

AGENDA

MAPLEWOOD CITY COUNCIL
7:00 P.M., Monday, June 9, 1997
Council Chambers, Municipal Building
Meeting No. 97-11

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF MINUTES

1. Minutes of Meeting 97-10, (May 27, 1997)

E. APPROVAL OF AGENDA

EA. PRESENTATIONS

NONE

F. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion on these items. If a member of the City Council wishes to discuss an item, that item will be removed from the Consent Agenda and will be considered separately.

1. Approval of Claims
2. Resolution of Appreciation, Community Development Department - David Koepesky
3. Police Department to Accept Donation of \$3,500 from 3M
4. Sanitary Sewer Billing Agreements
5. St. Paul Waste Utility Agreement Amendment
6. No Parking Parkway Drive, Larpenteur to Frost
7. Hill Murray Father's Club Charitable Gambling Resolution

G. PUBLIC HEARINGS

1. 7:00 P.M.: Conditional Use Permit (Accessory Building) - 2405 Carver Avenue (Grand)
2. 7:15 P.M.: Conditional Use Permit (Rear Yard Setback) - 2431 Carver Avenue (Telin)
3. 7:30 P.M.: US West Telecommunications Tower (500 Carlton Street)
Conditional Use Permit _____
Design Approval _____
4. 7:45 P.M.: Outback Steakhouse Restaurant (Beam Avenue and Southlawn Drive)
Conditional Use Permit _____
Design Approval _____

H. AWARD OF BIDS
NONE

I. UNFINISHED BUSINESS

1. Carey Addition (Carey Heights Drive)
Preliminary Plat _____
Lot Area Variance _____
Zoning Map Change (F to R-1) _____
2. Ordinance to Provide for Billing Residential Sewer Services Based on Flow (Second Reading) _____
3. Ordinance to Revise Nonresidential Hydrant Charges to Cubic Feet and Base Charges on Current Flow (Second Reading) _____
4. Ordinance to Revise Delinquency Charge on Recycling Bills (Second Reading) _____
5. Backyard Building Systems - Conditional Use Permit Review (Highway 61) _____

J. NEW BUSINESS

1. Beebe Road Pump Station Repairs _____
2. Highwood Avenue Speed Limit _____
3. Lift Station 7, 1985 Arcade Street - Project 96-17 _____

K. VISITOR PRESENTATIONS

L. COUNCIL PRESENTATIONS

1. _____
2. _____
3. _____
4. _____

M. ADMINISTRATIVE PRESENTATIONS

1. _____
2. _____
3. _____

N. ADJOURNMENT

MINUTES OF MAPLEWOOD CITY COUNCIL
7:00 P.M., Tuesday, May 27, 1997
Council Chambers, Municipal Building
Meeting No. 97-10

A. CALL TO ORDER

A regular meeting of the City Council of Maplewood, Minnesota was held in the Council Chambers, Municipal Building, and was called to order at 7:00 P.M. by Mayor Bastian.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Gary W. Bastian, Mayor	Present
Sherry Allenspach, Councilmember	Present
Dale H. Carlson, Councilmember	Present
Marvin C. Koppen, Councilmember	Present
George F. Rossbach, Councilmember	Present

D. APPROVAL OF MINUTES

1. Minutes of Council/Manager Workshop of May 5, 1997

Councilmember Carlson moved to approve the minutes of Council/Manager Workshop of May 5, 1997, as presented.

Seconded by Councilmember Allenspach Ayes - all

2. Minutes of Special Council Meeting, May 12, 1997

Councilmember Carlson moved to approve the minutes of Special Council Meeting of May 12, 1997, as presented.

Seconded by Councilmember Rossbach Ayes - all

3. Minutes of Meeting 97-09, (May 12, 1997)

Councilmember Rossbach moved to approve the minutes of Meeting No. 97-09 (May 12, 1997) as corrected:

Page 20, L.2.b: Councilmember Rossbach moved to direct staff to investigate the screening condition of the building and follow up with a report to the Council.

Seconded by Councilmember Carlson Ayes - all

E. APPROVAL OF AGENDA

Mayor Bastian moved to approve the Agenda as amended:

- L1 Compost Site
- L2 Recreational Fires
- L3 Golf Dome

Seconded by Councilmember Carlson

Ayes - all

EA. PRESENTATIONS

NONE

F. CONSENT AGENDA

Councilmember Rossbach moved, seconded by Councilmember Carlson; ayes - all, to approve the Consent Agenda, Items F-1 thru F-11, as recommended. (Item F-12 moved to J-8)

1. Approval of Claims

Approved the following claims:

<u>ACCOUNTS PAYABLE:</u>	\$ 159,038.18	Checks #7077-#7086 Dated 5-2-97 thru 5-7-97
	\$ 60,905.69	Checks #31625- #31732 Dated 5-13-97
	\$ 19,400.06	Checks #7087- #7089 Dated 5-9-97 thru 5-13-97
	<u>\$ 89,537.70</u>	Checks #31735-#31842 Dated 5-20-97
	\$ 328,881.63	Total Accounts Payable
<u>PAYROLL:</u>	\$ 281,563.28	Payroll Checks and Direct Deposits Dated 5-16-97
	<u>\$ 47,252.69</u>	Payroll Deduction Check Dated 5-16-97
	\$ 328,815.97	Total Payroll
	<u>\$ 657,697.60</u>	GRAND TOTAL

2. Budget Change for 1996 Gladstone Fire Contract

Authorized appropriate budget changes and an additional \$5,011.70 be transferred to the Gladstone Fire District Fund from the General Fund contingency account.

3. Amber Hills 6th Addition Final Plat (Sterling Street and Matterhorn Drive)

Approved the Amber Hills Sixth Addition final plat, subject to the developer recording with the final plat:

- A. The deed restrictions about the wetland buffer easements.
- B. A deed transferring Outlot A to the City.

4. Saint Paul Water Utility CUP Review (1900 Rice Street)

Reviewed and renewed the conditional use permit for the water utility at 1900 Rice Street. It will be reviewed again only if a problem arises or if the owner proposes major changes to the site.

5. Arlington Hills Church CUP Review (759 County Road B)

Reviewed and renewed the conditional use permit for Arlington Hills United Methodist Church at 759 County Road B. It will be reviewed again only if a problem arises or if the church proposes major changes to the site.

6. Commercial Equipment Towing Business CUP Review (2194 Van Dyke Street)

Reviewed and renewed the conditional use permit for the towing business at 2194 Van Dyke Street. The City Council will review this permit again in one year to monitor this use.

7. Purchase Energy Management System for Public Works Garage from Cramer Services

Approved the bid from Cramer Building Services for the energy management system in the amount of \$15,961.

8. Budget Adjustment - Parks & Recreation

Approved the budget appropriation of \$1,920.00 for part-time staff and \$480.00 for supplies.

9. Waiver of Food Permit for Pack 64 Cub Scouts

Approved the miscellaneous permit for Cub Scout Pack 64 to sell food at Cross Lutheran Church on May 31, 1997, and waived the \$40.00 permit fee.

10. Contract for Use of Fire Training Facility

Authorized the Manager to execute the contract between the St. Paul Fire Department and the City of Maplewood, with funds for rental fees coming from the fire suppression training budget.

11. Capital City Mutual Aid Agreement

Approved the Maplewood Fire Department to enter into the Capitol City Mutual Aid Association Reciprocal Fire Service Agreement.

12. CUP Review - "Backyard Building Systems" Shed Sales & "Park-N-Sell" Used Car Sales

Moved to J-8.

G. PUBLIC HEARINGS

1. 7:08 P.M.: Carey Addition (Carey Heights Drive)

- a. Mayor Bastian convened the meeting for a public hearing regarding the Carey Addition preliminary plat approval.
- b. Manager McGuire introduced the staff report.

- c. Director of Community Development Coleman presented the specifics of the report.
- d. Commissioner Kevin Kittridge presented the Planning Commission report.
- e. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following persons were heard:

Dave Torgerson, Applicant, 70 West County Road C
 Kim Esch, 2993 Carey Heights Drive
 Pam Krahmer, 2999 Carey Heights Drive
 Rich Pearson, 2990 Carey Heights Drive
 Louis Galland, 2994 Carey Heights Drive
 Dave Torgerson, second appearance
 Karen Carey Bonner, on behalf of owners
 Robert Young, 2964 Carey Heights Drive

- f. Mayor Bastian closed the public hearing.

Preliminary Plat

Councilmember Carlson moved to table the Carey addition plat until June 9th to give staff time to prepare a staff report on the setbacks from the pipeline ordinance, signage, traffic control devices that could be built into the plat, and the requirements for a variance on two substandard lots.

Seconded by Councilmember Koppen

Ayes - all

H. AWARD OF BIDS

1. Gervais Avenue Improvements, Project 96-02

- a. Manager McGuire introduced the staff report.
- b. Director of Public Works Haider presented the specifics of the report.
- c. Councilmember Carlson introduced the following Resolution and moved its adoption:

97 - 05 - 55

**AWARD OF BID FOR CONSTRUCTION OF STREET AND UTILITY IMPROVEMENTS,
CITY PROJECT 96-02**

BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the bid of T.A. Schifsky and Sons, Inc. in the amount of \$369,727.25 is the lowest responsible bid for the construction of Gervais Avenue, Barclay Street to Kennard Street, Street and Utility Improvements, City Project 96-02, and the Mayor and Clerk are hereby authorized and directed to enter into a contract with said bidder for and on behalf of the City.

The Finance Director is hereby authorized to make the financial transfers necessary to implement the financing plan for the project.

Seconded by Councilmember Koppen

Ayes - all

- d. Councilmember Carlson introduced the following Resolution and moved its adoption:

97 - 05 - 56

**AWARD OF BID FOR LANDSCAPE IMPROVEMENTS,
CITY PROJECT 96-02**

BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the bid of Minnesota Valley Landscaping in the amount of \$19,670.50 is the lowest responsible bid for the construction of Gervais Avenue, Barclay Street to Kennard Street, Landscape Improvements, City Project 96-02, and the Mayor and Clerk are hereby authorized and directed to enter into a contract with said bidder for and on behalf of the City.

The Finance Director is hereby authorized to make the financial transfers necessary to implement the financing plan for the project.

Seconded by Councilmember Koppen

Ayes - all

2. Arcade Street Improvements, Project 96-22

- a. Manager McGuire introduced the staff report.
- b. Councilmember Carlson introduced the following Resolution and moved its adoption:

97 - 05 - 57

**AWARD OF BID FOR CONSTRUCTION OF STREET AND UTILITY IMPROVEMENTS
CITY PROJECT 96-22**

BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the bid of Ryan Contracting, Inc. in the amount of \$884,219.20 is the lowest responsible bid for the construction of Arcade Street, Keller Parkway to LaBore Road, Street and Utility Improvements, City Project 96-22, and the Mayor and Clerk are hereby authorized and directed to enter into a contract with said bidder for and on behalf of the City.

The Finance Director is hereby authorized to make the financial transfer necessary to implement the financing plan for the project.

Seconded by Councilmember Koppen

Ayes - all

3. Purchase Air Handling Units from Northern Air for Public Works Building

- a. Manager McGuire introduced the staff report.
- b. Councilmember Carlson moved to approve awarding the bid for the replacement of the air handling units at the Public Works building in the amount of \$46,997 to Northern Air Corporation.

Seconded by Councilmember Koppen

Ayes - all

4. Award Contract to Bituminous Roadways for the Phase One Construction of Wakefield Park

- a. Manager McGuire introduced the staff report.
- b. Director of Parks & Recreation Anderson presented the specifics of the report.
- c. Councilmember Carlson moved to approve awarding the bid for the Wakefield Park improvements in the amount of \$244,173.60 to Bituminous Roadways, Inc.

Seconded by Councilmember Koppen

Ayes - all

5. Award Food and Beverage Provider at Maplewood Community Center

- a. Manager McGuire introduced the staff report.
- b. Director of Parks & Recreation Anderson presented the specifics of the report.
- c. Councilmember Carlson moved to approve the agreement with Suzanne's Cuisine, Inc. to serve as sole food and beverage provider for the Maplewood Community Center with the following addendum:

The term of this Agreement shall be for one year commencing June 1, 1997 and shall be renewed annually for a one year period.

If the City does not act and give notice before May 1 of each fiscal year, the contract shall be automatically extended for another year commencing June 1 and from year to year thereafter, under its existing terms, unless and until the City gives notice of a non-extension. The above-captioned terms shall be valid unless this Agreement has been terminated by either party pursuant to terms. In the event the City exercises their right to terminate the contract during the contract year, SCI shall have a right to complete its service contracts, pursuant to the terms of this Agreement, for one year from the date of termination.

Seconded by Councilmember Allenspach

Ayes - Mayor Bastian, Councilmember Allenspach, Councilmember Carlson, Councilmember Koppen
Nays - Councilmember Rossbach

I. UNFINISHED BUSINESS

NONE

J. NEW BUSINESS

1. Stop Sign Request - Barclay and Ripley

- a. Manager McGuire introduced the staff report.
- b. Director of Public Works Haider presented the specifics of the report.
- c. Councilmember Carlson moved to approve installation of all way stop signs at the corner of Ripley Avenue and Barclay Street.

Seconded by Councilmember Koppen

Ayes - all

Mayor Bastian moved to move J-8 for action now.

Seconded by Councilmember Carlson

Ayes - all

CUP Review - "Backyard Building Systems" Shed Sales & Park-N-Sell" Used Car Sales

- a. Manager McGuire introduced the staff report.
- b. Community Development Director Coleman presented the specifics of the report.
- c. Mayor Bastian asked if anyone wished to speak before the Council regarding this matter. The following person was heard:

Larry Kidd, Owner of Park-N-Sell

- d. Mayor Bastian moved to table this item to June 9th for owner to review CUP with staff.

Seconded by Councilmember Carlson

Ayes - all

2. TH61 and Roselawn Signal System

- a. Manager McGuire introduced the staff report.
- b. Director of Public Works Haider presented the specifics of the report.
- c. Councilmember Carlson moved to approve the City's participation in an emergency vehicle pre-emption (EVP) system for the proposed traffic signal at Roselawn Avenue and Highway 61.

Seconded by Councilmember Koppen

Ayes - all

3. 1998-2002 Capital Improvement Plan (4 votes)

- a. Manager McGuire introduced the staff report.
- b. Councilmember Rossbach moved to delete Item 3, Harvest Park Improvements.

Seconded by Councilmember Koppen

Ayes - Councilmember Rossbach
Nays - Mayor Bastian, Councilmember Allenspach, Councilmember Carlson, Councilmember Koppen

MOTION FAILED

- c. Councilmember Carlson introduced the following Resolution, as amended, with date change on Gladstone Fire Station referendum from 1997 to 1999 and moved its adoption:

97 - 05 - 58

RESOLUTION ADOPTING THE 1998-2002 CAPITAL IMPROVEMENT PLAN

WHEREAS, the 1998-2002 Capital Improvement Plan coordinates the timing and financing of major equipment purchases and construction projects, and

WHEREAS, the 1998-2002 C.I.P. is a planning tool for City staff and elected officials, and

WHEREAS, it is important to follow the construction and financing schedule on pages 1-9 and 1-10 in the C.I.P. in order to fully utilize the City's engineering staff and minimize the need for consultant engineers, and

NOW THEREFORE, BE IT RESOLVED, that the 1998-2002 C.I.P. is hereby adopted as a planning document, and

BE IT FURTHER RESOLVED, the construction and financing schedule on pages 1-9 and 1-10 in the C.I.P. will be followed to the greatest extent possible.

Seconded by Councilmember Koppen

Ayes - Mayor Bastian, Councilmember Allenspach, Councilmember Carlson, Councilmember Koppen
Nays - Councilmember Rossbach

4. Ordinance to Provide for Billing Residential Sewer Services Based on Flow

- a. Manager McGuire introduced the staff report.
- b. Director of Public Works Haider presented the specifics of the report.
- c. Councilmember Carlson moved to approve the first reading of an ordinance which provides for billing residential properties based on flow effective with bills dated 7-1-97.

Seconded by Councilmember Allenspach

Ayes - all

5. Ordinance to Revise Nonresidential Hydrant Charges to Cubic Feet and Base Charges on Current Flow

- a. Manager McGuire introduced the staff report.
- b. Director of Public Works Haider presented the specifics of the report.
- c. Councilmember Carlson moved to approve the first reading of an ordinance which provides for billing nonresidential properties based on cubic feet and on current water usage effective with bills dated 7-1-97.

Seconded by Councilmember Allenspach Ayes - all

6. Ordinance to Revise Delinquency Charge on Recycling Bills

- a. Manager McGuire introduced the staff report.
- b. Councilmember Carlson moved to approve the first reading of an ordinance which will decrease the delinquency charge from ten percent to five percent effective with bills dated 7-1-97.

Seconded by Councilmember Koppen Ayes - all

7. Broadleaf Spraying in City Parks

- a. Manager McGuire introduced the staff report.
- b. Director of Parks & Recreation Anderson presented the specifics of the report.

No action was taken on this item.

K. VISITOR PRESENTATIONS

None

L. COUNCIL PRESENTATIONS

1. Compost Site

- a. Community Development Director Coleman updated the Council on the progress of the location of the compost site. She will notify the Council and residents of upcoming meetings.

2. Recreational Fires

- a. A discussion was held regarding recreational fires being a nuisance.
- b. Fire Chief Hewitt will research and report back to the Council.

3. Golf Dome

- a. Community Development Director Coleman updated the Council on the progress of the required landscaping around the dome.
- b. Mayor Bastian suggested a review of the conditional use permit for the dome if landscaping was not done by July 1, 1997.

4. Mayor's Update

- a. Mayor Bastian informed the Council of several upcoming events and meetings.

M. ADMINISTRATIVE PRESENTATIONS

1. Open Space

- a. Council received an update on the progress of open space.
- b. Further discussion will take place at the next Council/Manager Workshop.

N. ADJOURNMENT

9:45 P.M.

Karen Guilfoile, City Clerk

AGENDA REPORT

TO: City Council
FROM: Finance Director
RE: APPROVAL OF CLAIMS
DATE: May 29, 1997

Attached is a listing of paid bills for informational purposes. The City Manager has reviewed the bills and authorized payment in accordance with City Council approved policies.

ACCOUNTS
PAYABLE

\$104,716.34	Checks #7090 thru #7098 dated 5-15-97 thru 5-21-97
\$347,800.39	Checks #31845 thru #31998 dated 5-27-97
\$7,014.40	Checks #7099 thru #7103 dated 5-22-97 thru 5-29-97
<u>\$33,497.29</u>	Checks #32003 thru #32060 dated 6-3-97

\$493,028.42 Total Accounts Payable

PAYROLL:

\$282,646.67	Payroll Checks and Direct Deposits dated 5-2-97 thru 5-30-97
<u>\$17,800.65</u>	Payroll Deduction check #59091 thru #59097 dated 5-30-97

\$300,447.32 Total Payroll

\$793,475.74 GRAND TOTAL

Attached is a detailed listing of these claims.

rb

Attachments

C:\OFFICE\WPWIN\AGENDA\APPRCLM2.MAY

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 05

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
7090	05/15/97	741601	RAMSEY COUNTY	97 PROPERTY TAXES	163.62	163.62
7091	05/16/97	190400	DEPT. OF NATURAL RESOURCES	DNR LICENSE FEES PAYABLE	1,000.00	1,000.00
7092	05/19/97	662251	NORWEST BANK MINNESOTA, N.A.	F.I.C.A. PAYABLE	15,169.38	
				FEDERAL INCOME TAXES PAYABLE	30,506.00	
				FICA CONTRIBUTIONS	15,169.38	60,844.76
7093	05/19/97	550150	MN BENEFIT ASSOCIATION	MAY PREMIUM	155.24	155.24
7094	05/19/97	341706	HERITAGE BANK	WAGE DEDUCTION	500.00	500.00
7095	05/21/97	720600	POSTMASTER	POSTAGE-MAPLEWOOD IN MOTION	10,000.00	10,000.00
7096	05/21/97	081100	BODINE, RENEE	PETTY CASH	7.40	
				PETTY CASH	21.29	
				PETTY CASH	6.76	
				PETTY CASH	1.68	
				PETTY CASH	21.28	
				PETTY CASH	6.22	
				PETTY CASH	9.39	
				PETTY CASH	6.37	
				PETTY CASH	15.00	
				PETTY CASH	2.49	
				PETTY CASH	8.64	
				PETTY CASH	15.00	
				PETTY CASH	4.25	
				PETTY CASH	8.28	
				PETTY CASH	15.00	
				PETTY CASH	8.94	
				PETTY CASH	5.00	
				PETTY CASH	11.88	
				PETTY CASH	6.91	
				PETTY CASH	10.60	
				PETTY CASH	15.26	
				PETTY CASH	3.41	
				PETTY CASH	2.63	
				PETTY CASH	3.72	217.40
7097	05/21/97	722200	P.E.R.A.	PERA DEDUCTION PAYABLE	14,030.39	
				PERA CONTRIBUTIONS	17,772.93	31,803.32
7098	05/21/97	722200	P.E.R.A.	PERA DEDUCTION PAYABLE	16.00	
				PERA CONTRIBUTIONS	16.00	32.00
31845	05/27/97		GATEWAY MECHANICAL, INC.	REFUND OF PLBG	97.00	97.00
31846	05/27/97		JULIE MORALES	MEMBERSHIP REFUND	129.80	129.80
31847	05/27/97		DAN MILLS	MEMBERSHIP REFUND	125.50	125.50

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
31848	05/27/97		TOM QUINLAN	MEMBERSHIP REFUND	147.50	147.50
31849	05/27/97		JOHN GARTNER	REFUND MEMBERSHIP	196.30	196.30
31850	05/27/97		TRACINDA YAW	MEMBERSHIP REFUND	110.62	110.62
31851	05/27/97		SANDRA VARFNESS	REPLACE LOST CHECK 8/20/96	35.00	35.00
31852	05/27/97		PETSMART	REFUND DUP. FYMT. PETS 0297	100.00	100.00
31853	05/27/97		DEBRA DALTON	REFUND YOUTH SOFTBALL	45.00	45.00
31854	05/27/97		CINDY FREY	REFUND YOUTH SOFTBALL	40.00	40.00
31855	05/27/97		DAVID HANSON	REFUND YOUTH SOFTBALL	40.00	40.00
31856	05/27/97		PENNY PRAY	REFUND YOUTH SOFTBALL	35.00	35.00
31857	05/27/97		SANDRA STAHNKE	REFUND YOUTH SOFTBALL	40.00	40.00
31858	05/27/97		JULI ANN STOCKSETT	REFUND YOUTH SOFTBALL	35.00	35.00
31859	05/27/97		AARON WOLFRAM	REFUND YOUTH SOFTBALL	35.00	35.00
31860	05/27/97		MICHAEL SANITI	REFUND YOUTH SOFTBALL	40.00	40.00
31861	05/27/97		CAROL HUBIN	REFUND YOUTH SOCCER	25.00	25.00
31862	05/27/97		JOHNSON COMMUNITY ED	GROUP OVER PAID	28.80	28.80
31863	05/27/97		SARAH SCHULZE	SPINNING REFUND	54.75	54.75
31864	05/27/97		ARTHUR NIEMI	TICKET REFUND	16.00	16.00
31865	05/27/97		BARRY HAMILL	TICKET REFUND ORATORIO SOCIETY	200.00	200.00
31866	05/27/97		PALL CRONQUIST	REFUND YOUTH SOFTBALL	40.00	40.00
31867	05/27/97		DAVID VANG	REFUND - YOUTH SOCCER	20.00	20.00
31868	05/27/97		HAMCROFT SCHOOL	GROUP OVER PAID	104.70	104.70
31869	05/27/97	010230	A.J. SCHAAKE COMPANY	BRONZE CASTING FOR NATURE CEN.	316.72	316.72
31870	05/27/97	010483	ABLE HOSE & RUBBER INC.	SOFT BLUE HOSE	75.15	75.15
31871	05/27/97	010487	ACCESS BATTERY & POWER SYSTEMS	PORTABLE RADIO BATTERIES SALES TAX PBL. OUT OF STATE	219.49 13.39	206.10
31872	05/27/97	020300	AIR FILTERS UNLIMITED	FILTERS	496.91	496.91

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
31873	05/27/97	020410	AIRTOUCH CELLULAR	MONTHLY CHGS.	59.35	59.35
31874	05/27/97	020825	ALL RITE ELECTRIC	INSTALL ALARM INSTALL BUZZER	330.89 295.68	626.57
31875	05/27/97	021200	AMERICAN FASTENER OF MN, INC.	TENSION PINS	27.78	27.78
31876	05/27/97	030660	ANIMAL CONTROL SERVICES, INC.	BOARDING SERVICES	808.25	808.25
31877	05/27/97	041400	ASPEN EQUIPMENT, CO.	PINON, RACK	250.89	250.89
31878	05/27/97	061100	BANNIGAN & KELLY P.A.	APRIL 1997 SERVICES APRIL 1997 SERVICES APRIL 1997 SERVICES	12,576.40 498.75 142.50	13,217.65
31879	05/27/97	061906	BAUER BUILT	BATTERY JUNKS BATTERY BATTERY	10.00 38.76 54.33	83.09
31880	05/27/97	071250	BEST SOFTWARE, INC.	FAS1000 SUPPORT PLUS 1YR UPDT.	395.00	395.00
31881	05/27/97	080925	BOARD OF WATER COMMISSIONERS	UTIL 1177 UTIL 1530 UTIL 2501 1830 1902 63 1685 1845 1980 2100	17.68 5.30 5.30 40.66 17.68 5.30 .38 4.98 74.98 689.38	861.64
31882	05/27/97	081207	BOULAY, PETE	REIMB. EXPENSES 40TH ANN.EVENT	58.68	58.68
31883	05/27/97	110292	CAMP RIPLEY BILLET FUND	COST OF FACILITY USE	156.00	156.00
31884	05/27/97	110325	CAPITOL COMMUNICATION	SERVICE CALL, REPLACE REMOTE	312.84	312.84
31885	05/27/97	120525	CENTURY COLLEGE	TUITION FOR PARAMEDIC COURSE	725.25	725.25
31886	05/27/97	130245	CHAPIN CONSTRUCTION BULLETIN	KOHLMAN LK OVERLK PK WAKEFIELD PARK PROJ	86.80 204.40	291.20
31887	05/27/97	131100	CHIPPEWA SPRINGS LTD	WATER SERVICE	152.26	152.26
31888	05/27/97	150170	COLLEGE CITY CONSTRUCTION	REFUND GRADING ESCROW 10307 REFUND GRADING ESCROW 10307	1,000.00 37.12	1,037.12
31889	05/27/97	150250	COLOR TILE INC.	CERAMIC TILE,TROWEL,HOSE	98.31	98.31
31890	05/27/97	161000	CRAGUN'S CONFERENCE CENTER	ROOM DEP. M. MCGUIRE MCMA/MACA	298.76	298.76

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
31891	05/27/97	170900	D & D TOWING SERVICE INC.	TOW FOR SQUAD 944	31.95	31.95
31892	05/27/97	180100	D.C.A., INC.	DENTAL CLAIMS	3,704.64	3,704.64
31893	05/27/97	180300	D.P. INDUSTRIAL MARKETING	STAINLESS PINS, BRACKETS, KEYS	196.71	196.71
31894	05/27/97	180500	DAKOTA COUNTY TECH. COLLEGE	SUPERV. DECISION MAKING COURSE	85.00	85.00
31895	05/27/97	180985	DANKO EMERGENCY EQUIPMENT CO.	AKRON GATED WYE	175.00	175.00
31896	05/27/97	181790	DAVID SAGER, INC.	PRE-PAY ON C. CLERK REMODEL PRO	7,000.00	7,000.00
31897	05/27/97	181852	DAVIS LOCK & SAFE	KEYS CUT	18.89	18.89
31898	05/27/97	190200	DENNISON LIGHTING, INC.	LIGHTING REPAIR	445.00	445.00
31899	05/27/97	200830	DIRKSWAGER, COLLEEN	TRAVEL & TRAINING TRAVEL & TRAINING	134.14 134.14	268.28
31900	05/27/97	210275	DON'S DOOR SERVICE CO. INC.	REPAIR AUTOMATIC DOOR	60.00	60.00
31901	05/27/97	240375	EMERGENCY APPARATUS MAINT.	WINDOW REPAIR FOR MEDIC 7	330.27	330.27
31902	05/27/97	250180	ERICKSON PLUMBING & HEATING	PLUMBING WORK	300.00	300.00
31903	05/27/97	250490	EXIDE CORPORATION	BATTERY FOR ENG. 194	129.82	129.82
31904	05/27/97	260290	FARMER BROS. CO.	COFFEE	95.80	95.80
31905	05/27/97	260400	FAUST, DANIEL	WBABA LUNCHEON MEETING	8.00	8.00
31906	05/27/97	260450	FEED-RITE CONTROLS INC.	CHEMICALS	1,855.09	1,855.09
31907	05/27/97	300500	G & K SERVICES	UNIFORMS & CLOTHING UNIFORMS & CLOTHING UNIFORMS & CLOTHING UNIFORMS & CLOTHING	83.71 79.11 47.71 27.21	237.74
31908	05/27/97	302650	GLASS & MIRROR, INC.	REPLACE POOL GLASS DOOR	117.10	117.10
31909	05/27/97	302915	GLIDDEN COMPANY	ATHLETIC FIELD MARKING PAINT	2,103.38	2,103.38
31910	05/27/97	310450	GOPHER DISPOSAL	APRIL 97 RECYCLING	15,961.44	15,961.44
31911	05/27/97	310710	GOPHER STATE ONE-CALL, INC.	APRIL 97 SERVICE	283.50	283.50
31912	05/27/97	320265	GRAFIX SHOPPE	SQUAD MARKINGS	124.61	124.61
31913	05/27/97	330639	HEALTH EAST	REFUND GRADING 4460 REFUND GRADING 4460	1,000.00 42.74	1,042.74

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
31914	05/27/97	340110	HEJNY RENTALS, INC	TORCH, LP BOTTLE TRUCK RENTAL SLIDE PROJECTOR	37.79 54.57 22.70	115.06
31915	05/27/97	350295	HILLCREST TRAVEL	DISNEY WORLD PASSES	318.00	318.00
31916	05/27/97	350305	HILSCHER, DIANE	SPEAKER FEE NATURALIZED HM LND	125.00	125.00
31917	05/27/97	400630	J. MARCEL ENTERPRISES	BIKE PATROL SHORTS	457.09	457.09
31918	05/27/97	400800	JAMES REGAN & SON, INC.	CITY HALL CLEANING SERVICES CITY HALL CLEANING SERVICES	783.31 688.35	1,471.66
31919	05/27/97	400950	JEANE THORNE TEMPORARY SERVICE	TEMPORARY HELP TEMPORARY HELP	157.32 64.98	222.30
31920	05/27/97	400970	JENSEN, MATTHEW	MCC TO\FROM RED CROSS	8.12	8.12
31921	05/27/97	401602	JOHNSON, BRIAN K	EFFECT. PUBLIC SPEAK. SKILLS	1,000.00	1,000.00
31922	05/27/97	401670	JOLLY TYME FAVORS	KAZOO'S, RULERS	48.15	48.15
31923	05/27/97	410155	K.D. HOMES	REFUND GRADING ESCROW 10399 REFUND GRADING ESCROW 10399	1,000.00 33.01	1,033.01
31924	05/27/97	410370	KATH	RETURNED FRICTION CORES CLAMPS RETURN WATER PUMP EXHAUST SYSTEM GREASE SEAL	4.69 65.37 6.39 55.98 2.07	112.34
31925	05/27/97	420160	KIRBY A KENNEDY & ASSOCIATES	COURT REPORTER/COLLINS HEARING	4,248.00	4,248.00
31926	05/27/97	430300	KNOWLAN'S SUPER MARKETS, INC.	LEMONADE,APPLE CIDER,CUPS	12.33	12.33
31927	05/27/97	430970	KRECH'S BUSINESS SYSTEMS, INC.	LASER PRINTER SERVICE	136.39	136.39
31928	05/27/97	440100	KREMER SPRING & ALIGNMENT	REPLACE LEFT REAR SPRING	424.84	424.84
31929	05/27/97	459000	LANDSCAPE ALTERNATIVES, INC.	FLOWERS	141.27	141.27
31930	05/27/97	460452	LEAGUE OF MINN. CITIES	MAGAZINE SUBSCRIPTION	20.00	20.00
31931	05/27/97	470855	LINROD CUSTOM HOMES	REFUND GRADING ESCROW 9698 REFUND GRADING ESCROW 9698	1,000.00 77.12	1,077.12
31932	05/27/97	500025	M-R SIGN COMPANY	TAPE FOR FIRE HYDR. MARKERS	335.57	335.57
31933	05/27/97	501225	MAC QUEEN EQUIPMENT	SHEAR PINS BROOM	34.57 894.60	929.17

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
31934	05/27/97	510500	MAPLEWOOD BAKERY	UNDER PAID IN CK#031784 CAKE FOR COMMISSION DINNER BIRTHDAY CAKES	13.75 40.22 96.25	150.22
31935	05/27/97	511600	MASYS CORP	HARDWARE & SOFTWARE MAINT.	1,855.75	1,855.75
31936	05/27/97	530501	MENARDS	BOLTS, WASHERS, PRIMER, PAINT	45.02	45.02
31937	05/27/97	531650	METROPOLITAN COUNCIL	SEWER SERVICES - JUNE	201,344.00	201,344.00
31938	05/27/97	532551	MICROFLEX MEDICAL	SYNETRON	447.00	447.00
31939	05/27/97	532560	MICRON ELECTRONICS, INC	MINI-TOWER, FLOPPY	2,593.50	2,593.50
31940	05/27/97	540178	MIDWEST FABRICS	CASE OF SPRAY GLUE, VYNL FAB.	298.55	298.55
31941	05/27/97	540400	MIKES LP GAS SERVICE CENTER	30# TANK 30# FILL	42.89 12.59	55.48
31942	05/27/97	542455	MINNESOTA SHREDDING LLC	DOCUMENT SHREDDING DOCUMENT SHREDDING	45.00 63.27	108.27
31943	05/27/97	551800	MN SAFETY COUNCIL	ANNUAL DUES	150.00	150.00
31944	05/27/97	551950	MN STATE FIRE CHIEFS ASSN.	PREVENTION MATERIAL	45.00	45.00
31945	05/27/97	570090	MOGREN BROS.	YARD DIRT, SOD	55.57	55.57
31946	05/27/97	570100	MONROE SYSTEMS FOR BUSINESS	MAINTENANCE CONTRACT RENEWAL	30.50	30.50
31947	05/27/97	630013	N.C.A.F.D.O.	REGIS. EMERGENCY PATHOGENS	30.00	30.00
31948	05/27/97	630215	NAME BANK	DIRECT MAILING ADVERT./POSTAGE	314.00	314.00
31949	05/27/97	630500	NATIONAL AUTOMOBILE DEALERS	SUBSCRIPTION RENEWAL-NADA	52.00	52.00
31950	05/27/97	630770	NATIONAL REGISTRY OF EMT	REGISTRY FEES- JIM MEEHAN	15.00	15.00
31951	05/27/97	640811	NEW BRIGHTON, CITY OF	RAMSEY CTY GIS USER GROUP MEM.	4,448.00	4,448.00
31952	05/27/97	660800	NORTH ST. PAUL CITY OF	STREET LIGHT SEWER CTY RD B & 1902 1902 UTILITIES 2100 UTILITIES	208.39 178.05 1,816.27 218.29	2,421.00
31953	05/27/97	660900	NORTH STAR TURF, INC.	WHEEL RIM-JAC	381.18	381.18
31954	05/27/97	661175	NORTHERN AIR CORP	SERVICE ON GAS LINES	94.25	94.25
31955	05/27/97	661181	NORTHERN AIRGAS	MEDICAL OXYGEN	41.03	41.03

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
31956	05/27/97	661755	NORTHERN STATES POWER	UTIL 1177	1,703.66	
				UTIL 2701	9.12	
				UTIL 2725	118.36	
				UTIL 63	37.35	
				UTIL 2001	63.79	
				UTIL 2250	35.97	
				UTIL 2100CC	9,267.72	11,235.97
31957	05/27/97	681151	OFFICEMAX	CAD COMPLETE SOFTWARE	26.61	26.61
31958	05/27/97	691150	ONE HOUR MOTO PHOTO	DARE- PHOTO DEVELOPING	7.66	
				PHOTO REPRINTS	60.50	68.16
31959	05/27/97	700860	PARADICE	ICE	15.40	
				ICE	26.18	41.58
31960	05/27/97	700900	PARK SUPPLY, INC.	SHOWER PART	20.15	20.15
31961	05/27/97	712260	POOLSIDE	MULTI-POST POOL GASKETS	76.99	
				GRATES	198.57	275.56
31962	05/27/97	720600	POSTMASTER	POSTAGE	1,250.00	1,250.00
31963	05/27/97	720766	PRESS PULICATIONS	RESIDENT GUIDE	175.00	175.00
31964	05/27/97	741200	RAINBOW FOODS	HOT DOG BUNS	21.48	
				POP COOKIES	23.64	
				COOKIES & POP	86.52	
				FISH FOOD	23.72	
				COOKIES & POP	85.39	240.75
31965	05/27/97	750550	REINHART INSTITUTIONAL FOODS	NACHO CHEESE	196.92	
				CHIPS,PLATES,PRETZELS	245.02	441.94
31966	05/27/97	761300	ROADRUNNER	SRF INC.	24.90	24.90
31967	05/27/97	761550	BON'S PAINTING	SIDEWALK LIGHT FIXTURES	495.00	495.00
31968	05/27/97	762175	ROSEVILLE RADIO	REMOVAL OF RADIO & REINSTALL	90.02	90.02
31969	05/27/97	770805	RYDER STUDENT TRANSPORTATION	TRANSPORTATION CHARGES	224.00	224.00
31970	05/27/97	780300	S&T OFFICE PRODUCTS INC.	ENVELOPE, GLUE, SCISSORS	117.28	
				INK, LABEL, TABS, LEAD, RIBBON	53.80	
				LEGAL PAD	8.31	
				LASER LABELS, GLUE, FLASHLIGHT	3.86	
				GLUE, FLASHLIGHT, SIGN	17.21	
				PENS, CALCULATOR, ENVELOPES	36.90	
				PENS, CALCULATOR, ENVELOPES	26.34	
				CREDIT ON RETURNED LEGAL PADS	5.13	256.57

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
31971	05/27/97	780364	SPI PRINTING & GRAPHICS	MEMBER GUIDES NEWSLETTER DAILY ADMISSION COUPONS FLIERS;SELF GUIDED TOUR, MEMBER MAY NEWSLETTER	1,278.65 224.11 234.87 519.16 213.41	2,470.20
31972	05/27/97	780375	SRF CONSULTING GROUP, INC.	ENGIN. SERVICES	5,066.08	5,066.08
31973	05/27/97	780600	SAM'S CLUB DIRECT	POTATOE CHIPS,CRACKERS,RAISINS	26.95	26.95
31974	05/27/97	780610	SANDERS,WACKER,WEHRMAN,BERGLY	KOHLMAN OVERLOOK PARK KOHLMAN OVERLOOK PARK	790.00 5,863.88	6,653.88
31975	05/27/97	810500	SHERWIN WILLIAMS	PAINT-SUPPLIES C.H.	105.29	105.29
31976	05/27/97	820100	SIERRA DIGITAL, INC.	SOFTWARE SUBSCRIPTION RENEWAL	695.00	695.00
31977	05/27/97	820300	PROFESSIONAL MASSAGE CENTER	MASSAGES	668.00	668.00
31978	05/27/97	840405	ST. PAUL, CITY OF	BITUMINOUS	235.57	235.57
31979	05/27/97	843537	STRATUS COMPUTER, INC.	POLICE SYSTEM HW&SW MAINT.	1,273.00	1,273.00
31980	05/27/97	843575	STREICHER'S PROF. POLICE EQUIP	AMMUNITION FLASHLIGHT,BELTS,HOLSTER	354.54 1,356.42	1,710.96
31981	05/27/97	850320	SUBURBAN SPORTSWEAR, INC.	T-SHIRTS	2,868.60	2,868.60
31982	05/27/97	850395	SUNRAY AUTO PARTS	FILTER IMP FILTER FILTER	8.73 33.84 15.89	58.46
31983	05/27/97	850685	SUZANNE'S CUISINE, INC.	COMMISION DINNER	1,421.55	1,421.55
31984	05/27/97	850701	SVENDSON, LARRY	RETIRED FIRE CHIEFS DINNER	300.00	300.00
31985	05/27/97	851575	SYSTEMS SUPPLY, INC.	PAPER	282.76	282.76
31986	05/27/97	860080	T.A. SCHIFSKY & SONS, INC	BITUMINOUS	2,021.88	2,021.88
31987	05/27/97	860650	TARGET STORES-CSA A/R	KIDDY CT LIQUID WAX SPATULA SET BASKETBALL SALAD BOWL POP	14.89 13.26 1.98 1.99 27.96 23.33	83.41
31988	05/27/97	860725	TAYLOR TECHNOLOGIES, INC.	PHONE SUPPORT CRDIT	126.00 32.40-	93.60
31989	05/27/97	880750	TROY CHEMICAL INDUSTRIES	MOP HEADS & WAX	389.23	389.23

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 05

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
31990	05/27/97	882000	TWIN CITY SAW & SERVICE CO	STIHL POLY KNIVES, PLUGS, SCREEN	181.00 63.73	244.73
31991	05/27/97	890910	U.S. WEST DIRECT	MAY PUBLISHING	71.60	71.60
31992	05/27/97	890979	UNITED WASTE SYSTEM OF MN	RUBBISH REMOVAL	27.80	27.80
31993	05/27/97	901300	UPPER MIDWEST SALES CO.	PAPER TOWELS, CLEAN FUL-TROLE TOILET PAPER, DISENFECTANT AIRKEM A-33 TOWELS, DISHWASH., TRUCK WASH	200.04 314.88 147.03 314.39	976.34
31994	05/27/97	910620	VERMEER SALES & SERVICE	VERMEER CHIPPER, CHIP. KNIVES	18,048.19	18,048.19
31995	05/27/97	912100	VIRTUE PRINTING	BUSINESS CARDS	338.03	338.03
31996	05/27/97	941600	WIARD, BILL	JUGGLER ACT (DARE)	200.00	200.00
31997	05/27/97	942535	WINWOOD HOMES	REFUND GRADING ESCROW 10488 REFUND GRADING ESCROW 10488	1,000.00 40.68	1,040.68
31998	05/27/97	970740	YORK INTERNATIONAL CORPORATION	SPRING START & TRAINING MICRO	1,478.20	1,478.20
TOTAL CHECKS						452,516.73

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR ALL PERIODS

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
7099	05/22/97	470700	LILLIE SUBURBAN NEWSPAPERS	LEGAL PUBLISHING	4,124.40	4,124.40
7100	05/23/97	190400	DEPT. OF NATURAL RESOURCES	DNR	1,231.00	1,231.00
7101	05/29/97	700450	PERA	LIFE INSURANCE PAYABLE	321.00	321.00
7102	05/29/97	190400	DEPT. OF NATURAL RESOURCES	DNR LICENSE FEES PAYABLE	813.00	813.00
7103	05/29/97	861614	THE DRAMA KIDS	DRAMA CLASSES 3/18 THRU 4/29	525.00	525.00
32003	06/03/97		MARY DOUGHERTY	REFUND YOUTH SOFTBALL	35.00	35.00
32004	06/03/97	010464	A T & T WIRELESS SERVICES	CELL PHONE BILLS ACCOUNT 2710432 ACCOUNT 4163515 CELL PHONES	39.82 74.57 43.00 78.08	235.47
32005	06/03/97	010640	ACTION PLUMBING & HEATING	PLUMBING	295.00	295.00
32006	06/03/97	010650	ACTIVE COMMUNICATIONS	ACTIVATION FEE VOICE MAIL QNC MONTHLY FEE (MAY) MONTHLY FEE (JUNE)	16.13 7.46 9.95	33.54
32007	06/03/97	020825	ALL RITE ELECTRIC	INSTALL. 2 LIGHT FIXTURES	446.00	446.00
32008	06/03/97	020863	ALLIED FIRE & SAFETY	SAVE A LITE DISKS	189.46	189.46
32009	06/03/97	020870	ALLIED MEDICAL ACCOUNT CONTROL	COLLECTED ACCOUNTS COMMISSION	563.07	563.07
32010	06/03/97	030660	ANIMAL CONTROL SERVICES, INC.	BOARDING SERVICES	704.03	704.03
32011	06/03/97	041500	ASPEN MILLS	2 PAIR PANTS FOR CSD	92.00	92.00
32012	06/03/97	060100	BCA/TRAINING & DEVELOPMENT	TRAINING REGISTRATION FEES	370.00	370.00
32013	06/03/97	061906	BAUER BUILT	BATTERY, TIRE, SMOOTHY TIRE	92.59	92.59
32014	06/03/97	071450	BIFFS	2 REG UNITS, 2 SERVICE 2 REG UNITS, 2 SERVICE 2 REG UNITS, 2 SERVICE	94.52 94.52 94.52	283.56
32015	06/03/97	081150	BOHL, JOHN	PROGRAM SUPPLIES	35.00	35.00
32016	06/03/97	260420	FEDEX	PYMT TO SIMON LADDER TOWERS	13.77	13.77
32017	06/03/97	280250	FORTMEYER & LANG PRINTERS	SCORECARDS SCORECARDS	75.73 100.00	175.73
32018	06/03/97	290290	FRONTIER PRO SHOP	OFFICIAL WALLYBALL WALLYBALL NET FASTNERS WEIGHT BELT	39.96 47.97 27.98	

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR ALL PERIODS

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				WEIGHT BELT	13.99	
				SHIPPING	5.95	
				SHIPPING	5.00	140.85
32019	06/03/97	300500	G & K SERVICES	UNIFORMS & CLOTHING	61.22	
				UNIFORMS & CLOTHING	79.11	
				UNIFORMS & CLOTHING	47.71	
				UNIFORMS & CLOTHING	27.21	215.25
32020	06/03/97	300900	GFOA	GASB SUBSCRIPTION	130.00	130.00
32021	06/03/97	340110	HEJNY RENTALS, INC	AIR COMP JACK	116.54	116.54
32022	06/03/97	400950	JEANE THORNE TEMPORARY SERVICE	TEMP SERVICES FOR SECRETARY	59.32	
				TEMP SERVICES FOR SECRETARY	177.98	237.30
32023	06/03/97	401250	JIM HATCH SALES CO.	RAIN SUIT, GOGGLES, GLOVES	367.00	
				SALES TAX PBL. OUT OF STATE	22.40	
				SHOVELS	89.46	434.06
32024	06/03/97	410155	K.D. HOMES	REFUND GRADING ESCROW 10807	1,000.00	
				REFUND GRADING ESCROW 10807	25.07	1,025.07
32025	06/03/97	430350	KNOX LUMBER CO #212	JIGSAW BLADE, TEMPERED HDBOARD	24.76	24.76
32026	06/03/97	430980	KREINES & KREINES, INC.	SUBSCRIPTION TO PLAN WIRELESS	30.00	30.00
32027	06/03/97	440000	LE, L. SHERRIE	LONG DISTANCE TELEPHONE	5.76	
				PAY EQUITY SOFTWARE	15.00	
				LONG DISTANCE TELEPHONE	44.72	65.48
32028	06/03/97	470700	LILLIE SUBURBAN NEWSPAPERS	EMPLOYMENT AD/ P/T DISPATCHER	188.50	188.50
32029	06/03/97	500300	M.A. ASSOCIATES	GLASS CLEANER	31.15	
				MIGHTY RED EMERG. RESP.	221.18	252.33
32030	06/03/97	500470	M.I.D.C. ENTERPRISES	WIRE SPLICE, BATTERY	84.48	84.48
32031	06/03/97	500800	M.T.I. DISTRIBUTING CO.	PULLEY,SEALS,KEY SWITCH	198.89	198.89
32032	06/03/97	511750	MAUTZ PAINT CO.	TAPE, ROLLER, RAGS,SANDPAPER	183.39	183.39
32033	06/03/97	520500	MCGUIRE, MICHAEL	CAR ALLOWANCE APPR. BY COUNCIL	450.00	450.00
32034	06/03/97	530501	MENARDS	BOLTS, FILTER,BULBS, WOOD KNOB	69.64	69.64
32035	06/03/97	540691	MINNEAPOLIS COMMUNITY COLLEGE	FIREARMS INSTRUCTOR UPDATE	350.00	350.00
32036	06/03/97	570090	MUGRLN BROS.	SOD, BLACK DIRT	55.57	55.57
32037	06/03/97	640815	NEW FIG CORPORATION	FIG 55 & 30 GAL BARRL TOP MATS	404.72	404.72

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR ALL PERIODS

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
32038	06/03/97	660900	NORTH STAR TURF, INC.	PREMIUM SOD MIXTURE	330.15	330.15
32039	06/03/97	661181	NORTHERN AIRGAS	STREET ELBOW,MALE/FEMALE CONN. OXYGEN CYLINDERS	208.91 51.68	260.59
32040	06/03/97	661600	NORTHERN HYDRAULICS, INC.	800LB SWING AWAY JACK	30.87	30.87
32041	06/03/97	661755	NORTHERN STATES POWER	UTIL 1200 UTIL 98 UTIL 345 UTIL 1501 UTIL 1677 UTIL 2258 UTIL 2880 UTIL 2516	4.71 87.86 57.54 54.92 85.26 118.85 121.36 9.12	539.62
32042	06/03/97	670950	NYSTROM PUBLISHING COMPANY INC	"MAPLEWOOD IN MOTION" NEWSLET.	5,853.26	5,853.26
32043	06/03/97	491150	ONE HOUR FOTO PHOTO	FILM PROCESSING FILM	4.73 57.13	61.86
32044	06/03/97	700735	PALMA, STEVEN T	K-9 HANDLER	35.00	35.00
32045	06/03/97	720760	PRECISION BUSINESS SYSTEMS	FAX RIBBON,#BR2254	266.08	266.08
32046	06/03/97	720762	PRECISION LANDSCAPE & TREE INC	DISEASED TREE REMOVAL	144.26	144.26
32047	06/03/97	721176	PRO MEDIX	GREEN BREATHSAVER BAG	109.00	109.00
32048	06/03/97	722300	PUMP AND METER SERVICE, INC.	RENT OF PRECISION LINE TESTER	190.00	190.00
32049	06/03/97	751450	RITZ CAMERA	SLIDE AND PRINT PROCESSING	37.08	37.08
32050	06/03/97	780300	S&T OFFICE PRODUCTS INC.	FILES, PENCILS, MISC FILES, PENCILS, MISC LATERAL FILE CABINET	40.82 17.53 627.31	685.66
32051	06/03/97	840430	ST PAUL FIRE MEDICAL SUPPLY	ADULT BVM	510.67	510.67
32052	06/03/97	843575	STREICHER'S PROF. POLICE EQUIP	5 GLOCK PISTOLS	2,102.08	2,102.08
32053	06/03/97	850395	SUNKAY AUTO PARTS	FILTER	8.56	8.56
32054	06/03/97	880501	TREADWAY GRAPHICS	DARE BALLOONS	46.54	46.54
32055	06/03/97	880507	TRENCHERS PLUS, INC.	END PANEL KITS, TRENCH BOX	9,714.93	9,714.93
32056	06/03/97	880800	TRUCK UTILITIES MFG.	HOSE	44.10	44.10
32057	06/03/97	882900	TWIN CITY VENDING, INC.	POF MACHINES	3,088.50	3,088.50
32058	06/03/97	912100	VIRTUE PRINTING	BLDG PERMIT	218.82	218.82
32059	06/03/97	931850	WARNING LITES OF MN	#400 LITES & VOLT BATTERIES	370.62 67.10	437.72
32060	06/03/97	950326	WORLD FOOT LOCKER	UNIFORMS & CLOTHING	560.89	560.89
TOTAL CHECKS						40,511.69

CITY OF MAPLEWOOD
EMPLOYEE GROSS EARNINGS REPORT
FOR THE CURRENT PAY PERIOD

1

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
DIRECT DEPOSIT	05/30/97	COLLINS, KENNETH V	2,029.91
DIRECT DEPOSIT	05/30/97	ALLENSPACH, SHERRY	320.00
DIRECT DEPOSIT	05/30/97	CARLSON, THERESE	1,491.97
DIRECT DEPOSIT	05/30/97	BODINE, RENEE	1,186.62
DIRECT DEPOSIT	05/30/97	FAUST, DANIEL F	2,939.11
DIRECT DEPOSIT	05/30/97	ANDERSON, CAROLE J	915.85
DIRECT DEPOSIT	05/30/97	DEHN, DEBORAH	1,357.82
DIRECT DEPOSIT	05/30/97	HANGSLEBEN, RICHARD	1,883.66
DIRECT DEPOSIT	05/30/97	KLAGER, WENDY	1,498.62
DIRECT DEPOSIT	05/30/97	BEHM, LOIS	1,477.82
DIRECT DEPOSIT	05/30/97	CARLE, JEANETTE E	1,324.15
DIRECT DEPOSIT	05/30/97	JAGOE, CAROL	1,298.69
DIRECT DEPOSIT	05/30/97	OLSON, SANDRA	951.65
DIRECT DEPOSIT	05/30/97	POWELL, PHILIP	1,450.24
DIRECT DEPOSIT	05/30/97	ALDRIDGE, MARK	1,564.12
DIRECT DEPOSIT	05/30/97	BECKER, RONALD D	2,136.63
DIRECT DEPOSIT	05/30/97	BOHL, JOHN C	2,332.76
DIRECT DEPOSIT	05/30/97	FLOR, TIMOTHY	1,785.75
DIRECT DEPOSIT	05/30/97	KVAM, DAVID	2,139.04
DIRECT DEPOSIT	05/30/97	STEFFEN, SCOTT L	2,295.30
DIRECT DEPOSIT	05/30/97	YOUNGREN, JAMES	2,217.19
DIRECT DEPOSIT	05/30/97	EVERSON, PAUL	1,370.22
DIRECT DEPOSIT	05/30/97	FRASER, JOHN	2,280.48
DIRECT DEPOSIT	05/30/97	SAUNDERS, SARAH	1,378.62

CITY OF MAPLEWOOD
EMPLOYEE GROSS EARNINGS REPORT
FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
DIRECT DEPOSIT	05/30/97	ADELSON, LINDA	1,096.75
DIRECT DEPOSIT	05/30/97	STAHNKE, JULIE A	1,378.62
DIRECT DEPOSIT	05/30/97	HAIDER, KENNETH G	2,870.82
DIRECT DEPOSIT	05/30/97	PRIEFER, WILLIAM	1,624.22
DIRECT DEPOSIT	05/30/97	LUNDSTEN, LANCE	2,026.62
DIRECT DEPOSIT	05/30/97	OSWALD, ERICK D	1,417.02
DIRECT DEPOSIT	05/30/97	DUCHARME, JOHN	1,459.42
DIRECT DEPOSIT	05/30/97	MATTHYS, RUSS	2,225.82
DIRECT DEPOSIT	05/30/97	PECK, DENNIS L	1,717.02
DIRECT DEPOSIT	05/30/97	ANDERSON, BRUCE	2,464.58
DIRECT DEPOSIT	05/30/97	BURKE, MYLES R	1,469.82
DIRECT DEPOSIT	05/30/97	MARUSKA, MARK A	1,878.62
DIRECT DEPOSIT	05/30/97	GREW-HAYMAN, JANET M	792.62
DIRECT DEPOSIT	05/30/97	BARTA, MARIE	1,275.42
DIRECT DEPOSIT	05/30/97	COLEMAN, MELINDA	2,412.24
DIRECT DEPOSIT	05/30/97	EKSTRAND, THOMAS G	1,792.56
DIRECT DEPOSIT	05/30/97	ROBERTS, KENNETH	1,954.17
DIRECT DEPOSIT	05/30/97	STAPLES, PAULINE	2,165.82
DIRECT DEPOSIT	05/30/97	EASTMAN, THOMAS E	1,949.58
DIRECT DEPOSIT	05/30/97	OLSON, RONALD J	1,369.82
DIRECT DEPOSIT	05/30/97	HURLEY, STEPHEN	1,837.52
DIRECT DEPOSIT	05/30/97	TAUBMAN, DOUGLAS J	1,777.82
DIRECT DEPOSIT	05/30/97	EDGE, DOUGLAS	1,356.42
DIRECT DEPOSIT	05/30/97	CROSSON, LINDA	1,305.02

CITY OF MAPLEWOOD
 EMPLOYEE GROSS EARNINGS REPORT
 FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
DIRECT DEPOSIT	05/30/97	LIVINGSTON, JOYCE L	912.60
DIRECT DEPOSIT	05/30/97	DIRKSWAGER, COLLEEN	1,171.59
DIRECT DEPOSIT	05/30/97	KNAUSS, PETER	681.02
DIRECT DEPOSIT	05/30/97	SALITROS, DARLENE	568.04
DIRECT DEPOSIT	05/30/97	PALMA, STEVEN	2,342.47
DIRECT DEPOSIT	05/30/97	JOHNSON, KEVIN	2,711.77
DIRECT DEPOSIT	05/30/97	WARMAN, ROBIN	745.05
DIRECT DEPOSIT	05/30/97	AFFOLTER, PENNY J	811.37
DIRECT DEPOSIT	05/30/97	DOHERTY, KATHLEEN M	1,378.62
DIRECT DEPOSIT	05/30/97	JENSEN, MATTHEW	625.02
DIRECT DEPOSIT	05/30/97	PLACHECKI, MELISSA J	112.50
DIRECT DEPOSIT	05/30/97	LE, SHERYL	2,518.96
DIRECT DEPOSIT	05/30/97	DOWDLE, VIRGINIA	2,164.05
DIRECT DEPOSIT	05/30/97	HEINZ, STEPHEN J	2,388.67
DIRECT DEPOSIT	05/30/97	BASTIAN, GARY W	363.66
DIRECT DEPOSIT	05/30/97	ROSSBACH, GEORGE	320.00
DIRECT DEPOSIT	05/30/97	FRY, PATRICIA	1,204.25
DIRECT DEPOSIT	05/30/97	LUTZ, DAVID P	1,433.02
DIRECT DEPOSIT	05/30/97	SCHLINGMAN, PAUL	1,621.82
DIRECT DEPOSIT	05/30/97	ESTEVEZ, DIANE	145.25
DIRECT DEPOSIT	05/30/97	GRAF, MICHAEL	726.64
DIRECT DEPOSIT	05/30/97	AAMODT, MICHELLE	652.64
DIRECT DEPOSIT	05/30/97	VORWERK, ROBERT E	1,968.47
DIRECT DEPOSIT	05/30/97	NAGEL, BRYAN	1,486.36

CITY OF MAPLEWOOD
 EMPLOYEE GROSS EARNINGS REPORT
 FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
DIRECT DEPOSIT	05/30/97	GUILFOILE, KAREN E	1,550.77
DIRECT DEPOSIT	05/30/97	HELLE, KERRY	1,763.62
DIRECT DEPOSIT	05/30/97	CARVER, NICHOLAS N	1,697.02
DIRECT DEPOSIT	05/30/97	OSTER, ANDREA J	1,378.62
DIRECT DEPOSIT	05/30/97	ANDREWS, SCOTT A	2,598.80
DIRECT DEPOSIT	05/30/97	RUNNING, ROBERT	1,219.42
DIRECT DEPOSIT	05/30/97	ZWIEG, SUSAN C.	1,186.62
DIRECT DEPOSIT	05/30/97	KANE, MICHAEL R	1,878.62
DIRECT DEPOSIT	05/30/97	SAVAGEAU, STEPHEN D	1,075.42
DIRECT DEPOSIT	05/30/97	CONNOLLY, RICK A	1,140.22
DIRECT DEPOSIT	05/30/97	HURT, CAROL J	65.00
DIRECT DEPOSIT	05/30/97	BARTEL, DENISE	36.00
DIRECT DEPOSIT	05/30/97	CARLSON, DALE	320.00
DIRECT DEPOSIT	05/30/97	MARTINSON, CAROL F	1,403.38
DIRECT DEPOSIT	05/30/97	HIEBERT, STEVEN	1,607.07
DIRECT DEPOSIT	05/30/97	SKALMAN, DONALD W	2,029.91
DIRECT DEPOSIT	05/30/97	DUNN, ALICE	2,288.86
DIRECT DEPOSIT	05/30/97	STEVENS, MARY CATHERINE	18.00
DIRECT DEPOSIT	05/30/97	HORSNELL, JUDITH A	1,076.27
DIRECT DEPOSIT	05/30/97	SEEGER, GERALD F	312.12
DIRECT DEPOSIT	05/30/97	FOLMAN, BENJAMIN	78.00
DIRECT DEPOSIT	05/30/97	MOREHEAD, JESSICA R	21.00
DIRECT DEPOSIT	05/30/97	STILL, VERNON T	1,848.12
DIRECT DEPOSIT	05/30/97	LOMBARDI, JAMES D	1,050.62

CITY OF MAPLEWOOD
 EMPLOYEE GROSS EARNINGS REPORT
 FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
DIRECT DEPOSIT	05/30/97	HUTCHINSON, ANN E	1,627.42
DIRECT DEPOSIT	05/30/97	COLEMAN, PHILIP	281.67
DIRECT DEPOSIT	05/30/97	ADRIAN, VICKI L	89.60
58893	05/30/97	PETERS, JILL	1,292.20
58898	05/30/97	KOPPEN, MARVIN	320.00
58899	05/30/97	CASAREZ, GINA	1,191.42
58900	05/30/97	HENSLEY, PATRICIA	219.12
58901	05/30/97	McGUIRE, MICHAEL A	3,844.37
58902	05/30/97	SHELLEDY, DAWN M	330.00
58903	05/30/97	ZICK, LINDA	207.00
58904	05/30/97	PIEKARSKI, GREGORY J.	60.38
58905	05/30/97	WHITE, BARRY T	50.00
58906	05/30/97	CUDE, LARRY J	358.40
58907	05/30/97	MIKISKA, WILLIAM	223.20
58908	05/30/97	JACKSON, MARY L	980.22
58909	05/30/97	KELSEY, CONNIE L	943.07
58910	05/30/97	MATHEYS, ALANA KAYE	1,492.26
58911	05/30/97	WALDEN, CONSTANCE A	382.50
58912	05/30/97	JOHNSON, BONNIE	790.66
58913	05/30/97	VIETOR, LORRAINE S	1,683.75
58914	05/30/97	PALANK, MARY KAY	1,616.46
58915	05/30/97	RICHIE, CAROLE L	1,531.34
58916	05/30/97	RYAN, MICHAEL	2,546.16
58917	05/30/97	SASSOR, SUNNY L	352.00

CITY OF MAPLEWOOD
 EMPLOYEE GROSS EARNINGS REPORT
 FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
58918	05/30/97	SVENDSEN, JOANNE M	1,417.06
58919	05/30/97	THOMALLA, DAVID J	2,091.31
58920	05/30/97	BAKKE, LONN A	1,217.48
58921	05/30/97	BANICK, JOHN J	2,356.96
58922	05/30/97	BARTZ, PAUL	1,814.53
58923	05/30/97	BELDE, STANLEY	1,836.15
58924	05/30/97	BERGERON, JOPSEPH A	2,562.43
58925	05/30/97	BOWMAN, RICK A	1,822.52
58926	05/30/97	HERBERT, MICHAEL J	1,848.12
58927	05/30/97	KARIS, FLINT D	2,255.53
58928	05/30/97	RAZSKAZOFF, DALE	1,848.12
58929	05/30/97	ROSSMAN, DAVID A	1,754.54
58930	05/30/97	SHORTREED, MICHAEL P	1,227.82
58931	05/30/97	STAFNE, GREGORY L	1,941.17
58932	05/30/97	STOCKTON, DERRELL T	1,848.12
58933	05/30/97	SZCZEPANSKI, THOMAS J	1,863.75
58934	05/30/97	WATCZAK, LAURA	1,845.07
58935	05/30/97	WELCHLIN, CABOT V	2,000.87
58936	05/30/97	HALE, THOMAS M	204.80
58937	05/30/97	MEEHAN, JAMES	2,235.10
58938	05/30/97	MELANDER, JON A	2,027.48
58939	05/30/97	RABBETT, KEVIN	1,907.74
58940	05/30/97	THIENES, PAUL	2,170.00
58941	05/30/97	CHRISTENSEN, CHARLES M	100.00

CITY OF MAPLEWOOD
 EMPLOYEE GROSS EARNINGS REPORT
 FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
58942	05/30/97	FITZGERALD, EDWARD P	100.00
58943	05/30/97	NOVAK, JEROME R	100.00
58944	05/30/97	STROEING, MICHAEL T	100.00
58945	05/30/97	WATERS, KERMIT H	100.00
58946	05/30/97	ADRIAN, SCOTT W.	710.88
58947	05/30/97	FECHT, MICHAEL J	22.00
58948	05/30/97	MASON, JOHN W	181.50
58949	05/30/97	BOYER, SCOTT K	1,479.42
58950	05/30/97	FEHR, JOSEPH P	1,643.22
58951	05/30/97	FLAUGHER, JAYME L	1,508.30
58952	05/30/97	HALWEG, KEVIN R	2,416.45
58953	05/30/97	LAFFERTY, WALTER	1,624.94
58954	05/30/97	RABINE, JANET L	1,378.62
58955	05/30/97	HEWITT, JOEL A	2,366.53
58956	05/30/97	CHLEBECK, JUDY M	1,429.82
58957	05/30/97	DAHL, HELENE M	619.91
58958	05/30/97	DARST, JAMES	1,399.62
58959	05/30/97	FREBERG, RONALD L	1,443.42
58960	05/30/97	HELEY, RONALD J	1,443.42
58961	05/30/97	MEYER, GERALD W	1,469.82
58962	05/30/97	WOESSNER, SHAWN P	400.00
58963	05/30/97	ELIAS, JAMES G	1,717.02
58964	05/30/97	LINDBLOM, RANDAL	1,486.62
58965	05/30/97	PRIEBE, WILLIAM	1,654.62

CITY OF MAPLEWOOD
 EMPLOYEE GROSS EARNINGS REPORT
 FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
58966	05/30/97	KRUMMEL, BARBARA A	693.51
58967	05/30/97	ANDERSON, ROBERT S	1,417.02
58968	05/30/97	HANSON, SHANE T	680.00
58969	05/30/97	HELEY, ROLAND B	1,443.42
58970	05/30/97	HINNENKAMP, GARY	1,352.50
58971	05/30/97	LAVAQUE, MICHAEL	1,351.42
58972	05/30/97	LINDORFF, DENNIS P	1,417.02
58973	05/30/97	SCHINDELDECKER, JAMES	1,417.02
58974	05/30/97	STARK, RICHARD E	327.25
58975	05/30/97	KLEBBA, NANCIE L.	253.13
58976	05/30/97	NELSON, JEAN	828.33
58977	05/30/97	SOUTTER, CHRISTINE	94.88
58978	05/30/97	MISKELL, NANCY	967.72
58979	05/30/97	WEGWERTH, JUDITH A	1,563.14
58980	05/30/97	ANDERSON, EVERETT	1,381.65
58981	05/30/97	OSTROM, MARJORIE	2,024.22
58982	05/30/97	WENGER, ROBERT J	1,685.82
58983	05/30/97	ANDERSON, BERNARD	68.25
58984	05/30/97	BALLESTRAZZE, THAD M	73.50
58985	05/30/97	CHASE, TANIA	207.00
58986	05/30/97	FINN, GREGORY S	1,106.62
58987	05/30/97	FLUG, ELAINE R	168.00
58988	05/30/97	RASMUSSEN, JENNIFER M	121.88
58989	05/30/97	STIEN, MARY	1,050.62

CITY OF MAPLEWOOD
 EMPLOYEE GROSS EARNINGS REPORT
 FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
58990	05/30/97	STIEN, NATHANIEL	105.00
58991	05/30/97	SWANSON, KARI A	218.75
58992	05/30/97	VOGEL, PAUL R	128.00
58993	05/30/97	BREHEIM, ROGER W	1,439.42
58994	05/30/97	EDSON, DAVID B	1,529.21
58995	05/30/97	GERMAIN, DAVID	1,439.42
58996	05/30/97	NADEAU, EDWARD A	1,953.02
58997	05/30/97	NORDQUIST, RICHARD	1,372.22
58998	05/30/97	THOMAS-JR, STEVEN	1,372.22
58999	05/30/97	ATKINS, KATHERINE	387.20
59000	05/30/97	COONS, MELISSA	418.76
59001	05/30/97	COURTEAU, BARBARA	123.19
59002	05/30/97	GLASS, JEAN	557.25
59003	05/30/97	HOIUM, SHEILA	684.41
59004	05/30/97	JOHNSON, NICHOLAS W	125.13
59005	05/30/97	KELLY, LISA	906.77
59006	05/30/97	MEINKE, JENNY	54.00
59007	05/30/97	NEAMY, MARK W	260.00
59008	05/30/97	PETERSON, RICHARD	279.12
59009	05/30/97	SCHOEBERL, KAYLENE M	275.74
59010	05/30/97	ANDERSON, JULIE M	102.00
59011	05/30/97	BADEN, ALISON L	96.00
59012	05/30/97	BADEN, MATHIAS	294.51
59013	05/30/97	BELISLE, BREA	22.50

CITY OF MAPLEWOOD
 EMPLOYEE GROSS EARNINGS REPORT
 FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59014	05/30/97	BERGEN, SUSAN M	117.00
59015	05/30/97	CHAPMAN, JENNY A	215.54
59016	05/30/97	CONLIN, PAMELA	54.00
59017	05/30/97	DOTSON, ALISHA	139.09
59018	05/30/97	GARNER, WILLIAM E	112.50
59019	05/30/97	GRUENHAGEN, LINDA C	85.50
59020	05/30/97	HAWKINS, LISA A	112.50
59021	05/30/97	HOULE, DENISE L	36.00
59022	05/30/97	HOWARD, STEPHANIE F	75.00
59023	05/30/97	HUPPERT, ERIN M	111.00
59024	05/30/97	IKHAML, JOHN	305.86
59025	05/30/97	JOHNSON, ROBERT P	87.50
59026	05/30/97	JOVONOVICH, TODD R	22.75
59027	05/30/97	KARAM, NICHOLAS J	18.00
59028	05/30/97	KAUFMAN, GINA	245.91
59029	05/30/97	KOEHNEN, MARY B	362.50
59030	05/30/97	KOEPKE, JENNIFER M	224.10
59031	05/30/97	KOHN-SWANSON, MARY E	15.00
59032	05/30/97	LEWERER, GINA M	129.00
59033	05/30/97	LIVINGSTON, KELLY	15.00
59034	05/30/97	LUHRS, BETHANY L	155.93
59035	05/30/97	LUND, DANIEL T	54.00
59036	05/30/97	MAGNUSON, BETH M	63.00
59037	05/30/97	MARUSKA, ERICA	24.80

CITY OF MAPLEWOOD
 EMPLOYEE GROSS EARNINGS REPORT
 FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59038	05/30/97	MISCHE-JOHN, ROSAMUND	70.50
59039	05/30/97	NESS, AUTUMN M.	25.20
59040	05/30/97	NORTHQUEST, JONEEN L	15.00
59041	05/30/97	OWEN, JONATHAN	70.20
59042	05/30/97	PARR, GAIL L	132.14
59043	05/30/97	POWERS, JESSICA	428.00
59044	05/30/97	REGESTER, DOUG	18.00
59045	05/30/97	SCHLUETER, LOUISE E	54.00
59046	05/30/97	SCHMIDT, RUSSELL	455.30
59047	05/30/97	SENARIGHI, CYNTHIA	36.00
59048	05/30/97	SIMONSON, JUSTIN M	341.80
59049	05/30/97	SMITLEY, SHARON L	171.00
59050	05/30/97	SWANER, JESSICA	112.13
59051	05/30/97	THIBODEAU, KELLY M	622.76
59052	05/30/97	TIBODEAU, HEATHER J	158.16
59053	05/30/97	WARNER, CAROLYN	135.00
59054	05/30/97	WEDES, CARYL H	54.00
59055	05/30/97	WEISS, MARISSA	79.50
59056	05/30/97	WESTBERG, JENNIFER	52.70
59057	05/30/97	WOODMAN, ALICE E	15.00
59058	05/30/97	BOSLEY, CAROL	121.50
59059	05/30/97	CHRISTENSEN, JODIE	240.91
59060	05/30/97	FLEMING, KATHY A	105.00
59061	05/30/97	JACOBSON, REBECCA L	279.00

CITY OF MAPLEWOOD
EMPLOYEE GROSS EARNINGS REPORT
FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59062	05/30/97	MEEHAN, SHAYLENE D	30.00
59063	05/30/97	OLEARY, VIRGINIA	13.21
59064	05/30/97	RENSLOW, RITA	155.10
59065	05/30/97	SCHROEDER, KATHLEEN	213.50
59066	05/30/97	SPANGLER, EDNA E	182.01
59067	05/30/97	BAILEY, DEANNA L	100.91
59068	05/30/97	BEHAN, JAMES	1,045.82
59069	05/30/97	BLAKESLEY, JEFFERY DEAN	104.00
59070	05/30/97	CHRISTENSEN, JANET	338.78
59071	05/30/97	ERSFELD, ALICE L	68.20
59072	05/30/97	JAHN, DAVID J	1,302.26
59073	05/30/97	KOCHEVAR, MICHAEL	19.50
59074	05/30/97	KOVES, ADAM T	216.00
59075	05/30/97	KYRK, BREANNA K	18.00
59076	05/30/97	LONETTI, JAMES F	448.00
59077	05/30/97	MILLS, DEREK	150.17
59078	05/30/97	MILLS, WESLEY W	78.00
59079	05/30/97	NELSON, CARRIE L	115.50
59080	05/30/97	NEWMAN, KELLY M	90.00
59081	05/30/97	SEYLER, KIMBERLY A	180.00
59082	05/30/97	SKRYPEK, JOSHUA L	102.00
59083	05/30/97	STEINHORST, JEFFREY	186.00
59084	05/30/97	SUNDBERG, ISAAC P	18.00
59085	05/30/97	SWANSON, LYLE	1,408.41

CITY OF MAPLEWOOD
EMPLOYEE GROSS EARNINGS REPORT
FOR THE CURRENT PAY PERIOD

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59086	05/30/97	SWANSON, VERONICA	753.74
59087	05/30/97	THOMPSON, ALISA R	448.00
59088	05/30/97	MULVANEY, DENNIS M	1,579.42
59089	05/30/97	PRIEM, STEVEN A.	1,132.22
59090	05/30/97	ZIMMERMAN, THOMAS S	390.00
TOTAL GROSS EARNINGS			282,646.67

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

MEMORANDUM

TO: City Manager
FROM: Ken Roberts, Associate Planner
SUBJECT: **Planning Commission Resignation**
DATE: April 22, 1997

INTRODUCTION

David Kopesky has resigned from the planning commission. I have attached his letter of resignation and a resolution of appreciation for him.

RECOMMENDATION

Approve the attached resolution of appreciation.

kr/p:miscell/pcresig.mem
Attachments:
1. April 15, 1997 letter
2. Resolution

April 15, 1997



Attachment 1

Melinda Coleman,
Community Development
City of Maplewood

I started a two-year work detail in May 1996, without knowing the extensive travel involved. I have tried to juggle my travel around planning commission meetings. I was just informed that I will be out of town on April 21st, and for at least nine weeks this summer, missing at least four meetings.

Since I am unable to participate at an acceptable level, I am resigning my position on the commission effective immediately. As a long-time Maplewood resident I have enjoyed my time on the commission and involvement in planning issues.

As I indicated to in my conversation with Lorraine Fisher today, I would still be interested in taking the bus tour this summer to see what's going on provided it falls on one of my seemingly rare times in town.

Sincerely yours,

Dave Kopesky
Dave Kopesky

JOINT RESOLUTION OF APPRECIATION

WHEREAS, David Kopesky has been a member of the Maplewood Planning Commission since August 8, 1994 and has served faithfully in that capacity to the present time; and

WHEREAS, the Planning Commission has appreciated his experience, insights and good judgment and

WHEREAS, he has freely given of his time and energy, without compensation, for the betterment of the City of Maplewood; and

WHEREAS, he has shown sincere dedication to his duties and has consistently contributed his leadership, time and effort for the benefit of the City.

NOW, THEREFORE, IT IS HEREBY RESOLVED for and on behalf of the City of Maplewood, Minnesota and its citizens, that David Kopesky is hereby extended our heartfelt gratitude and appreciation for his dedicated service, and we wish him continued success in the future.

*Passed by the Maplewood
City Council on*

Gary Bastian, Mayor

*Passed by the Maplewood
Planning Commission on
May 5, 1997*

Lorraine Fischer, Chairperson

Attest:

Karen Guifoile, City Clerk

AGENDA REPORT

Action by Council:

TO: Michael McGuire, City Manager
FROM: Michael P. Ryan, Chief of Police *MR*
RE: **3M Donation for Neighborhood Policing**
DATE: June 2, 1997

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

INTRODUCTION

The 3M Corporation has offered to donate the sum of \$3,500.00 to the Maplewood Police Department to underwrite the cost of producing police officer trading cards.

BACKGROUND

Earlier this year, 3M Corporation expressed an interest in assisting the police department in the implementation of neighborhood policing. As part of their efforts, the Police Department had planned to create and distribute police trading cards. The cards, which are similar in appearance to baseball or football cards, would feature individual photos of Maplewood police officers together with crime prevention tips and safety slogans. They are very popular with young people.

Officer participation is voluntary, and more than half of our Maplewood officers have signed up to participate. Photos of the officers would be taken locally and sent to a company that manufactures the cards for police agencies nationwide. Neighboring departments currently using similar cards include White Bear Lake and Woodbury.

RECOMMENDATION:

That the Maplewood City Council move to accept a donation in the amount of \$3,500.00 (Three thousand five hundred dollars) to be used for the purchase of police officer trading cards.

AGENDA REPORT

TO: City Manager
FROM: Public Works Administrative Assistant
SUBJECT: Sanitary Sewer Billing Agreements
DATE: June 2, 1997



Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

Introduction

Agreements were negotiated with the cities of North St. Paul, Woodbury, Roseville, and Little Canada to provide utility billing services for the City of Maplewood. These agreements will enable the billing of sanitary sewer charges based on water volume usage, and the billing of recycling and hydrant charges where applicable.

Background

Since not all Maplewood properties are provided water by the St. Paul Water Utility, it was necessary to negotiate agreements with other water providers in order to bill sanitary sewer charges based on water usage. The four agreements with the cities of North St. Paul, Woodbury, Roseville, and Little Canada are essentially similar in form. The following items are, however, unique to each agreement:

City of North St. Paul

- North St. Paul bills all utilities for both residential and commercial properties on a monthly basis rather than the more typical quarterly basis due to the monthly readings required for their electric utility.
- Maplewood will be charged \$.60 per monthly bill for each account for the billing and collection function. North St. Paul bills water to approximately 750 Maplewood properties that are on the Maplewood sanitary sewer system.
- North St. Paul will have the authority to certify delinquent accounts of Maplewood properties to Ramsey County for collection along with property taxes.

- The billing charge by North St. Paul to Maplewood may be reviewed at the beginning of each calendar year.

City of Woodbury

- Woodbury will be billing only nine commercial accounts on a monthly basis. In the event that a Maplewood residential property is provided water by Woodbury (and sewered by Maplewood), language regarding residential rates as they relate to winter quarter meter readings was incorporated in the agreement to cover this future eventuality.
- Although the nine commercial accounts will be billed monthly, Woodbury will remit collected charges to Maplewood on a quarterly basis due to the small number of accounts.
- Maplewood will be charged \$2.00 per quarter for each account for the billing and collection function.

City of Roseville

- Roseville will be billing only six commercial accounts on a quarterly basis. In the event that a Maplewood residential property is provided water by Roseville (and sewered by Maplewood), language regarding residential rates as they related to winter quarter meter readings was incorporated in the agreement to cover this future eventuality.
- Maplewood will be charged \$2.00 per quarter for each account for the billing and collection function.

City of Little Canada

- Little Canada will be billing only one commercial account (Cub Foods) on a quarterly basis. In the event that a Maplewood residential property is provided water by Little Canada (and sewered by Maplewood), language regarding residential rates as they relate to winter quarter meter readings was incorporated in the agreement to cover this future eventuality.
- Maplewood will be charged \$2.00 per quarter for each account for the billing and collection function.

Recommendation

It is recommended that city council approve the attached agreements with the cities of North St. Paul, Woodbury, Roseville, and Little Canada.

WJP

jc
Attachments

**AGREEMENT BETWEEN
CITY OF MAPLEWOOD
AND
CITY OF NORTH SAINT PAUL**

THIS AGREEMENT, made and entered into as of the _____ day of _____, 1997, by and between the City of Maplewood, a municipal corporation of the State of Minnesota, hereinafter referred to as MAPLEWOOD, and the City of North Saint Paul, a municipal corporation of the State of Minnesota, hereinafter referred to as NORTH SAINT PAUL.

Sanitary Sewer Billing

Maplewood agrees to have North Saint Paul perform the billing, collection, and customer service functions for residential and commercial sanitary sewer services to those properties where North Saint Paul supplies water service. The designation of each account as either residential or commercial will be determined by Maplewood and provided to North Saint Paul.

North Saint Paul will bill Maplewood residential and commercial sanitary sewer customers based on water consumed on a volume basis. All residential and commercial accounts will be billed on the same monthly cycle as established by North Saint Paul for water billing purposes. A minimum sewer charge will be billed to any account when there is no water consumption and when no notice to shut off or discontinue water service has been received by North Saint Paul. North Saint Paul will also bill any miscellaneous charges, where applicable, based on rates determined by Maplewood.

Rates

The residential and nonresidential rates for sanitary sewer service shall be \$1.91 per 1,000 gallons. There shall be a minimum charge of \$2.67 monthly for each sewer service connection. The residential recycling service charge shall be \$1.20 per unit for each month. These rates will be revised from time to time by the Maplewood City Council.

Flow Calculations

The sanitary sewer service charges for one- and two-family dwellings for the billing year shall be determined by the amount of water consumed during the winter months. If actual meter readings are not available, an estimate shall then be made based on the size of the dwelling, number of occupants, comparison with other dwellings, or any other equitable and reasonable method as determined by North Saint Paul.

The sewer service charges for one-and two-family dwellings for the billing year shall be determined by the amount of water consumed, regardless of the size of the water meter, and the amount billed shall never be greater than the amount of water consumed during the winter months, except for those dwellings assessed minimum charges.

The sanitary sewer service charges for all nonresidential properties shall be based on the amount of water consumed for each billing period.

Billing Charge

North Saint Paul will charge Maplewood \$.60 per bill, for each account for the billing and collection function. North Saint Paul will send to Maplewood, within thirty days of the customer billing date, the billed sanitary sewer and miscellaneous charges, less the \$.60 billing fee for each account. North Saint Paul shall have the authority to certify delinquent accounts to Ramsey County for collection along with property taxes. An administrative fee per property certified will be charged to the property owner by North Saint Paul.

The billing and collection service provided by North Saint Paul for Maplewood may be terminated by either party, provided that six months written notice is provided to the other party. The billing charge by North Saint Paul to Maplewood may be reviewed at the beginning of each calendar year.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed as of the day and year first above written.

CITY OF MAPLEWOOD

CITY OF NORTH SAINT PAUL

By _____
Its Mayor

By _____
Its Mayor

By _____
Its City Manager

By _____
Its City Manager

**AGREEMENT BETWEEN
CITY OF MAPLEWOOD
AND
CITY OF WOODBURY**

THIS AGREEMENT, made and entered into as of the _____ day of _____, 1997, by and between the City of Maplewood, a municipal corporation of the State of Minnesota, hereinafter referred to as MAPLEWOOD, and the City of Woodbury, a municipal corporation of the State of Minnesota, hereinafter referred to as WOODBURY.

Sanitary Sewer Billing

Maplewood agrees to have Woodbury perform the billing, collection, and customer service functions for residential and commercial sanitary sewer services to those properties where Woodbury supplies water service. The designation of each account as either residential or commercial will be determined by Maplewood and provided to Woodbury.

Woodbury will bill Maplewood residential and commercial sanitary sewer customers based on water consumed on a volume basis. All residential and commercial accounts will be billed on the same cycle as established by Woodbury for water billing purposes. A minimum sewer charge will be billed to any account when there is no water consumption and when no notice to shut off or discontinue water service has been received by Woodbury. Woodbury will also bill any miscellaneous charges, where applicable, based on rates determined by Maplewood.

Rates

The residential and nonresidential rates for sanitary sewer service shall be \$1.91 per 1,000 gallons. There shall be a minimum charge of \$2.67 monthly for each sewer service connection billed on a monthly basis, and a minimum charge of \$8.00 quarterly for each residential sewer service connection. These rates will be revised from time to time by the Maplewood City Council.

Flow Calculations

The sanitary sewer service charges for one- and two-family dwellings for the billing year shall be determined by the amount of water consumed during the winter quarter. The winter quarter is the first three months prior to the first billing of the year. If actual meter readings are not available for the winter quarter, then an estimate shall be made based on the size of the dwelling, number of occupants, comparison with other dwellings, or any other equitable and reasonable method as determined by Woodbury.

The sewer service charges for one-and two-family dwellings for the billing year shall be determined by the amount of water consumed, regardless of the size of the water meter, and the amount billed shall never be greater than the amount of water consumed during the quarter consisting of the first three months prior to the first billing of the year, except for those dwellings assessed minimum charges.

The sanitary sewer service charges for all nonresidential properties shall be based on the amount of water consumed for each billing period.

Billing Charge

Woodbury will charge Maplewood \$2.00 per quarter, for each account for the billing and collection function. Woodbury will send to Maplewood, quarterly, the collected sanitary sewer and miscellaneous charges, less the \$2.00 billing fee for each account.

The billing and collection service provided by Woodbury for Maplewood may be terminated by either party, provided that six months written notice is provided to the other party.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed as of the day and year first above written.

CITY OF MAPLEWOOD

CITY OF WOODBURY

By _____
Its Mayor

By _____
Its Mayor

By _____
Its City Manager

By _____
Its City Manager

**AGREEMENT BETWEEN
CITY OF MAPLEWOOD
AND
CITY OF ROSEVILLE**

THIS AGREEMENT, made and entered into as of the _____ day of _____ 1997, by and between the City of Maplewood, a municipal corporation of the State of Minnesota, hereinafter referred to as MAPLEWOOD, and the City of Roseville, a municipal corporation of the State of Minnesota, hereinafter referred to as ROSEVILLE.

Sanitary Sewer Billing

Maplewood agrees to have Roseville perform the billing, collection, and customer service functions for residential and commercial sanitary sewer services to those properties where Roseville supplies water service. The designation of each account as either residential or commercial will be determined by Maplewood and provided to Roseville.

Roseville will bill Maplewood residential and commercial sanitary sewer customers based on water consumed on a volume basis. All residential and commercial accounts will be billed on the same cycle as established by Roseville for water billing purposes. A minimum sewer charge will be billed to any account when there is no water consumption and when no notice to shut off or discontinue water service has been received by Roseville. Currently, Roseville bills on a quarterly basis with meter readings during December, March, June, and September with billings the following months of January, April, July, and October, respectively. Roseville will also bill any miscellaneous charges, where applicable, based on rates determined by Maplewood.

Rates

The residential and nonresidential rates shall be \$1.91 per 1,000 gallons. There shall be a minimum charge of \$8.00 quarterly for each sewer service connection.

Flow Calculations

The sanitary sewer service charges for one- and two-family dwellings for the billing year shall be determined by the amount of water consumed during the winter quarter. The winter quarter is the first three months prior to the first billing of the year. If actual meter readings are not available for the winter quarter, then an estimate shall be made based on the size of the dwelling, number of occupants, comparison with other dwellings, or any other equitable and reasonable method as determined by Roseville.

The sewer service charges for one-and two-family dwellings for the billing year shall be determined by the amount of water consumed, regardless of the size of the water meter, and the amount billed shall never be greater than the amount of water consumed during the quarter consisting of the first three months prior to the first billing of the year, except for those dwellings assessed minimum charges.

The sanitary sewer service charges for all nonresidential properties shall be based on the amount of water consumed for each billing period.

Billing Charge

Roseville will charge Maplewood \$2.00 per bill, for each account for the billing and collection function. Roseville will send to Maplewood, on a quarterly basis, the billed sanitary sewer and miscellaneous charges, less the \$2.00 billing fee for each account.

The billing and collection service provided by Roseville for Maplewood may be terminated by either party, provided that six months written notice is provided to the other party.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed as of the day and year first above written.

CITY OF MAPLEWOOD

CITY OF ROSEVILLE

By _____
Its Mayor

By _____
Its City Manager

By _____
Its City Manager

**AGREEMENT BETWEEN
CITY OF MAPLEWOOD
AND
CITY OF LITTLE CANADA**

THIS AGREEMENT, made and entered into as of the _____ day of _____, 1997, by and between the City of Maplewood, a municipal corporation of the State of Minnesota, hereinafter referred to as MAPLEWOOD, and the City of Little Canada, a municipal corporation of the State of Minnesota, hereinafter referred to as LITTLE CANADA.

Sanitary Sewer Billing

Maplewood agrees to have Little Canada perform the billing, collection, and customer service functions for residential and commercial sanitary sewer services to those properties where Little Canada supplies water service. The designation of each account as either residential or commercial will be determined by Maplewood and provided to Little Canada.

Little Canada will bill Maplewood residential and commercial sanitary sewer customers based on water consumed on a volume basis. All residential and commercial accounts will be billed on the same cycle as established by Little Canada for water billing purposes. A minimum sewer charge will be billed to any account when there is no water consumption and when no notice to shut off or discontinue water service has been received by Little Canada. Little Canada will also bill any miscellaneous charges, where applicable, based on rates determined by Maplewood.

Rates

The residential and nonresidential rates for sanitary sewer service shall be \$1.91 per 1,000 gallons. There shall be a minimum charge of \$2.67 monthly for each sewer service connection billed on a monthly basis, and a minimum charge of \$8.00 quarterly for each sewer service connection billed on a quarterly basis. These rates will be revised from time to time by the Maplewood City Council.

Flow Calculations

The sanitary sewer service charges for one- and two-family dwellings for the billing year shall be determined by the amount of water consumed during the winter quarter. The winter quarter is the first three months prior to the first billing of the year. If actual meter readings are not available for the winter quarter, then an estimate shall be made based on the size of the dwelling, number of occupants, comparison with other dwellings, or any other equitable and reasonable method as determined by Little Canada.

The sewer service charges for one-and two-family dwellings for the billing year shall be determined by the amount of water consumed, regardless of the size of the water meter, and the amount billed shall never be greater than the amount of water consumed during the quarter consisting of the first three months prior to the first billing of the year, except for those dwellings assessed minimum charges.

The sanitary sewer service charges for all nonresidential properties shall be based on the amount of water consumed for each billing period.

Billing Charge

Little Canada will charge Maplewood \$2.00 per bill, for each account for the billing and collection function. Little Canada will send to Maplewood, quarterly, the billed sanitary sewer and miscellaneous charges, less the \$2.00 billing fee for each account.

The billing and collection service provided by Little Canada for Maplewood may be terminated by either party, provided that six months written notice is provided to the other party.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed as of the day and year first above written.

CITY OF MAPLEWOOD

CITY OF LITTLE CANADA

By _____
Its Mayor

By _____
Its Mayor

By _____
Its City Manager

By _____
Its City Manager

AGENDA REPORT

Action by Council:

TO: City Manager

Endorsed _____

FROM: City Engineer

Modified _____

Rejected _____

Date _____

SUBJECT: Amendment 1 to Agreement with Board of Water Commissioners

DATE: June 2, 1997

Two issues not covered by the original agreement are addressed in this amendment. The first is that St. Paul will charge to Maplewood for billing and collecting, recycling and hydrant charges. The board is proposing to charge \$.08 per bill for collection of hydrant charge on accounts that would normally have a sewer and water bill. They also propose \$.02 per bill per account for recycling, billing and collection. If an account gets no sewer or water bill the board proposes to charge \$1.88 per bill for collecting hydrant charge. This accounts for the fact that it costs the city \$1.80 to send out a normal sewer bill.

The second issue concerns storage inside of the water towers. The utility proposes to allow Maplewood to utilize the water towers for storage of vehicles and other things at no cost to Maplewood. They do request that the city not store hazardous materials or other such things in the water towers.

It is recommended the city council approve the amendment to the original agreement with the St. Paul Water Utility.

KGH

jc

**AMENDMENT NO. 1
to
AGREEMENT BETWEEN**

**BOARD OF WATER COMMISSIONERS
and
CITY OF MAPLEWOOD**

This AGREEMENT AMENDMENT NO. 1 entered into as of the _____ day of _____, 1997, by and between the BOARD OF WATER COMMISSIONERS, a municipal corporation of the State of Minnesota, hereinafter referred to as "Board" and the CITY OF MAPLEWOOD, a municipal corporation of the State of Minnesota, hereinafter referred to as "Maplewood".

WITNESSETH:

WHEREAS, Maplewood and the Board entered into an agreement dated October 30, 1996, whereby certain services could be provided by the Board to Maplewood as a part of Article X - Optional Services-of the Agreement; and

WHEREAS, Maplewood has now determined that it is in its best interest to have the Board provide services for the collection of recycling charges and service charges; and

WHEREAS, Maplewood and the Board previously agreed in the Agreement dated October 30, 1996, Article VI, Section 2 that a separate agreement would be executed leasing Maplewood storage space for equipment in the columns of elevated tanks within the water system; and

i

WHEREAS, Maplewood and Board have now determined that it is in their best interests to amend Article VI, Section 2 of the October 30, 1996, Agreement to make the storage of equipment in elevated tanks a part of this Amendment rather than execute a separate agreement; and

NOW THEREFORE:

1. Maplewood and Board do agree that service and recycling charges will be provided by the Board in accordance with the procedures and conditions outlined in Attachment "A" of this Amendment; and

2. Maplewood and Board do agree that allowing the storage of equipment by Maplewood in the columns of elevated tanks will be in accordance with the procedures and conditions outlined in Attachment "B" of this Amendment.

i

MAPLEWOOD RECYCLING AND SERVICE

COLLECTION SERVICES

Section 1. BILLING AND COLLECTION OF RECYCLING AND SERVICE CHARGES

Maplewood agrees to have the Board perform the billing and collection functions for residential, industrial and commercial recycling and service charges to those properties where the water system supplies water service, to those properties served by groundwater through wells and to certain agreed upon locations where there are water mains, but there is no water service.

The designation of each account as either residential, industrial or commercial will be determined by Maplewood and provided to the Board. All recycling and service charges will be billed and collected by the Board on the same cycle as has been established by the Board for water billing purposes.

Maplewood will establish the appropriate rate per bill, per account for residential, industrial and commercial recycling and service charges and will provide said rate to the Board by electronic format. The account designation and the appropriate rates will be provided to the Board at least 30 days prior to any billing to which the rates are to be applied. Any senior citizen rates, rental rates, rate adjustments due to product, or other special rates to be applied to any account will be determined by Maplewood and provided to the Board at least 30 days prior to any billing to which the rates are to be applied.

ATTACHMENT "A"

i

Any lot and/or parcel descriptions or redescriptions or any other changes that will effect the proper application of recycling and service charges to the affected addresses in the Board's data base will be determined by Maplewood and furnished to the Board at least 30 days prior to any billing. The method and form of notice to the Board will be electronically transmitted to the Board by disk format or other format acceptable to the Board.

Where any portion of the water bill is not paid, including recycling and service charges, the Board's established procedures and rules for collection of unpaid or delinquent bills will be applied, including certifying delinquent accounts to Ramsey County for collection along with taxes. Maplewood will adopt an ordinance, prior to January 1, 1998, giving the Board authority to certify recycling and service charges delinquencies in accounts to the property tax.

Each month the Board will provide Maplewood with a sanitary sewer report and a report of recycling and service billings, along with any adjustments thereto. Board will remit monthly fees collected minus the Board's billing service fees. The Board will provide the initial programming and water account changes designed to accommodate the recycling and service billing and collection and will charge Maplewood \$1650 for said programming adjustments and changes.

The Board will initially charge Maplewood \$0.08 per bill, per account for service billing and collection on those accounts where a sewer and water bill is collected and \$0.02 per bill, per account, for recycling billing and collection. For those accounts where there is a water main, but where sewer and water is not billed and collected the Board will charge Maplewood \$1.88 per

ATTACHMENT "A"

bill, per account, for 1997 for service billing and collection to cover the actual bill preparation cost of service which has been determined to be \$1.80 plus service charge for a total of \$1.88. The annual billing charge for recycling and service billing and collection will increase at the same percentage increase as the residential water rate increase.

A review of billing charges for the recycling and service charges will be conducted, by the Board at intervals of five years, and concomitant with the sanitary sewer charges cost analysis. The annual billing charge percentage rate increase for recycling and service charges between five year intervals, will accumulate until the increases in the charges can be rounded-up to the next whole number, see Example. Each month the Board will send to Maplewood the billed recycling and service charges, plus or minus any adjustments, less the recycling and service charge per bill, per account.

The Board will collect a late charge that will be applied to any recycling and service late payments. This late payment charge will be retained by the Board.

Questions regarding recycling and service charges will be handled by Maplewood.

ATTACHMENT "A"

Example:

	<u>Service Charge</u> <u>(No W & S bill)</u>	<u>Service Charge</u> <u>(W & S bill)</u>
Service Charge (Year 1997) per bill, per account residential and commercial (where not water and sewer bill sent) \$1.80; plus normal service charge of \$0.08	= \$1.88	0.08
1. Assume percent service charge increase equals water rate increase	= 3.5	

Typical Increase

	<u>Actual Charge</u>	<u>Actual Charge</u>
1997 Charge	= \$1.88	\$0.08
1998 Charge increase		
labor = \$1.80 x 1.035 = \$1.95	= \$1.95	
\$0.08 x 1.035 = \$0.083	=	\$0.08
1999 Increase		
labor = \$1.95 x 1.035 = \$2.02	= \$2.02	
\$0.083 X 1.035 = \$0.087	=	\$0.09
2000 Charge increase		
labor = \$2.02 x 1.035 = \$2.09	= \$2.09	
\$0.09 x 1.035 = \$0.093	=	\$0.09
2001 Increase		
labor = \$2.09 x 1.035 = \$2.16	= \$2.16	
\$0.093 x 1.035 = \$0.096	=	\$0.10

Five Year Review

ATTACHMENT A

STORAGE OF MAPLEWOOD EQUIPMENT

Section 1. STORAGE OF EQUIPMENT IN COLUMNS OF ELEVATED TANKS

The Board agrees to allow Maplewood to store equipment such as police cars and maintenance trucks in the open area of the columns of elevated tanks within the water system, at no cost to Maplewood.

Maplewood agrees that the equipment will contain only those amounts of gasoline required to move and transport those vehicles so as to limit to the maximum degree possible damage to the structure in case of fire and minimize possible contamination of the water stored in the tank in case of leakage of gasoline from the vehicles.

Maplewood also agrees that, in order to prevent any possible contamination of the water stored in the tanks no herbicides, pesticides or any other possible hazardous chemicals or substances will be stored within the columns of the water tanks.

ATTACHMENT B

AGENDA REPORT

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager

FROM: City Engineer

SUBJECT: No Parking—Parkway Drive, Larpenteur Avenue to Frost Avenue

DATE: June 2, 1997

Later this summer Ramsey County will be repairing the pavement on Parkway Drive from Larpenteur Avenue to Frost Avenue and on East Shore Drive from Frost Avenue to Lake Phalen. The projects will involve milling off some of the existing surface and overlaying with the new pavement. As part of this project, Ramsey County reviewed all of the parking restrictions. Currently there are no restrictions on Parkway Drive from Frost Avenue to Highway 61 and there is no parking from Highway 61 to Larpenteur Avenue. There is, however, no documentation showing how these zones were established.

Parkway Drive from Frost Avenue to Highway 61 has no residents or abutting businesses. Therefore, a no parking restriction would seem appropriate for this location. The section of Parkway Drive from Highway 61 to Larpenteur Avenue currently is posted for no parking.

It is recommended the city council request Ramsey County to establish no parking zones on Parkway Drive from Larpenteur Avenue to Frost Avenue.

KGH

jc

MEMORANDUM

Action by Council:

TO: City Manager
FROM: City Clerk *K. K...*
RE: Gambling Resolution
DATE: June 3, 1997

Endorsed _____
Modified _____
Rejected _____
Date _____

On September 1, 1996, Hill Murray Father's Club, Inc., renewed their Lawful Gambling license. In order for them to renew their state license which expires August 31, 1997, the City of Maplewood is requested to provide a resolution approving their license.

RESOLUTION

BE IT HEREBY RESOLVED, by the City Council of Maplewood, Minnesota, that the premises permit for lawful gambling is approved for the Hill Murray Father's Club, Inc., to operate at Chammps Restaurant located at 1734 Adolphus, Maplewood, Minnesota.

FURTHERMORE, that the Maplewood City Council waives any objection to the timeliness of application for said permit as governed by Minnesota Statute §349.213.

FURTHERMORE, that the Maplewood City Council requests that the Gambling Control Division of the Minnesota Department of Gaming approve said permit application as being in compliance with Minnesota Statute §349.213.

NOW, THEREFORE, be it further resolved that this Resolution by the City Council of Maplewood, Minnesota, be forwarded to the Gambling Control Division for their approval.

Action by Council:

MEMORANDUM

TO: City Manager
FROM: Ken Roberts, Associate Planner
SUBJECT: **Conditional Use Permit**
LOCATION: 2405 Carver Avenue
DATE: May 27, 1997

Endorsed _____
Modified _____
Rejected _____
Date _____

INTRODUCTION

Mr. Larry Grand is requesting that the city approve a conditional use permit (CUP) for his property at 2405 Carver Avenue. This permit is to build a 50-by 84-foot detached storage building to replace an existing 30-by 70-foot pole barn. The city code limits the amount of detached garage or storage building space on this property to a total 2,250 square feet. As proposed, the storage building would be 4,200 square feet. However, the city code allows the council to approve a CUP to increase the detached building area on a property. (See the maps on pages 5 and 6 and the CUP explanation statements on pages 8 and 9.)

DISCUSSION

Mr. Grand wants this storage building to store his equipment including vehicles, trailers, tractors and snowmobiles. Since the property is 4.6 acres and next to city open space, the proposed building would not depreciate property values, cause crowding or adverse environmental effects. Most of the neighbors that responded to our survey were for this proposal. (See the survey comments on page two.)

COMMISSION ACTION

On May 5, 1997, the planning commission recommended approval of a 50- by 80-foot (4,000 square feet) detached building, subject to five conditions. Since that meeting, Mr. Grand changed his request. He now wants to build a 50- by 84-foot (4,200 square feet) building. Mr. Grand also revised the proposed site plan by moving the proposed building farther back on his property.

RECOMMENDATION

Approve the resolution on pages 10 and 11. This resolution approves a conditional use permit for the construction of a 50-by 84-foot storage building for the property at 2405 Carver Avenue. This permit shall be subject to the following conditions:

1. All construction shall follow the plans dated April 9, 1997 and the site plan dated May 27, 1997 as approved by the city. The director of community development may approve minor changes.
2. The proposed construction must be started within one year after council approval or the permit shall end. The council may extend this deadline for one year.
3. The owner shall not use the storage building for the repair of other persons' motor vehicles or commercial or business activities unless the city council approves such a request.
4. The owner shall only use the storage building for personal use and storage.
5. The city council shall review this permit only if a problem develops.

CITIZEN COMMENTS

Staff surveyed the property owners within 350 feet of this site to get their opinions of this proposal. Out of 22 properties, we received 16 responses, 15 were for the proposal and one had comments.

For

1. I have no objection. (Cilek - 2353 Carver Avenue)
2. It would look better and make the area more esthetic. (Sokolik - 2371 Carver Avenue)
3. He is a very good neighbor and the building is a very nice improvement. (Wilds - 2410 Carver)
4. A new building would look much nicer and inside storage is a plus for the neighborhood. (Telin - Saint Paul)
5. I think it's great that he wants to store all his toys in one shed and keep the lot looking nice. (Baumgart - 2445 Carver Avenue)
6. The replacement of existing building appears to be necessary and is an improvement over the existing building. (Dahlin - 1234 Dorland Road)
7. I will not see the building, I won't even know that it is there. (Stokvis - 1240 Dorland Road)
8. I would like to build a large garage myself someday. (Bailey - 1260 Dorland Road)
9. I would like to see the equipment inside, but it cannot be commercial. (Malluege - 1288 Dorland Road)
10. It will be more aesthetically pleasing. (Hannula/Tradup - 1323 Dorland Road)
11. As long as the new building is set back from Carver Avenue as the old building was, this setup appears fine. (Watson - 1332 Dorland Road)
12. It will allow the indoor storage of equipment. (Sutherland - 1340 Dorland Road)

Miscellaneous Comments

1. I do not oppose the proposed building for the use of storing personal property. I would not want to see a commercial use of the building such as for repair of vehicles, etc. I would also hope that Mr. Grand would keep in mind the abutting open space when creating and maintaining the aesthetics of the building. (Singer - 1250 Dorland Road)

REFERENCE

SITE DESCRIPTION

Site Size: 200,850 square feet (4.61 acres)
Existing Land Use: single dwelling and damaged pole barn

SURROUNDING LAND USES

North: City open space
East: City open space
South: Houses across Carver Avenue
West: Houses on Dorland Road and Carver Avenue

BACKGROUND

On April 25, 1994, the city council ended a conditional use permit for a home beauty shop at this property and replaced it with a home occupation license.

ORDINANCE REQUIREMENT

Section 36-77(c) allows the city council to approve a conditional use permit to increase the height or area of an accessory building.

CRITERIA FOR CUP APPROVAL

Section 36-442(a) states that the city council may approve a CUP, based on nine standards. (See findings 1-9 in the resolution on pages 10 and 11.)

kr/p: Sec:24-28/2405carv.mem

Attachments:

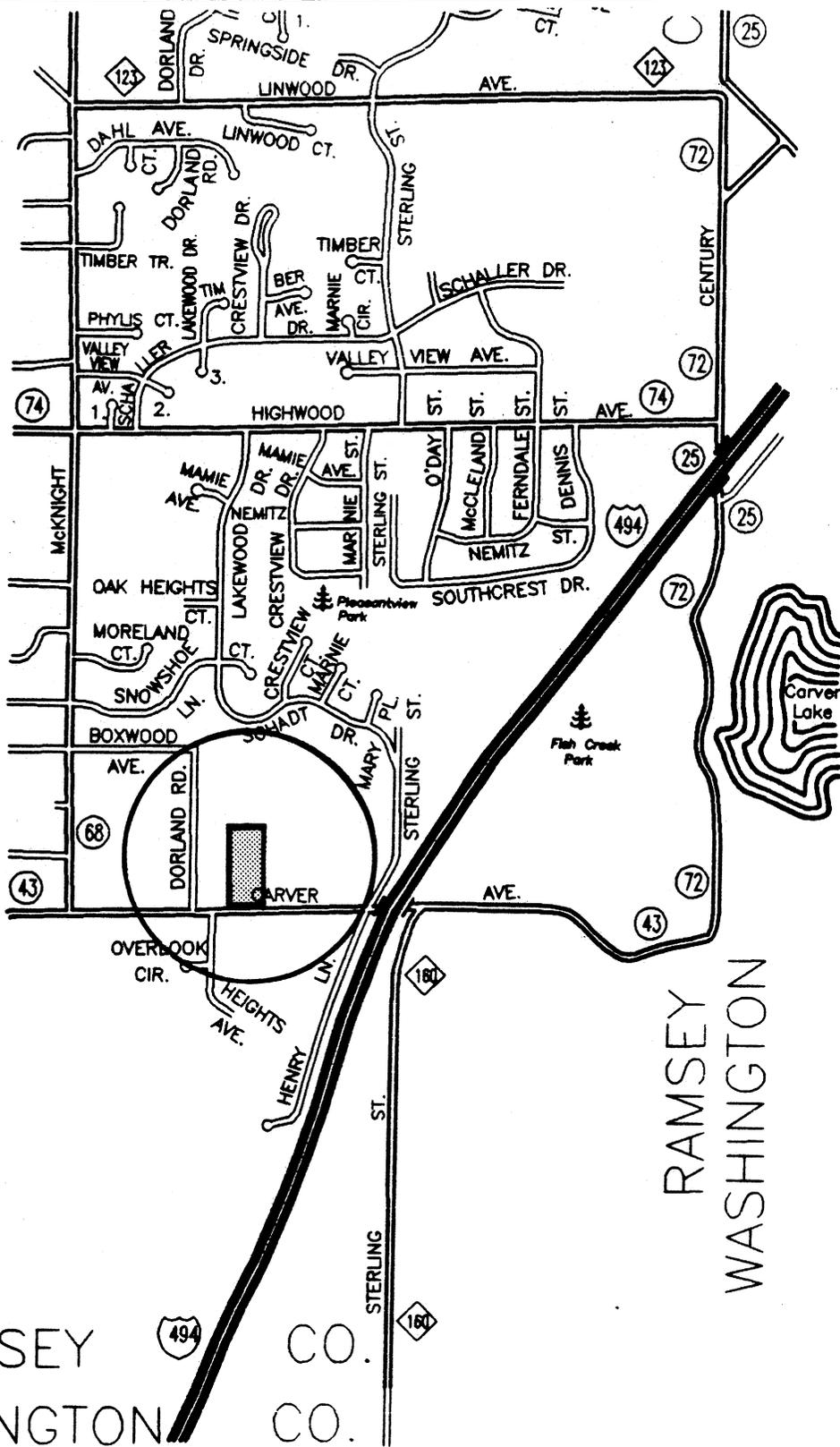
1. Location Map
2. Property Line/Zoning Map
3. May 27, 1997 Site Plan
4. Building Elevation
5. 4-9-97 CUP explanation from Larry Grand
6. 4-23-97 CUP Criteria statement from Larry Grand
7. CUP Resolution

- 1. HUNTINGTON CT.
- 2. OAKRIDGE LN.

720S —

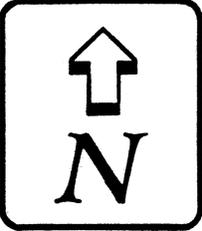
17

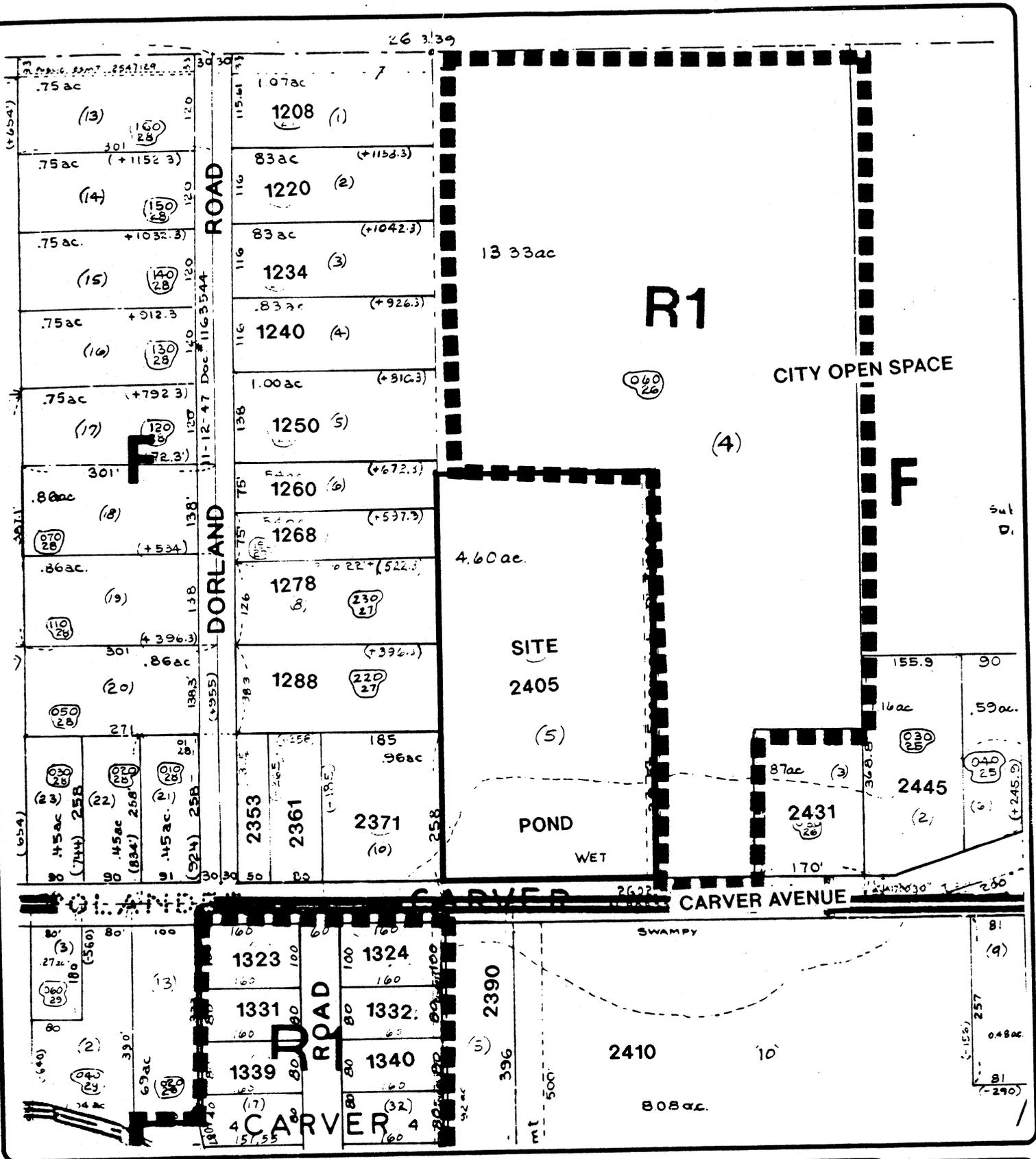
- 1. CURRIE CT.
- 2. VALLEY VIEW CT.
- 3. LAKEWOOD CT.



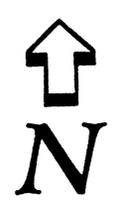
RAMSEY CO.
 WASHINGTON CO.

LOCATION MAP



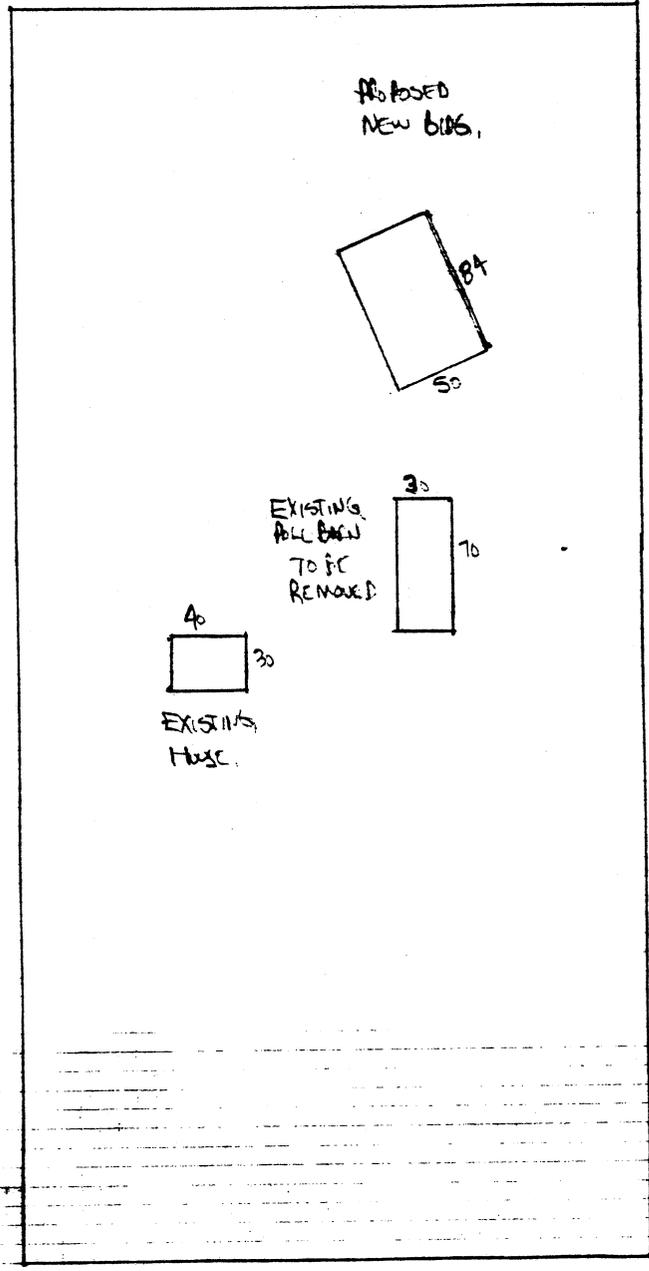
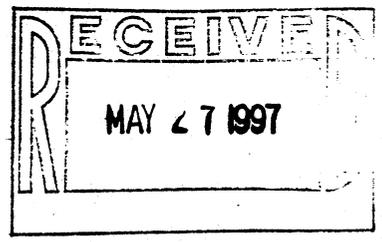


PROPERTY LINE / ZONING MAP



LAWRENCE GRAND
2405 CANAL AVE
MAPLEWOOD, MI

Attachment 3



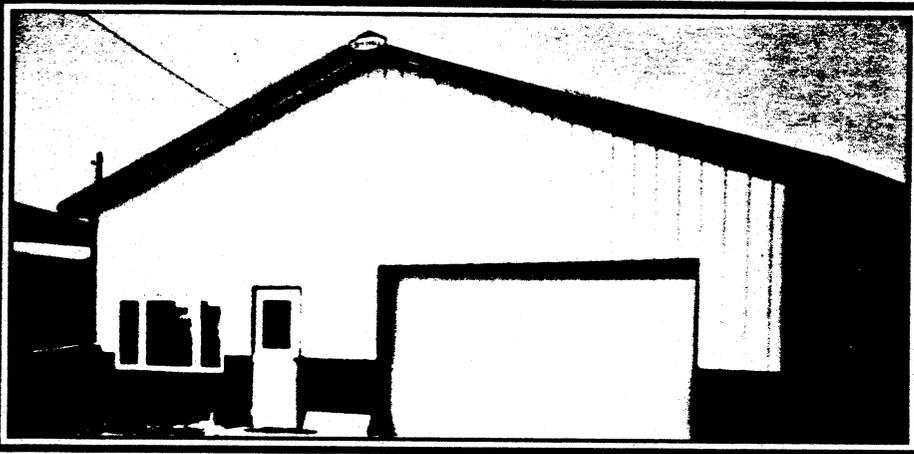
660'

330'

SITE PLAN

5-27-97

THE CITADELL



STANDARD FEATURES:
STRAIGHT COLUMNS & RAFTERS
FLUSH GIRTS
8" COLUMN DEPTH
FLUSH INTERIOR WALLS
KYNAR PAINT FINISH
FULL MASTIC ROOF & WALLS
BASE TRIM
FULL FOAM CLOSURES
26 Ga. ROOF & WALLS
FREE ANCHOR BOLT KITS
FULL DELUXE TRIM & FLASHING

PROPOSED BUILDING WOULD BE SIMILAR

4-9-97

*LEWIS BROS
2105 CHERRY ST.*

HOME 739-1193

WORK 602-8310, 8355, 8318

CONDITIONAL USE EXPLANATION

4-9-97

OBJECTIVES:

- 1) Replace my existing pole barn style building, which has suffered snow damage this last winter with another building.
- 2) Be able to keep and protect all of my equipment inside from the weather. and out of the public eye for a more esthetic appearance for my neighborhood.
- 3) Be able to have a heated work area to repair, clean and wax my vehicles, trailers, snowmobiles during our long Minnesota winters.
- 4) A place to retreat too. away from my wife and kids when times are getting a bit too cozy locked up all winter.
- 5) A place to spend quality time in my not so far off retirement years.
- 6) Plan to construct a building equally esthetic as a quality aluminum sided home.
- 7) Place the building on my property basically unnoticed from all directions of my neighbors.
- 8) A place where my children can learn the mechanical skills associated with tools and the logic and math skills to know how to use them.

4-23-97

CRITERIA for APPROVAL of A CONDITIONAL USE PERMIT.

QUESTIONS/STATEMENTS

1. I WOULD DESIGN, MAINTAIN, LOCATED AND OPERATED
WITH THE CITY'S PLAN & ORDINANCES.
2. THE PROPOSED BUILDING WOULD NOT CHANGE THE SURROUNDING
CHARACTER of AREA.
3. THE PROPOSED BUILDING WOULD NOT DEPRECIATE VALUES.
4. THE PROPOSED BUILDING WILL NOT PRESENT ANY NUISANCES
5. THE PROPOSED BUILDING WOULD NOT CHANGE TRAFFIC PATTERNS.
6. THE PROPOSED BUILDING COULD BE SERVED BY STREETS,
POLICE, FIRE PROTECTION, DRAINAGE JUST LIKE THE SOON TO
BE TORN DOWN EXISTING ONE DOES.
7. THE PROPOSED BUILDING WOULD HAVE NO COST TO PUBLIC.
8. THE PROPOSED BUILDING WOULD MAXIMIZE THE PRESERVATION
of THE SITE'S NATURAL AND SCENIC FEATURES INTO DESIGN.
9. THE PROPOSED BUILDING WOULD CAUSE MINIMAL (NONE)
ENVIRONMENTAL EFFECTS.
- 10.

CONDITIONAL USE PERMIT RESOLUTION

A-7

WHEREAS, Larry Grand is requesting that Maplewood approve a conditional use permit to build a 50-foot by 84-foot storage building on his property at 2405 Carver Avenue.

WHEREAS, this permit applies to the property at 2405 Carver Avenue. The legal description is:

Subject to Carver Avenue and with easements, the West 1/2 of Southwest 1/4 of Northeast 1/4 of Northwest 1/4 of Section 24, Township 28, Range 22. (PIN 24-28-22-21-0005)

WHEREAS, the history of this conditional use permit is as follows:

1. On May 5, 1997, the planning commission recommended that the city council approve this permit.
2. On June 9, 1997, the city council held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The council gave everyone at the hearing a chance to speak and present written statements. The council also considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described conditional use permit based on the building and site plans. The city approves this permit because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the city's comprehensive plan and code of ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the plans dated April 9, 1997 and the site plan dated May 27, 1997 as approved by the city. The director of community development may approve minor changes.
2. The proposed construction must be started within one year after council approval or the permit shall end. The council may extend this deadline for one year.
3. The owner shall not use the storage building for the repair of other persons' motor vehicles or commercial or business activities unless the city council approves such a request.
4. The owner shall only use the storage building for personal use and storage.
5. The city council shall review this permit only if a problem develops.

The Maplewood City Council adopted this resolution on _____, 1997.

**MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
MAY 5, 1997**

B. Conditional Use Permit—Oversized Accessory Building (2405 Carver Avenue)

Ken Roberts, associate planner, presented the staff report. Larry Grand, the applicant, was present. Mr. Grand was in agreement with the first five conditions of the staff recommendation. He felt Condition 6 to give the city a drainage and utility easement for the ponding area was "out of the realm" of this building request. Mr. Grand dug this pond four to six years ago and would like to keep it as it exists. Ken Haider, city engineer, acknowledged that Mr. Grand had built the pond and maintains it quite well. He felt the city's concern was for future maintenance of the pond. Mr. Haider said the pond is adjacent to the roadway and, because some public water drains into it, a public easement would be in order. Mr. Haider did not feel strongly about requiring this drainage easement. Commissioner Rossbach felt the easement requirement could be added at a future date if continued development in the area necessitated it.

Commissioner Rossbach moved the Planning Commission recommend:

1. All construction shall follow the plans dated April 9, 1997 as approved by the city. The director of community development may approve minor changes.
2. The proposed construction must be started within one year after council approval or the permit shall end. The council may extend this deadline for one year.
3. The owner shall not use the storage building for the repair of other persons' motor vehicles or commercial or business activities unless the city council approves such a request.
4. The owner shall only use the storage building for personal use and storage.
5. The city council shall review this permit only if a problem develops.

Commissioner Frost seconded.

Ayes—Brueggeman, Ericson, Fischer, Frost,
Rossbach, Thompson

Nays—Kittridge

The motion passed.

Commissioner Kittridge expects the twenty acres south of Mr. Grand's property to develop in the future and he would prefer that the city get the easement now.

MEMORANDUM

Action by Council:

TO: City Manager
FROM: Ken Roberts, Associate Planner
SUBJECT: **Conditional Use Permit**
LOCATION: 2431 Carver Avenue
DATE: May 20, 1997

Endorsed _____
Modified _____
Rejected _____
Date _____

INTRODUCTION

Donald Telin is requesting that the city approve a conditional use permit (CUP) for his property at 2431 Carver Avenue. This permit is to build a new house in the rear yard setback area. The city code requires a 45-foot rear yard setback for the covered parts of the dwelling on this lot. As proposed, the house would be 20 feet from the rear property line at the nearest point. (Code allows uncovered decks to be within 5 feet of a property line.) However, the city code allows the council to approve a CUP to build into a required setback. (See the maps on pages 4-6 and the statement on page 7.)

BACKGROUND

On June 1, 1995, Mr. Telin applied to the city for a demolition permit to remove an old house from the property. The former house had a rear-yard setback of about 15 feet.

DISCUSSION

As proposed, the house would not depreciate property values, cause adverse environmental effects or crowding. Mr. Telin has requested this house location to save existing trees on the site and because of poor soils towards the front. The proposed house location would be more conforming with the code than the location of the former house. In addition, the proposed location would be similar to those on the north side of Carver Avenue. The houses on either side of this site are at least 150 feet back from Carver Avenue and this house would be about 170 feet back from the street. All five of the neighbors who responded to our survey were for this proposal.

COMMISSION ACTION

On May 19, 1997, the planning commission recommended approval of the conditional use permit.

RECOMMENDATION

Approve the resolution starting on page 8. This resolution approves a conditional use permit to construct a house on the lot at 2431 Carver Avenue in the rear yard setback area. This permit shall be subject to the following conditions:

1. All construction shall follow the plans dated May 1, 1997 as approved by the city. The Director of Community Development may approve minor changes.
2. The proposed house construction must be started within one year after council approval or the permit shall end. The council may extend this deadline for one year.
3. The owner should connect the new house to the city sanitary sewer.
4. The city council shall review this permit only if a problem develops.

CITIZEN COMMENTS

Staff surveyed the property owners within 350 feet of this site to get their opinions of this proposal. Out of seven properties, we received five responses. All five were for the proposal.

For

1. Sometimes you just have to do what makes sense, even if it contradicts written rule, but then, that is the beautiful part of America. (Grand - 2405 Carver Avenue)
2. Save all the trees he can and also because of the wetland in front. (Wilds - 2410 Carver Ave)
3. I think it will be a nice added touch for this house to be built. He is leaving the lot wooded and it will look great. (Baumgart - 2445 Carver Avenue)
4. It makes good sense and is probably the best way to build on this property. (Durland - 2460 Carver Avenue)
5. It fits the area. (Herford - Little Canada)

REFERENCE

SITE DESCRIPTION

Site Size: 43,520 square feet (0.99 acres)
Existing Land Use: Vacant

SURROUNDING LAND USES

North: City open space
East: Houses on Carver Avenue
South: Houses across Carver Avenue
West: City open space

PLANNING

Land Use Plan Designation: R-1 (single dwelling)
Zoning Designation: F (farm residence)

ORDINANCE REQUIREMENT

Section 36-72(e) allows the city council to approve a conditional use permit to construct a building into a minimum setback.

CRITERIA FOR CUP APPROVAL

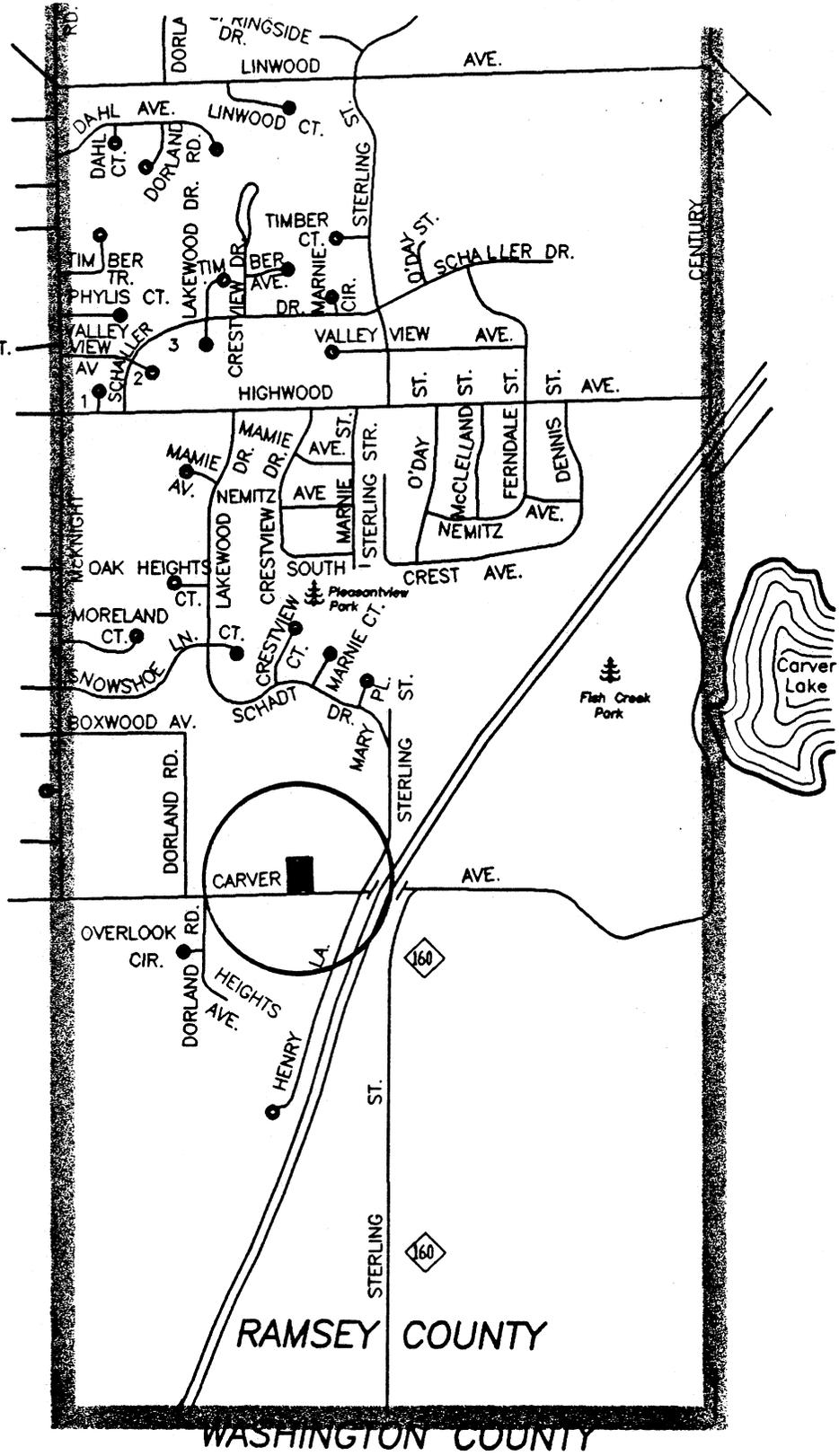
Section 36-442(a) states that the city council may approve a CUP, based on nine standards. (See findings 1-9 in the resolution on pages 8 and 9.)

kr/p: Sec 24-28/2431 carv.mem

Attachments:

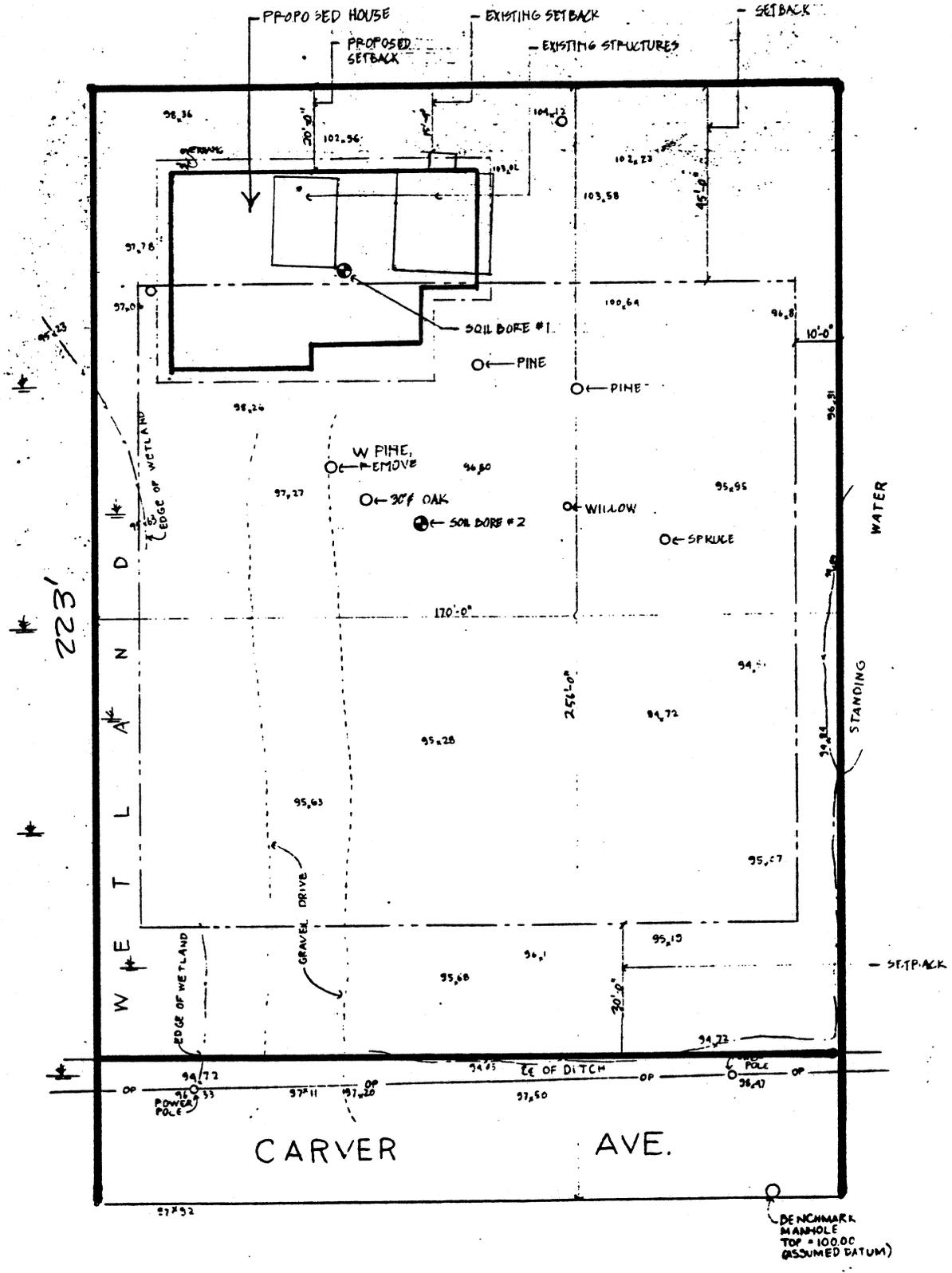
1. Location Map
2. Property Line/Zoning Map
3. Site Plan
4. Applicant's Criteria Statement
5. CUP Resolution

- 1. CURRIE CT.
- 2. VALLEY VIEW CT.
- 3. LAKEWOOD CT.



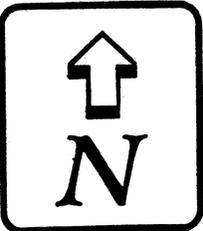
LOCATION MAP





SITE PLAN

5-1-97



Conditional use explanation

5-1-97

Objective -

Build a single family residence
with a 20' rear setback.

(a minimum of 45' is required
for our lot size 170' x 256')

Reasons to consider -

Soil bores show this to be
the best building site.

(The front yard is filled wetland)

The former home on lot had a
15' 4" setback.

Moving our planned home to meet
the minimum 45' would result
in the loss of 3 or more
mature trees.

The setback variance would keep
our home in line with our neighbors.

CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, Donald Telin requested that Maplewood approve a conditional use permit to build a house in the required rear yard setback area.

WHEREAS, this permit applies to the property at 2431 Carver Avenue. The legal description is:

Subject to Carver Avenue, the East 170 feet of the South 256 feet of the West 1/2 of the NE 1/4 of the NW 1/4 of Section 24, Township 28, Range 22. (PIN 24-28-22-21-0003)

WHEREAS, the history of this conditional use permit is as follows:

1. On May 19, 1997, the planning commission recommended that the city council approve this permit.
2. On June 9, 1997, the city council held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The council gave everyone at the hearing a chance to speak and present written statements. The council also considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the Maplewood City Council approve the above-described conditional use permit based on the building and site plans. The city approves this permit because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the plans dated May 1, 1997 as approved by the city. The Director of Community Development may approve minor changes.
2. The proposed house construction must be started within one year after council approval or the permit shall end. The council may extend this deadline for one year.
3. The owner should connect the new house to the city sanitary sewer.
4. The city council shall review this permit only if a problem develops.

The Maplewood City Council adopted this resolution on June _____, 1997.

**MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
MAY 19, 1997**

B. Conditional Use Permit—Rear Yard Setback (2431 Carver Avenue)

The staff report was presented by Ken Roberts, associate planner. Donald Telin, the applicant, said he had read and was in agreement with the staff conditions.

Commissioner Rossbach moved the Planning Commission recommend approval of the resolution which approves a conditional use permit to construct a house on the lot at 2431 Carver Avenue in the rear yard setback area. This permit shall be subject to the following conditions:

1. All construction shall follow the plans dated May 1, 1997, as approved by the city. The director of community development may approve minor changes.
2. The proposed house construction must be started within one year after council approval or the permit shall end. The council may extend this deadline for one year.
3. The owner should connect the new house to the city sanitary sewer.
4. The city council shall review this permit only if a problem develops.

Commissioner Brueggeman seconded. Ayes—all

The motion passed.

MEMORANDUM

Action by Council:

TO: City Manager
 FROM: Ken Roberts, Associate Planner
SUBJECT: Conditional Use Permit and Design Review
PROJECT: US West Monopole
 LOCATION: 500 Carlton Street
 DATE: June 3, 1997

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

INTRODUCTION**Project Description**

John Hollenbeck of CB Commercial, representing US West, is proposing to install a 90-foot-tall monopole for telecommunications equipment. They want to install this monopole on the north side of the US West building at 500 Carlton Street. (Refer to the maps and plans on pages 6-12 and the letter starting on page 13.) There also would be a 12' x 9.5' x 6' equipment pad near the base of the monopole. US West would surround the monopole and pad area with bollards to protect the equipment.

Requests

The applicant is requesting that the city approve:

1. A conditional use permit (CUP) for a monopole and related equipment in a BC-M (business commercial-modified) zoning district.
2. The design and site plans.

BACKGROUND

On March 3, 1960, the village council approved a rezoning for this site so that Northwestern Bell Telephone could construct their building on the site.

On September 7, 1972, the council approved plans for an addition to the north side of the building on the site. This approval was subject to seven conditions.

On May 24, 1994, the community design review board approved plans for US West to expand their parking lot by 26 spaces. With these additional spaces, there is a total of 95 parking spaces now on the site.

On January 13, 1997, the council adopted the commercial use antenna and tower ordinance.

DISCUSSION

The letter from 3M (page 16) outlines what they believe could be negative impacts to their business. Their concerns are about the possible effects that the proposed telecommunications equipment could have on computers, measuring equipment and process equipment. The Federal Communications Commission (FCC) licenses all telecommunications systems. This licensing requires that the proposed or new telecommunications equipment not interfere with existing communications or electronics equipment. If there is interference, then the FCC requires the

telecommunications company to adjust or shut down the new equipment to correct the situation. Maplewood must be careful to not limit or prohibit this tower (or any other tower) because of electronic interference. That is up to the FCC to regulate and monitor. The city may only base their decision on land use and on health, safety and welfare concerns.

The city council should approve this request. This project meets the requirements of the tower ordinance and the criteria for a CUP. As proposed, the tower would be 120 feet from the east property line of the site and about 470 feet from the closest house on Ferndale Street. The site design would be compatible with the adjacent commercial structures and uses.

COMMISSION ACTION

On May 13, 1997, the community design review board recommended approval of the design plans for this project.

On May 19, 1997, the planning commission considered this request. The commission tabled taking action until June 2, 1997 on the proposal because of concerns of possible interference with equipment or processes in nearby 3M buildings. (See the letter dated May 19, 1997 from 3M on page 16.)

On June 2, 1997, the planning commission again considered this request. After much discussion, the commission tabled action on this request until US West completes the interference study.

RECOMMENDATIONS

- A. Adopt the resolution on pages 17 and 18. This resolution approves a conditional use permit to allow a 90-foot-tall telecommunications monopole and related equipment. This approval is for the property at 500 Carlton Street. The city bases this approval on the findings required by the ordinance and is subject to the following conditions:
1. All construction shall follow the site plan approved by the city. The director of community development may approve minor changes.
 2. The proposed construction must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
 3. The city council shall review this permit in one year.
- B. Approve the site and design plans date-stamped April 14, 1997, for a 90-foot-tall telecommunications monopole and equipment on the north side of the building at 500 Carlton Street. Approval is based on the findings required by code and subject to the applicant doing the following:
1. Repeat this review in two years if the city has not issued permits for this project.
 2. Before getting a building permit, provide a grading, drainage, driveway and erosion control plan to the city engineer for approval. The erosion control plan shall meet all ordinance requirements.

3. If the monopole or ground equipment is in an existing handicap parking space or spaces, then the owner or contractor shall replace the lost space(s) on site with new ADA-approved handicapped parking spaces.
4. If any required work is not done, the city may allow temporary occupancy if:
 - a. The city determines that the work is not essential to the public health, safety or welfare.
 - b. The city receives a cash escrow or an irrevocable letter of credit for the required work. The amount shall be 150% of the cost of the unfinished work.
5. All work shall follow the approved plans. The director of community development may approve minor changes.

CITIZENS' COMMENTS

City staff surveyed the owners of the 25 properties within 350 feet of the proposed site. We received 7 replies. Two were for the proposal, two objected, two had comments and one reply had no comment.

For

1. With the enormous power towers in the area, their monopole is the least of anyones worries. (Conway Auto Clinic - 2545 Conway Avenue)

Against

1. Being involved in the communications industry, I know that these towers are required for the emerging technology. Since this tower will be built in the adjacent property to my back yard, I prefer it to be located in a different location. I do know that many towers are located on existing structures such as building roof tops and water towers. There are several of these in the immediate area and I would like those locations to be explored. (Mohwinkel - 529 Ferndale St.)
2. We have concerns of a technical nature and require more time to determine any negative impacts. We will meet with US West to determine impacts. (3M)

Comments

1. Capital City Investments has no objections to the proposal. (They own property near the site.)
2. Concerns - does the tower make any noise or as claimed will not interfere with electronic devices. I would not object if I was guaranteed replacement of any electronic devices affected and that the tower would not generate any noise. (Mihajlovich - 537 Ferndale Street)

REFERENCE INFORMATION

SITE DESCRIPTION

Site size: 4.26 acres

Existing land use: US West building and parking lots

SURROUNDING LAND USES

North: Child Care Center

South: 3M Center across Conway Avenue

West: 3M Center and Conway Auto Service across Carlton Street

East: Houses on Ferndale Street

PLANNING

Land Use Plan designation: BC-M (business commercial - modified)

Zoning: BC-M

Ordinance Requirements

Section 36-600(5)(b)(1) requires a CUP for a tower in any non-residential zoning district.

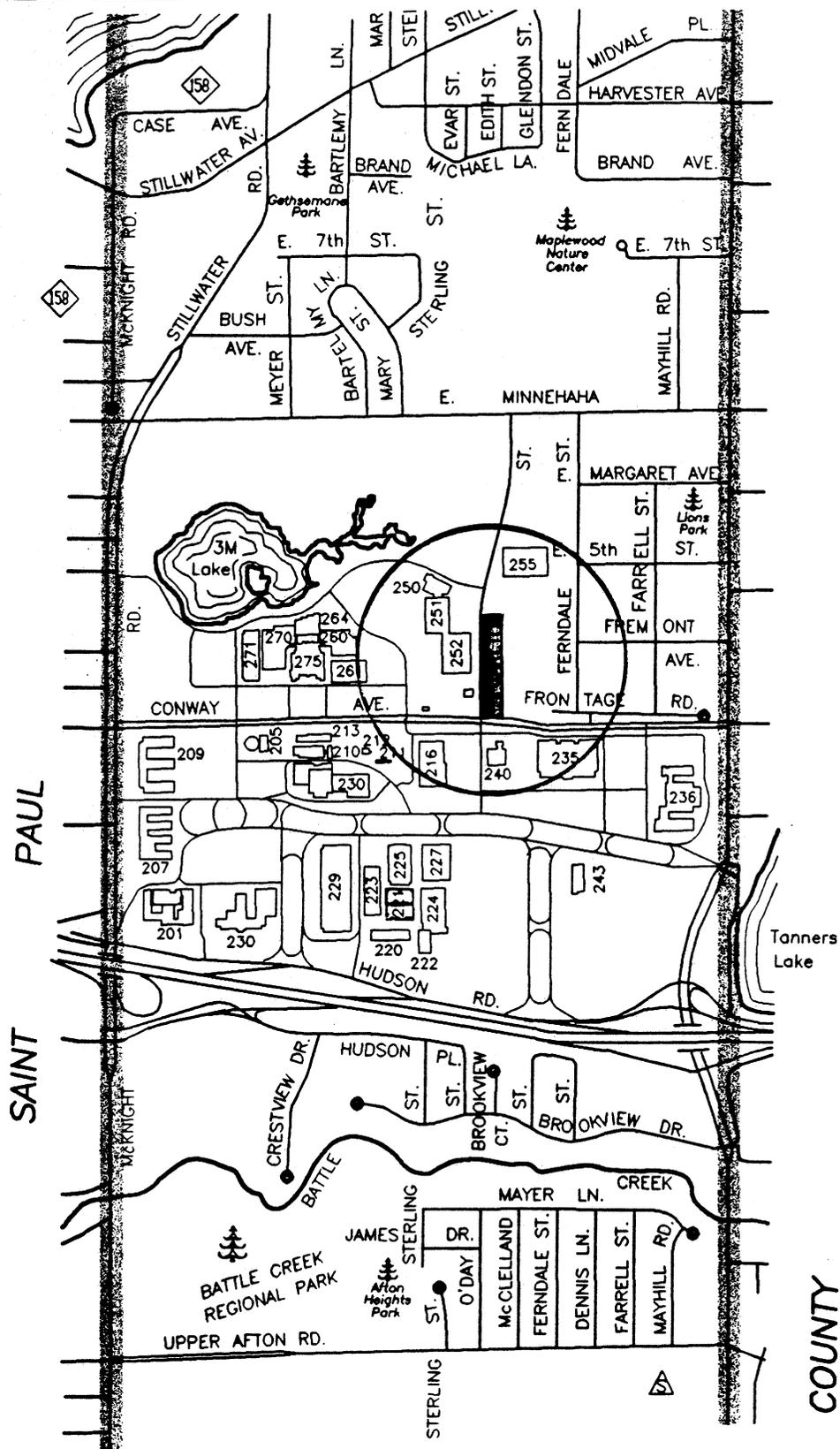
Findings for CUP Approval

Section 36-442(a) states that the city council must base approval of a CUP on nine standards for approval. Refer to findings one through nine in the resolution on pages 17 and 18.

p:sec36/500crit.mem

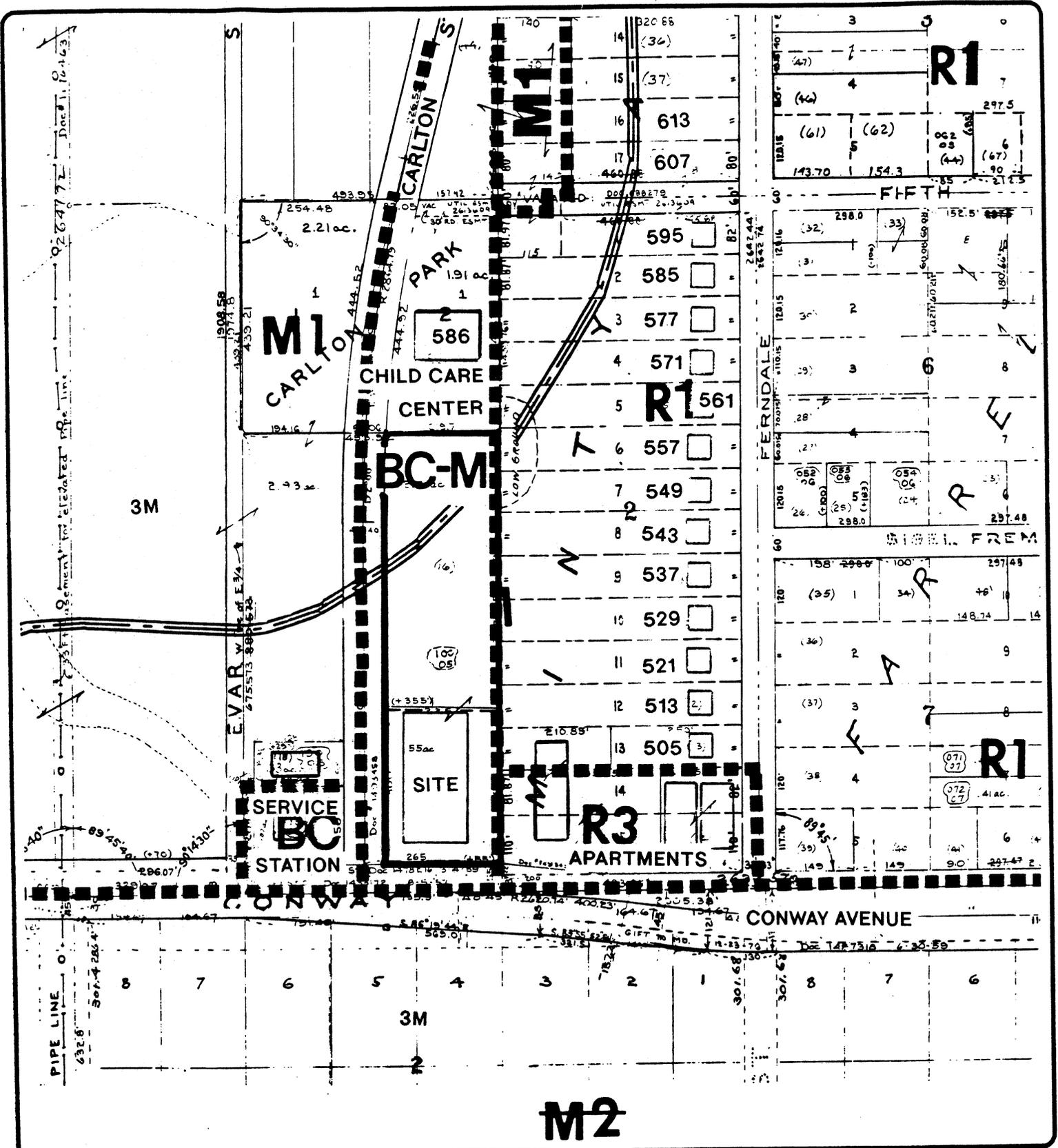
Attachments:

1. Location Map
2. Property Line/Zoning Map
3. Site Plan
4. Site Plan
5. Site Plan
6. Elevation
7. Photo Illustration
8. Applicant's letter dated March 11, 1997
9. Applicant's CUP criteria statement dated 5-19-97
10. May 19, 1997 letter from 3M
11. Conditional Use Permit Resolution



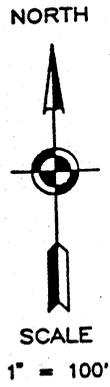
LOCATION MAP





PROPERTY LINE / ZONING MAP





$\Delta=03^{\circ}18'49''$
 $R=2904.79$
 $L=167.99$

$S89^{\circ}22'22''E$ 260.15
 220.06

N. LINE, S. 2/3, W. 1/2, E. 3/4,
 SW 1/4, NE 1/4, SEC. 36, T. 29, R. 22

$\Delta=03^{\circ}21'57''$
 $R=2864.79$
 $L=168.29$

FND. IRON

STREET

CARLTON STREET

CARLTON STREET

STREET

40 FT. ROAD EASEMENT

SET NAIL AT MONOPOLE SITE
 GROUND ELEV. = 991.82

CABLE VAULT
 (MANHOLE)

E. LINE, W. 1/2, E. 3/4, SW 1/4,
 NE 1/4, SEC. 36, T. 29, R. 22

BUILDING
 1 STORY BRICK

CONWAY AVENUE

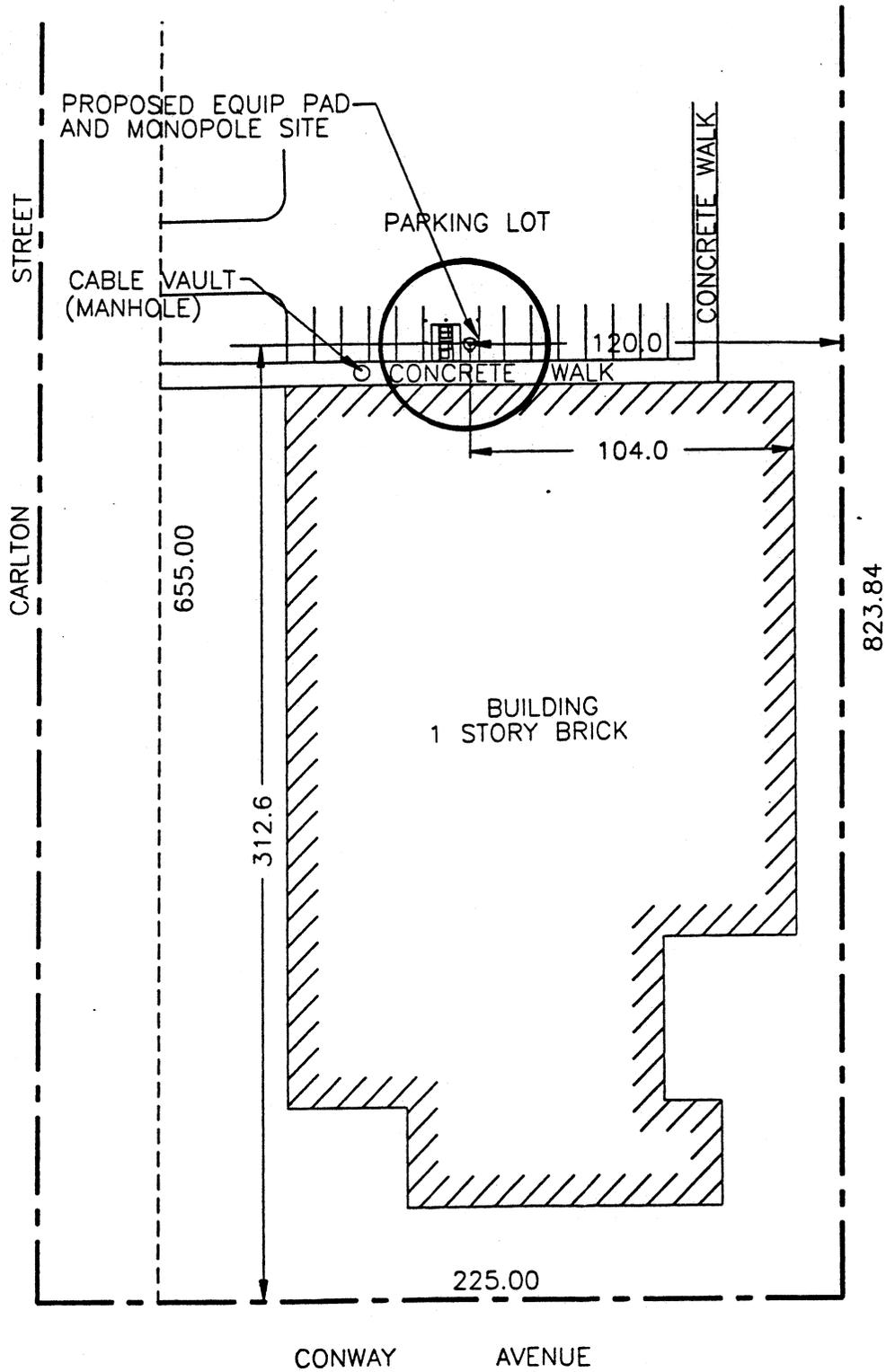
$N89^{\circ}11'56''W$ 265.00

S. LINE, SW 1/4, NE 1/4, SE

SITE PLAN

4-14-97

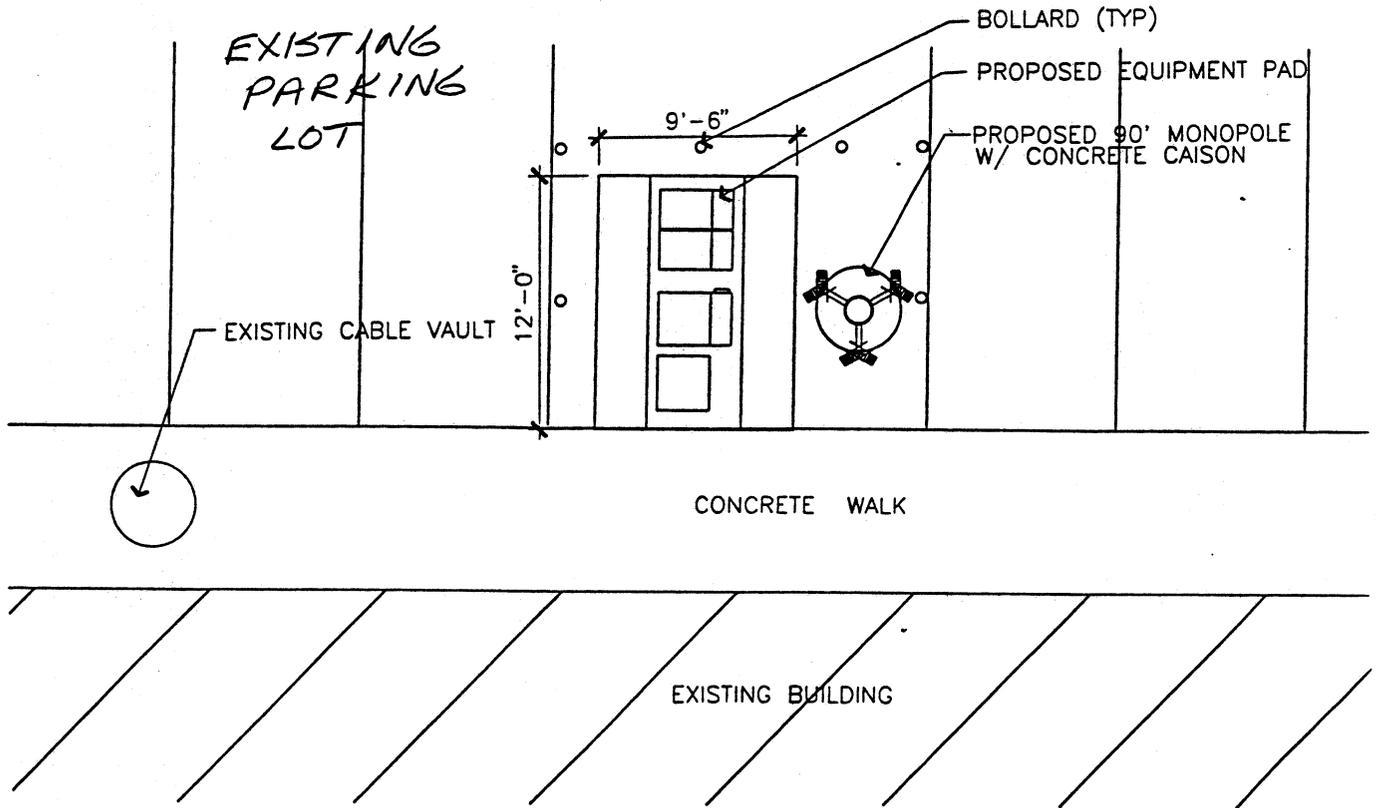




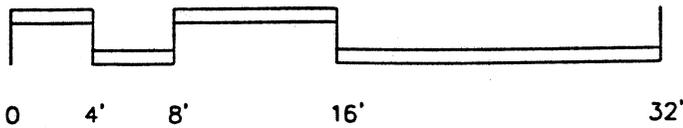
SITE PLAN

4-14-97



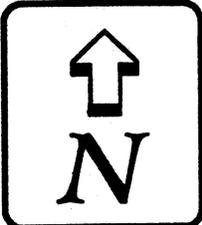


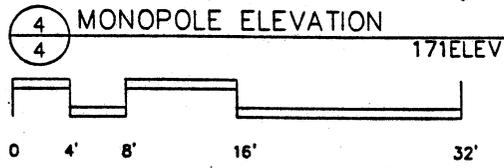
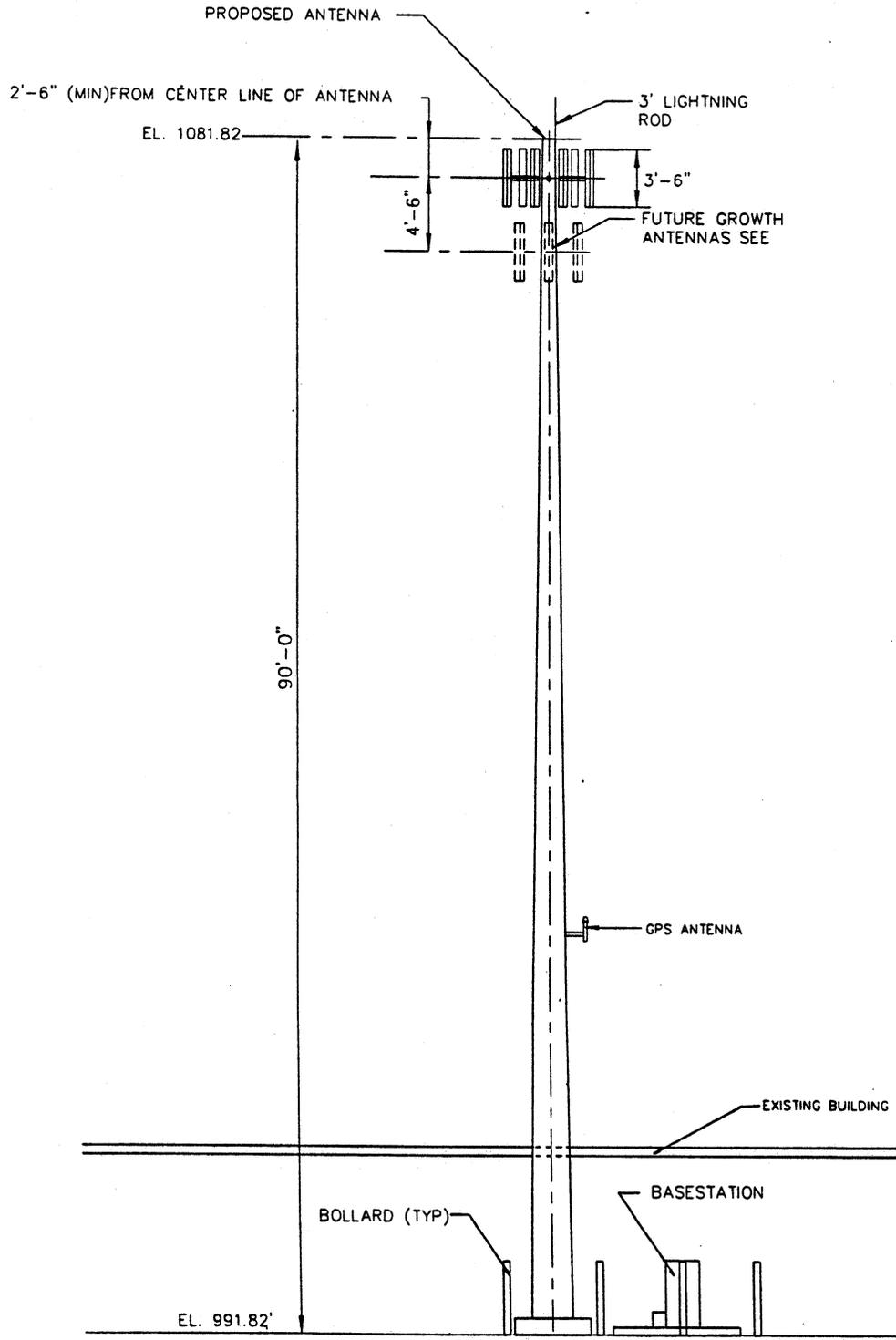
3 EQUIPMENT PAD PLAN
4 171PF



SITE PLAN

4-14-97

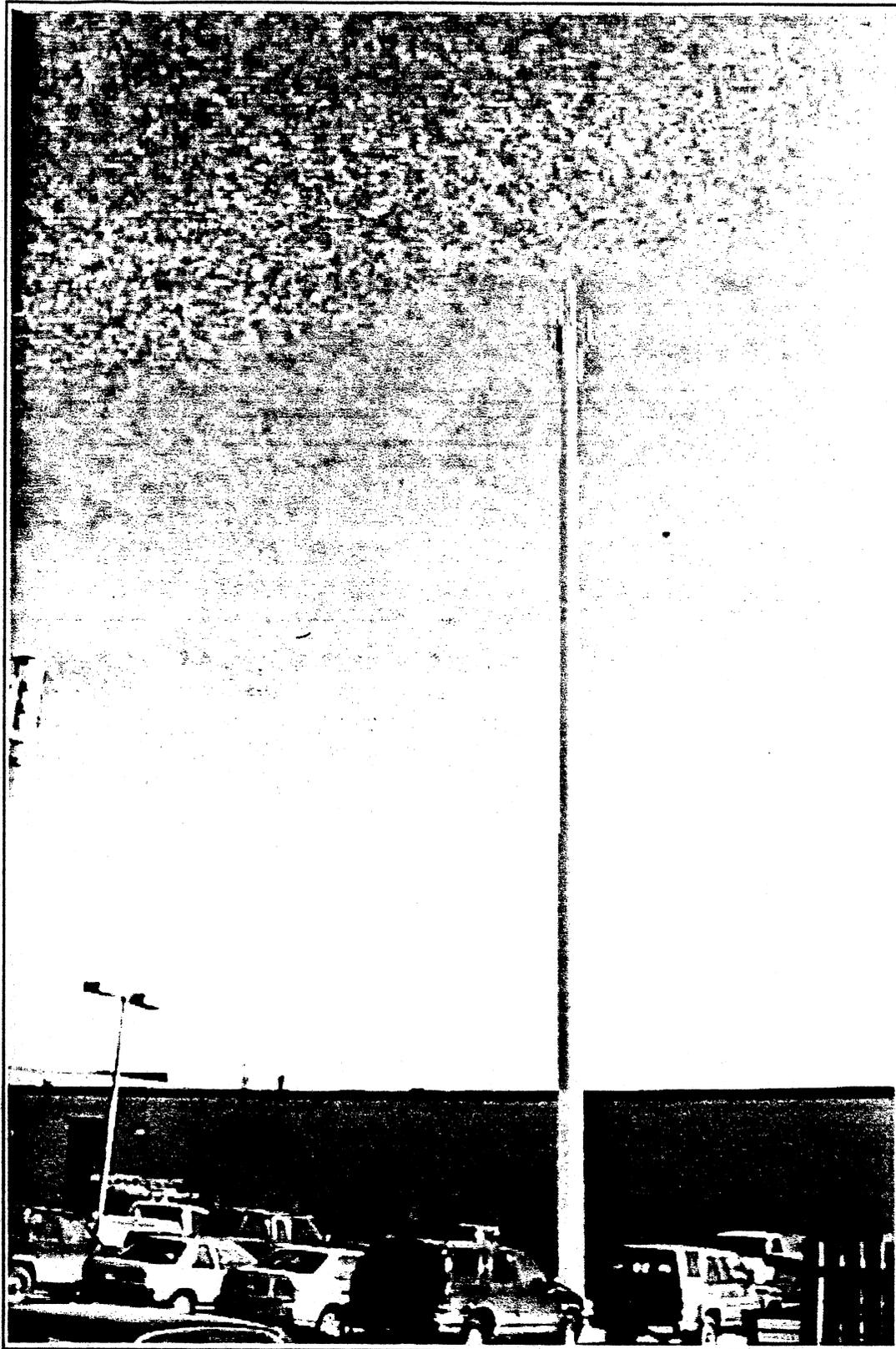




SITE ADDRESS:
500 NORTH CARLTON STREET
ST. PAUL, MINNESOTA
DESIGN TYPE:
MONOPOLE

BOARMAN KROOS PFISTER RUDIN & ASSOCIATES
122 North Second Street, Minneapolis, Minnesota 55401 Fax 612-349-6313 Phone 612-339-3783

<p>BECHTEL LISWEST LUCENT TECHNOLOGIES MIN 171</p>	<p>LIS WEST LIS WEST Communications 555 North Broadway, Suite 201 St. Paul, Minnesota 55104 Tel: 644-0941 Fax: 644-0940 LIS WEST Communications</p>	<p>SITE ELEVATION</p> <p>Sheet No. _____ Drawing No. _____</p>	<p>BOARMAN KROOS PFISTER RUDIN & ASSOCIATES</p> <p>122 North Second Street, Minneapolis, Minnesota 55401 Tel: 612-339-3783 Fax: 612-349-6313</p>
---	--	---	---



MIN 171

500 N. Carlton, Maplewood

Monopole Height: 90' Building Height: 18'

CB COMMERCIAL

2550 University Avenue West
Suite 159S
St. Paul, MN 55114
(612) 603-6129
Fax (612) 645-1526

March 11, 1997

APR 4 1997

Melinda Coleman
City of Maplewood
1830 E. County Road B
Maplewood, MN 55109

RE: U S WEST Site# MIN171

Dear Ms. Coleman:

This letter accompanies an application for a Conditional Use Permit by US West that will allow the location of a PCS telephone antenna and cell site on the property at 500 N. Carlton Street. CBC has been authorized by US West to act as their representative for planning and zoning matters.

PROPOSED USE

US West is proposing to construct a steel monopole tower on the noted property. A PCS antenna array will be placed at the top of the pole.

The foundation for the tower will be a caisson type. The tower steel and foundation will be designed following specifications as determined by the tower manufacturer. These specifications take into account soils, local wind loading guidelines and the type of equipment to be attached to the tower. A safety factor is included in the design parameters resulting in a tower that typically exceeds local building code requirements. Please reference the enclosed drawings and the specification sheet from Engineered Endeavors, Inc. Additionally, the cell site will meet both FAA and FCC requirements for the location. Tower color will be chosen to blend in with the surrounding environment.

An unmanned prefabricated equipment pad measuring approximately 12'-0" x 9'-6" x 6'-0" will be located at the base of the pole. The drainage of the site will not be changed. Fencing or landscape will be implemented per the cities requirements. The site will only require single phase 200 amp electrical service and T1 telephone for utilities. These will be brought in underground. Site photographs, a site plan, and a zoning drawing are attached.

ZONING AND CONDITIONAL USE STANDARDS

The site meets the City's standards for conditional uses. The antenna will be visually unobtrusive and go unnoticed by the casual observer.

New wireless communication technology has developed rapidly in the past few years and many new applications are vital to industrial and business uses. Business and industry will be seeking out and adapting to these new technologies to remain competitive as the new Information Highway becomes a reality. Having access to these emerging wireless technologies will be an important amenity for the success of future business.

This site will enhance public safety and welfare because it will enable US West to bring this new CDMA cellular technology to the area. The ability to transmit data such as fax, paging and computer data transmission will open a whole new way for business, individuals, and government services to communicate. Police can use CDMA cellular fax machines as part of their drug enforcement program to obtain immediate search warrants when illegal activity is observed without leaving the scene. Firefighters can receive faxed blueprints of a building in route to more safely fight fires. Ambulances can use it to transmit vital data to emergency rooms which allows the emergency rooms to be better prepared to receive injured accident victims. At spill sites, hazardous material information can be obtained "on site" by accessing computer data bases throughout the country with a CDMA cellular modem. Motorists who do not have the cellular phones are benefited by this system. Passing motorists with a phone can place an emergency call.

CDMA Cellular radio transmissions are very safe and pose no health risk. It is really nothing more than a digital low power two-way radio. CDMA Cellular uses low power to insure that the signal stays within the designated "cell" so it will not interfere with neighboring "cells". The ~~power~~ output for PCS cellular is 40 watts. Television and radio station transmitting towers can range from 50,000 watts to one million watts of power output. In fact, the output of a PCS antenna array impacts the population at approximately half the output and associated absorption rate of the microwave oven found in most kitchens.

The question is often asked if the operation of a cellular antenna will affect home radio and television reception. The use of the frequency spectrum is tightly controlled by the Federal Communications Commission (FCC). The CDMA cellular system is operated in the 1900 MHz range. This is a higher frequency on the radio spectrum than home radio and television frequencies. This is important because higher frequency users cannot interfere with lower frequency users. Since 1984, over 15,000 cellular antennas have been erected across the United States, and there have been no documented instances of interference with home entertainment equipment. Additionally, CDMA encoding will virtually eliminate the possibility of phone number cloning and cell number theft.

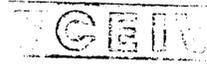
I respectfully request that we be placed on the next available Planning Commission Agenda. I plan to attend the hearing to answer any questions or concerns that the committee or public may have.

I appreciate the assistance I have already received from the Zoning Staff. I look forward to working with you to provide CDMA PCS cellular capability to your area.

Sincerely,



John Hollenbeck
Zoning Manager
CB Commercial
Telecommunications Division



**City of Maplewood: Application for a Conditional Use
Criteria for Approval of a Conditional Use Permit**

MAY 19 1997

1. The City's comprehensive plan does not address PCS telephone towers and antennas.
2. The proposed use is designed to blend with the surrounding environment. The monopole will not be illuminated and will have no signage. The color will be light blue or gray.
3. PCS towers do not reduce property values. In fact, property values have been known to increase in areas with PCS towers because it will enable US West to bring this new technology to the community. US West's PCS system will enhance the community's communications ability yet will not interfere with television, radio, pacemakers or other electronic devices.
4. US West PCS transmissions operate at a very low power level producing no harmful effects upon the health and safety of residents. PCS transmission is really nothing more than a digital low power two-way radio. According to the Federal Communications Commission (FCC): "Measurements that have been made around typical cellular base stations have shown that ground-level power densities are well below limits recommended by currently accepted RF and microwave safety standards."
5. The proposed PCS monopole would not increase the amount of vehicular traffic on local streets. Monopole base stations are serviced only twice each year, thus generating virtually no additional traffic.
6. The proposed use is currently accessible by city streets. No service by any other public facility would be required.
7. The proposed use would not create any additional costs for public facilities or services.
8. The proposed use will not adversely affect the surrounding natural environment. The monopole and accessory equipment will be located in the north parking lot. This placement will cause no disturbance to the surrounding vegetation and will hide the monopole base and equipment from traffic on Carlton.
9. The proposed use will include a tower of 90' and an enclosed Base Transceiver Station (BTS) for tower equipment that create no adverse environmental effects.

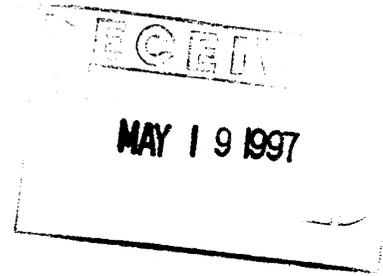
3M Real Estate

Building 42-8W-06
900 Bush Avenue
PO Box 33331
St. Paul, MN 55133-3331
612 778 4389
612 778 6054 Fax

May 19, 1997



Chairman and Members,
Maplewood Planning Commission
City of Maplewood
1830 E County Road B
Maplewood, MN 55109



RE: US West Tower - Section 36

Dear Chairman and Planning Commission Members:

Further to our response to the neighborhood survey from Ken Roberts regarding US West's application to build a 90-foot-tall monopole at 500 Carlton Street, we have now had an opportunity to review the impacts of this proposed tower and associated antenna on 3M. From the antenna specifications we received from US West and an analysis of potentially impacted 3M facilities within relevant ranges, we find that the proposed telecommunication equipment will likely have a negative impact to 3M.

The 3M Center campus is a major center of research and development. Our primary concerns are for sensitive equipment in laboratories and manufacturing areas. Some possible effects are malfunction of computers, detection of the signal by measuring equipment, reduction in sensitivity of measuring equipment, and malfunction of process equipment.

In light of the above concerns, we oppose the location of PCS transmitters and antennas at the US West building site because of the likely interference to 3M's laboratories and production facilities located near the site. We have provided US West with a summary of our analysis and have advised them of our concerns, but have not yet had a chance to meet with them to see if these concerns can be addressed.

We therefore request that this matter be tabled until the next meeting to provide us with sufficient time to discuss our findings with US West. If tabling this matter is not possible, we must object to the proposal for the tower and request that the Planning Commission recommend denial to the City Council.

Sincerely,

Jill Smith
Real Estate Department

/js

cc: John Hollenbeck, CB Commercial (Agent for U. S. West)
K. Roberts, Associate Planner, City of Maplewood

CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, Mr. John Hollenbeck of CB Commercial, representing US West, applied for a conditional use permit to install a 90-foot-tall telecommunications monopole and related equipment.

WHEREAS, this permit applies to the property at 500 Carlton Street. The legal description is:

The Part East of Carlton Street of South 2/3 of West 1/2 of East 3/4 of the SW 1/4 of the NE 1/4 (Subject to Road) in Section 36, Township 29, Range 22 in Ramsey County, Minnesota.
(PIN 36-29-22-13-0016)

WHEREAS, the history of this conditional use permit is as follows:

1. On May 19, 1997, the planning commission considered this request but tabled taking action on the proposal.
2. The city council held a public hearing on June 9, 1997. City staff published a notice in the paper and sent notices to the surrounding property owners as required by law. The council gave everyone at the hearing a chance to speak and present written statements. The council also considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described conditional use permit, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the city's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.

8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the site plan approved by the city.
2. The proposed construction must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.

The Maplewood City Council approved this resolution on _____ 1997.

**MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
MAY 13, 1997**

VI. DESIGN REVIEW

A. Telecommunications Tower—U.S. West, 500 Carlton Street

Scott Hoelscher of CB Commercial was present representing U.S. West Wireless. Mr. Hoelscher answered questions from the board. He said he was not informed of the outcome of any meeting with U.S. West and the 3M company. Secretary Ekstrand asked that the applicant submit a revised letter that eliminates the reference to landscaping and screening at this site. Mr. Hoelscher said he would send the letter. Mr. Ekstrand cautioned that if handicap-parking stalls were used for this installation, other handicap-parking arrangements might be required to meet ADA standards.

Boardmember Robinson moved the Community Design Review Board recommend:

B. Approval of the site and design plans date-stamped April 14, 1997, for a 90-foot-tall telecommunications monopole and equipment on the north side of the building at 500 Carlton Street. Approval is based on the findings required by code and subject to the applicant doing the following:

1. Repeat this review in two years if the city has not issued permits for this project.
2. Before getting a building permit, provide a grading, drainage, driveway and erosion control plan to the city engineer for approval. The erosion control plan shall meet all ordinance requirements.
3. If any required work is not done, the city may allow temporary occupancy if:
 - a. The city determines that the work is not essential to the public health, safety or welfare.
 - b. The city receives a cash escrow or an irrevocable letter of credit for the required work. The amount shall be 150 percent of the cost of the unfinished work.
4. All work shall follow the approved plans. The director of community development may approve minor changes.
5. If any handicap-parking spaces are used by the pole, they shall be replaced.

Boardmember Ledvina seconded. Ayes—all

The motion passed.

**MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
MAY 19, 1997**

VI. NEW BUSINESS

A. US West Telecommunications Tower Conditional Use Permit (500 Carlton Street)

Ken Roberts, associate planner, presented the staff report. Mr. Roberts distributed an updated conditional use criteria statement from CB Commercial (the representative for US West)) and a letter from Jill Smith of 3M. The letter from Ms. Smith stated that 3M has provided a summary of its analysis and advised US West of 3M's concern about possible interference. The 3M company asked for a meeting with US West to discuss potential problems. Mr. Hollenbeck shared information from the FCC that states cities cannot regulate pole placement on interference issues. That is a function of the FCC. The commission discussed various options as to how this request should be handled.

Commissioner Rossbach moved the Planning Commission table the request by US West to install a 90-foot-tall monopole for telecommunications equipment at 500 Carlton Street until the next Planning Commission meeting on June 2, 1997.

Commissioner Brueggeman seconded.

Commissioner Kittridge requested that staff invite a representative from 3M to the June 2 planning commission meeting. Chairperson Fischer clarified that the motion tables this item with the assumption that staff will endeavor to have this request appear on the June 9 city council agenda. The planning commission will presumably reach a decision at its June 2 meeting in order to give a recommendation to the city council.

Ayes—all

The motion passed.

MEMORANDUM

Action by Council:

TO: City Manager
FROM: Thomas Ekstrand, Associate Planner
SUBJECT: **Conditional Use Permit and Design Review**
PROJECT: **Outback Steakhouse**
LOCATION: SW Corner of Beam Avenue and Southlawn Drive
DATE: May 21, 1997

Endorsed _____
Modified _____
Rejected _____
Date _____

INTRODUCTION

Project Description

Mark Kronbeck, of Dovolis, Johnson and Ruggieri, Inc., is proposing to build a 7,400-square-foot Outback Steakhouse at the southwest corner of Beam Avenue and Southlawn Drive. Refer to pages 8-10. Mr. Kronbeck said that the Outback would also be applying for a liquor license. The Outback would lease the property from Richard Schreier.

The proposed building would have an exterior of cedar horizontal-lap siding painted "nickel" color. Trim would be painted "creamy cream." Both paint colors would have a gloss finish. The mansard roof would have a standing seam exterior colored "patina green."

Requests

The applicant is requesting:

1. A conditional use permit (CUP) for a restaurant. The city code requires a CUP for restaurants in BC(M) (business commercial modified) districts.
2. Approval of architectural, site and landscape plans.

DISCUSSION

Conditional Use Permit

Cooking Odors

Two neighbors expressed concern over the potential problem of cooking odors emanating from the proposed restaurant. The BC(M) code requires that "all cooking odors be controlled so as not to be noticeable to adjacent residences." To comply with this requirement, the Outback must install odor-filtering equipment.

Hours of Operation

Two neighbors expressed concern over the closing time of the restaurant. They felt that if there would be liquor sales, the Outback would be open until 1 a.m. and cause late night disruption. Mr. Kronbeck told me there would be liquor sales as a service to dining-room customers who would prefer alcohol with their meal. Closing time, though, would not be 1 a.m. Mr. Kronbeck said the hours of operation would be: 4 p.m. to 10:30 p.m. Monday - Thursday, 4 p.m. to 11:30 p.m. Friday, 3:30 to 11:30 Saturday and 3:30 to 10:30 Sunday. (For comparison, the Chili's restaurant hours are: 11 a.m. to 10 p.m. Sunday - Thursday and 11 a.m. to 11 p.m. Friday - Saturday.) I do not foresee a problem with the proposed 10:30 p.m. and 11:30 p.m.

closing times since the Outback would not be open until typical bar-close time (1 a.m.). They would not, therefore, be catering to bar-type customers.

CUP Findings

The proposed restaurant would meet the findings for CUP approval. The city council should condition approval on a maximum closing time of 11:30 p.m., and that the Outback install a cooking odor filtering system as code requires.

Building Design and Materials

The proposed building design would be attractive. The painted-wood siding, however, is a product that would require periodic maintenance. Maplewood has a policy of requiring only no/low maintenance exterior materials on multi-family and nonresidential buildings. Wood is typically allowed only as an accent material.

Staff would not support the proposed cedar exterior in this area, even if it was stained rather than painted. Brick is the predominant material used in the Maplewood Mall area. The city should not accept anything less. Cedar accents may be used, but the primary exterior finish should be brick on all sides to be consistent with the development in this area.

Landscaping and Screening

The proposed landscaping is attractive. The screening proposed along the south lot line should be increased, however, to comply with code. The code requires a landscape screen that is at least six-feet-tall and 80 percent opaque upon installation. The Black Hills Spruce proposed would be spaced 13 feet on center. This is too wide of a spacing to achieve the 80 percent screen requirement. Also, the use of Amur Maples has been prohibited by the city council. The applicant must find a substitute for this plant.

Chanhassen Landscape Code

On August 12, 1996, the city council directed staff to apply the Chanhassen Landscaping Ordinance on a trial basis for one year. This ordinance bases the minimum amount of landscaping required on the cost of the proposed construction. The Chanhassen code requires that the applicant spend at least 2 percent of this amount on landscaping. (The code requires that the minimum landscape value include only expenditures on trees and plant materials. It does not include sod, seed, labor and grading.) The applicant does not have construction and landscaping cost estimates yet, but plans to by meeting time. In spite of this unknown figure, the proposed landscaping appears attractive.

Parking and Curbing

The applicant is proposing 121 parking spaces – the code requires 70. Parking will not be a problem. The site is designed with no curbing on the west edge of the parking lot. This would accommodate expansion to the west in the future when the adjacent land develops. However, it must be curbed with continuous concrete curbing to meet code. The applicant should revise the plans to show curbing in this area prior to getting a building permit.

Roof-Equipment Screening

The proposed building would have a tall parapet that would hide all but the top of the roof-mounted mechanical equipment. Additional screening of this equipment would not be necessary. The applicant must, however, paint the equipment to match the uppermost color of the building.

Sidewalk

The city required the Ramsey County Library to install a five-foot-wide concrete sidewalk in front of their site along their Beam Avenue frontage. We should require the same of this project. It would provide another link in the eventual sidewalk needed along the south side of Beam Avenue.

COMMISSION ACTION

On May 13, 1997, the community design review board recommended approval of the project, subject to the staff recommendations.

On May 19, 1997, the planning commission recommended approval of the conditional use permit, subject to the staff recommendation.

RECOMMENDATIONS

- A. Adopt the resolution on pages 11–12. This resolution approves a conditional use permit for a restaurant at the southwest corner of Beam Avenue and Southlawn Drive. Approval is based on the findings required by the code and subject to the following conditions:
1. All construction shall follow the site plan approved by the city. The director of community development may approve minor changes.
 2. The proposed construction must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
 3. The developer shall control cooking odors so they are not noticeable to adjacent residences as code requires.
 4. The hours of operation shall be 4 p.m. to 10:30 p.m. Monday – Thursday, 4 p.m. to 11:30 p.m. Friday, 3:30 to 11:30 Saturday and 3:30 to 10:30 Sunday.
 5. The city council shall review this permit in one year.
- B. Approve the plans, date-stamped April 16, 1997, for the proposed Outback Steakhouse at the southwest corner of Beam Avenue and Southlawn Drive, based on the findings required by the code. Approval is subject to the following conditions:
1. Repeat this review in two years if the city has not issued a building permit for this project.
 2. Before getting a building permit, the applicant shall:

- a. Revise the landscaping and site plans as follows for staff approval showing:
 - (1) Substituting the amur maple trees with another species.
 - (2) Providing additional screening along the south lot line to meet the 80 percent screening requirement, including a 3-foot to 3.5-foot-tall berm with plantings.
 - (3) The layout for in-ground irrigation for all landscaped areas.
 - (4) Continuous concrete curbing along the westerly edge of the parking lot and future driveway connections to the abutting land.
 - (5) A five-foot-wide concrete sidewalk along the Beam Avenue right-of-way on the north edge of the site. This sidewalk shall run from the west edge of the Outback Steakhouse site to the intersection of Southlawn Drive and Beam Avenue. The plan shall show pedestrian ramps to both streets.
 - b. Submit grading, drainage, utility and erosion control plans to the city engineer for approval.
 - c. Revise the building elevations for staff approval. The elevations shall have face brick as the predominant material on all four sides.
3. The applicant shall complete the following before occupying the building:
- a. Install reflectorized stop signs at both exits, a handicap parking sign for each handicap parking space and an address on the building.
 - b. Paint the rooftop mechanical equipment to match the color of the upper part of the building. (code requirement) The community design review board waives the requirement for enclosures around this equipment because of the tall parapet.
 - c. Construct a brick trash dumpster enclosure to match the building with a 100 percent opaque gate.
 - d. Install an in-ground lawn irrigation system for all landscaped areas. (code requirement)
 - e. Install a five-foot-wide concrete sidewalk on the Beam Avenue right-of-way north of the site.
 - f. Screen the wall-pack lighting.
4. If any required work is not done, the city may allow temporary occupancy if :
- a. The city determines that the work is not essential to the public health, safety or welfare.
 - b. The city receives a cash escrow or an irrevocable letter of credit for the required work. The amount shall be 150% of the cost of the unfinished work.

5. This approval does not include the signs. Signage will be reviewed by staff through the sign permit process.
6. All work shall follow the approved plans. The director of community development may approve minor changes.

CITIZENS' COMMENTS

I surveyed the 21 property owners within 350 feet of this site. Of the eight replies, four were in favor, three objected and there was one neighbor who expressed several concerns.

In Favor

1. It fits into the area. (DeSoto Associates LTD Partnership)
2. The Chili's Restaurant has not been a problem, so why not another restaurant? (Clintsman, 2114 Arkwright Street)
3. This addition does not impact the library. Good use of this location. (Director of Ramsey County Libraries)
4. It is consistent and complimentary to the surrounding uses. (Keystone Holding Co., Denver, Colorado)

Opposed

1. I object because of insufficient knowledge about this restaurant — the hours open — liquor license, etc. If it is only an eating restaurant and closes by 11 p.m. OK — but if it has a liquor license and open to 1 a.m. I would be against it. We have no problems now with Chili's Restaurant or the Olive Garden — they both close by 11 p.m. Also, where are our sidewalks to take the people living East of the public library? Will they complete the sidewalks on Beam Avenue on the south side of the road? To Southlawn Drive? (Early, 2812 Southlawn Drive)
2. I object to this proposal because there are enough restaurants in this area. The smells from cooking foods such as onions, peppers, garlic has forced us to close our windows in the summertime and stay indoors. Our street used to be quiet but now there is a lot of traffic just from Chili's. We get a lot of noise from Chili's, from them dumping their trash to being awakened from the plowing of snow in the winter months. It would be nice to have businesses that are closed evenings and weekends next to residential areas. (Ricke, 1809 Radatz Avenue)
3. Would like to know hours open — do they sell liquor? This is very close to our house. Could not find out any information from the above number. Definitely need more information to make any comments. (Steinbring, 1795 Radatz Avenue)

Concerns (did not state whether he was for or against)

1. Will there be alcohol? If so, there may be unacceptable late night noise and disturbances.
2. There should be a berm and appropriate screening along the south lot line for site and sound dampening.
3. There should be filters installed for cooking odors. (Brandt, 2831 Southlawn Drive)

REFERENCE INFORMATION

SITE DESCRIPTION

Site size: acres: 1.7 acres
Existing land use: Undeveloped

SURROUNDING LAND USES

North: Beam Avenue and the Olive Garden Restaurant
South: Double dwelling
West: Undeveloped property zoned BC(M)
East: Southlawn Drive and Chili's Restaurant

PLANNING

Land Use Plan designation: BC(M)
Zoning: BC(M)

Ordinance Requirements

Section 36-155(c) requires a CUP for restaurants in BC(M) districts.

Section 25-70 of the city code requires that the CDRB make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments, and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
2. That the design and location of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan.
3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

Criteria for Conditional Use Permit Approval

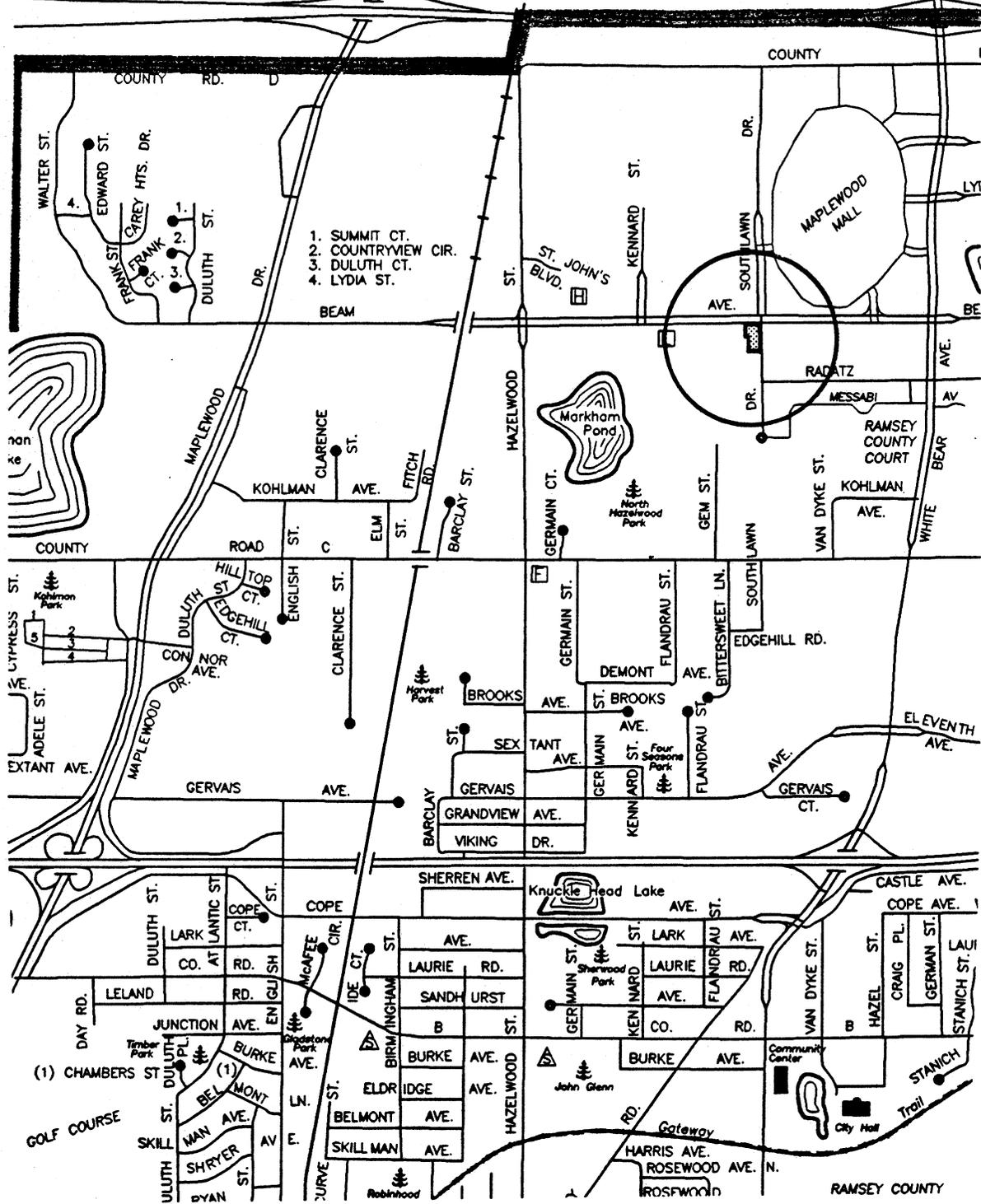
Section 36-442(a) states that the city council may approve a CUP, based on nine standards. (See findings 1-9 in the resolution on pages 11-12.)

p:\sec3\outback.cup

Attachments:

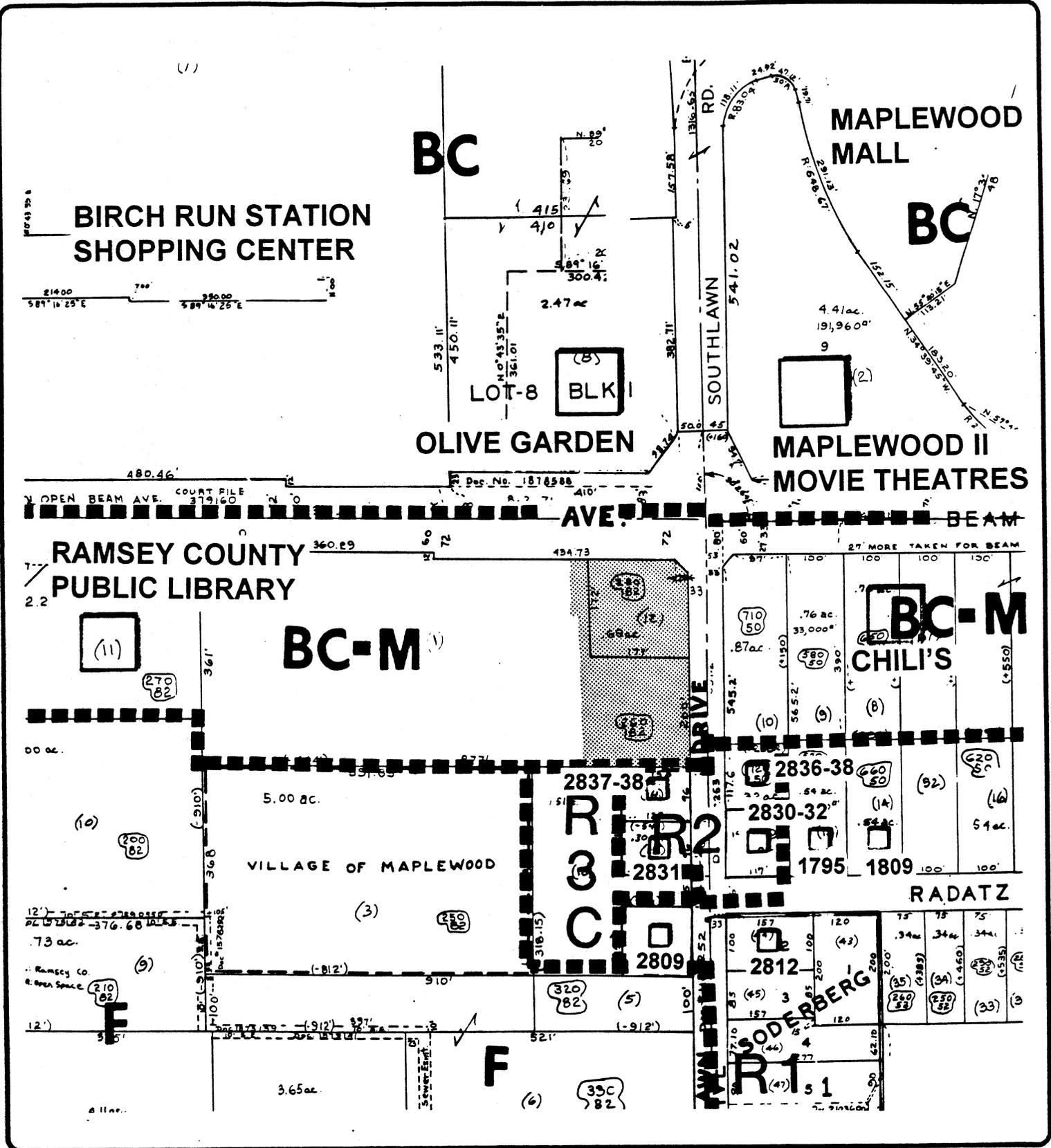
1. Location Map
2. Property Line/Zoning Map
3. Site Plan
4. Conditional Use Permit Resolution
5. Plans date-stamped April 16, 1997 (separate attachment)

VADNAIS HEIGHTS



LOCATION MAP

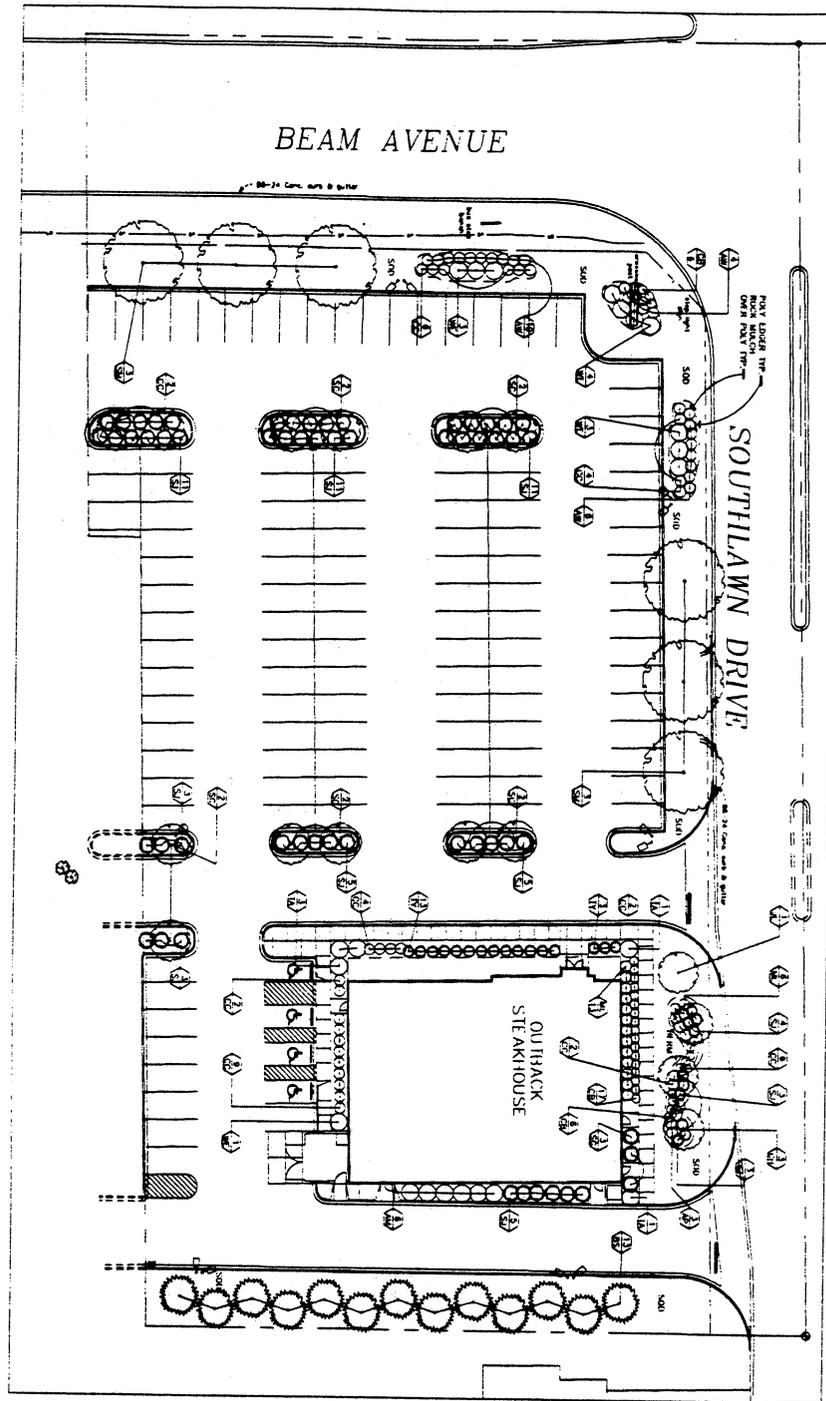




PROPERTY LINE / ZONING MAP

 PROPOSED OUTBACK SITE





SITE PLAN



CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, Dovolis, Johnson and Ruggieri, Inc., applied for a conditional use permit for an Outback Steakhouse:

WHEREAS, this permit applies to property on the southwest corner of Beam Avenue and Southlawn Drive. The legal description is:

**N 244 ft of E 210 ft of NE 1/4 of SE 1/4 (Subject to Roads) in SEC 3, TN 29, RN 22
and**

Except N 244 ft of E 210 ft; the N 444 ft of E 910 ft of NE 1/4 of SE 1/4 (Subject to Roads) in SEC 3, TN 29, RN 22.

WHEREAS, the history of this conditional use permit is as follows:

- 1. On May 19, 1997, the planning commission recommended that the city council approve this permit.**
- 2. On June 9, 1997, the city council held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The council gave everyone at the hearing a chance to speak and present written statements. The council also considered reports and recommendations of the city staff and planning commission.**

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described conditional use permit based on the building and site plans. The city approves this permit because:

- 1. The use would be located, designed, maintained, constructed and operated to be in conformity with the city's comprehensive plan and code of ordinances.**
- 2. The use would not change the existing or planned character of the surrounding area.**
- 3. The use would not depreciate property values.**
- 4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water runoff, vibration, general unsightliness, electrical interference or other nuisances.**
- 5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.**
- 6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.**
- 7. The use would not create excessive additional costs for public facilities or services.**

8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the site plan approved by the city. The director of community development may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
3. The developer shall control cooking odors so they are not noticeable to adjacent residences as code requires.
4. The hours of operation shall be 4 p.m. to 10:30 p.m. Monday – Thursday, 4 p.m. to 11:30 p.m. Friday, 3:30 to 11:30 Saturday and 3:30 to 10:30 Sunday.
5. The city council shall review this permit in one year.

The Maplewood City Council adopted this resolution on _____, 1997.

**MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
MAY 19, 1997**

C. Outback Steakhouse Conditional Use Permit (Beam Avenue and Southlawn Drive)

Ken Roberts, associate planner, presented the staff report. Mr. Roberts answered questions from the commission. The commission discussed a citizen complaint about cooking odors from a nearby restaurant. Chairperson Fischer asked staff to check on complaints about the Chili's restaurant, located on the southeast side of Beam and Southlawn, before this item goes to the city council. She also asked about the resolutions to any of these complaints.

Mark Kronbeck of Dovolis, Johnson and Ruggieri, Inc. (an architectural firm) said he read the staff report and had no comments. Commissioner Rossbach was concerned about the location of the traffic lane along the south edge of the property near the residential area.

Commissioner Pearson moved the Planning Commission recommend:

A. Adoption of the resolution which approves a conditional use permit for a restaurant at the southwest corner of Beam Avenue and Southlawn Drive. Approval is based on the findings required by code and subject to the following conditions:

1. All construction shall follow the site plan approved by the city. The director of community development may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. The developer shall control cooking odors so they are not noticeable to adjacent residences as code requires.
5. The maximum closing time shall be 11:30 p.m.

Commissioner Kittridge seconded.

Commissioner Rossbach thought the hours of operation should be consistent with the Chili's restaurant which is 11 p.m. It was noted that other food operations in the area which do not have a conditional use permit close at different times.

Ayes—Brueggeman, Ericson, Fischer, Kittridge,
Pearson, Thompson

Nays—Frost, Rossbach

The motion passed.

Commissioners Frost and Rossbach objected primarily because of the 11:30 closing time.

**MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
MAY 13, 1997**

B. Outback Steakhouse—Southwest Corner of Southlawn Drive and Beam Avenue

Maleah Acosta of Dovolis, Johnson and Ruggieri, Inc. (an architectural firm) was present to answer any site questions. Timothy Martin of Outback Steakhouse, Inc. spoke about the design of the proposed building. He said the corporate design is being modified to include standard red brick on all sides of this structure.

Mr. Martin said a carbon filter system will be used to control cooking odors. Neon striping will be used on the building. According to Ms. Acosta, a 3-foot berm with 3-foot-tall, randomly-spaced spruce trees will be placed along the south property line to meet the 80 percent opaque requirement for screening. She also said a sidewalk is planned along Beam Avenue.

The board expressed appreciation for the lighting plan that was included. Shields will be provided on the security lights on the rear of the building to direct the light downward.

Boardmember Robinson moved the Community Design Review Board:

B. Approve the plans, date-stamped April 16, 1997, for the proposed Outback Steakhouse at the southwest corner of Beam Avenue and Southlawn Drive, based on the findings required by the code. Approval is subject to the following conditions:

1. Repeat this review in two years if the city has not issued a building permit for this project.
2. Before getting a building permit, the applicant shall:
 - a. Revise the landscaping and site plans as follows for staff approval showing:
 - (1) Substituting the amur maple trees with another species.
 - (2) Providing additional screening along the south lot line to meet the 80 percent screening requirement, including a 3-foot to 3.5-foot-tall berm with plantings.
 - (3) The layout for in-ground irrigation for all landscaped areas.
 - (4) Continuous concrete curbing along the westerly edge of the parking lot and future driveway connections to the abutting land.
 - (5) A five-foot-wide concrete sidewalk along the Beam Avenue right-of-way on the north edge of the site. This sidewalk shall run from the west edge of the Outback Steakhouse site to the intersection of Southlawn Drive and Beam Avenue. The plan shall show pedestrian ramps to both streets.

- b. Submit grading, drainage, utility and erosion control plans to the city engineer for approval.
 - c. Revise the building elevations for staff approval. The elevations shall have face brick as the predominant material on all four sides.
3. The applicant shall complete the following before occupying the building:
 - a. Install reflectorized stop signs at both exits, a handicap parking sign for each handicap parking space and an address on the building.
 - b. Paint the rooftop mechanical equipment to match the color of the upper part of the building. (code requirement) The community design review board waives the requirement for enclosures around this equipment because of the tall parapet.
 - c. Construct a brick trash dumpster enclosure to match the building with a 100 percent opaque gate.
 - d. Install an in-ground lawn irrigation system for all landscaped areas. (code requirement)
 - e. Install a five-foot-wide concrete sidewalk on the Beam Avenue right-of-way north of the site.
 - f. Screen the wall-pack lighting.
4. If any required work is not done, the city may allow temporary occupancy if :
 - a. The city determines that the work is not essential to the public health, safety or welfare.
 - b. The city receives a cash escrow or an irrevocable letter of credit for the required work. The amount shall be 150% of the cost of the unfinished work.
5. This approval does not include the signs. Signage will be reviewed by staff through the sign permit process.
6. All work shall follow the approved plans. The director of community development may approve minor changes.
7. For screening purposes, construct a berm of 3 to 3½ feet on the south side of the property with plantings of evergreen.
8. All wall-pack lighting shall be shielded,

Boardmember Ledvina seconded.

Ayes—all

The motion passed.

I-1

MEMORANDUM

Action by Council:

TO: City Manager
FROM: Ken Roberts, Associate Planner
SUBJECT: **Carey Addition**
LOCATION: Carey Heights Drive and County Road D
DATE: May 30, 1997

Endorsed _____
Modified _____
Rejected _____
Date _____

INTRODUCTION

Project Description

Karen Carey Bonner, representing Talmage and Theresia Carey, is proposing to develop lots for 21 single-family homes. They call this development the Carey Addition. It would be on a 7.71-acre site south of County Road D, along the private, unimproved Carey Heights Drive. Refer to the maps on pages 12-15.

Requests

To build this project, Ms. Bonner and the Careys, the property owners, are requesting that the city approve a:

- 1. Preliminary plat for 21 house lots and two outlots for trails. (See the maps on pages 14-15.)
- 2. Lot area variance for creating lots that would be less than 10,000 square feet in area.

City staff is proposing to change the zoning map for the area from F (farm residence) to R-1 (single dwelling). Refer to the property line/zoning map on page 13.

BACKGROUND

On October 26, 1987, the council initiated a public improvement project for the construction of Carey Heights Drive, between Kohlman Lake Overlook plat and County Road D.

On February 27, 1989, the council held a public hearing about building Carey Heights Drive from Kohlman Lake Overlook development to County Road D. At this hearing, the council decided that the project was advisable, expedient and necessary and ordered the city engineer to prepare the plans for the project. However, the affected property owners did not want to provide the necessary public street right-of-way to the city. As such, the city never built the project.

On May 27, 1997, the city council considered the Carey Addition preliminary plat. The council tabled action on the plat until June 9, 1997 so the applicant and city staff could research four items. These included the:

- 1. Location of the pipeline and the proposed lot layout.
- 2. Need for a variance for lots that would be less than 10,000 square feet in area.
- 3. Possibility of adding traffic calming features and signage with the plat.
- 4. Possibility of adding stop signs to intersection of Carey Heights Drive and Frank Street.

DISCUSSION

Preliminary Plat

Density and Lot Size

The proposed preliminary plat would dedicate Carey Heights Drive as a public right-of-way and would replat several existing properties. On the west side of the street, there are two existing lots that are nonconforming because of their size. The lot between 1176 County Road D and 2999 Carey Heights Drive is 9,575 square feet and the lot north of 1174 County Road D is 9,976 square feet. The proposed plat keeps these nonconforming lots in the plat. However, the council should require the developer to move the property line between Lots 4 and 5, Block 3 at least 3 inches to the north. This change would make Lot 4 at least 10,000 square feet. To approve the substandard lots, the council would have to approve a variance for the lots with less than 10,000 square feet of area.

Several neighbors thought that there were too many lots in this plat and that they were too small. As proposed, the lot sizes range from 9,575 square feet to 21,830 square feet with an average lot size of 12,095 square feet. The existing house lots on the end of Carey Heights Drive and Frank Street range in size from 10,000 to 11,600 square feet. The city code requires at least 10,000 square feet above a drainage easement and 75 feet of width for new lots. All the proposed new lots meet or exceed city standards. Maplewood cannot reduce the number of lots if the developer is meeting the city's ordinances.

Through Street versus cul-de-sacs

Some neighbors south of this proposal do not want Carey Heights Drive to go through to County Road D. They have concerns about increased traffic and safety in their neighborhood if Carey Heights Drive connects to County Road D. The neighbors would prefer to see Carey Heights Drive end in a permanent cul-de-sac. However, Maplewood has always intended Carey Heights Drive to continue north past the existing houses toward County Road D. There is no permanent public right-of-way for the existing temporary cul-de-sac on Carey Heights Drive. In fact, the city had the developer of Kohlman Lake Overlook put in a temporary cul-de-sac in front of 2999 Carey Heights Drive so a later developer could extend the street. Public safety officials prefer to have a through street rather than having more cul-de-sac streets. There is less confusion and time lost when finding an address on a through street than on two or more cul-de-sacs. Having Carey Heights Drive connect to County Road D also will provide another entrance and exit into the Kohlman Lake Overlook neighborhood.

At the May 27, 1997 council meeting, the council directed staff to investigate several matters about the proposed plat. Specifically, the city engineer is investigating the possibility of adding traffic calming features and signage with the plat. He also is investigating the possibility of adding stop signs at the intersection of Carey Heights Drive and Frank Street. Please see his separate memo for more information about these two ideas.

A concern of staff with making Carey Heights Drive a permanent cul-de-sac with the proposed development is the probable length of a dead end street. Carey Heights Drive now ends about 620 feet from Frank Street. To have Carey Heights Drive end in a permanent cul-de-sac in the development would probably create a cul-de-sac 1,250 feet long. The city subdivision code sets the maximum cul-de-sac length at 1,000 feet, unless no other reasonable alternative is possible. Here, there is a reasonable alternative - connecting the street to County Road D.

Walter Street provides a wider, gentler and more direct access between Beam Avenue and County Road D than would Carey Heights Drive and Frank Street. In addition, many drivers will continue to use Highway 61 for access to the south. As such, most of the people using Carey Heights Drive should be the residents of the area.

Trail

The developer's plans show walking paths near the center of the plat. These run east/west from Carey Heights Drive to the properties on either side of the site, including the city park land on the west side of the site. As proposed, the trails would be in 30-foot-wide strips of land between house lots. City staff is recommending that the developer change the plans to show the strips of land as easements within the lots. This change prevents the creation of small outlots that could become a tax liability for the city.

For off-street paths, Maplewood requires 8-foot-wide bituminous paths centered in easements that are at least 30 feet wider than the trail. As such, the easement for the trail for this site needs to be at least 38 feet wide to meet this code requirement. The developer should build a fence on both sides of the trail within this plat. The city should require the developer to install the trails and fences with the street and before final plat approval. This is to ensure that lot buyers know that the trail is there.

Public Utilities

The proposed plans show sanitary sewer and water extending from the end of Carey Heights Drive over the hill to County Road D. In addition, the developer would extend these utilities from Carey Heights Drive to the west on the south side of County Road D. The new utilities would connect to the existing utilities at the east end of the Canada Woods development. This would then complete the looping of these utilities in this part of Maplewood. The city has a policy about neighboring property owners hooking up to public utilities that a private developer has installed near their property. If such a property owner wants to hook up to the new utilities that the developer has installed, the owner would pay the city a cash connection charge. Maplewood bases this charge on the frontage of the lot in question. If the property owner makes this utility connection within five years, the city would refund the amount of the cash connection fee back to the developer as outlined in the development agreement.

Corner Lot

The proposed plat would create a corner lot fronting on Carey Heights Drive and County Road D. Staff is recommending a condition to ensure the driveway for this lot exits onto Carey Heights Drive and not County Road D.

Trees

The main tree grouping on this property is on the northeast corner of the site. These are a mix of poplars and oaks. There also are a few large trees scattered around the rest of the site. Maplewood's tree ordinance does not apply to trees under eight inches in diameter or box elder, cottonwoods or poplar trees. The developer would grade much of the site and thus remove many trees on the site. Before grading the site, the city should require the developer to submit a tree plan to staff for approval. Maplewood's tree ordinance requires there be at least ten trees per gross acre on the site after grading if there were at least ten large trees per acre on the site before construction.

Dedications

Dan Solar, the Ramsey County traffic engineer, said that the applicant should dedicate ten additional feet of right-of-way along County Road D. This is because the Ramsey County right-of-way plan requires a total right-of-way width of 86 feet (43 feet on each side) for County Road D.

Lot Area Variance

As I noted above, the applicant is proposing two lots that would be less than 10,000 square feet in area. As I also noted, a small change in the lot line location between Lots 4 and 5, Block 3 would make Lot 4 at least 10,000 square feet. However, the proposed lot between the houses at 1176 County Road D and 2999 Carey Heights Drive (Lot 1, Block 3) would be 9,575 square feet. This lot has constraints on all four sides - existing property lines and the street right-of-way. There is no apparent way to increase the lot area of this lot. Because of the unique circumstances for this lot, the city should approve a lot area variance to allow the applicant to plat it as they have proposed.

Zoning Map Change

City staff is recommending changing the zoning map for this site. This change is from F (farm residence) to R-1 (single dwellings). This change would eliminate the possibility of farm activities that could be disruptive to the single-family homes in the area and would be consistent with the comprehensive plan.

COMMISSION ACTION

On April 21, 1997, the planning commission recommended approval of the preliminary plat, subject to the staff recommendation.

RECOMMENDATIONS

- A. Approve the Carey Addition preliminary plat (received by the city on March 12, 1997). The developer shall complete the following before the city council approves the final plat:
1. Sign an agreement with the city that guarantees that the developer or contractor will:
 - a. Complete all grading for overall site drainage, complete all public improvements and meet all city requirements.
 - b.* Place temporary orange safety fencing and signs at the grading limits.
 - c. Have NSP install street lights in two locations - at the intersection of Carey Heights Drive and County Road D and where the proposed trail and Carey Heights Drive intersect.
 - d. Pay the city for the cost of traffic-control, street identification and no parking signs.
 - e. Provide all required and necessary easements.
 - f. Remove all junk, scrap metal, debris, and the shed.

- g. Cap and seal all wells on site that the owners are not using; remove septic systems or drainfields, subject to the environmental health official's approval. Within one year of the contractor installing the sanitary sewer, the owners of the existing houses on Carey Heights Drive shall connect the houses to the sanitary sewer.
 - h. Complete all the curb and gutter on Carey Heights Drive on the south side of the site, repair the temporary cul-de-sac and restore and sod the boulevards.
 - i. Construct eight-foot-wide paved walkways and fencing between Lot 5, Block 1 and Lot 8, Block 2 and Lot 6, Block 3 and Lot 1, Block 4. These trails shall be between the street and the property lines on the east and west sides of the site. The developer also shall provide a fence on both sides of the trails and shall install posts at the end of the trails to prevent cars or trucks from using the trail. The developer shall build the trails and any required fencing with the street. The city engineer must approve these plans. Maplewood is requiring the developer to pay for the trails within the plat since the trail will provide access to the new city park to the residents of the new plat.
- 2.* Have the city engineer approve final construction and engineering plans. These plans shall include grading, utility, drainage, erosion control, tree, trail and street plans. The plans shall meet the following conditions:
- a. The erosion control plans shall be consistent with the city code.
 - b. The grading plan shall:
 - (1) Include proposed building pad elevation and contour information for each home site.
 - (2) Include contour information for all the land that the construction will disturb.
 - (3) Show housing styles that reduce the grading on sites where the developer can save large trees.
 - (4) Show the proposed street grades as allowed by the city engineer.
 - c.* The tree plan shall:
 - (1) Be approved by the city engineer before site grading or final plat approval.
 - (2) Show where the developer will remove, save or replace large trees. This plan shall include an inventory of all existing large trees on the site.
 - (3) Show the size, species and location of the replacement trees. The deciduous trees shall be at least two and one half (2 1/2) inches in diameter and shall be a mix of red and white oaks and sugar maples. The coniferous trees shall be at least eight (8) feet tall and shall be a mix of Austrian pine and other species.
 - (4) Show no tree removal beyond the approved grading and tree limits.

- d. The street and utility plans shall show:
- (1) Paved walkways and fencing between Lot 5, Block 1 and Lot 8, Block 2 and Lot 6, Block 3 and Lot 1, Block 4. These trails shall be between the street and the property lines on the east and west sides of the site. The parks and recreation director shall approve their design.
 - (2) The maximum street grade of 8 percent and the maximum street grade within 75 feet of the south edge of County Road D at 2 percent.
3. Change the plat as follows:
- a. Make the 30-foot-wide walking paths part of the adjacent lots and show them as 38-foot-wide utility and pedestrian easements.
 - b. Add drainage and utility easements as required by the city engineer.
 - c. Show drainage and utility easements along all property lines on the final plat. These easements shall be ten feet wide along the front and rear property lines and five feet wide along the side property lines.
 - d. Show the existing pipeline and the NSP and pipeline easements on the final plat.
 - e. If necessary, increase the lot widths for the lots next to the pipeline to ensure that the house pads will be at least 100 feet away from the pipeline. (code requirement)
 - f. Move the proposed lot line between Lots 4 and 5, Block 3 at least 3 inches to the north. This change is to make Lot 4 at least 10,000 square feet in area.
- 4.* Secure and provide all required easements for the development including any off-site drainage and utility easements.
5. The applicant or developer shall provide a certificate of survey of the area between the houses at 1174 and 1176 Carey Heights Drive to verify the location of the swimming pool. If necessary, the applicant or developer shall move the proposed property line between Lots 2 and 3, Block 3 to ensure that the pool is completely on the lot with the house at 1174 Carey Heights Drive.
6. Record a deed dedicating 10 feet of additional right-of-way along County Road D for future street widening with the final plat.
- The applicant shall submit the language for this dedication to the city for approval before recording.
7. Record a covenant or deed restriction with the final plat that prohibits the driveway on Lot 1, Block 1 from going onto County Road D.
8. Obtain a permit from the Ramsey-Washington Metro Watershed District for grading.
9. The owners of the properties at 1174 and 1176 County Road D shall change the addresses of their properties to Carey Heights Drive addresses within 30 days of the contractor installing the base bituminous course for the new public street.

If the developer decides to final plat part of the preliminary plat, the director of community development may waive any conditions that do not apply to the final plat.

*The developer must complete these conditions before the city issues a grading permit or approves the final plat.

- B. Adopt the resolution on page 17. This resolution approves a lot area variance for the proposed Lot 1, Block 3, Carey Addition to allow a 9, 575 square-foot lot. The findings for this approval are:
1. Strict enforcement of the code would cause undue hardship because of circumstances unique to the property and not created by the property owner. The existing and proposed property lines are constrained by the existing property lines and the street right-of-way.
 2. The variance would be in keeping with the spirit and intent of the ordinance, since the applicant would create a lot in the plat that is the same location with the existing property lines.
- C. Adopt the resolution on page 18. This resolution changes the zoning for the property south of County Road D along Carey Heights Drive. This change is from F (farm residential) to R-1 (single dwellings). The reasons for this change are those in the city code and because the owner plans to develop the property for single dwellings.

CITIZENS' COMMENTS

I surveyed the owners of the 44 properties within 350 feet of this site. Of the 11 replies, one had no comment, four were for, five objected and one had other comments.

For

1. Reduce traffic on Walter and single-family dwellings most preferred development for this area. (Bradt - 1236 Summit Court)

2. I am for this proposal in principal, but my major concern is to set the grading so no drainage goes into the park. (Huntley - 3020 Edward Street)

Objections

1. We are concerned about increased traffic, speed of traffic and danger to neighborhood children and the design/size of proposed homes. Set covenants for new homes, keeping with style and size of existing homes. Set low speed limits, possibly with speed bumps to keep traffic from accelerating over the hill. Post a sign advising no through traffic at the County Road D entrance. Finish the paving of the street by 2999 Carey Heights drive, part of our yard is currently consumed by the temporary cul-de-sac, and we would wish to have that land returned to our yard if the street goes through and the cul-de-sac is no longer needed. (Krahmer - 2999 Carey Heights Drive)

2. The lots are very small for homes and traffic concerns. Make the lots larger with fewer lots. Address the traffic issue. (Galland - 2994 Carey Heights Drive)

3. I would like to see our street (Carey Heights Drive) not go through to County Road D. Please cul-de-sac the street up on the hill two houses from County Road D. (Esch - 2993 Carey Heights Drive)

4. The increase in population density will provide less habitat for the deer and cause them to ruin the shrubs in my yard. The increase in population and through street on Carey Heights Drive will increase traffic and noise and finally I am concerned with runoff of water on to my property. (Vento - 2998 Frank Street)

Also see the letter on page 16.

Miscellaneous Comment

I have some concern about the increase in traffic when the cul-de-sac is eliminated. (Ellisen - 2980 Carey Heights Drive)

REFERENCE INFORMATION

SITE DESCRIPTION

Site size: gross acreage - 7.71 acres, net acreage - 5.54 acres
Existing land use: Two single dwellings and a private driveway

SURROUNDING LAND USES

North: Apartments across County Road D in Vadnais Heights
South: Houses on Carey heights Drive
West: City park land and a single dwelling
East: Mining area

PAST ACTIONS

1. June 1964: The village council approved a preliminary plat for this area.
2. 8-13-64: A second preliminary plat was approved by the council. Council also approved a building permit for Mr. Carey at 1174 County Road D, subject to an agreement between himself and the village that he will not request any village maintenance on his private driveway, nor will he object to the construction of, and assessment for, a standard village street in the future.
3. 10-21-66: The city issued a building permit to Richard Barrett at 1176 E. County Road D.
4. 11-9-66: Richard Barrett signed an agreement waiving his right to a village street or maintenance of the private drive to his property and further agreeing to construct and maintain a private drive to his property.
5. 11-10-66: The village engineer reported to the council that the private drive did not meet village street standards and was not constructed to approved plans. Council authorized a building permit to be issued to Mr. Barrett subject to Mr. Barrett complying with the conditions in the engineer's report.
6. 11-17-66: The planning commission recommended approval of a preliminary plat for Richard Barrett consisting of four lots on the west side of Carey Heights Drive and the half streets required by council action of 11-10-66.
7. 11-17-66: Council approved a preliminary plat for the Carey Addition. This plat comprised of only part of the Carey property including right-of-way for Carey Heights Drive, Woodlynn Avenue and Lydia Avenue.
8. 4-4-77: The planning commission recommended that the council table consideration of variances requested by Mr. Novak (build on a substandard lot, without frontage to a dedicated public street) to allow the applicant an opportunity to pursue the matter of dedication of the right-of-way (Carey Heights Drive) and pursuing a variance to standards of street and utility construction.
9. 9-1-77: Mr. Carey petitioned the city to improve Carey Heights Drive from County Road D southward approximately 1500 feet.

10. 9-28-77: Council ordered a feasibility study for the improvement of Carey Heights Drive with public street and utilities. The study showed that the project would be cost-prohibitive.
11. 1-26-78: Council approved a lot area variance but denied two street access variances as requested by Mr. Richard Novak, based on the following findings:
 1. The street access variances do not meet the "spirit and intent" of the ordinance.
 2. A precedent would be set for similar lots in other areas of the city.
 3. There may be times of the year when emergency services could not get access to the property.
 4. There is no hardship that is "unique to the individual property under consideration."
12. On April 20, 1978, city staff recommended that the council declare the Carey Heights Drive improvement project not feasible and go no further with the project. Council tabled consideration to allow Mr. Carey "to contact his own source in regard to providing utilities on Carey Heights Drive."
13. On December 18, 1980, the city council approved a lot split request of Aaron Rupert to create a 13,500 square-foot lot on the east side of the private Carey Heights Drive. Mr. Rupert, however, never created the lot as approved by the city council.

PLANNING

Existing Land Use Plan designation: R-1 (single dwellings)

Existing Zoning: F (farm residence)

Proposed Zoning: R-1 (single dwellings)

Code considerations:

Section 9-1(a) states that "No building permits will be issued for any construction within the city unless the building site is located adjacent to an existing street which is dedicated and maintained as a city street, or unless provision for street construction has been made in full compliance with this code and in no case until grading work, as provided in this code, has been completed and certified to the clerk by the city engineer; except that, in isolated instances, the council may enter an agreement with a property owner for special handling of an unusual situation, which agreement shall be recorded so as to run with the land affected."

Public Works

1. There are no utilities in Carey Heights Drive. The two residences have on-site well and septic tank systems.
2. There is a steep grade in Carey Heights Drive from County Road D to the middle of the site that may make it difficult for emergency vehicles to climb during the winter or after a hard rain.

Public Safety

Each time another residence is built on the private street, it makes it more difficult to deliver emergency services.

Findings for Rezoning

Section 36-485 of the zoning code requires that the city council make the following findings to rezone property:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable, and the public welfare.
4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

Findings for Variance Approval

State law requires that the city council make the following findings to approve a variance from the zoning code:

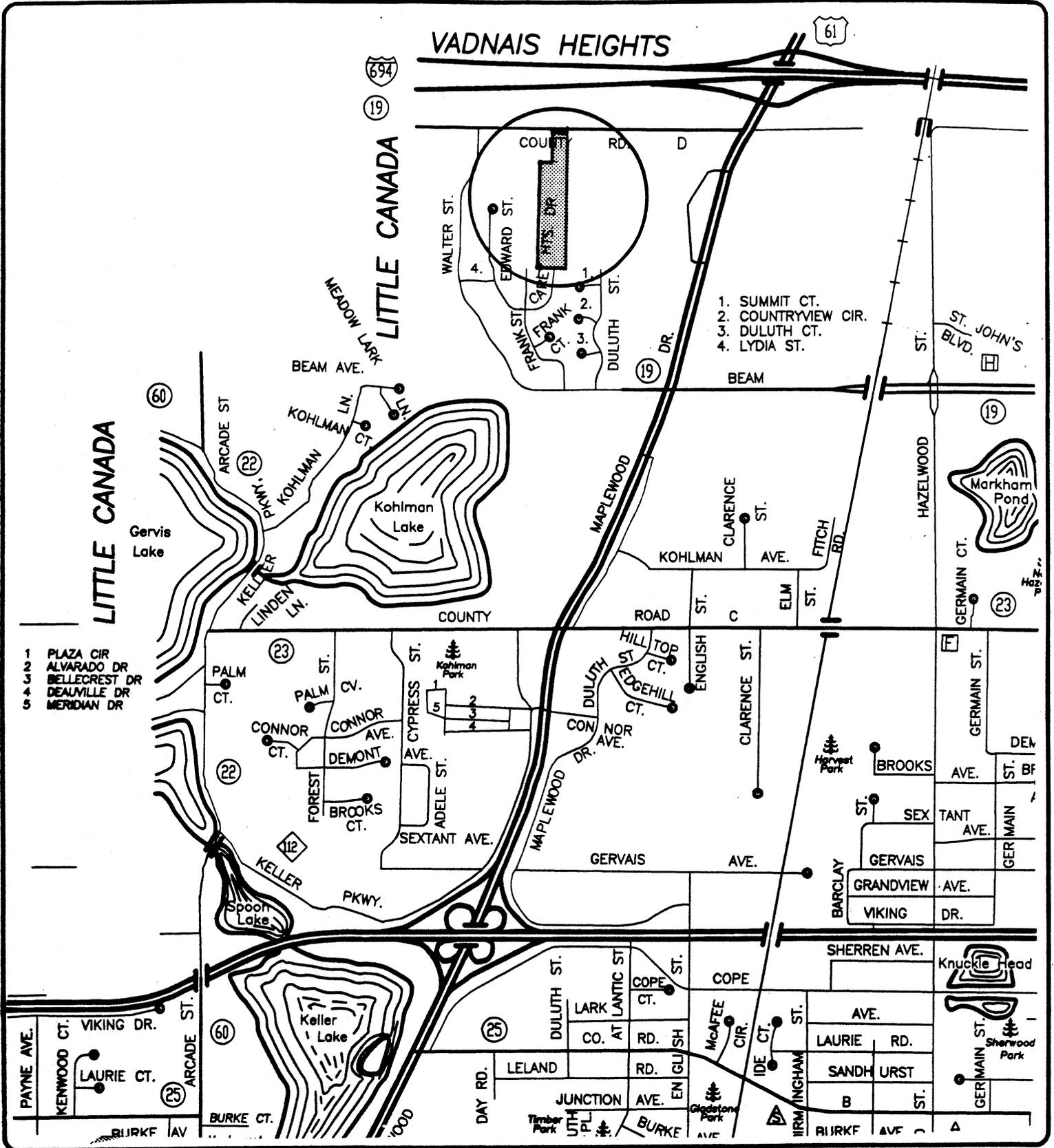
1. Strict enforcement would cause undue hardship because of circumstances unique to the property under consideration.
2. The variance would be in keeping with the spirit and intent of the ordinance.

"Undue hardship," as used in granting of a variance, means the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls. The plight of the landowner is due to circumstances unique to his property, not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

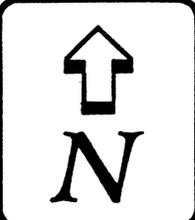
p:\sec 4\careyadd.mem

Attachments:

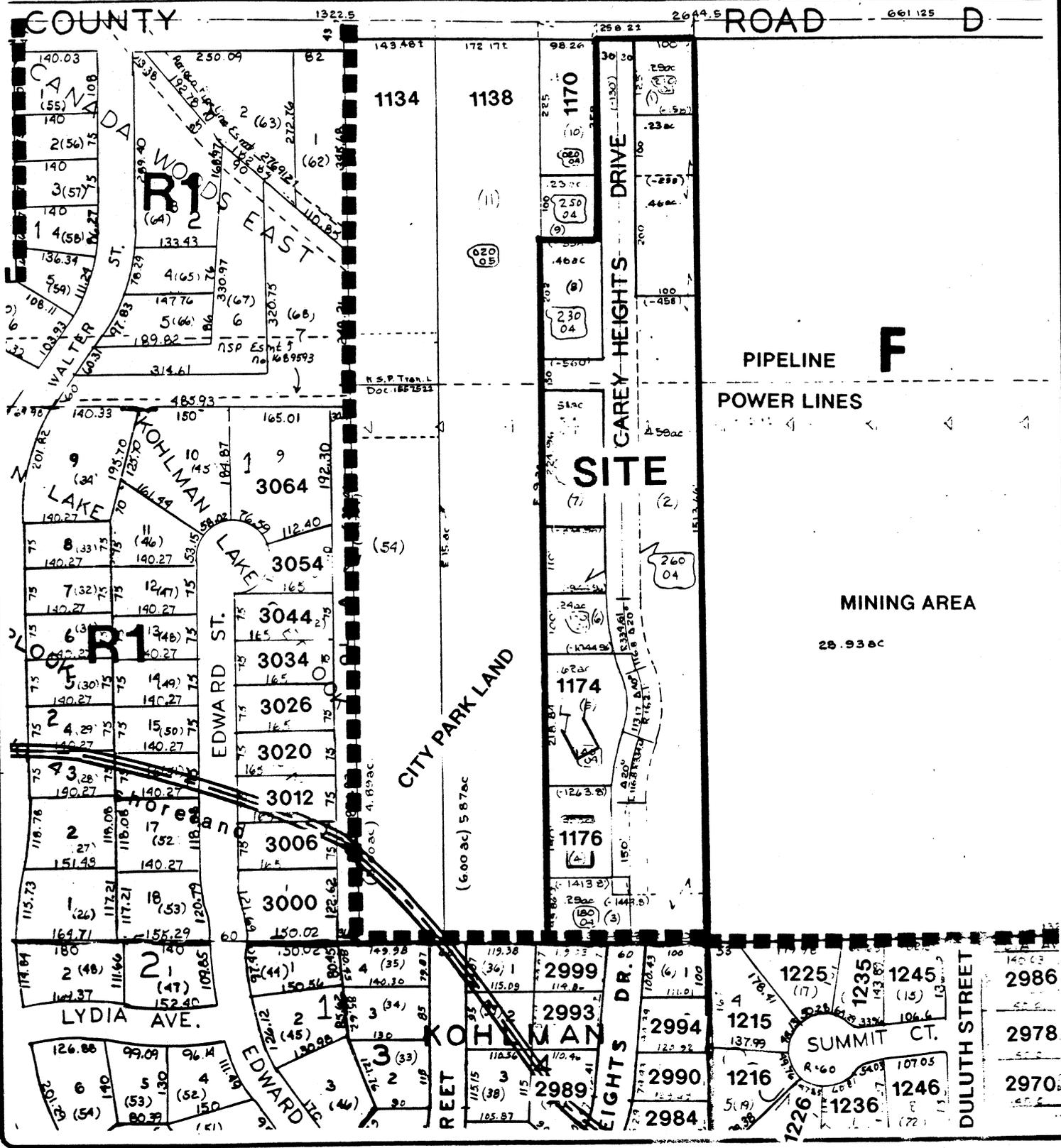
1. Location Map
2. Property Line/Zoning Map
3. Proposed Preliminary Plat
4. Proposed Grading Plan
5. 3-22-97 letter from Gerald Hauge
6. Lot Area Variance Resolution
7. Rezoning Resolution (F to R-1)
8. Plans date-stamped March 12, 1997 (separate attachment)



LOCATION MAP



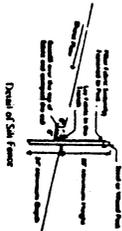
VADNAIS HEIGHTS



PROPERTY LINE / ZONING MAP



GRADING AND DRAINAGE PLAN OF:
CAREY ADDITION



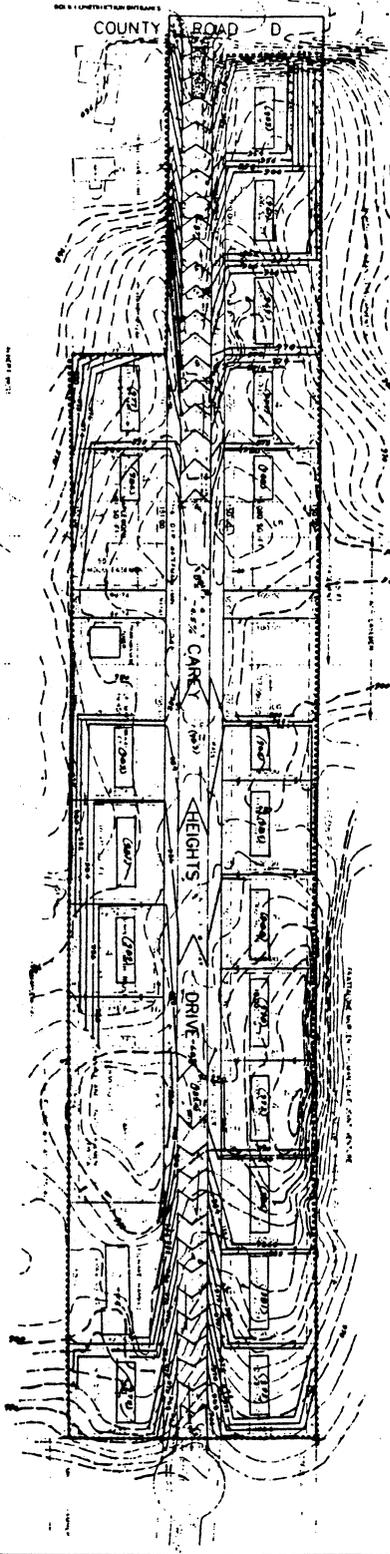
- 1. All proposed structures shall be constructed on the proposed grading.
- 2. All proposed structures shall be constructed on the proposed grading.
- 3. All proposed structures shall be constructed on the proposed grading.
- 4. All proposed structures shall be constructed on the proposed grading.
- 5. All proposed structures shall be constructed on the proposed grading.



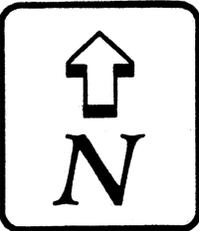
[Symbol] DROUGHT PROTECTED HOUSE AND ELEVATION
***** DROUGHT SALT FLARE

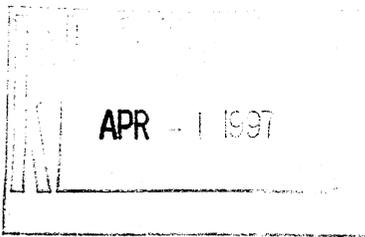
The grading plan is based on the topography map provided by the City of [unclear]

CARLEY-TORCENSEN, INC.
LAND SURVEYORS
1000 [unclear] DRIVE
[unclear] NORTH CAROLINA 27513
Phone: [unclear] Fax: [unclear]
www.carley-torcensen.com
[Signature]
[Date]



PROPOSED GRADING PLAN





March 22, 1997

Mr. Kenneth Roberts, Associate Planner
City of Maplewood
1830 E County Road B
Maplewood, Minnesota 55109

re: Carey Heights Addition

Dear Mr. Roberts:

From the material provided with your memo of March 19, 1997, it is not clear if the improvements from County Road D to the temporary cul-de sac near 2999 Carey Heights Drive will result in a thoroughfare to Frank Street.

If the improvements result in a thoroughfare to Frank Street, I vigorously object to the proposal.

A second direct connection to County Road D would further increase the traffic levels and therefore significantly reduce the current property value of the homes at the intersection of Carey Heights Drive and Frank Street. In addition the higher traffic volume would adversely impact the quality of life for the residents, in particular the children, along with the environment.

Should the temporary cul-de-sac near 2999 Carey remain and therefore the improvements result in no direct connection from County Road D to Frank Street, I would not object to the development.

Sincerely,

Gerald B Hauge
2969 Frank Street
Maplewood, MN 55109-1092
612-490-1688

VARIANCE RESOLUTION

WHEREAS, Director of Community Development started a variance from the zoning ordinance.

WHEREAS, this variance applies to vacant property between 1176 County Road D and 2999 Carey Heights Drive. The legal description is:

Proposed Lot 1, Block 3, of the proposed Carey Addition in Section 4, Township 29, Range 22, lying west of Carey Heights Drive, Ramsey County, Minnesota.

WHEREAS, Section 36-69 of the zoning ordinance requires single-family residential lots to have at least 10,000 square feet of area.

WHEREAS, the applicant is proposing a lot with 9,575 square feet.

WHEREAS, this requires a variance of 425 square feet.

WHEREAS, the history of this variance is as follows:

1. On May 5, 1997, the planning commission reviewed the proposed preliminary plat but did not consider the variance request.
2. The city council held a public hearing on May 27, 1997. City staff published a notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The council gave everyone at the hearing an opportunity to speak and present written statements. The council also considered reports and recommendations from the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described variance for the following reasons:

1. Strict enforcement of the code would cause undue hardship because of circumstances unique to the property and not created by the property owner. The existing and proposed property lines are constrained by the existing property lines and the street right-of-way.
2. The variance would be in keeping with the spirit and intent of the ordinance, since the applicant would be creating a lot in the plat that is the same location with the existing property lines.

The Maplewood City Council adopted this resolution on June _____, 1997.

RESOLUTION: ZONING MAP CHANGE

WHEREAS, the Director of Community Development proposed a change to the zoning map from F (farm residential) to R-1 (single dwellings).

WHEREAS, this change applies to the property south of County Road D along Carey Heights Drive.

WHEREAS, the legal description is:

The east 9.0 acres of the Northwest Quarter of the Northeast Quarter of Section 4, Township 29 North, Range 22 West, Ramsey County Minnesota, except the north 358 feet lying west of the east 130 feet thereof.

WHEREAS, the history of this change is as follows:

1. On April 21, 1997, the planning commission recommended that the city council approve this change.
2. On May 27, 1997, the city council held a public hearing. The city staff published a notice in the Maplewood Review and sent notices to the surrounding property owners. The council gave everyone at the hearing an opportunity to speak and present written statements. The council also considered reports and recommendations from the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described change in the zoning map for the following reasons:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable, and the public welfare.
4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.
5. The developer is proposing to develop the site with single-family homes.

The Maplewood City Council adopted this resolution on June _____, 1997.

**MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
APRIL 21, 1997**

B. Carey Addition (Carey Heights Drive)—Preliminary Plat, Zoning Map Change (F-R-1)

Ken Roberts, associate planner, explained the proposal. Mr. Roberts answered questions from the commissioners. Karen Carey Bonner was present representing Talmage and Theresia Carey. She said they anticipated the staff conditions and were okay with them.

Commissioner Rossbach moved the Planning Commission recommend:

- A. Approval of the Carey Addition preliminary plat (received by the city on March 12, 1997). The developer shall complete the following before the city council approves the final plat:
1. Sign an agreement with the city that guarantees that the developer or contractor will:
 - a. Complete all grading for overall site drainage, complete all public improvements and meet all city requirements.
 - b.* Place temporary orange safety fencing and signs at the grading limits.
 - c. Have NSP install street lights in two locations - at the intersection of Carey Heights Drive and County Road D and where the proposed trail and Carey Heights Drive intersect.

- d. Pay the city for the cost of traffic-control, street identification and no parking signs.
 - e. Provide all required and necessary easements.
 - f. Remove all junk, scrap metal, debris, and the shed.
 - g. Cap and seal all wells on site that the owners are not using; remove septic systems or drainfields, subject to the environmental health official's approval. Within one year of the contractor installing the sanitary sewer, the owners of the existing houses on Carey Heights Drive shall connect the houses to the sanitary sewer.
 - h. Complete all the curb and gutter on Carey Heights Drive on the south side of the site, repair the temporary cul-de-sac and restore and sod the boulevards.
 - i. Construct eight-foot-wide paved walkways and fencing between Lot 5, Block 1 and Lot 8, Block 2 and Lot 6, Block 3 and Lot 1, Block 4. These trails shall be between the street and the property line on the east side of the site and shall connect to the trail in the new city park west of the site. The developer also shall provide a fence on both sides of the trails and shall install posts at the end of the trails to prevent cars or trucks from using the trail. The developer shall build the trails and any required fencing with the street. The city engineer must approve these plans. Maplewood is requiring the developer to pay for the trails within the plat since the trail will provide access to the new city park to the residents of the new plat.
- 2.* Have the city engineer approve final construction and engineering plans. These plans shall include grading, utility, drainage, erosion control, tree, trail and street plans. The plans shall meet the following conditions:
- a. The erosion control plans shall be consistent with the city code.
 - b. The grading plan shall:
 - (1) Include proposed building pad elevation and contour information for each home site.
 - (2) Include contour information for all the land that the construction will disturb.
 - (3) Show housing styles that reduce the grading on sites where the developer can save large trees.
 - (4) Show the proposed street grades as allowed by the city engineer.
 - c.* The tree plan shall:
 - (1) Be approved by the city engineer before site grading or final plat approval.
 - (2) Show where the developer will remove, save or replace large trees. This plan shall include an inventory of all existing large trees on the site.
 - (3) Show the size, species and location of the replacement trees. The deciduous trees shall be at least two and one half (2 ½) inches in diameter and shall be a

mix of red and white oaks and sugar maples. The coniferous trees shall be at least eight (8) feet tall and shall be a mix of Austrian pine and other species.

- (4) Show no tree removal beyond the approved grading and tree limits.
- d. The street and utility plans shall show:
 - (1) Paved walkways and fencing between Lot 5, Block 1 and Lot 8, Block 2 and Lot 6, Block 3 and Lot 1, Block 4. These trails shall be between the street and the property line on the east side of the site and shall connect to the trail in the park west of the site. The parks and recreation director shall approve their design.
 - (2) The maximum street grade of 8 percent and the maximum street grade within 75 feet of the south edge of County Road D at 2 percent.
3. Change the plat as follows:
 - a. Make the 30-foot-wide walking paths part of the adjacent lots and show them as 38-foot-wide utility and pedestrian easements.
 - b. Add drainage and utility easements as required by the city engineer.
 - c. Show drainage and utility easements along all property lines on the final plat. These easements shall be ten feet wide along the front and rear property lines and five feet wide along the side property lines.
 - d. Show the existing pipeline and NSP easements on the final plat.
- 4.* Secure and provide all required easements for the development including any off-site drainage and utility easements.
5. The applicant or developer shall provide a certificate of survey of the area between the houses at 1174 and 1176 Carey Heights Drive to verify the location of the swimming pool. If necessary, the applicant or developer shall move the proposed property line between Lots 2 and 3, Block 3 to ensure that the pool is completely on the lot with the house at 1174 Carey Heights Drive.
6. Record a deed dedicating 10 feet of additional right-of-way along County Road D for future street widening with the final plat.

The applicant shall submit the language for this dedication to the city for approval before recording.
7. Record a covenant or deed restriction with the final plat that prohibits the driveway on Lot 1, Block 1 from going onto County Road D.
8. Obtain a permit from the Ramsey-Washington Metro Watershed District for grading.
9. The owners of the properties at 1174 and 1176 County Road D shall change the addresses of their properties to Carey Heights Drive addresses within 30 days of the contractor installing the base bituminous course for the new public street.

If the developer decides to final plat part of the preliminary plat, the director of community development may waive any conditions that do not apply to the final plat.

*The developer must complete these conditions before the city issues a grading permit or approves the final plat.

- B. Adoption of the resolution which changes the zoning for the property south of County Road D along Carey Heights Drive. This change is from F (farm residential) to R-1 (single dwellings). The reasons for this change are those in the code and because the owner plans to develop the property for single dwellings.

Commissioner Brueggeman seconded.

Ayes—all

The motion passed.

AGENDA REPORT

TO: City Manager
FROM: City Engineer
SUBJECT: Carey Heights Plat
DATE: June 2, 1997

At the last meeting, the city council requested information concerning traffic circle on Carey Heights Drive and installation of stop signs at the intersection of Carey Heights Drive and Frank Street. The installation of neighborhood stop signs is covered by the city policy. Each May the city council holds one hearing to discuss neighborhood stop signs. The locations proposed for installation are the subject of an article in the *Maplewood in Motion*. This notifies the wider community of the possibility of stop sign installation and, therefore, provides an opportunity for everyone to make their views known. Certainly the city council can approve stop signs at other times of the year if special circumstances arise. As far as the proposed subdivision is concerned, actual street construction of new homes would probably not occur until next year so the May timing would be appropriate.

The other issue was concern about traffic calming. Typically, traffic calming features such as chokers and traffic circles are employed where traffic from outside a neighborhood is becoming disruptive on a local street. It is difficult to image that the connection of Carey Heights Drive will encourage outside traffic to use that route. There are alternatives that are much more convenient, namely Walter Street to Beam Avenue and County Road D to Highway 61. The vast majority of drivers using Carey Heights Drive will be people that live in the neighborhood. These people should have respect for their own area and drive appropriately.

If the city council desires installation of a traffic calming feature, an island with plantings at the intersection of the street and the trail may be an appropriate location. An eight-foot wide island, with appropriate tapers each direction, would be appropriate. The street would be split with 16 feet of pavement going on either side of the island. This would result in 10-foot wide boulevard on each side. An increase in the right-of-way width is not needed. This type of feature would present the impression that the street goes no further because of the vegetative massing in the center of the roadway.

If the city council wants to condition the plat approval on the installation of a traffic calming devise, it should be added as a condition under 2 d (3). If the city council wants to install stop signs at the intersection of Carey Heights Drive and Frank Street, it should be an independent motion not connection with any action on the plat.

KGH

jc

AGENDA REPORT

Action by Council:

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

TO: City Manager

FROM: Finance Director *Donna*

RE: **ORDINANCE TO PROVIDE FOR BILLING RESIDENTIAL SEWER SERVICES BASED ON FLOW (SECOND READING)**

DATE: May 27, 1997

INTRODUCTION

It is proposed that the sanitary sewer service billing ordinance be revised to provide for billing residential properties based on flow effective with bills dated 7-1-97. Some minor changes have been made since the first reading of this ordinance due to the recently negotiated contracts with Roseville, Little Canada and Woodbury for utility billing Maplewood properties connected to the water system in these cities. At this time these cities bill a few commercial accounts for water.

BACKGROUND

Contracts have been negotiated with the cities of St. Paul, North St. Paul, Roseville, Little Canada and Woodbury to provide utility billing services for the City of Maplewood. These contracts also enable the billing of sanitary sewer charges based upon volume. The volume will be based on usage of water during the winter quarter so that homeowners are not charged sewer fees based on water used in lawn and garden care.

Currently Maplewood bills commercial properties for sanitary sewer service based upon volume. Residential properties are billed the same rate per gallon as commercial properties. However, flat rates are used for residential properties so that all properties of the same type pay the same amount. For example, all single-family homes are billed \$38.10 per quarter which is based on an annual average volume of 80,000 gallons at \$1.91 per 1,000 gallons. Other residential rates are:

- 1) apartments at \$30.50 per quarter (64,000 gals. at \$1.91 per 1,000 gals.)
- 2) duplexes at \$76.20 per quarter (160,000 gals. at \$1.91 per 1,000 gals.)

To the extent that volumes vary among residential users, the present flat rates charge a

greater amount per gallon to those who use the system less. Converting the flat rates to volume-based rates will make residential rates more equitable.

The proposed ordinance provides for rates based on cubic feet for customers in the St. Paul Billing District but the current effective rate of \$1.91 per 1,000 gallons in the North St. Paul, Roseville, Little Canada and Woodbury Billing Districts. This is because the City of St. Paul bills are based on cubic feet rather than gallons. The proposed new rate in the attached ordinance of \$1.43 per 100 cubic feet is equivalent to the present \$1.91 per 1,000 gallons. Both rates generate the same amount of dollars.

The proposed ordinance also decreases the late payment penalty from ten percent to five percent for accounts to be billed by the cities of St. Paul and North St. Paul. In addition, the due date for payments needs to be revised to correspond with the billing procedures for the cities of St. Paul, North St. Paul, Roseville, Little Canada and Woodbury. Other minor changes have also been made in the proposed ordinance due to other cities assuming the billing function. A copy of the present ordinance is attached for reference.

RECOMMENDATION

It is recommended that the attached ordinance, which provides for billing residential properties based on flow effective with bills dated 7-1-97, be approved for second reading.

P:\FINANCE\WPIAGN\SEW97B.WPD

Attachment

**PROPOSED ORDINANCE
AMENDING THE MAPLEWOOD CODE
RELATING TO
SEWER SERVICE CHARGES**

THE COUNCIL OF THE CITY OF MAPLEWOOD DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. **Chapter 28-21. Rates** is hereby amended to read as follows:

The following rates and charges are hereby established effective for all sanitary sewer services furnished by and in the City:

(1) St. Paul Billing District:

(a) The residential and non-residential rates shall be \$1.43 per 100 cubic feet.

(b) There shall be a minimum of \$8.00 quarterly per sewer service connection.

(2) North St. Paul, Roseville, Little Canada and Woodbury Billing Districts:

(a) The residential and non-residential rates shall be \$1.91 per 1,000 gallons.

(b) There shall be a minimum of \$2.67 monthly (or \$8.00 quarterly) per sewer service connection.

Section 2. **Chapter 28-22. Flow Calculations** is hereby amended to read as follows:

(1) The sanitary sewer service charges for one and two family dwellings for the billing year shall be determined by the amount of water consumed during the winter quarter. The winter quarter is the first three months prior to the first billing of the year. If actual meter readings are not available for the winter quarter, than an estimate shall be made based upon the size of the dwelling, number of occupants, comparison with other dwellings or any other equitable and reasonable method as determined by the Public Works Director.

The sewer service charges for one and two family dwellings for the billing year shall be determined by the amount of water consumed, regardless of the size of the water meter, and the amount billed shall never be greater than the amount of water consumed during the quarter consisting of the first three months prior to the first billing of the year, except for those dwellings assessed minimum charges or when there is a change of occupancy.

(2) The sanitary sewer service charges for all other properties shall be based on the amount of water consumed for each billing period.

Section 3. Chapter 28-23. Statements is hereby amended to read as follows:

(1) St. Paul Billing District:

(a) Properties served by meters one inch and smaller shall be billed quarterly.

(b) Properties served by meters larger than one inch shall be billed monthly, with the exception of one and two family homes which shall be billed quarterly.

(2) North St. Paul Billing District: All properties shall be billed monthly.

(3) Roseville and Little Canada Billing Districts: All properties shall be billed quarterly.

(4) Woodbury Billing District:

(a) Residential properties shall be billed quarterly.

(b) Commercial properties shall be billed monthly.

Section 4. Chapter 28-24. Delinquent accounts is hereby amended to read as follows:

(1) St. Paul Billing District: There shall be a 5% late payment charge added to all bills, excluding the balance forward, which are not paid within thirty (30) days of the billing date.

- (2) North St. Paul Billing District: There shall be a 5% late payment charge added to all bills, excluding the balance forward, which are not paid within twenty (20) days of the billing date.
- (3) Roseville Billing District: There shall be a 10% late payment charge added to all bills, excluding the balance forward, which are not paid within thirty (30) days of the billing date.
- (4) Little Canada Billing District: There shall be a 10% late payment charge added to all bills, including the balance forward, which are not paid within thirty (30) days of the billing date.
- (5) Woodbury Billing District: There shall be a 10% late payment charge added to all bills, including the balance forward, which are not paid within twenty five (25) days of the billing date.
- (6) The St. Paul Water Utility and the cities of North St. Paul, Roseville, Little Canada and Woodbury shall have the authority to certify delinquent accounts to Ramsey County for collection along with property taxes.

Section 5. **Chapter 28-26. Non-usage** is hereby amended to read as follows:

The minimum sewer service charge continues as long as the water meter is on the premises. A meter will be removed at the request of the owner or the owner's agent or at the discretion of the St. Paul Water Utility or the cities of North St. Paul, Roseville, Little Canada and Woodbury.

Section 6. This ordinance shall take effect and be in force beginning July 1, 1997.

Sec. 28-3. Right of entry on private property.

The city engineer and other duly authorized employees of the city, bearing proper credentials and identification, shall at reasonable times be permitted to enter upon all properties in the city for the purpose of inspection, observation, measurement, sampling and testing in connection with the operation of the municipal sanitary sewer system. (Code 1965, § 206.110)

Sec. 28-4. Causing damage to sewer system.

No person shall maliciously, willfully or negligently break, damage, destroy, uncover, deface or tamper with any structure, appurtenance or equipment which is a part of the municipal sewer system. (Code 1965, § 206.090)

Sec. 28-5. Variations from requirements of chapter.

The plumbing inspector may permit variations from the strict application of any of the provisions of this chapter if he is satisfied that there are special circumstances or conditions affecting the premises for which the variance is requested and that the granting of such variation will not materially adversely affect health, safety or general welfare or public or private property. Any variation permitted under this section must be noted on the permit. (Code 1965, § 206.130)

Sec. 28-6. Violations of chapter.

Unless expressly otherwise provided, any person guilty of violating any provisions of this chapter shall be guilty of a misdemeanor. (Code 1965, § 206.150(A))

Secs. 28-7—28-20. Reserved.**ARTICLE II. RATES AND CHARGES****Sec. 28-21. Rates.**

The following rates and charges are hereby established for all sanitary sewer services furnished by and in the city:

- (1) *Residential rates.* The quarterly residential rates shall be:

Single-family dwelling	\$34.90	\$ 38.10
Townhouse	34.90	38.10
Duplex	69.80	76.20
Mobile home	34.90	38.10
Condominium	34.90	38.10
Apartment	27.90	30.50

- (2) *Nonresidential rates, and charges.*

- a. Nonresidential ^{of 11} rates shall be one dollar and seventy four cents (~~\$1.74~~) per one thousand (1,000) gallons.
- b. Nonresidential sewer service charges shall be a minimum of seven dollars and thirty-five cents (~~\$7.35~~) quarterly per sewer service connection. (~~\$8.00~~)

- (3) *Joint residential, commercial rates.* The rate for properties used jointly for residential and commercial purposes that are not metered separately shall be billed at nonresidential rates.

- (4) *Supplemental sewage rate charges.* In respect to property which shall be connected with the city sewer system for the discharge and disposal of other residential, commercial or industrial sewage waste, or any waste unusual in either character or amount, then in addition to all applicable charges hereunder, the city council reserves the right to impose such supplemental sewage rate charges as the city council shall determine as reasonable and warranted on the basis of all relevant factors. (Code 1965, § 206.150(A); Ord. No. 248, § 1, 2-6-69; Ord. No. 303, § 1, 12-28-71; Ord. No. 309, § 1, 12-21-72; Ord. No. 314, § 1, 3-2-72; Ord. No. 339, § 1, 12-21-72; Ord. No. 360, § 1, 3-7-74; Ord. No. 406, § 1, 11-18-76; Ord. No. 479, § 1, 12-6-79; Ord. No. 495, § 1, 12-4-80; Ord. No. 509, § 1, 12-17-81; Ord. No. 531, § 1, 12-13-82; Ord. No. 600, § 1, 12-20-86; Ord. No. 655, § 1, 12-11-89; Ord. No. 697, § 1, 12-23-91; Ord. No. 708, § 1, 12-14-92)

Sec. 28-22. Flow calculations.

- (a) Annually during the month of December, the director of public works shall determine, for each property billed at nonresidential

rates, the effluent discharged during the preceding year. This amount shall be used to calculate the sewer service charges for the current year.

(b) For the purpose of determining the quantity of effluent discharged from any property within the city, the director of public works shall determine the lowest quarter of water usage during the preceding year, either through direct water meter readings, or if not metered, by reasonable estimating methods (i.e., special metering devices, comparison to similar types of land and water uses, etc.). The quantity of water used, as determined or estimated above, shall be the quantity of effluent discharged subject to the rate structure, however, if determined by the director of public works that the lowest quarter's water usage during the preceding year does not reflect a reasonable estimate of probable effluent to be discharged during the current year, the director of public works shall use any other equitable and reasonable method to estimate the probable

effluent to be discharged in the following current year (i.e., special metering devices of effluent discharged, total yearly or estimated yearly usage, consumption minus estimated water usage not discharged into the sewer system, comparison with similar uses, etc.). All new properties connecting to sanitary sewer and applicable to the nonresidential rate structure, as defined in this section, shall be assigned an estimated quantity of discharge, by any of the methods above which reasonably reflect such probable discharge. Such estimated quantity shall be subject to the rate structure, herein defined, until the end of that year at which time the director of public works shall include such property into his study of applicable properties under this section. (Ord. No. 309, § 1 (206.142), 2-17-72; Ord. No. 406, § 1, 11-18-76; Ord. No. 495, § 1, 12-4-80)

Sec. 28-23. Statements.

(a) All accounts shall be billed quarterly except for those that have city utility billings totaling six hundred dollars (\$600.00) or more per year, in which case they shall be billed monthly. Statements shall be mailed to "occupant" at the address of the property, except for commercial accounts.

(b) Quarterly statements shall be due and payable to the city as follows:

<i>Quarter Ending</i>	<i>Payment Due Date</i>		
	<i>Billing District #1</i>	<i>Billing District #2</i>	<i>Billing District #3</i>
3-31	1-31	2-28	3-31
6-30	4-30	5-31	6-30
9-30	7-31	8-31	9-30
12-31	10-31	11-30	12-31

(c) Monthly statements shall be due and payable to the city on the last day of the month they cover. (Code 1965, § 206.140(B); Ord. No. 258, § 1, 2-5-70; Ord. No. 406, § 1, 11-18-76; Ord. No. 495, § 1, 12-4-80; Ord. No. 581, § 1, 2-11-85)

Sec. 28-24. Delinquent accounts.

(a) There shall be added to all statements not paid by the date indicated in section 28-23 a delinquency charge of ten (10) percent of the amount due.

(b) Annually by October tenth, the city clerk shall deliver to the council for adoption an assessment roll providing for collection of all delinquent amounts billed through the second quarter. Upon adoption by the council, these accounts, including penalties and interest, shall be certified to the county auditor for collection with taxes during the ensuing year. Such action may be optional or subsequent to taking legal action to collect delinquent accounts. (Code 1965, § 206.140(B), (C); Ord. No. 258, § 1, 2-5-70; Ord. No. 406, § 1, 11-18-76; Ord. No. 495, § 1, 12-4-80; Ord. No. 581, § 2, 2-11-85)

Sec. 28-25. Commencement of sewer service charges.

Sewer service charges shall commence on the date of application for an occupancy permit or final plumbing inspection, whichever shall be first. Failure to obtain either of these permits, as required in this Code, shall be subject to the penalties of the Code relevant to such permits, and retroactive billing made from the date occupancy occurred as determined by the building official. (Ord. No. 303, § 2, 12-28-71; Ord. No. 406, § 1, 11-18-76; Ord. No. 495, § 1, 12-4-80)

Sec. 28-26. Nonusage.

Adjustments in billing for any property for nonusage of the sewer service facilities may be granted by the city clerk if proof is submitted by the applicant that water service had been terminated for a period of not less than thirty (30) days. (Ord. No. 303, § 3, 12-28-71; Ord. No. 406, § 1, 11-18-76; Ord. No. 495, § 1, 12-4-80)

Secs. 28-27—28-40. Reserved.**ARTICLE III. CONNECTIONS TO SEWER SYSTEM****Sec. 28-41. Required inside city; exceptions.**

(a) Any buildings used for human habitation or for human occupancy located on property lying inside the city, including all busi-

WATER

§ 35-67

- (2) *Usage calculations for users in excess of 25,000,000 gal./mo.* Annually, during the month of January, the director of public works shall review the projected future peak day water usage of the city and each user in this classification. If the projections of the city or the customer are found to have changed, then either party shall have the right to present the changed projection to the other party and provide a reasonable explanation for such change. In such event, the changed projection shall be utilized in the above-mentioned formula in section 35-52 of this division to calculate the bill for the current year. (Ord. No. 420, § 1506.030, 5-26-77)

Sec. 35-54. Billing procedures.

The hydrant charges imposed by this division shall be billed with sewer service charges. Payment due dates, penalties, certification of delinquent accounts and commencement of charges shall be the same as that specified for sewer service charges. (Ord. No. 420, § 1, 5-26-77; Ord. No. 485, § 1, 4-3-80)

Secs. 35-55—35-65. Reserved.

AGENDA REPORT

Action by Council:

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

TO: City Manager
 FROM: Finance Director *R. Must*

RE: **ORDINANCE TO REVISE NONRESIDENTIAL HYDRANT CHARGES TO CUBIC FEET AND BASE CHARGES ON CURRENT FLOW (SECOND READING)**

DATE: May 27, 1997

INTRODUCTION

It is proposed that the hydrant charge ordinance be revised to provide for billing nonresidential properties based on cubic feet and on current water usage effective with bills dated 7-1-97.

BACKGROUND

Contracts have been negotiated with the City of St. Paul and North St. Paul to provide utility billing services for the City of Maplewood. These billing services include Maplewood charges for sanitary sewer, recycling and hydrant charges. These contracts also enable the billing of hydrant charges based on current water usage for nonresidential properties.

Currently Maplewood bills nonresidential properties for hydrant charges based upon water usage during the previous year. Residential properties are billed flat rates. There is no need to change these to volume based rates because the charges are small.

The proposed new nonresidential rate in the attached ordinance is per 100 cubic feet rather than the present per 1,000 gallons. This is because the City of St. Paul bills are based on cubic feet rather than gallons. The new rates generate the same amount of dollars.

The proposed ordinance also provides that nonresidential properties be billed based on current water usage as this information is available when the bills are produced. They currently are billed on water usage for the previous year. A copy of the present ordinance is attached for reference.

RECOMMENDATION

It is recommended that the attached ordinance, which provides for billing nonresidential properties based on cubic feet and on current water usage effective with bills dated 7-1-97, be approved for second reading.

P:\FINANCE\WPIAGNHC97.WPD

Attachment

**PROPOSED ORDINANCE
AMENDING THE MAPLEWOOD CODE
RELATING TO
HYDRANT CHARGES**

THE COUNCIL OF THE CITY OF MAPLEWOOD DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. **Chapter 35-52. Rates** is hereby amended to read as follows:

There shall be levied a hydrant charge against all properties benefiting from fire protection created by the availability of water. Such charge shall be imposed only within the St. Paul Water District service area where water mains are located. This charge shall be labeled Maplewood Service Charge on the St. Paul water bills. The hydrant charge shall be levied whether or not the property is connected to water mains. The rates shall be as follows:

(1) Residential rates. The quarterly residential rates shall be:

Single-family dwelling	\$3.70
Townhouse	3.70
Duplex	7.40
Apartment	2.95
Condominium	3.70
Mobile home	3.70

(2) Nonresidential rates. The monthly nonresidential rates shall be as follows:

Class A, if monthly usage is over 10,000 billing units (100 cubic feet)... .. \$0.07 per 100 cubic feet

Class B, if monthly usage is up to 10,000 billing units (100 cubic feet)... .. \$0.10 per 100 cubic feet

Minimum charge per quarter

.....	\$3.70
-------	--------

(3) Joint residential, commercial rate. The rate for properties used jointly for residential and commercial purposes that are not metered separately shall be billed at nonresidential rates.

Section 2. **Chapter 35-53. Usage Calculations for Nonresidential users** is hereby amended to read as follows:

The hydrant charges for all nonresidential properties shall be based on the amount of water consumed for each billing period.

Section 3. This ordinance shall take effect and be in force beginning July 1, 1997.

ARTICLE III. ST. PAUL WATER DISTRICT

DIVISION 1. GENERALLY

Secs. 35-41—35-50. Reserved

DIVISION 2. HYDRANT CHARGES

Sec. 35-51. Purpose and intent.

In order to improve, operate and maintain that portion of the water supply system within the city that is connected to the City of St. Paul water supply system hereinafter referred to as the St. Paul Water District, it is necessary to establish a hydrant charge for the availability of water service. (Ord. No. 420, § 1506.010, 5-26-77; Ord. No. 485, § 1, 4-3-80)

Sec. 35-52. Established; imposed; rates.

There shall be levied a hydrant charge against all properties benefiting from fire protection created by the availability of water. Such charge shall be imposed only within the St. Paul Water District service area where water mains are located. The hydrant charge shall be levied whether or not the property is connected to water mains. The rates shall be as follows:

(1) Residential rates. The quarterly residential rates shall be:

Single-family dwelling	\$3.70
Townhouse	3.70
Duplex	7.40
Apartment	2.95
Condominium	3.70
Mobile home	3.70

(2) Nonresidential rates. Non residential rates shall be as follows:

Class A, over 300 MGY, per 1,000 gallons	\$0.09
Class B, to 299 MGY, per 1,000 gallons	0.14
Minimum rate, per quarter	3.70

- (3) *Joint residential, commercial rate.* The rate for properties used jointly for residential and commercial purposes that are not metered separately shall be billed at nonresidential rates.

(Ord. No. 420, § 1506.020, 5-26-77; Ord. No. 485, § 1, 4-3-80; Ord. No. 532, § 1, 12-13-82; Ord. No. 618, § 1, 12-14-87; Ord. No. 634, § 1, 11-11-88; Ord. No. 637, § 1, 11-28-88; Ord. No. 656, § 1, 12-11-89; Ord. No. 696, § 1, 12-23-91)

Sec. 35-53. Usage calculations for nonresidential users.

For the purposes of this division, the usage calculations for nonresidential users shall be as follows:

- (1) *Usage calculations for users of up to 25,000,000 gal./mo.* Annually, during the month of January, the director of public works shall determine for each property to be billed under this division at nonresidential rates the water usage during the preceding year. This amount shall be used to calculate the bill for the current year. For properties not connected to water, the director of public works shall estimate water usage based upon comparisons with similar businesses by the use of special metering devices or by any other reasonable effort.

AGENDA REPORT

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager

FROM: Finance Director *Clust*

RE: **ORDINANCE TO REVISE DELINQUENCY CHARGE ON RECYCLING BILLS (SECOND READING)**

DATE: May 27, 1997

INTRODUCTION

It is proposed that the recycling service charge ordinance be revised so that the delinquency charges correspond with the billing procedures for the cities that will be providing billing services effective with bills dated 7-1-97.

BACKGROUND

Contracts have been negotiated with the City of St. Paul and North St. Paul to provide utility billing services for the City of Maplewood. These billing services include Maplewood charges for sanitary sewer, recycling and hydrant charges. These contracts also provide that payments will be made to Maplewood for the amount billed rather than paid provided that the City of St. Paul and North St. Paul are allowed to keep the delinquency charges for late payments. As part of this arrangement, the late payment charge will be reduced from the current ten percent to five percent. In addition, the due date for payments needs to be revised to correspond with the billing procedures for the City of St. Paul and North St. Paul. A copy of the present ordinance is attached for reference.

Revision of the ordinance will enable implementation of the billing contracts and will decrease the late payment charge for residents. It will also transfer the work related to delinquent accounts to the City of St. Paul and North St. Paul.

RECOMMENDATION

It is recommended that the attached recycling service charge ordinance, which will decrease the delinquency charge from ten percent to five percent effective with bills dated 7-1-97, be approved for second reading.

**PROPOSED ORDINANCE
AMENDING THE MAPLEWOOD CODE
RELATING TO
RECYCLING SERVICE CHARGES**

**THE COUNCIL OF THE CITY OF MAPLEWOOD DOES HEREBY ORDAIN AS
FOLLOWS:**

Section 1. **Chapter 16-58. Rates and charges** is hereby amended to read as follows:

The following rates and charges are hereby established for public education on solid waste reduction and to finance recycling costs:

(1) St. Paul Billing District:

(a) The residential rate shall be \$3.60 per unit per quarter.

(b) There shall be a 5% late payment charge added to all bills, excluding the balance forward, which are not paid within thirty (30) days of the billing date.

(2) North St. Paul Billing District:

(a) The residential rate shall be \$1.20 per unit per month.

(b) There shall be a 5% late payment charge added to all bills, excluding the balance forward, which are not paid within twenty (20) days of the billing date.

Section 2. This ordinance shall take effect and be in force beginning July 1, 1997.

Sec. 16-58. Rates and charges.

The following rates and charges are hereby established for public education on solid waste reduction and recycling:

- (1) Residential. The residential rate shall be three dollars and sixty cents (\$3.60) per unit per quarter.
- (2) There shall be added to all statements not paid by the date due a delinquency charge of ten (10) percent of the amount due; provided, however, that the city manager may adjust the delinquency charge based upon a customer's circumstances such that the amount billed could not be paid by the date due. This authority granted to the city manager will apply to all accounts which have delinquencies that occur after January 1, 1996.

mb\mem\garbage.2

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

MEMORANDUM

TO: City Manager
FROM: Tom Ekstrand, Associate Planner
SUBJECT: **Conditional Use Permit Review – “Backyard Building Systems” Shed Sales and “Park-N-Sell” Used Car Sales**
LOCATION: North of 3000 Maplewood Drive (Lexus)
APPLICANT: Larry Kidd
DATE: June 2, 1997

INTRODUCTION

The conditional use permit (CUP) for Backyard Building System’s shed sales and Park-N-Sell used car sales is up for review. Refer to the maps on pages 2–4. The city code requires a CUP for outside displays and for used car lots.

BACKGROUND

May 13, 1996: The city council approved this CUP, subject to the conditions on page 5.

May 27, 1997: The council discussed adding a sunset provision to this CUP which would limit outdoor sales activities to five years. The council tabled this item until June 9 so that staff could review the CUP with the applicant.

DISCUSSION

We received one complaint in the past year about this used car lot. Marv Bohnen, of Sparkle Auto Sales (across Highway 61), notified us that this car lot is not just a “private party” sales lot. He said that other used car lot operators have displayed their cars there. Larry Kidd, the owner of Park-N-Sell, said that he does allow this, but they must follow all of the display rules the same as a private party. Mr. Kidd said that sellers are not allowed to negotiate any sales from his site. They may only **show** the car. The CUP approval did not specify the terms of who may sell vehicles from this site, only that used car sales were permitted.

Staff does not see a problem with the present operation. The site is neat and orderly and there have not been any problems associated with this business. Since there has been concern raised over the operation, the city council should review this CUP again next year.

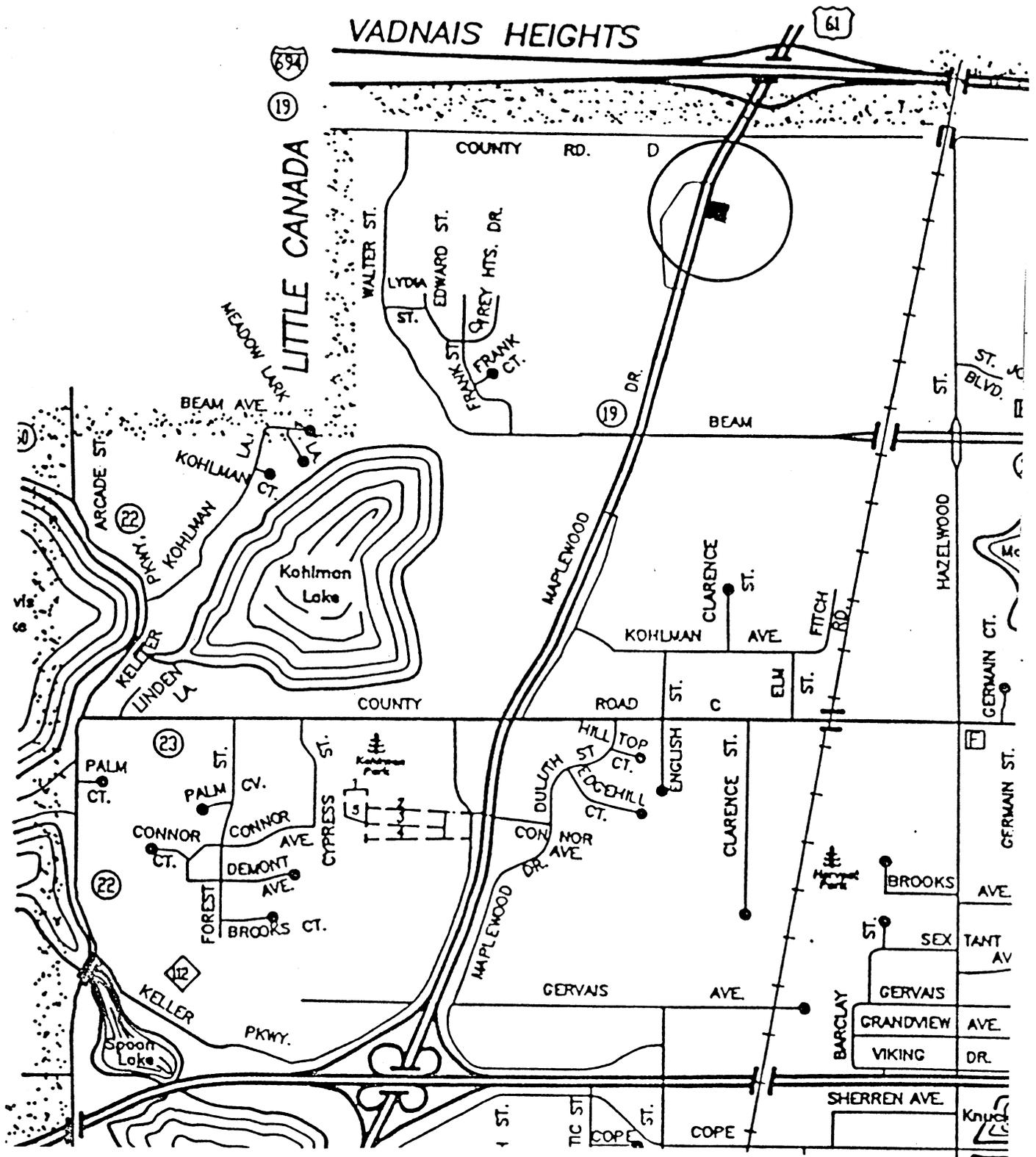
RECOMMENDATION

Review this conditional use permit for used car and shed sales again in one year. This permit shall end in five years (June 9, 2002).

p:\sec3\backyard.cup

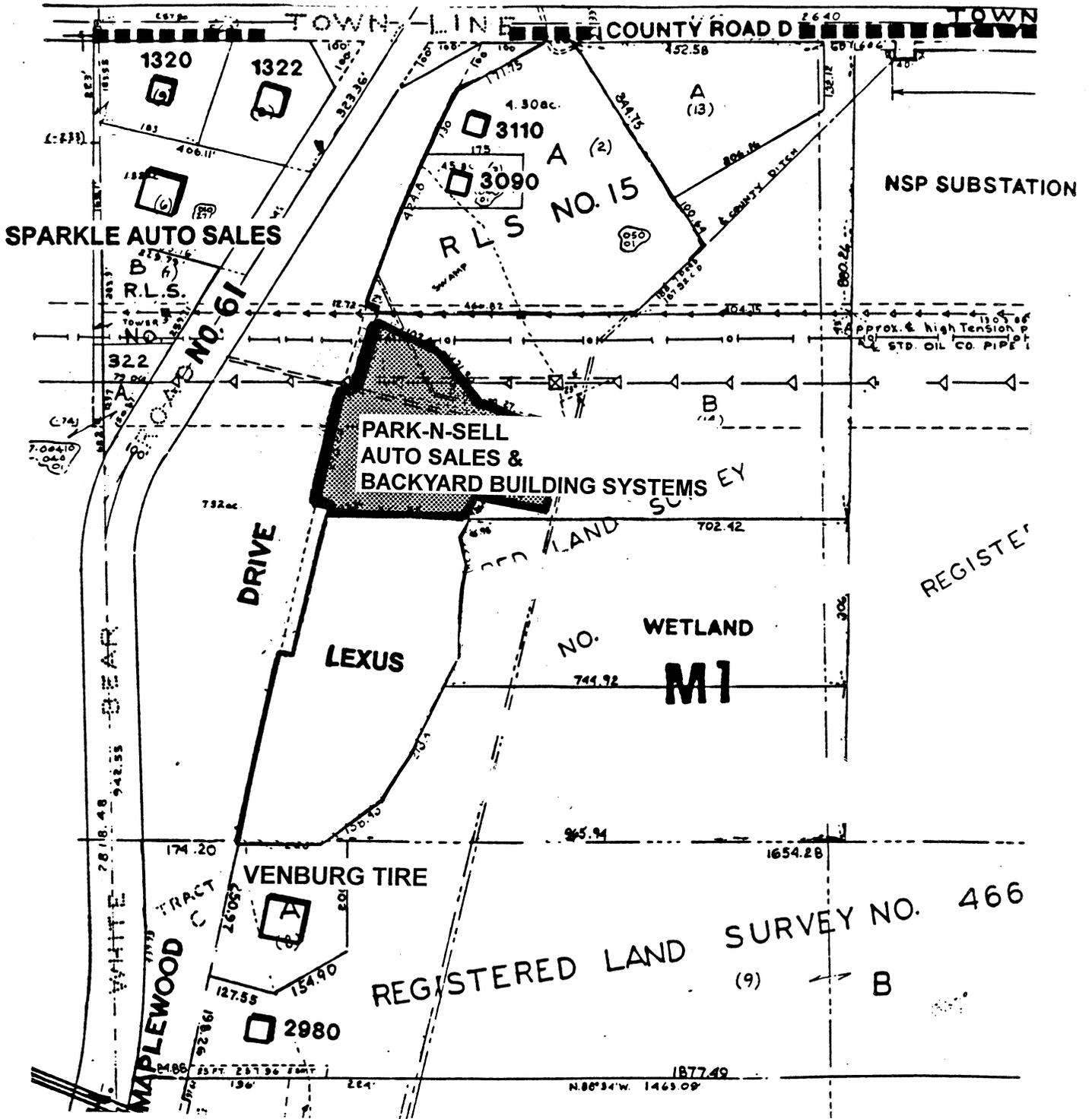
Attachments:

- 1. Location Map
- 2. Property Line/Zoning Map
- 3. Site Plan
- 4. City Council Motion Dated May 13, 1996



LOCATION MAP





PROPERTY LINE / ZONING MAP



NOW, THEREFORE, BE IT RESOLVED that the City Council approve the above-described conditional use permit, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the site plan date-stamped March 29, 1996 as approved by the City. The Director of Community Development may approve minor changes. The parking lot may be expanded to fifty parking spaces with the Community Design Review Board's approval.
2. The City Council shall review this permit in one year.
3. If there is not enough parking, the operator or property owner shall provide more spaces. The City staff must approve a plan before paving begins.
4. The operator shall not allow parking on Highway 61 or outside of the parking lot.
5. The operator shall keep the weeds and tall grass cut along the front property line.

Seconded by Councilmember Koppen

Ayes - all

review May '97

AGENDA REPORT

Action by Council:

TO: City Manager
FROM: City Engineer
SUBJECT: Beebe Road Pump Station Repairs
DATE: June 2, 1997

Endorsed _____
Modified _____
Rejected _____
Date _____

Between June of 1995 and May of 1996 the St. Paul Water Utility performed extensive repairs at the Beebe Road pump station. Failures occurred in underground piping installed with the initial construction of the pump station 20 years ago. Repairs involved replacing much of the underground piping leading to and from the pump station as well as replumbing much of the interior piping. This is obviously complicated by the tight working conditions as well as extensive concrete blocking that was part of the original installation. After significant negotiation and verification of costs, the final bill for the repair is \$89,815.84.

It is recommended that the city council authorize this bill to be paid from the water fund and that staff be authorized to make the appropriate transfers.

KGH

jc

AGENDA REPORT

TO: City Manager
FROM: City Engineer
SUBJECT: Highwood Avenue Speed Limit
DATE: June 2, 1997

Action by Council:
Endorsed _____
Modified _____
Rejected _____
Date _____

Highwood Avenue has been turned back to the city as part of the rejurisdiction process in Ramsey County. For about the last month Ramsey County has been recycling the roadway and has just recently installed the first course of blacktop. The road is now long, straight, and smooth and encourages higher speeds. Since the road is coming back to the city and the residential character of the area has intensified in recent years, a lower speed limit seems appropriate. Under statute the city is allowed to establish 30 mph speed limits in residential areas.

When Linwood Avenue, a very similar situation, was turned back to Maplewood a 30 mph speed limit was established. This seems to have worked out very well.

It is recommended the city council establish a 30 mph speed limit on Highwood Avenue from McKnight Road to Century Avenue.

KGH

jc

AGENDA REPORT

Action by Council:

TO: City Manager

Endorsed _____

FROM: City Engineer

Modified _____

SUBJECT: Lift Station 7, 1985 Arcade Street, Project 96-17

Rejected _____

DATE: June 2, 1997

Date _____

Plans for this project are complete. The gravity sewer on this job will eliminate the existing lift station. The proposed alignment through the park and under the channel and Highway 61 has been checked with all of the other agencies.

It is recommended that the plans for this project be approved and that the staff be authorized to advertise for bids on the project.

KGH

jc