

AGENDA

MAPLEWOOD CITY COUNCIL  
7:00 P.M., Monday, June 23, 1997  
Council Chambers, Municipal Building  
Meeting No. 97-12

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF MINUTES

1. Minutes of Council/Manager Workshop, June 2, 1997
2. Minutes of Meeting 97-11, (June 9, 1997)

E. APPROVAL OF AGENDA

EA. PRESENTATIONS

1. Fire Department Award

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. Surplus Property
3. 1996-1997 HRA Annual Report
4. Crestview Forest Townhomes CUP Review (Sterling and Mailand)
5. Heather Ridge CUP Review (Ariel Street and Highway 36)

G. PUBLIC HEARINGS

1. 7:00 P.M.: Ramsey/Washington Watershed Storm Water Facility (Century and Margaret)  
Conditional Use Permit \_\_\_\_\_  
Design Approval \_\_\_\_\_
2. 7:15 P.M.: Merit Chevrolet Building Addition  
Conditional use Permit \_\_\_\_\_  
Design Approval \_\_\_\_\_
3. 7:30 P.M.: Amusement City Conditional Use Permit Review (1870 Rice Street) \_\_\_\_\_

H. AWARD OF BIDS

1. Bituminous Seal Coat - Project 97-11\_\_\_\_\_

I. UNFINISHED BUSINESS

NONE

J. NEW BUSINESS

1. Ariel Street - Project 96-20, Joint Powers Agreement\_\_\_\_\_
2. Gervais Avenue, Project 96-02, Easement Agreement\_\_\_\_\_
3. Gervais Avenue, Project 96-02, Change Order No. 1\_\_\_\_\_
4. White Bear Avenue Improvements, Project 89-21, Easement Agreement\_\_\_\_\_
5. Century Avenue Improvements, Project 95-11, Schedule Public Hearing\_\_\_\_\_

K. VISITOR PRESENTATIONS

L. COUNCIL PRESENTATIONS

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

M. ADMINISTRATIVE PRESENTATIONS

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

N. ADJOURNMENT

**COUNCIL/MANAGER WORKSHOP  
OF THE  
CITY OF MAPLEWOOD**

5:00 p.m. Monday, June 2, 1997  
Maplewood, Room City Hall

**MINUTES**

**A. CALL TO ORDER**

The meeting was called to order by Councilmember Koppen at 5:02 p.m.

**B. ROLL CALL**

Mayor Gary Bastian                      Absent

Councilmember Sherry Allenspach   Present

Councilmember Dale Carlson        Present

Councilmember Marvin Koppen        Present

(5:45 appointed Councilmember Carlson to finish the meeting.)

Councilmember George Rossbach   Present

**Others Present**

David Piggot, Metro East Development Partnership

City Manager Michael McGuire

Community Development Director Melinda Coleman

Community Services Coordinator Colleen Dirkswager

Parks and Recreation Director Bruce Anderson

Public Works Director Ken Haider

**C. APPROVAL OF AGENDA**

Councilmember Rossbach requested that the following items be added (H1) Mitsubishi and (H2) Arcade Street. Councilmember Koppen moved approval of the agenda as amended. The motion was seconded by Councilmember Rossbach and approved.

Ayes: All present

**D. METRO EAST DEVELOPMENT PARTNERSHIP UPDATE**

The City Manager introduced David Piggot, the Executive Director of the Metro East Development Partnership. David Piggot provided a brief summary of the partnership's annual report. He also explained, more in-depth, their internal restructuring and focus for the partnership, as well as their goals for 1997. There was some discussion about whether the partnership is truly partnering with other entities in the same line of work and on the overall impact the partnership has in Maplewood.

**E. NON PUBLIC / PUBLIC ROADS**

City Manager McGuire briefly outlined the issue and the potential impact in Maplewood. He then turned the discussion over to Public Works Director Haider. Haider outlined the requirements of the city in respect to this issue. He further explained in order to accomplish this they would need to establish a policy of plowing and maintaining of these roads. Haider will provide the council with an inventory of how many of these roads exist and their locations, as well as, a draft policy for maintenance to be brought back to council for consideration before winter. Further discussion on the concern this creates for other residents with similar situations and the possible directions the city could take on these issues.

**F. PRELIMINARY DISCUSSION ON OPEN SPACE LAND USE POLICY.**

City Manager McGuire introduced the topic and introduced Parks and Recreation Director Anderson to summarize the Open Space Land Management Plan which they would like the council to review, discuss and adopt for the record. Anderson provided the council with some history of where the plan originated, highlights of the plan, and requested the council accept the Open Space Land Management Plan. Anderson will have City Attorney Kelly provide us with a written legal interpretation of what monies can be used for. Councilmember Carlson requested a press release regarding the acceptance of the Plan.

Councilmember Rossbach moved to accept the Plan. The motion was seconded by Councilmember Allenspach and approved

Ayes: All present

**G. COMMUNITY ORIENTED SERVICES UPDATE**

Community Services Coordinator Dirkswager provided a summary of activities for the month of May.

**H. OTHER BUSINESS**

1. **Mitsubishi** Councilmember Rossbach explained the concern the residents have with respect to the lights infringing on their homes. The light causing the concerns is either out or turned off. Community Development Director Coleman will keep an eye on this issue and follow-up with the dealer should it be necessary.

2. **Arcade Street** Councilmember Rossbach mentioned that Joel Schurkee at 2170 Arcade, is concerned about the county surveying his street. A letter announcing the paving came recently, but he mentioned that he was interested in getting a bike and walking lane or trail being added. Public Works Director Haider mentioned that he has pursued efforts to get the county to inform us when they are beginning these projects, so he can organize a neighborhood meeting, but has been unsuccessful in his efforts. Haider will call Mr. Schurkee.

**I. FUTURE TOPICS**

No additional topics were added.

**J. ADJOURNMENT**

Councilmember Allenspach moved to adjourn the meeting at 6:07 p.m. The motion was seconded by Councilmember Rossbach and approved.

Ayes: All present



2. Resolution of Appreciation, Community Development Department - David Kopesky  
Councilmember Rossbach introduced the following Resolution and moved its adoption:

97 - 06 - 59

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.

Seconded by Councilmember Koppen

Ayes - all

3. Police Department - Accept Donation of \$3,500 from 3M

Accepted a donation from 3M, in the amount of \$3,500.00, to be used for the purchase of police officer trading cards.

4. Sanitary Sewer Billing Agreements

Approved the sanitary sewer billing agreements with the cities of North St. Paul, Woodbury, Roseville, and Little Canada.

5. St. Paul Waste Utility Agreement Amendment

Approved the amendment to the original agreement with the St. Paul Water Utility.

6. No Parking - Parkway Drive, Larpenteur Avenue to Frost Avenue

Council directed staff to request that Ramsey County establish no parking zones on Parkway Drive from Larpenteur Avenue to Frost Avenue.

7. Hill Murray Father's Club Charitable Gambling Resolution

Councilmember Rossbach introduced the following Resolution and moved its adoption:

APPROVING CHARITABLE GAMBLING LICENSE

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 Champps 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.

Seconded by Councilmember Koppen

Ayes - all

G. PUBLIC HEARINGS

1. 7:00 P.M. (7:04 P.M.) Conditional Use Permit (Accessory Building) - 2405 Carver Avenue (Grand)
  - a. Mayor Bastian convened the meeting for a public hearing regarding a conditional use permit for Mr. Larry Grand to build a 50-by-84 foot detached storage building to replace an existing 30-by-70 foot pole barn on his property at 2405 Carver Avenue.
  - 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 person was heard:

Larry Grand, 2405 Carver Avenue
  - f. Mayor Bastian closed the public hearing.
  - g. Councilmember Koppen introduced the following Resolution and moved its adoption:

CONDITIONAL USE PERMIT - STORAGE BUILDING, 2405 CARVER AVENUE

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 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 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.

Seconded by Councilmember Rossbach

Ayes - all

I. UNFINISHED BUSINESS - ITEMS 2, 3, AND 4 WERE HEARD AT THIS TIME

2. Ordinance to Provide for Billing Residential Sewer Services Based on Flow (Second Reading)
  - a. Manager McGuire introduced the staff report.
  - b. Director of Public Works Haider presented the specifics of the report.
  - c. Mayor Bastian asked if anyone wished to speak before the Council regarding this matter. No one appeared.
  - d. Councilmember Carlson introduced the following Ordinance for second reading as amended and moved its adoption:

ORDINANCE NO. 779

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, then 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.

Seconded by Councilmember Koppen

Ayes - all

- 3. Ordinance to Revise Nonresidential Hydrant Charges to Cubic Feet and Base Charges on Current Flow (Second Reading)
  - a. Manager McGuire introduced the staff report.
  - b. Mayor Bastian asked if anyone wished to speak before the Council regarding this matter. No one appeared.
  - c. Councilmember Carlson introduced the following Ordinance for second reading as amended and moved its adoption:

ORDINANCE NO. 780

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



- (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.

Seconded by Councilmember Koppen

Ayes - all

G. PUBLIC HEARINGS - Continued

2. 7:15 P.M.: Conditional Use Permit (Rear Yard Setback) - 2431 Carver Avenue (Telin)

- a. Mayor Bastian convened the meeting for a public hearing regarding a conditional use permit for Mr. Donald Telin to build a new house in the rear yard setback on his property at 2431 Carver Avenue.
- 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. City Attorney Kelly explained the procedure for public hearings.
- f. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following person was heard:  
Don Telin, Applicant, 2431 Carver Avenue
- g. Mayor Bastian closed the public hearing.
- h. Councilmember Carlson introduced the following Resolution and moved its adoption:

97 - 06 - 62

CONDITIONAL USE PERMIT - REAR YARD SETBACK, 2431 CARVER AVENUE

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.

Seconded by Councilmember Koppen

Ayes - all

3. 7:30 P.M. (7:35 P.M.) US West Telecommunications Tower (500 Carlton Street)
  - a. Mayor Bastian convened the meeting for a public hearing regarding the conditional use permit for US West to install a 90-foot-tall monopole for telecommunications equipment and 12' x 9.5' x 6' equipment pad near the base of the monopole.

- b. Manager McGuire introduced the staff report.
- c. Community Development Director Coleman presented the specifics of the report.
- d. Commissioner Kevin Kittridge presented the Planning Commission report.
- e. Boardmember Tim Johnson presented the Community Design Review Board report.
- f. City Attorney Kelly explained the procedure for public hearings.
- g. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following persons were heard:

John Hollenbeck, 2550 University Avenue West  
 Mark Beattie, 3M, 900 Bush Avenue  
 Bob Schlenz, 3M Technical Advisor  
 Mark Beattie, second appearance  
 John Hollenbeck, second appearance

- h. Mayor Bastian closed the public hearing.
- i. Councilmember Carlson moved to table this item until the July 14, 1997 Council Meeting.

Seconded by Councilmember Rossbach

Ayes - all

4. 7:45 P.M. (8:11 P.M.): Outback Steakhouse Restaurant (Beam Avenue and Southlawn Drive)

- a. Mayor Bastian convened the meeting for a public hearing regarding a request from Dovolis, Johnson and Ruggieri, Inc. for a conditional use permit to build a 7,400-square-foot Outback Steakhouse at the southwest corner of Beam Avenue and Southlawn Drive.
- 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:

Maleah Acosta, Representative from the architectural firm representing the applicant

Richard Schrier, Landowner

- f. Mayor Bastian closed the public hearing.

Conditional Use Permit

- g. Councilmember Rossbach introduced the following Resolution and moved its adoption:

CONDITIONAL USE PERMIT - RESTAURANT IN BC(M) DISTRICT, OUTBACK STEAKHOUSE

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.

Seconded by Councilmember Koppen

Ayes - all

#### Design Approval

h. Councilmember Rossbach moved to approve the plans, date-stamped May 27, 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, as specified during the public hearing, 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.

- (6) The southern ingress/egress shall have a left turn only structure imposed. This structure is known as a pork chop.
  - 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.
  - g. All lighting shall not produce glare beyond the one footcandle at the residential property line.
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.

Seconded by Councilmember Koppen

Ayes - all

H. AWARD OF BIDS

NONE

I. UNFINISHED BUSINESS

1. Carey Addition (Carey Heights Drive)
  - 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:

Karen Bonner, on behalf of the Carey's
  - d. Mayor Bastian moved to table this item until the June 23 or July 14, 1997 Council Meeting.

Seconded by Councilmember Rossbach                      Ayes - all

2. Ordinance to Provide for Billing Residential Sewer Services Based on Flow (Second Reading)

This item was heard after Item G. 1.

3. Ordinance to Revise Nonresidential Hydrant Charges to Cubic Feet and Base Charges on Current Flow (Second Reading)

This item was heard after Item I. 2.

4. Ordinance to Revise Delinquency Charge on Recycling Bills (Second Reading)

This item was heard after Item I. 3.

5. Backyard Building Systems - Conditional Use Permit Review (Highway 61)

Councilmember Rossbach moved to renew the conditional use permit for the Backyard Building System's shed sales and Park-N-Sell used car sales. The City Council will review this permit again in one year. This permit shall end in five years (June 9, 2002).

Seconded by Councilmember Carlson                      Ayes - all

J. NEW BUSINESS

1. Beebe Road Pump Station Repairs

- a. Manager McGuire introduced the staff report.
- b. Mayor Bastian asked if anyone wished to speak before the Council regarding this matter. The following person was heard:

Larry Kidd, 3070 Highway 61

- c. Councilmember Koppen moved to authorize staff to pay the \$89,815.84 for repairs to the Beebe Road Pump Station out of the water fund and make the appropriate budget transfers.

Seconded by Councilmember Carlson

Ayes - all

2. Highwood Avenue Speed Limit

- a. Manager McGuire introduced the staff report.
- b. Councilmember Allenspach moved to establish a 30 mph speed limit on Highwood Avenue from McKnight Road to Century Avenue.

Seconded by Councilmember Carlson

Ayes - all

3. Lift Station 7, 1985 Arcade Street - Project 96-17

- 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 plans for Lift Station 7, 1985 Arcade Street, Project 96-17, and authorize staff to advertise for bids on the project.

Seconded by Councilmember Koppen

Ayes - all

K. VISITOR PRESENTATIONS

- 1. Mr. Kevin Kittridge, 2399 Linwood Court, a State Trooper, commended Chief Ryan for his exceptional cooperation regarding backup assistance during the funeral of Trooper Timothy Bowe.

L. COUNCIL PRESENTATIONS

1. Park Spraying

- a. Council and staff discussed the need to spray for dandelions in City parks.

2. Mayor's Update

- a. Council and staff discussed the wandering deer population in Maplewood.

Mayor Bastian moved to have staff explore the deer management issue with the DNR and with the cities of St. Paul and Woodbury, if necessary.

Seconded by Councilmember Carlson

Ayes - all

- b. Mayor Bastian informed the Council of various communications and observations.

M. ADMINISTRATIVE PRESENTATIONS

NONE

N. ADJOURNMENT

9:12 P.M.

---

Karen Guilfoile, City Clerk

AGENDA REPORT

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

TO: Michael A. McGuire, City Manager

FROM: Joel Hewitt, Fire Chief

RE: FIRE DEPARTMENT AWARD

DATE: May 13, 1997

On June 23, 1997, Senator Rod Grams, or a representative from his office, will be here to present an award to the East County Line, Parkside and Gladstone/ Maplewood Fire Department recognizing their efforts in consolidating to the municipal fire department.

c: City Clerk

## AGENDA REPORT

**TO:** City Council

**FROM:** Finance Director *Daust*

**RE:** APPROVAL OF CLAIMS

**DATE:** June 16, 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

\$84,231.92	Checks #7104 thru #7111 dated 6/2/97
\$186,541.55	Checks #32063 thru #32216 dated 6-10-97
\$32,959.31	Checks #7112 thru #7115 dated 6-5-97 thru 6-6-97
<u>\$190,605.92</u>	Checks #32219 thru #32335 dated 6-17-97
\$494,338.70	Total Accounts Payable

PAYROLL:

\$282,453.28	Payroll Checks and Direct Deposits dated 6-13-97
<u>\$47,461.88</u>	Payroll Deduction check #59291 thru #59304 dated 6-13-97
\$329,915.16	Total Payroll
<u>\$824,253.86</u>	GRAND TOTAL

Attached is a detailed listing of these claims.

rb  
Attachments

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 06

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
7104	06/02/97	662251	NDRWEST BANK MINNESOTA, N.A.	F.T.C.A. PAYABLE	15,269.42	
				FEDERAL INCOME TAXES PAYABLE	31,881.64	
				FICA CONTRIBUTIONS	15,269.42	62,420.48
7105	06/02/97	943500	WISCONSIN DEPT. OF REVENUE	STATE INCOME TAX PAYABLE	957.45	957.45
7106	06/02/97	330680	HEALTHPARTNERS	HCMA DEDUCTION PAY	3,458.14	
				HEALTH-LIFE-DENTAL INS.	14,352.19	
				A/R INSURANCE CONTINUANCE	1,776.27	19,586.62
7107	06/02/97	530100	MEDICA CHOICE	HCMA DEDUCTION PAY	3,502.70	
				HEALTH-LIFE-DENTAL INS.	20,146.90	
				A/R INSURANCE CONTINUANCE	3,186.00	26,835.60
7108	06/02/97	551100	MN MUTUAL LIFE INSURANCE	HCMA DEDUCTION PAY	286.10	
				LIFE INSURANCE PAYABLE	857.86	
				HEALTH-LIFE-DENTAL INS.	859.39	
				A/R INSURANCE CONTINUANCE	112.06	2,115.41
7109	06/02/97	180100	D.C.A., INC.	JUNE 1997 ADMIN FEE	405.00	405.00
7110	06/02/97	400780	JADE 88	FOOD FOR COUNCIL/MGR WKSHOP	52.98	52.98
7111	06/02/97	280200	FORTIS BENEFITS INSURANCE CO.	L.T.D. INSURANCE	1,858.38	1,858.38
32063	06/10/97		FUNCO, INC.	REFUND DUP PYMT BUSS ALARM	42.00	42.00
32064	06/10/97		ARCHER & EDER AUTOMOTIVE	REFUND GAS STATION LICENSE	276.00	276.00
32065	06/10/97		RAYMOND GAVIN	REFUND FOR OVER-PYMT 607009	51.84	51.84
32066	06/10/97		DUANE LUNDRGREN	REFUND SUMMER SOFTBALL DEPOSIT	250.00	250.00
32067	06/10/97		MEDICA	ROOM RENTAL CANC	307.30	307.30
32068	06/10/97		MRS. REYNOLDS	ROOM DEPOSIT	25.00	25.00
32069	06/10/97	010463	A T & T	LONG DISTANCE THRU 5-13-97	184.36	
				PERSONAL CALLS	19.23	203.59
32070	06/10/97	010464	A T & T WIRELESS SERVICES	MONTHLY CELL PHONE CHARGES	19.07	
				MONTHLY CELL PHONE CHARGES	150.32	
				MONTHLY CELL PHONE CHARGES	54.45	
				MONTHLY CELL PHONE CHARGES	21.78	245.62
32071	06/10/97	010465	A T & T	WIRELESS PAGER SERVICE	35.81	
				PAGER SERVICE	79.86	
				DIGITAL PAGER BILL	10.37	
				PAGER RENTAL/SERVICE	21.28	147.32
32072	06/10/97	010471	A T & T WIRELESS SERVICES	BATT. FOR CELL PHONE	74.54	

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				MOTOROLA CELL PHONE	211.94	286.48
32073	06/10/97	010480	AAGARD ENVIRONMENTAL SERVICES	TRASH REMOVAL STATION 2	28.96	
				TRASH REMOVAL STATION 7	29.23	
				TRASH REMOVAL STATION 3	51.80	
				TRASH REMOVAL STATION 1	76.59	
				TRASH REMOVAL STATION 4	20.34	206.92
32074	06/10/97	010575	ACE HARDWARE	MISC SUPPLIES	161.30	
				MISC SUPPLIES	493.05	
				SPRAY PAINT, VARNISH, SHOVEL	444.54	
				WRENCH, FASTNERS, ADAPTORS	263.02	
				GALLON AMMONIA	3.06	1,364.97
32075	06/10/97	010850	ADVANCE ACCEPTANCE CORPORATION	SPINNING BIKE LEASE	519.17	519.17
32076	06/10/97	020410	AIRTOUCH CELLULAR	CELLULAR-MIKE	27.72	
				CELLULAR-ED	27.72	
				CELLULAR-LANCE	30.37	
				MONTHLY SERVICE CHARGES	43.41	
				ACCOUNT #1003-3555574	5.72	134.94
32077	06/10/97	020442	ALBINSON, INC.	ROLLS BOND	292.99	292.99
32078	06/10/97	021230	AMERICAN IRRIGATION & TURF SUP	HAND PUMP, SADDLE, ROTOR	373.04	373.04
32079	06/10/97	021250	AMERICAN LINEN SUPPLY	MAT SERVICE	15.98	
				MAT SERVICE	25.88	
				RUG RENTAL	19.17	
				MAT SERVICE	15.98	
				MAT SERVICE	22.47	
				MAT SERVICE	27.07	126.55
32080	06/10/97	030660	ANIMAL CONTROL SERVICES, INC.	BOARDING SERVICES	642.38	642.38
32081	06/10/97	030730	ANOAK HENNEPIN TECH COLLEGE	FIRE ATTACK CLASS FOR CAPT.	75.00	75.00
32082	06/10/97	031100	APPEARANCE PLUS	SQUAD WASHES	12.00	
				SQUAD WASHES	92.80	104.80
32083	06/10/97	041400	ASPEN EQUIPMENT, CO.	GATE HOOK, FREIGHT	96.17	
				PINION, FREIGHT	63.03	159.20
32084	06/10/97	041500	ASPEN MILLS	UNIFORMS & CLOTHING	64.50	
				UNIFORMS & CLOTHING	317.77	382.27
32085	06/10/97	042200	ASSOCIATED BUREAUS, INC.	PRIMARY LETTER PROGRAM	67.00	67.00
32086	06/10/97	060350	B&S INDUSTRIES	NECKLESS C-COLLAR	296.69	296.69
32087	06/10/97	061480	BARNES & NOBLE	3 BOOKS	31.10	31.10

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 06

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
32088	06/10/97	061800	BATTERIES PLUS	SQUAD BATTERY FOR 945	74.54	74.54
32089	06/10/97	071100	BERWALD ROOFING CO.	MCC LIGHT SHIELD	35.00	35.00
32090	06/10/97	081250	BRAD RAGAN INC.	ROUTINE REPAIR AND MAINT.	528.77	528.77
32091	06/10/97	110410	CAPITOL SUPPLY COMPANY	HOT/COLD STEM, GASKET KITS	43.61	43.61
32092	06/10/97	110503	CARLSON EQUIPMENT COMPANY	HI-SPEED CONCRETE	209.81	209.81
32093	06/10/97	110850	CATCO	REPAIR HYDRAULIC SERVICE CHAMBER	69.04 89.84	158.88
32094	06/10/97	120650	CERTIFIED LABORATORIES	QUORX	329.95	329.95
32095	06/10/97	140700	COLEMAN, MELINDA	EMPLOYEE AWARD PROGRAM CERT.	10.00	10.00
32096	06/10/97	151365	COMPUSA	HP SCANNER/KODAK DIGITAL CAMER SALES TAX PBL. OUT OF STATE	1,804.64 110.14-	1,694.50
32097	06/10/97	151385	COMPUTER REPLAY	WAVETABLE SOUND CARD	73.49	73.49
32098	06/10/97	152400	COPY EQUIPMENT, INC.	CATED ROLL STOCK 50 SHEETS #3R5359 INKJET COLOR	83.01 269.61 42.76	395.38
32099	06/10/97	152540	CORPORATE 4	COMML PACKAGE AGENCY FEE	2,200.00	2,200.00
32100	06/10/97	161300	LINDA CROSSON	STICKERS PLAY PEN- CHILDCARE	7.48 85.19	92.67
32101	06/10/97	170200	CUSHMAN MOTOR CO.	PUMP KIT	211.54	211.54
32102	06/10/97	170650	D & D HAULING	TRASH REMOVAL	84.80	84.80
32103	06/10/97	170900	D & D TOWING SERVICE INC.	TOW FOR SQUAD 945	31.95	31.95
32104	06/10/97	180090	DC & COMPANY	REFUND GRADING ESCROW REFUND GRADING ESCROW	1,000.00 41.23	1,041.23
32105	06/10/97	180100	D.C.A., INC.	DENTAL CLAIMS	2,730.02	2,730.02
32106	06/10/97	180985	DANKO EMERGENCY EQUIPMENT CO.	CAPTAIN CRESCENT	83.08	83.08
32107	06/10/97	181400	DARST, JAMES	SAFETY BOOTS	30.00	30.00
32108	06/10/97	181852	DAVIS LOCK & SAFE	KEYS, SPLIT KEY RING KEYS MADE& KEY TAG KEYS, LOCK SET PADLOCKS #21, SETS TO KEY KEYS (CREDIT FOR DUP. PYMT.)	17.00 34.84 24.92 89.38 10.60-	155.54

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 06

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
32109	06/10/97	190200	DENNISON LIGHTING, INC.	MED BASE CLEAR	291.16	291.16
32110	06/10/97	210300	DON'S RODENTS	ADULT MICE FORZEN	7.03	7.03
32111	06/10/97	230900	DANKA OFFICE IMAGING CO.	DUPLICATING COSTS	404.92	
				DUPLICATING COSTS	21.35	
				DUPLICATING COSTS	242.72	
				DUPLICATING COSTS	544.89	
				DUPLICATING COSTS	332.76	
				DUPLICATING COSTS	216.17	
				DUPLICATING COSTS	740.86	
				DUPLICATING COSTS	382.41	
				DUPLICATING COSTS	4.56	2,890.64
32112	06/10/97	240375	EMERGENCY APPARATUS MAINT.	REPAIR OF RESCUE 1	614.75	
				REPAIRS TO MEDIC 2	614.43	1,229.18
32113	06/10/97	250300	ESS BROTHERS & SONS INC.	SEWER CASTINGS W/COVERS	2,982.00	2,982.00
32114	06/10/97	250445	EXIDYNE INSTRUMENTATION TECH	OXIDANT GAS SENSOR	403.16	403.16
32115	06/10/97	240290	FARMER BROS. CO.	COFFEE	101.90	101.90
32116	06/10/97	260410	FEATHERLITE EXHIBITS	3 PANEL TABLETOP DISPLAY	680.46	680.46
32117	06/10/97	260450	FEED-RITE CONTROLS INC.	CHEMICALS	1,582.25	1,582.25
32118	06/10/97	260932	FISHER'S RESORT	LAUNCH RENTAL & GUIDE	100.00	100.00
32119	06/10/97	300500	G & K SERVICES	UNIFORMS & CLOTHING	9.99	
				SUPPLIES - JANITORIAL	4.00	
				UNIFORMS & CLOTHING	32.46	
				SUPPLIES - JANITORIAL	29.19	
				UNIFORMS & CLOTHING	20.26	
				MATS	7.00	
				SUPPLIES - JANITORIAL	8.95	
				UNIFORMS & CLOTHING	9.99	
				SUPPLIES - JANITORIAL	4.00	
				UNIFORMS & CLOTHING	32.44	
				SUPPLIES - JANITORIAL	28.84	
				UNIFORMS & CLOTHING	20.26	
				SUPPLIES - JANITORIAL	8.95	
				MATS	7.00	
				MAT SERVICE	41.27	
				UNIFORMS & CLOTHING	33.13	
				SUPPLIES - JANITORIAL	34.44	
				UNIFORMS & CLOTHING	20.71	
				SUPPLIES - JANITORIAL	8.95	
				MATS	13.90	
				UNIFORMS & CLOTHING	32.46	
				SUPPLIES - JANITORIAL	29.19	

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 06

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				UNIFORMS & CLOTHING	20.71	
				MATS	13.90	
				MOP HEADS	8.95	
				UNIFORMS & CLOTHING	32.46	
				SUPPLIES - JANITORIAL	29.19	
				UNIFORMS & CLOTHING	79.11	
				UNIFORMS & CLOTHING	47.71	
				UNIFORMS & CLOTHING	20.71	
				SUPPLIES - JANITORIAL	8.95	
				MATS	13.90	
				UNIFORMS & CLOTHING	27.21	740.18
32120	06/10/97	302305	GEORGE W OLSEN CONSTRUCTION	REFUND GRADING ESCROW 9549	1,000.00	
				REFUND GRADING ESCROW 9549	85.62	1,085.62
32121	06/10/97	310200	GOODIN COMPANY	WAFER VALVE	106.43	106.43
32122	06/10/97	310240	GOOD VALUE HOMES	REDUCE GRADING ESCROW 4452	22,750.00	
				REDUCE GRADING ESCROW 4452	1,273.97	24,023.97
32123	06/10/97	310850	GOVERNMENT TRAINING SERVICE	REGIS. NAT. HAZARD MITIGATION	70.00	70.00
32124	06/10/97	320250	GRAF, DAVE	FEE FOR KARATE INSTRUCTOR	104.40	104.40
32125	06/10/97	320265	GRAFIX SHOPPE	"A7" TALL,"A1" TALL,"G2" TALL	104.32	104.32
32126	06/10/97	320266	GRAINGER	CEILING FAN, FLAGS	165.98	
				BROWN CONTAINER TOPS	40.06	
				23 GAL RECEPTACLES	61.48	267.52
32127	06/10/97	340110	HEJNY RENTALS, INC	HELIUM TANKS	72.42	
				HELIUM TANKS	72.42	144.84
32128	06/10/97	351250	HORIZON CHEMICAL CO., INC.	HEAVY DUTY SCALE REMOVER	142.18	142.18
32129	06/10/97	351300	HORSNELL, JUDITH	FROM MNC TO VARIOUS	49.90	49.90
32130	06/10/97	370076	HUGHES & COSTELLO	RETAINER FEE	4,750.00	
				RETAINER FEES	576.75	5,326.75
32131	06/10/97	380820	IKON OFFICE SOLUTIONS	COPY MACHINE COST	54.87	
				COPIER LEASE	224.82	
				COPIER LEASE	56.20	335.89
32132	06/10/97	400952	JEFFERSON FIRE AND SAFETY	MORNING PRIDE HELMET	153.66	153.66
32133	06/10/97	410280	KAR PRODUCTS	FILLER BULB, FUSEHOLDER	65.72	
				KAR GRAFFITI REMOVER, MISC	62.20	127.92
32134	06/10/97	410370	KATH	WAX FOR UPKEEP OF TRUCKS	31.92	
				AL-1873 MASTER CYL.	49.52	

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 06

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				CREDIT MEMO	54.47-	
				RED LAMP	20.13	
				CREDIT MEMO	10.65-	
				WAG. PADS	64.75	
				WAG. PADS	35.04	
				PLE 75-668 MEASURE	48.05	
				R.M.F. DIST.	140.53	
				CREDIT MEMO	31.95-	
				DAY 17505 BELTS	17.51	310.38
32135	06/10/97	410510	KEN'S METAL FINISHING INC.	SHOTGUN REFINISHING	200.00	200.00
32136	06/10/97	420150	KINKO'S CUSTOMER ADM SERVICES	CARD STOCK PAPER GREEN/YELLOW	42.42	
				PC SCANNER TIME	14.38	
				NOTEBOOKS, MEMO PADS	124.51	181.38
32137	06/10/97	450140	L.T.G. POWER EQUIPMENT	072R110 (2)	381.27	381.27
32138	06/10/97	459000	LANDSCAPE ALTERNATIVES, INC.	PLANTS FOR TRANSFIGURATION	65.34	
				PLANTS FOR TRANNY	263.78	329.12
32139	06/10/97	490640	LUSE, BILL	MIME	200.00	
				JUGGLER	280.00	480.00
32140	06/10/97	500525	M.P.E.L.R.A.	REGISTRATION FEE FOR CONFER.	125.00	125.00
32141	06/10/97	500650	M.R.P.A.	SOFTBALL TEAM REGISTRATION	2,568.00	2,568.00
32142	06/10/97	500800	M.T.I. DISTRIBUTING CO.	BUSHINGS, PIVOT SHAFT	39.81	39.81
32143	06/10/97	501570	MAIER STEWART & ASSOC., INC.	PROJECT 96-17	8,837.53	8,837.53
32144	06/10/97	510100	MAPLE LEAF OFFICIALS ASSN.	PAYMENT FOR V.B./S.B. OFFICIAL	6,928.00	
				PAYMENT FOR V.B./S.B. OFFICIAL	396.50	7,324.50
32145	06/10/97	510500	MAPLEWOOD BAKERY	BUNS, SWEETS, COOKIES	1,014.61	
				BUNS, SWEETS	883.81	
				BUNS, SWEETS	39.85	
				BIRTHDAY CAKES	55.00	1,993.27
32146	06/10/97	510580	MAPLEWOOD DEVELOPMENT	GRADING ESCROW 10513	1,000.00	
				GRADING ESCROW 10513	41.78	
				GRADING ESCROW 10515	1,000.00	
				GRADING ESCROW 10515	41.78	
				REFUND GRADING ESCROW 10544	1,000.00	
				REFUND GRADING ESCROW 10544	37.67	
				REFUND GRADING ESCROW 10680	1,000.00	
				REFUND GRADING ESCROW 10680	31.10	
				GRADING ESCROW REFUND 10835	1,000.00	
				GRADING ESCROW REFUND 10835	25.21	5,177.54

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 06

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
32147	06/10/97	511600	MASYS CORP	HARDWARE MAINT., SOFTWARE	1,840.75	1,840.75
32148	06/10/97	530500	MENARDS	REG. CASTERS, CASTERS W/BRAKE BRUSH, LINSEED OIL DADO SET, SCREWS 9X6 RUG MISC SUPPLIES	18.04 22.11 42.58 31.90 5.15	119.78
32149	06/10/97	531150	METRO FIRE, INC.	HI GLO CHIEF BADGES	152.00	152.00
32150	06/10/97	540175	MIDWEST COCA-COLA BOTTLING CO.	JUICE, POP, WATER CREDIT OVERPYMT INV08100694	264.10 12.95-	251.15
32151	06/10/97	542130	MINNESOTA ELEVATOR, INC.	ELEVATOR SERVICE M.C.C. ELEVATOR REPAIR	83.70 845.00	928.70
32152	06/10/97	542455	MINNESOTA SHREDDING LLC	DOCUMENT SHREDDING SERVICE	93.24	93.24
32153	06/10/97	550240	MN CITY/CO MGMT ASSOC SECTY	MEMBERSHIP DUES 5/1/97-4/30/98	93.95	93.95
32154	06/10/97	550750	MN FIRE CERTIFICATION BOARD	MINNESOTA FIREFIGHTER CERT.	35.00	35.00
32155	06/10/97	570090	MOGREN BROS.	CRESENT STEPPERS/MOON'S PADS CONCRETE & U-CART WOOD CHIPS BLACK DIRT	204.48 61.24 67.10 18.11	350.93
32156	06/10/97	660900	NORTH STAR TURF, INC.	BROOM ANGLE W/ MOUNTS	102.10	102.10
32157	06/10/97	661108	NORTH STAR WIPER & INDUSTRIAL	MULTI. FOLD, C FOLD	316.28	316.28
32158	06/10/97	661600	NORTHERN HYDRAULICS, INC.	LOW SPEED WHEELS	51.10	51.10
32159	06/10/97	661625	NORTHERN LIGHTER PYROTECHNICS	DEPOSIT FOR JULY 4TH FIREWORKS	5,000.00	5,000.00
32160	06/10/97	661755	NORTHERN STATES POWER	1540 1600 1975 2268 2500 2739 1830 1902 1530 1900 2001 2001 510 980 1315 1457	3.14 4.71 3.14 4.40 3.14 3.14 3,366.55 407.90 263.66 242.87 274.22 108.40 80.92 27.23 128.40 10.37	

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 06

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				1698	41.08	
				1751	157.52	
				1775	125.20	
				1832	79.62	
				1850	118.69	
				1910	139.47	
				1981	129.05	
				2251	118.33	
				2276	87.37	
				2290	10.78	
				2358	93.54	
				2380	35.87	
				2464	147.37	
				2923	159.36	
				2981	151.46	
				2991	154.41	
				203	17.00	
				618	8.76	
				618	17.00	
				1625	152.45	
				1685	27.88	
				1810	271.54	
				1810	51.34	
				1845	29.61	
				2019	19.61	
				2101	7.41	
				2133	7.41	
				2659	94.51	
				2659	106.46	
				95	249.91	
				474	238.08	
				741	9.67	
				1035	311.24	
				1080	109.25	
				1401	268.99	
				1882	139.18	
				1985	295.08	
				2146	32.22	
				2250	73.94	
				2740	52.41	9,272.26
32161	06/10/97	662294	NORTHWOODS AUDUBON CENTER	SPEAKER FEES-BIRCH BARK BASKET	150.00	150.00
32162	06/10/97	680600	OCTOPUS CAR WASH	SQUAD WASHES	142.50	
				SQUAD WASHES	7.50	
				SQUAD WASHES	30.00	180.00
32163	06/10/97	691150	ONE HOUR MOTO PHOTO	FILM PROCESSING & FILM	12.61	
				FILM PROCESSING	6.66	
				FILM PROCESSING & FILM	5.60	
				FILM	63.47	88.34

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VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
32164	06/10/97	711100	PETERSON, BELL, CONVERSE & JEN	NEG.MERGER MPLWD/DKDL LAWSUIT	579.00	579.00
32165	06/10/97	721176	PRO MEDIX	INFANT/CHILD BLOOK PRESS KIT OXYGEN BAGS	285.90 337.48	623.38
32166	06/10/97	722295	PULSTAR DISTRIBUTING INC.	ANTENNA MOUNT	21.95	21.95
32167	06/10/97	741200	RAINBOW FOODS	COOKIE PLATES FOR COUNCIL/MGR	10.05	10.05
32168	06/10/97	741334	RAMSEY COUNTY	FORFEITED FUNDS DUE TO RAMSEY	114.00	114.00
32169	06/10/97	741600	RAMSEY COUNTY	DATA PROCESSING SERVICES DATA PROCESSING SERVICES DATA PROCESSING SERVICES DATA PROCESSING SERVICES	10.64 244.67 9.41 201.67	466.39
32170	06/10/97	750550	REINHART INSTITUTIONAL FOODS	FOOD:SNACKS, MILK FOOD: DRY GOODS FOOD: DRY GOODS	306.39 246.65 246.15	799.19
32171	06/10/97	750560	RENEE'S CAFE AND DELI	SUBS	138.25	138.25
32172	06/10/97	761200	ROAD RESCUE, INC.	RPR & MOD STRETCHER MOUNTS	223.46	223.46
32173	06/10/97	761300	ROADRUNNER	SERVICE TO NYSTROM PUBLISHING	24.45	24.45
32174	06/10/97	762050	ROSEDALE CHEV	RESEVOIR	8.35	8.35
32175	06/10/97	762450	RUNNING, ROBERT	SAFETY BOOTS	30.00	30.00
32176	06/10/97	780300	S&T OFFICE PRODUCTS INC.	PADS,PAPER CLIPS, INK ROLLERS ENVELOPES,TAPE,PENS,CAL.REFILL VARIOUS OFFICE SUPPLIES CLIPS, FOLDERS, PENS TAPE, CLIPS, PAPER	335.27 66.59 144.24 46.21 73.61	665.92
32177	06/10/97	780350	S.E.H.	PROJECT 97-02	676.30	676.30
32178	06/10/97	780375	SRF CONSULTING GROUP, INC.	PROFESSIONAL ENGINEERING SERV. PROFECT 89-12 OUTSIDE ENGR.	2,190.01 327.06	2,517.07
32179	06/10/97	780600	SAM'S CLUB DIRECT	SNACKS, BAGS	85.85	85.85
32180	06/10/97	790190	SCHREIER, DICK	LEGAL FEE'S REV. 7/97 AGREEMT.	100.00	100.00
32181	06/10/97	790500	SCIENCE MUSEUM OF MN	REGISTRATION FOR PARADOX	258.00	258.00
32182	06/10/97	800080	SECUR - TICKET	WRIST BANDS	4,000.00	4,000.00
32183	06/10/97	800100	SEELYE PLASTICS, INC.	PVC SUPPLIES	41.51	41.51

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32184	06/10/97	800300	SERVICE ENVIRONMENTAL & ENG	CITY DUMP CLEAN-UP	9,672.28	9,672.28
32185	06/10/97	820400	SKALMAN, DON	TUITION AND BOOKS	61.91	61.91
32186	06/10/97	820600	SNAP-ON TOOLS	BRAKE TOOL, PUMP BAND, NSTLLR	144.99	144.99
32187	06/10/97	840800	ST. PAUL RAMSEY MEDICAL CENTER	PARAMEDIC SUPPLIES & MEDICATIO	1,183.41	1,183.41
32188	06/10/97	843129	STATE TREASURER'S OFFICE	CONFISCATED FORFEITED FUNDS	57.00	57.00
32189	06/10/97	843575	STREICHER'S PROF. POLICE EQUIP	IRRITANT, AEROSOL	523.57	523.57
32190	06/10/97	850320	SURURBAN SPORTSWEAR, INC.	T-SHIRTS & BASEBALL CAPS	3,574.60	3,574.60
32191	06/10/97	850340	SUMMIT INSPECTION SERVICES LTD	INSPECTIONS	2,607.20	
				INSPECTIONS	3,259.00	
				INSPECTIONS	3,259.00-	2,607.20
32192	06/10/97	850395	SUNRAY AUTO PARTS	WIX, FILTER	66.80	66.80
32193	06/10/97	861614	THE DRAMA KIDS	PAYMENT FOR DRAMA PROGRAM	475.00	475.00
32194	06/10/97	861615	THE POLICE INSTITUTE	REGISTRATION FEES	750.00	750.00
32195	06/10/97	861616	THE DWELLING IN THE WOODS	2 NIGHTS LODGING & MEALS	490.00	490.00
32196	06/10/97	861649	THE PEDRO COMPANIES	LG BLK COMM. CASE 21	62.06	62.06
32197	06/10/97	861669	THE MOBILE PHONE COMPANY	INSTALL/REMOVE PHONE, ANTENNA	232.90	232.90
32198	06/10/97	871800	TOWER ASPHALT	REFUND GRADING ESCROW 3833	1,500.00	
				REFUND GRADING ESCROW 3833	129.73	1,629.73
32199	06/10/97	880501	TREADWAY GRAPHICS	BALLOONS-DARE	217.43	217.43
32200	06/10/97	880570	TRI-STATE BOBCAT, INC.	2518 ERSKINE SNOW BLOWER	5,857.50	5,857.50
32201	06/10/97	880750	TROY CHEMICAL INDUSTRIES	MATS	149.10	149.10
32202	06/10/97	881500	TWIN CITY FILTER SERVICE	C.H. FILTERS	138.94	138.94
32203	06/10/97	882830	TWIN CITIES TRANSPORT & RECOVE	TOW FOR CITIZENS VEH.&STORAGE	191.50	191.50
32204	06/10/97	890900	U.S.WEST COMMUNICATIONS	731-9811	388.29	
				7769110	66.99	455.28
32205	06/10/97	890905	U.S. WEST COMMUNICATIONS	777-4644	54.92	
				642-6462	1,087.22	
				777-8191	356.33	
				E12-5003	63.09	
				E12-5004	58.20	

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				E12-5006	31.55	
				770-2933	56.85	
				770-0823	55.21	
				779-3540	1,600.68	
				779-6515	579.22	
				E12-3660	419.55	
				770-8162	56.69	
				770-9783 FINANCE	56.68	
				770-0444 CITY CLERK	56.68	
				770-4040 PUBLIC WORKS	56.68	
				770-3429	56.68	
				770-3991	56.68	
				770-4904	56.68	
				770-4926	56.68	
				770-4949	56.68	
				770-1262 PUB. SAFETY	56.68	
				770-1332 PUB. SAFETY	56.68	
				770-1347 RAMSEY CTY	56.68	
				779-8698 M.V. PHOTO.	56.68	
				730-6169 N.C.	56.68	
				777-9543 PUB. WORKS	56.68	
				738-9383	121.40	
				773-3312	56.85	
				773-3312	28.34	
				488-8521	36.26	
				776-0396	34.92	
				776-0490	34.92	
				770-9892	56.85	
				E06-0042	75.58	
				E06-4097	296.18	
				772-8452	113.80	
				E11-3366	58.20	
				E11-3367	58.20	
				E11-8135	58.20	
				E12-1385	74.29	
				779-6654	55.83	
				770-5075	28.35	
				E11-2224	270.20	
				E12-2550	167.09	
				E95-0015	57.40	
				E95-0030	71.78	
				739-4228	55.22	
				779-6661	539.49	
				770-1183	110.89	
				776-0174	116.19	
				739-7860	165.46	
				739-4050	91.90	7,814.44
32206	06/10/97	901300	UPPER MIDWEST SALES CO.	TRUCKWASH BRUSH, TISSUES	87.59	87.59
32207	06/10/97	910500	VASKO RUBBISH REMOVAL	TRASH REMOVAL	281.13	

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				TRASH REMOVAL	188.22	
				TRASH REMOVAL	525.71	
				TRASH REMOVAL	21.30	1,016.36
32208	06/10/97	910550	VENBURG TIRE CO.	ALIGNMENT & ROTATION	36.95	36.95
32209	06/10/97	911350	VIKING ELECTRIC SUPPLY	BATTERIES, FRONT LIGHTS	54.88	54.88
32210	06/10/97	911600	VIKING SAFETY PRODUCTS	ANTI-VIB. GLOVES	110.07	
				RIG JAKE, LIME GREEN VESTS	113.96	224.03
32211	06/10/97	912100	VIRTUE PRINTING	DROSSON, KELLY, EASTMAN	214.91	
				BUSINESS CARDS	234.60	
				PRE-PAID BASE RUN	185.90-	263.61
32212	06/10/97	920750	W.B. MARTIN LUMBER CO.	ROUT OUT TWO 2X4	22.50	22.50
32213	06/10/97	930550	WAGERS BUSINESS SYSTEMS INC.	COPY MACHINE EQUIPMENT	137.52	137.52
32214	06/10/97	931145	WALDEN, CONNIE	FROM C.H. TO POST OFFICE LKBOX	11.20	11.20
32215	06/10/97	931300	WALSH, WILLIAM P.	COMMERCIAL	84.00	
				PLUMBING INSPECTION	105.00	
				PLUMBING INSPECTION	105.00-	84.00
32216	06/10/97	980800	ZIEGLER INC.	ELBOW, SEAL, RING	12.48	12.48
				TOTAL CHECKS		270,773.47

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7112	06/05/97	722200	P.E.R.A.	PERA DEDUCTION PAYABLE P/R (KOPPEN)	16.00 16.00	32.00
7113	06/05/97	722200	P.E.R.A.	PERA DEDUCTION PAYABLE PERA CONTRIBUTIONS	14,115.69 17,975.62	32,091.31
7114	06/06/97	190400	DEPT. OF NATURAL RESOURCES	DNR LICENSE FEES PAYABLE	836.00	836.00
7115	06/06/97	780600	SAM'S CLUB DIRECT	DIRECT PRIMARY RENEWAL LOIS BEHM JOANNE SVENDSEN ANN HUTCHINSON COLLEEN DIRKSWAGER KATHY O'BRIEN SCHRORER LYLE SWANSON LYLE SWANSON STEPHEN SAVAGEAU STEPHEN SAVAGEAU DAVID JAHN DAVID JAHN Refund due MICHAEL GRAF ANNUAL ADM FEE	25.00 10.00 10.00 10.00 10.00 10.00 5.00 5.00 5.00 5.00 5.00 5.00 10.00 10.00 100.00	225.00
32219	06/17/97		RAYMOND GAVIN	PATIENT OVERPAYMENT ACT.607009	51.84	51.84
32220	06/17/97		DONNA DIEBEL	REFUND YOUTH SOFTBALL	40.00	40.00
32221	06/17/97		JEAN FLORHAUG	REFUND HOCKEY SKILLS CAMP	80.00	80.00
32222	06/17/97		GREG NOWICKI	REFUND HOCKEY SKILLS CAMP	80.00	80.00
32223	06/17/97		SUE SIMONET	SWIM LESSON REFUND	32.00	32.00
32224	06/17/97		CEDAR MANDR SCHOOL	GROUP OVERPAYMENT	52.80	52.80
32225	06/17/97		KAY COX	SWIM MEET, SWIM TEAM REFUND	36.00	36.00
32226	06/17/97		ST. JUDE OF THE LAKE SCHOOL	GROUP OVERPAYMENT	3.60	3.60
32227	06/17/97		PRESENTATION OF MARY SCHOOL	GROUP REFUND FOR OVER PYMT	63.37	63.37
32228	06/17/97		ST. JOHN VIANNEY SCHOOL	GROUP REFUND OVERPAID	85.80	85.80
32229	06/17/97		TALISA SIMMONS	REFUND S/B MEMBER RATE	9.00	9.00
32230	06/17/97		ANDREA NELSON	REFUND BABYSITTING CLASS	36.00	36.00
32231	06/17/97		HAP SCHULTZ	3-ON-3 B-BALL REFUND	40.00	40.00
32232	06/17/97		CHARLOTTE WASILUK	MEMBERSHIP REFUND	50.00	50.00

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32233	06/17/97		JOHN WITZMAN	REFUND GRADING ESCROW 10322	1,000.00	
				REFUND GRADING ESCROW 10322	38.63	1,038.63
32234	06/17/97		GREG GALL	REFUND GRADING ESCROW 6455	500.00	500.00
32235	06/17/97		HEALTH PARTNERS	REFUND OF OVERPAYMENT	482.36	
				REFUND OF OVERPAYMENT	295.22	
				REFUND OF OVERPAYMENT	291.14	1,068.72
32236	06/17/97		DEANNA PETERSON	CHILDCARE REFUND	14.85	14.85
32237	06/17/97		APRIL ESKILDSEN	RM RENTAL DEPOSIT	300.00	300.00
32238	06/17/97		KAREN RATHBUN	MEMBERSHIP REFUND	69.20	69.20
32239	06/17/97		ANDREA NELSON	REFUND - BABYSITTING CLASS	36.00	36.00
32240	06/17/97		KALPANA DESAI	REFUND - YOUTH BEG TENNIS	30.00	30.00
32241	06/17/97	010487	ACCESS BATTERY & POWER SYSTEMS	RADIO BATTERIES	386.80	386.80
32242	06/17/97	020410	AIRTOUCH CELLULAR	CELLULAR PHONE STATION 1,4	89.97	
				CELLULAR PHONE STATION 2,3,7	118.60	208.57
32243	06/17/97	021230	AMERICAN IRRIGATION & TURF SUP	PIPES	51.10	51.10
32244	06/17/97	030640	ANDON INC.	HELIUM TANK RENTAL	4.26	4.26
32245	06/17/97	030660	ANIMAL CONTROL SERVICES, INC.	ANIMAL CONTROL SERVICES	347.40	347.40
32246	06/17/97	030730	ANOKA HENNEPIN TECH COLLEGE	LEADERSHIP CLASS	120.00	120.00
32247	06/17/97	042503	ASSOCIATION OF METRO	ANNUAL MEETING	30.00	
				AMM ANNUAL MEETING	30.00	
				AMM ANNUAL MEETING	30.00	90.00
32248	06/17/97	060266	BRK BRANDS, INC.	MODEL SA10YR SMOKE DETECTORS	1,500.00	1,500.00
32249	06/17/97	061906	BAUER BUILT	BATTERY	42.55	
				BATTERY	63.85	106.40
32250	06/17/97	070400	BEHM, LOIS N.	IIMC ANNUAL CLERKS CONFERENCE	1,066.48	1,066.48
32251	06/17/97	070440	BELDEN PIANO SERVICE	PIANO TUNING	50.00	50.00
32252	06/17/97	071200	BEST BUY CO.	PTR CABLE, CD ROM, WINDOW UPGR	462.16	
				TOOL KIT, CABLES, MEMORY CHIPS	306.62	768.78
32253	06/17/97	071450	BIFFS	REG UNIT, SERVICE	77.36	
				REG. UNIT, SERVICE	79.20	
				REG. UNIT, SERVICE	79.20	

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				(2) REG. UNITS, SERVICE	158.40	
				REG. UNIT, SERVICE	79.20	
				REG. UNIT, SERVICE	55.26	
				REG. UNIT, SERVICE	101.31	
				REG. UNIT, SERVICE	75.53	705.46
32254	06/17/97	090800	BRODIN STUDIOS INC	PLAQUE	222.00	222.00
32255	06/17/97	091270	BROWN'S ICE CREAM CO.	ICE CREAM TREATS	34.00	
				ICE CREAM TREATS	42.75	76.75
32256	06/17/97	110150	C.S.C. CREDIT SERVICES	FEEES FOR SERVICE	20.00	20.00
32257	06/17/97	110470	CARLE, JEANETTE	Mileage reimbursement	4.48	4.48
32258	06/17/97	110503	CARLSON EQUIPMENT COMPANY	ASPHALT SPADES	135.15	135.15
32259	06/17/97	120400	CEMSTONE PRODUCTS CO.	CONCRETE	193.15	193.15
32260	06/17/97	151830	CONNEY SAFTEY PRODUCTS	GLOVES, TAPE, DISENFECTANT	263.77	
				VITAL ABSORBENT BEADS	20.49	284.26
32261	06/17/97	190175	DEMCO	FILM, TAPE	55.04	
				SALES TAX PBL. OUT OF STATE	3.36-	51.68
32262	06/17/97	230290	E/THE ENVIRONMENTAL MAGAZINE	1 YEAR SUBSCRIPTION	20.00	20.00
32263	06/17/97	230900	DANKA OFFICE IMAGING CO.	DUPLICATING COSTS	201.81	
				DUPLICATING COSTS	10.64	
				DUPLICATING COSTS	120.97	
				DUPLICATING COSTS	271.57	
				DUPLICATING COSTS	148.99	
				DUPLICATING COSTS	16.86	
				DUPLICATING COSTS	107.73	
				DUPLICATING COSTS	369.24	
				DUPLICATING COSTS	190.59	1,438.40
32264	06/17/97	240375	EMERGENCY APPARATUS MAINT.	REPAIRS TO ENGINE 3	218.12	
				REPAIRS TO ENGINE 2	92.75	310.87
32265	06/17/97	250300	ESS BROTHERS & SONS INC.	3067 FRAME, BOX & V GRATE	948.12	948.12
32266	06/17/97	260250	FACILITY SYSTEMS, INC.	EQUIP - OFFICE	1,043.56	
				EQUIP - OFFICE	54.03	
				EQUIP - OFFICE	65.18-	1,032.41
32267	06/17/97	260290	FARMER BROS. CO.	COFFEE	127.20	127.20
32268	06/17/97	260400	FAUST, DANIEL	GFOA CONF. & PRE-CONF. SEMINAR	1,215.26	1,215.26
32269	06/17/97	300500	G & K SERVICES	UNIFORMS & CLOTHING	61.22	

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				UNIFORMS & CLOTHING	79.11	
				UNIFORMS & CLOTHING	47.71	
				UNIFORMS & CLOTHING	27.21	215.25
32270	06/17/97	310150	GONYEA COMPANY	REFUND GRADING ESCROW 10565	1,000.00	
				REFUND GRADING ESCROW 10565	40.96	1,040.96
32271	06/17/97	310710	GOPHER STATE ONE-CALL, INC.	MAY 97 SERVICE	157.50	157.50
32272	06/17/97	320250	GRAF, DAVE	FEE FOR INSTRUCTOR/JUNE	109.20	109.20
32273	06/17/97	320300	GREEN VALUE NURSERY	EDGING	60.00	60.00
32274	06/17/97	330350	HARMON FULL SERVICE GROUP	SQD LICENSE PLATE COVERS	18.55	18.55
32275	06/17/97	350940	HOME DEPOT	LIGHT BULB, HOSE END NOZZLE	27.03	
				ROUND-UP, TOOL BOX, SPRAYER	150.17	
				ALARM SUPPLIES	63.11	
				ORANGE PAINT	12.82	
				RAKES	24.91	278.04
32276	06/17/97	380820	IKON OFFICE SOLUTIONS	COPIER LEASE	241.38	
				COPIER LEASE	60.35	301.73
32277	06/17/97	390327	INNOVATIVE IMAGES	JUNE CENTER OF ATTENTION	140.00	140.00
32278	06/17/97	400650	J.R.'S APPLIANCE DISPOSAL INC.	APPLIANCES RECYCLED	603.00	603.00
32279	06/17/97	400950	JEANE THORNE TEMPORARY SERVICE	TEMP SERVICES	26.55	
				FO. SEC'Y IN MGR'S OFFICE	79.66	
				TEMP WORK	161.50	267.71
32280	06/17/97	401615	JOHNSON, JOE	PERSONAL TRAINING ORIENTATIONS	72.00	72.00
32281	06/17/97	410370	KATH	UNLEADED GAS	6,198.50	
				SS MARKER LAMP	49.84	
				MISC., FUEL PUMP	193.67	
				MOG KIT	8.16	6,450.17
32282	06/17/97	420150	KINKO'S CUSTOMER ADM SERVICES	Childcare	124.67	
					11.18	135.85
32283	06/17/97	420495	KLEBBA, NANCIE	PROGRAM SUPPLIES	32.22	32.22
32284	06/17/97	450128	L.S.S. BUILDERS	REFUND GRADING ESCROW 11193	1,000.00	
				REFUND GRADING ESCROW 11193	55.34	1,055.34
32285	06/17/97	460450	LEAGUE OF MINNESOTA CITIES	INSURANCE DEDUCTIBLE	3,210.52	3,210.52
32286	06/17/97	490500	LUNDSTEN, LANCE	MSSA MEETING	8.50	8.50

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32287	06/17/97	500500	MIT PRESS JOURNALS	1 YEAR SUBSCRIPTION	35.00	35.00
32288	06/17/97	510500	MAPLEWOOD BAKERY	BIRTHDAY CAKES BIRTHDAY CAKES	151.25 165.00	316.25
32289	06/17/97	531660	METROPOLITAN COUNCIL	S.A.C. PAYABLE S.A.C. RETAINER	18,050.00 180.50	17,869.50
32290	06/17/97	532560	MICRON ELECTRONICS, INC	3 PENTIUM 200 MHZ PC'S 1 PENTIUM 200MHZ PC	5,449.95 1,816.68	7,266.63
32291	06/17/97	540175	MIDWEST COCA-COLA BOTTLING CO.	COKE WATER COKE BANQUET ROOM ORDER	274.10 396.80 90.00 64.00	824.90
32292	06/17/97	540305	MIERZEJEWSKI, JERRY	REFUND GRADING ESCROW 9847 REFUND GRADING ESCROW 9847	1,000.00 74.25	1,074.25
32293	06/17/97	540770	MINNCOMM PAGING	CHIEF'S PAGERS	158.70	158.70
32294	06/17/97	540880	MINN. DEPT. OF REVENUE	SALES TAX PYMT REQUIRED SALES TAX PYMT REQUIRED SALES TAX PYMT REQUIRED	5.00 2,302.00 6.00	2,313.00
32295	06/17/97	570050	MOBILE EMERGENCY SYSTEMS, INC.	EMERGENCY EQUIPMENT REPAIRS	741.00	741.00
32296	06/17/97	570090	MOGREN BROS.	HARDWOOD CHIPS WOOD CHIPS	58.71 16.77	75.48
32297	06/17/97	630090	N.Y.S.C.A.	1ST LEVEL BASKETBALL COACHES 2ND YEAR CERTIFICATION 3RD YEAR CERTIFICATION 1ST LEVEL SOCCER 1ST LEVEL BASEBALL 1ST LEVEL VOLLEYBALL 2ND LEVEL RECERTIFICATION 3RD LEVEL CERTIFICATION	210.00 75.00 45.00 45.00 45.00 15.00 120.00 165.00	720.00
32298	06/17/97	630640	NATIONAL CRIME PREVENTION COUN	MCGRUFF PUPPETS	103.58	103.58
32299	06/17/97	630655	NATIONAL DANCE-EXERCISE INSTUC	FIT BALL TRAINING	57.00	57.00
32300	06/17/97	630910	NATIONWIDE ADVERTISING SERVICE	AD FOR 911 DISPATCHER	483.55	483.55
32301	06/17/97	640830	NEXT CENTURY TECHNOLOGIES, INC	PD FILE SERVER	8,854.39	8,854.39
32302	06/17/97	660190	NO. ST. PAUL TROPHIES	ENGRAVED PLATES FOR RADIOS	10.06	10.06
32303	06/17/97	660900	NORTH STAR TURF, INC.	SOD MIXTURE KNOB-CABLE	255.60 10.01	

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 06

VOUCHRE2  
06/13/97 10:03

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				BOLT, WASHER, PIN	23.56	289.17
				MEDICAL OXYGEN	33.68	33.68
32304	06/17/97	661181	NORTHERN AIRGAS	FINAL PYMT FOR JULY 4TH F.W.	5,100.00	5,100.00
32305	06/17/97	661625	NORTHERN LIGHTER PYROTECHNICS		3.14	
32306	06/17/97	661755	NORTHERN STATES POWER	217	3.14	
				220	3.14	
				771	4.71	
				2501	3.14	
				2741	7.43	
				63	241.45	
				1845	446.49	
				1940	43.58	756.22
				2001		
				EQUIPMENT FOR BIKE PATROL	878.35	878.35
32307	06/17/97	663302	HOW SPORTS, INC. MAPLEWOOD		36.21	
32308	06/17/97	691150	ONE HOUR MOTO PHOTO	FILM PROCESSING	5.99	
				PICTURES DEVELOPED	12.82	55.02
				OXYGEN REFILL, KING TIP CLEAN.	133.80	133.80
32309	06/17/97	692800	OXYGEN SERVICE	ENTRY FEE TO K-9 TRIALS	50.00	50.00
32310	06/17/97	700735	PALMA, STEVEN T	RIBBON, PLATES, BALLOONS	121.63	121.63
32311	06/17/97	700800	PAPER WAREHOUSE, INC.	ICE	23.10	23.10
32312	06/17/97	700860	PARADICE	Music System - Community Ctr.	101.12	101.12
32313	06/17/97	700870	PARAGON CABLE	TRAINING VIDEO	47.93	47.93
32314	06/17/97	710305	FENNWELL PUBLISHING CO.	CLAMPS, TRICEP BAR, DUMBBELL	97.07	97.07
32315	06/17/97	721200	PRO SOURCE FITNESS	CREDIT	93.03	
32316	06/17/97	750550	REINHART INSTITUTIONAL FOODS	DRY GOODS/ REFRIDGERATED GOODS	344.68	
				DRY GOODS/FROZEN	166.54	550.40
				DRY GOODS/FROZEN	132.21	
				TWO TONE FILTERS	127.80	127.80
32317	06/17/97	762175	ROSEVILLE RADIO	RUBBER MOUNTS	270.30	270.30
32318	06/17/97	762400	RUFFRIDGE - JOHNSON	SUPPLIES - OFFICE	69.92	
32319	06/17/97	780300	S&T OFFICE PRODUCTS INC.	SUPPLIES - OFFICE	140.69	
				SUPPLIES - OFFICE	91.74	
				SUPPLIES - OFFICE	3.63	
				SUPPLIES - OFFICE	10.19	
				SUPPLIES - OFFICE	71.93	

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 06

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				SUPPLIES - OFFICE	82.77	
				MISC. OFFICE SUPPLIES	53.98	
				MISC. OFFICE SUPPLIES	10.52	
				HIGHLIGHTER, SCISSORS, PUNCH, ETC	31.92	
				MISC. OFFICE SUPPLIES	56.92	
				MISC. OFFICE SUPPLIES	39.66	663.87
32320	06/17/97	780600	SAM'S CLUB DIRECT	SNACKS	176.02	
				SNACKS	192.24	
				SNACKS	65.06	
				SNACKS	89.60	
				SNACKS	23.94	
				SNACKS	123.89	
				CRACKERS, CHIPS, RAISINS	54.44	
				POP	375.57	1,100.76
32321	06/17/97	840430	ST PAUL FIRE MEDICAL SUPPLY	PARAMEDIC SUPPLIES	285.23	285.23
32322	06/17/97	850600	SUPERAMERICA	FUEL & OIL	53.28	53.28
32323	06/17/97	850670	SUPERIOR FORD	2-1997 FORD PARAMEDIC VEHICLES	39,552.00	
				3-1997 FORD PATROL CARS	58,726.00	98,278.00
32324	06/17/97	860080	T.A. SCHIFSKY & SONS, INC	BITUMINOUS	6,300.78	
				BITUMINOUS MATERIALS	85.30	6,386.08
32325	06/17/97	860305	T.J.T. - SHIRTS	BIRTHDAY SHIRTS	485.00	485.00
32326	06/17/97	860725	TAYLOR TECHNOLOGIES, INC.	TRAINING CLASS/SOFTDESK SOFTWA	700.00	700.00
32327	06/17/97	871600	TOUSLEY FORD, INC.	RPR TO GRAY 93 TAURUS	782.20	782.20
32328	06/17/97	886000	U.H.C. MANAGEMENT COMPANY, INC	EMPLOYEE ASSISTANCE SERVICES	12.95	
				EMPLOYEE ASSISTANCE SERVICES	8.40	
				EMPLOYEE ASSISTANCE SERVICES	7.75	
				EMPLOYEE ASSISTANCE SERVICES	4.52	
				EMPLOYEE ASSISTANCE SERVICES	25.85	
				EMPLOYEE ASSISTANCE SERVICES	20.68	
				EMPLOYEE ASSISTANCE SERVICES	152.50	
				EMPLOYEE ASSISTANCE SERVICES	5.17	
				EMPLOYEE ASSISTANCE SERVICES	2.58	
				EMPLOYEE ASSISTANCE SERVICES	54.28	
				EMPLOYEE ASSISTANCE SERVICES	7.75	
				EMPLOYEE ASSISTANCE SERVICES	20.68	
				EMPLOYEE ASSISTANCE SERVICES	10.34	
				EMPLOYEE ASSISTANCE SERVICES	12.92	
				EMPLOYEE ASSISTANCE SERVICES	5.17	
				EMPLOYEE ASSISTANCE SERVICES	5.17	
				EMPLOYEE ASSISTANCE SERVICES	2.58	
				EMPLOYEE ASSISTANCE SERVICES	2.58	
				EMPLOYEE ASSISTANCE SERVICES	2.58	

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				EMPLOYEE ASSISTANCE SERVICES	7.75	
				EMPLOYEE ASSISTANCE SERVICES	15.51	
				EMPLOYEE ASSISTANCE SERVICES	33.60	
				EMPLOYEE ASSISTANCE SERVICES	23.26	
				EMPLOYEE ASSISTANCE SERVICES	5.17	
				EMPLOYEE ASSISTANCE SERVICES	2.58	
				EMPLOYEE ASSISTANCE SERVICES	20.68	473.00
32329	06/17/97	890979	UNITED WASTE SYSTEM OF MN	RUBBISH REMOVAL	27.80	27.80
32330	06/17/97	890980	UWS - UNITED WASTE SYSTEM	RECYCLING CHARGES	990.00	
				JUNE WASTE	309.95	
				JUNE-WASTE	90.20	
				JUNE-WASTE	128.53	
				JUNE-WASTE	94.26	1,612.94
32331	06/17/97	900250	UNITED SUPPLY CORPORATION	GAS TANK	123.59	123.59
32332	06/17/97	901300	UPPER MIDWEST SALES CO.	WIPER	73.44	73.44
32333	06/17/97	934140	WATER TECHNOLOGY INC	Pool Maintenance Conference	125.00	125.00
32334	06/17/97	960450	XEROX CORPORATION	MAY DUPLICATING	23.37	
				MAY DUPLICATING	1.05	
				MAY DUPLICATING	105.89	
				MAY DUPLICATING	24.00	
				MAY DUPLICATING	56.21	210.52
32335	06/17/97	989000	ZVAN, APRIL	TOI CHI INSTRUCTOR	100.00	100.00
				TOTAL CHECKS		223,563.23

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
DIRECT DEPOSIT	06/13/97	ALLENSPACH, SHERRY	320.00
DIRECT DEPOSIT	06/13/97	CARLSON, THERESE	2,114.70
DIRECT DEPOSIT	06/13/97	BODINE, RENEE	1,186.62
DIRECT DEPOSIT	06/13/97	FAUST, DANIEL F	3,064.11
DIRECT DEPOSIT	06/13/97	ANDERSON, CAROLE J	939.87
DIRECT DEPOSIT	06/13/97	DEHN, DEBORAH	1,357.82
DIRECT DEPOSIT	06/13/97	HANGSLEBEN, RICHARD	1,883.66
DIRECT DEPOSIT	06/13/97	KLAGER, WENDY	1,498.62
DIRECT DEPOSIT	06/13/97	BEHM, LOIS	1,477.82
DIRECT DEPOSIT	06/13/97	CARLE, JEANETTE E	1,318.25
DIRECT DEPOSIT	06/13/97	JAGOE, CAROL	1,292.87
DIRECT DEPOSIT	06/13/97	OLSON, SANDRA	902.00
DIRECT DEPOSIT	06/13/97	POWELL, PHILIP	1,450.24
DIRECT DEPOSIT	06/13/97	ALDRIDGE, MARK	1,790.72
DIRECT DEPOSIT	06/13/97	BECKER, RONALD D	2,136.63
DIRECT DEPOSIT	06/13/97	BOHL, JOHN C	2,056.88
DIRECT DEPOSIT	06/13/97	FLOR, TIMOTHY	1,740.51
DIRECT DEPOSIT	06/13/97	KVAM, DAVID	1,948.15
DIRECT DEPOSIT	06/13/97	STEFFEN, SCOTT L	2,280.61
DIRECT DEPOSIT	06/13/97	YOUNGREN, JAMES	2,029.91
DIRECT DEPOSIT	06/13/97	EVERSON, PAUL	1,642.02
DIRECT DEPOSIT	06/13/97	FRASER, JOHN	2,199.50
DIRECT DEPOSIT	06/13/97	SAUNDERS, SARAH	1,378.62
DIRECT DEPOSIT	06/13/97	ADELSON, LINDA	1,010.23

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
<hr style="border-top: 1px dashed black;"/>			
DIRECT DEPOSIT	06/13/97	STAHNKE, JULIE A	1,513.02
DIRECT DEPOSIT	06/13/97	HAIDER, KENNETH G	3,045.82
DIRECT DEPOSIT	06/13/97	PRIEFER, WILLIAM	1,624.22
DIRECT DEPOSIT	06/13/97	LUNDSTEN, LANCE	2,026.62
DIRECT DEPOSIT	06/13/97	OSWALD, ERICK D	1,417.02
DIRECT DEPOSIT	06/13/97	DUCHARME, JOHN	1,459.42
DIRECT DEPOSIT	06/13/97	MATTHYS, RUSS	2,225.82
DIRECT DEPOSIT	06/13/97	PECK, DENNIS L	1,717.02
DIRECT DEPOSIT	06/13/97	ANDERSON, BRUCE	2,639.58
DIRECT DEPOSIT	06/13/97	BURKE, MYLES R	1,469.82
DIRECT DEPOSIT	06/13/97	MARUSKA, MARK A	1,878.62
DIRECT DEPOSIT	06/13/97	GREW-HAYMAN, JANET M	981.72
DIRECT DEPOSIT	06/13/97	BARTA, MARIE	333.19
DIRECT DEPOSIT	06/13/97	COLEMAN, MELINDA	2,817.34
DIRECT DEPOSIT	06/13/97	EKSTRAND, THOMAS G	1,729.02
DIRECT DEPOSIT	06/13/97	ROBERTS, KENNETH	1,774.95
DIRECT DEPOSIT	06/13/97	STAPLES, PAULINE	2,165.82
DIRECT DEPOSIT	06/13/97	EASTMAN, THOMAS E	1,949.58
DIRECT DEPOSIT	06/13/97	OLSON, RONALD J	1,369.82
DIRECT DEPOSIT	06/13/97	HURLEY, STEPHEN	1,837.52
DIRECT DEPOSIT	06/13/97	TAUBMAN, DOUGLAS J	1,777.82
DIRECT DEPOSIT	06/13/97	EDGE, DOUGLAS	1,361.42
DIRECT DEPOSIT	06/13/97	CROSSON, LINDA	1,305.02
DIRECT DEPOSIT	06/13/97	LIVINGSTON, JOYCE L	1,277.57

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
DIRECT DEPOSIT	06/13/97	DIRKSWAGER, COLLEEN	1,419.22
DIRECT DEPOSIT	06/13/97	KNAUSS, PETER	777.98
DIRECT DEPOSIT	06/13/97	SALITROS, DARLENE	506.37
DIRECT DEPOSIT	06/13/97	PALMA, STEVEN	2,182.67
DIRECT DEPOSIT	06/13/97	JOHNSON, KEVIN	1,990.89
DIRECT DEPOSIT	06/13/97	WARMAN, ROBIN	766.49
DIRECT DEPOSIT	06/13/97	AFFOLTER, PENNY J	610.23
DIRECT DEPOSIT	06/13/97	DOHERTY, KATHLEEN M	1,378.62
DIRECT DEPOSIT	06/13/97	JENSEN, MATTHEW	741.93
DIRECT DEPOSIT	06/13/97	PLACHECKI, MELISSA J	173.00
DIRECT DEPOSIT	06/13/97	LE, SHERYL	2,643.96
DIRECT DEPOSIT	06/13/97	DOWDLE, VIRGINIA	2,206.36
DIRECT DEPOSIT	06/13/97	HEINZ, STEPHEN J	2,359.52
DIRECT DEPOSIT	06/13/97	BASTIAN, GARY W	363.66
DIRECT DEPOSIT	06/13/97	ROSSBACH, GEORGE	320.00
DIRECT DEPOSIT	06/13/97	FRY, PATRICIA	1,167.17
DIRECT DEPOSIT	06/13/97	LUTZ, DAVID P	1,417.02
DIRECT DEPOSIT	06/13/97	SCHLINGMAN, PAUL	1,621.82
DIRECT DEPOSIT	06/13/97	ESTEVEZ, DIANE	98.00
DIRECT DEPOSIT	06/13/97	GRAF, MICHAEL	893.55
DIRECT DEPOSIT	06/13/97	VORWERK, ROBERT E	1,979.85
DIRECT DEPOSIT	06/13/97	NAGEL, BRYAN	1,451.02
DIRECT DEPOSIT	06/13/97	GUILFOILE, KAREN E	1,550.77
DIRECT DEPOSIT	06/13/97	HELLE, KERRY	1,691.33

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
DIRECT DEPOSIT	06/13/97	CARVER, NICHOLAS N	1,697.02
DIRECT DEPOSIT	06/13/97	OSTER, ANDREA J	1,378.62
DIRECT DEPOSIT	06/13/97	ANDREWS, SCOTT A	2,129.92
DIRECT DEPOSIT	06/13/97	RUNNING, ROBERT	1,219.42
DIRECT DEPOSIT	06/13/97	ZWIEG, SUSAN C.	1,186.62
DIRECT DEPOSIT	06/13/97	KANE, MICHAEL R	1,878.62
DIRECT DEPOSIT	06/13/97	SAVAGEAU, STEPHEN D	1,231.54
DIRECT DEPOSIT	06/13/97	CONNOLLY, RICK A	1,247.42
DIRECT DEPOSIT	06/13/97	HURT, CAROL J	78.00
DIRECT DEPOSIT	06/13/97	CARLSON, DALE	320.00
DIRECT DEPOSIT	06/13/97	MARTINSON, CAROL F	1,682.56
DIRECT DEPOSIT	06/13/97	HIEBERT, STEVEN	1,757.12
DIRECT DEPOSIT	06/13/97	SKALMAN, DONALD W	2,129.54
DIRECT DEPOSIT	06/13/97	DUNN, ALICE	2,069.06
DIRECT DEPOSIT	06/13/97	HORSNELL, JUDITH A	773.71
DIRECT DEPOSIT	06/13/97	SEEGER, GERALD F	300.00
DIRECT DEPOSIT	06/13/97	FOLMAN, BENJAMIN	45.00
DIRECT DEPOSIT	06/13/97	MOREHEAD, JESSICA R	12.00
DIRECT DEPOSIT	06/13/97	STILL, VERNON T	1,848.12
DIRECT DEPOSIT	06/13/97	LOMBARDI, JAMES D	1,050.62
DIRECT DEPOSIT	06/13/97	HUTCHINSON, ANN E	1,627.42
DIRECT DEPOSIT	06/13/97	COLLINS, KENNETH V	2,029.91
DIRECT DEPOSIT	06/13/97	COLEMAN, PHILIP	303.68
DIRECT DEPOSIT	06/13/97	ADRIAN, VICKI L	204.80

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59098	06/13/97	AAMODT, MICHELLE	157.80
59103	06/13/97	KOPPEN, MARVIN	320.00
59104	06/13/97	CASAREZ, GINA	1,191.42
59105	06/13/97	McGUIRE, MICHAEL A	3,844.37
59106	06/13/97	SHELLEDY, DAWN M	448.00
59107	06/13/97	ZICK, LINDA	224.25
59108	06/13/97	PIEKARSKI, GREGORY J.	46.00
59109	06/13/97	WHITE, BARRY T	45.00
59110	06/13/97	CUDE, LARRY J	358.40
59111	06/13/97	MIKISKA, WILLIAM	223.20
59112	06/13/97	JACKSON, MARY L	980.22
59113	06/13/97	KELSEY, CONNIE L	1,050.57
59114	06/13/97	MATHEYS, ALANA KAYE	1,492.26
59115	06/13/97	WALDEN, CONSTANCE A	335.00
59116	06/13/97	JOHNSON, BONNIE	858.97
59117	06/13/97	VIETOR, LORRAINE S	1,594.87
59118	06/13/97	PALANK, MARY KAY	1,548.02
59119	06/13/97	RICHIE, CAROLE L	1,531.34
59120	06/13/97	RYAN, MICHAEL	2,546.16
59121	06/13/97	SASSOR, SUNNY L	234.00
59122	06/13/97	SVENDSEN, JOANNE M	1,532.62
59123	06/13/97	THOMALLA, DAVID J	2,091.31
59124	06/13/97	BAKKE, LONN A	1,487.66
59125	06/13/97	BANICK, JOHN J	2,100.03

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59126	06/13/97	BARTZ, PAUL	1,462.23
59127	06/13/97	BELDE, STANLEY	1,726.19
59128	06/13/97	BERGERON, JOSEPH A	2,434.78
59129	06/13/97	BOWMAN, RICK A	2,020.72
59130	06/13/97	HERBERT, MICHAEL J	2,170.74
59131	06/13/97	KARIS, FLINT D	2,177.15
59132	06/13/97	RAZSKAZOFF, DALE	1,848.12
59133	06/13/97	ROSSMAN, DAVID A	1,538.60
59134	06/13/97	SHORTREED, MICHAEL P	1,474.53
59135	06/13/97	STAFNE, GREGORY L	1,938.45
59136	06/13/97	STOCKTON, DERRELL T	1,848.12
59137	06/13/97	SZCZEPANSKI, THOMAS J	1,838.66
59138	06/13/97	WATCZAK, LAURA	2,083.69
59139	06/13/97	WELCHLIN, CABOT V	1,871.67
59140	06/13/97	HALE, THOMAS M	204.80
59141	06/13/97	MEEHAN, JAMES	1,932.92
59142	06/13/97	MELANDER, JON A	2,050.95
59143	06/13/97	RABBETT, KEVIN	1,840.12
59144	06/13/97	THIENES, PAUL	1,888.30
59145	06/13/97	ADRIAN, SCOTT W.	652.13
59146	06/13/97	FECHT, MICHAEL J	55.00
59147	06/13/97	KELLY, KEVIN P	843.20
59148	06/13/97	BOYER, SCOTT K	1,630.62
59149	06/13/97	FEHR, JOSEPH P	1,762.92

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59150	06/13/97	FLAUGHER, JAYME L	1,765.54
59151	06/13/97	HALWEG, KEVIN R	2,295.36
59152	06/13/97	LAFFERTY, WALTER	1,723.82
59153	06/13/97	RABINE, JANET L	1,609.62
59154	06/13/97	HEWITT, JOEL A	2,366.53
59155	06/13/97	CHLEBECK, JUDY M	1,429.82
59156	06/13/97	DAHL, HELENE M	669.57
59157	06/13/97	DARST, JAMES	1,390.62
59158	06/13/97	FREBERG, RONALD L	1,443.42
59159	06/13/97	HELEY, RONALD J	1,443.42
59160	06/13/97	MEYER, GERALD W	1,534.44
59161	06/13/97	WESTERHAUS, BRIAN J	800.00
59162	06/13/97	WOESSNER, SHAWN P	800.00
59163	06/13/97	BUCHAL, MICHAEL P	544.00
59164	06/13/97	ELIAS, JAMES G	1,717.02
59165	06/13/97	LINDBLOM, RANDAL	1,486.62
59166	06/13/97	PRIEBE, WILLIAM	1,654.62
59167	06/13/97	KRUMMEL, BARBARA A	677.41
59168	06/13/97	ANDERSON, ROBERT S	1,417.02
59169	06/13/97	HANSON, SHANE T	544.00
59170	06/13/97	HELEY, ROLAND B	1,443.42
59171	06/13/97	HINNENKAMP, GARY	1,354.66
59172	06/13/97	LAVAQUE, MICHAEL	1,351.42
59173	06/13/97	LINDORFF, DENNIS P	1,421.34

CITY OF MAPLEWOOD  
 EMPLOYEE GROSS EARNINGS REPORT  
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CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59174	06/13/97	NAUGHTON, JOHN W	280.00
59175	06/13/97	SCHINDELDECKER, JAMES	1,417.02
59176	06/13/97	STARK, RICHARD E	187.00
59177	06/13/97	KLEBBA, NANCIE L.	86.25
59178	06/13/97	MACY, RITA	113.75
59179	06/13/97	NELSON, JEAN	898.13
59180	06/13/97	SOUTTER, CHRISTINE	51.56
59181	06/13/97	MISKELL, NANCY	572.21
59182	06/13/97	WEGWERTH, JUDITH A	1,563.14
59183	06/13/97	ANDERSON, EVERETT	282.38
59184	06/13/97	OSTROM, MARJORIE	2,024.22
59185	06/13/97	WENGER, ROBERT J	1,685.82
59186	06/13/97	CHASE, TANIA	45.00
59187	06/13/97	FINN, GREGORY S	1,106.62
59188	06/13/97	FLUG, ELAINE R	84.00
59189	06/13/97	NESS, CHERI MARIE	165.00
59190	06/13/97	RASMUSSEN, JENNIFER M	62.50
59191	06/13/97	RUBBELKE, BRYAN	143.50
59192	06/13/97	STIEN, MARY	1,050.62
59193	06/13/97	SWANSON, KARI A	112.62
59194	06/13/97	VOGEL, PAUL R	32.00
59195	06/13/97	BREHEIM, ROGER W	1,443.42
59196	06/13/97	EDSON, DAVID B	1,550.65
59197	06/13/97	GERMAIN, DAVID	1,441.42

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59198	06/13/97	NADEAU, EDWARD A	1,953.02
59199	06/13/97	NORDQUIST, RICHARD	1,422.38
59200	06/13/97	THOMAS-JR, STEVEN	1,448.46
59201	06/13/97	ATKINS, KATHERINE	372.95
59202	06/13/97	COONS, MELISSA	463.68
59203	06/13/97	COURTEAU, BARBARA	136.69
59204	06/13/97	GLASS, JEAN	620.70
59205	06/13/97	HOIUM, SHEILA	589.11
59206	06/13/97	JOHNSON, NICHOLAS W	170.63
59207	06/13/97	KELLY, LISA	727.99
59208	06/13/97	LONETTI, DAVID A	200.00
59209	06/13/97	MEINKE, JENNY	121.50
59210	06/13/97	NEAMY, MARK W	198.25
59211	06/13/97	PETERSON, RICHARD	368.13
59212	06/13/97	SCHOEBERL, KAYLENE M	581.78
59213	06/13/97	ANDERSON, JULIE M	16.50
59214	06/13/97	BADEN, ALISON L	66.00
59215	06/13/97	BADEN, MATHIAS	336.61
59216	06/13/97	CHAPMAN, JENNY A	273.26
59217	06/13/97	CONLIN, PAMELA	18.00
59218	06/13/97	DOTSON, ALISHA	49.99
59219	06/13/97	GARNER, WILLIAM E	120.00
59220	06/13/97	GRUENHAGEN, LINDA C	45.00
59221	06/13/97	HAWKINS, LISA A	36.00

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59222	06/13/97	HOLMGREN, LEAH M	90.00
59223	06/13/97	HOULE, DENISE L	126.00
59224	06/13/97	HOWARD, STEPHANIE F	127.50
59225	06/13/97	HUPPERT, ERIN M	118.50
59226	06/13/97	IKHAML, JOHN	333.30
59227	06/13/97	JOHNSON, ROBERT P	145.31
59228	06/13/97	KARAM, NICHOLAS J	18.00
59229	06/13/97	KAUFMAN, GINA	301.35
59230	06/13/97	KOEHNEN, MARY B	345.50
59231	06/13/97	KOEPKE, JENNIFER M	291.91
59232	06/13/97	LANGE, ANDREA R	22.50
59233	06/13/97	LEWERER, GINA M	154.50
59234	06/13/97	LUHRS, BETHANY L	126.00
59235	06/13/97	LUHRS, REBEKAH M	19.50
59236	06/13/97	MAGNUSON, BETH M	99.00
59237	06/13/97	MISCHE-JOHN, ROSAMUND	45.00
59238	06/13/97	OWEN, JONATHAN	21.70
59239	06/13/97	PARR, GAIL L	206.19
59240	06/13/97	POWERS, JESSICA	292.74
59241	06/13/97	ROAN, CARIN K	297.38
59242	06/13/97	SCHLUETER, LOUISE E	54.00
59243	06/13/97	SCHMIDT, RUSSELL	427.11
59244	06/13/97	SENARIGHI, CYNTHIA	36.00
59245	06/13/97	SIMONSON, JUSTIN M	395.61

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59246	06/13/97	SIVERSON, OLAF L	276.00
59247	06/13/97	SMITLEY, SHARON L	153.00
59248	06/13/97	SWANER, JESSICA	63.38
59249	06/13/97	THIBODEAU, KELLY M	627.45
59250	06/13/97	TIBODEAU, HEATHER J	463.08
59251	06/13/97	WARNER, CAROLYN	94.50
59252	06/13/97	WATCHORN, JENNIFER R	90.00
59253	06/13/97	WEDES, CARYL H	90.00
59254	06/13/97	WEISS, MARISSA	147.00
59255	06/13/97	WESTBERG, JENNIFER	77.50
59256	06/13/97	WOODMAN, ALICE E	30.00
59257	06/13/97	BOSLEY, CAROL	86.06
59258	06/13/97	CHRISTENSEN, JODIE	324.85
59259	06/13/97	DISKERUD, HEATHER A	85.50
59260	06/13/97	FLEMING, KATHY A	99.00
59261	06/13/97	JACOBSON, REBECCA L	396.00
59262	06/13/97	MEEHAN, SHAYLENE D	12.00
59263	06/13/97	OLEARY, VIRGINIA	18.88
59264	06/13/97	RENSLOW, RITA	176.25
59265	06/13/97	SCHROEDER, KATHLEEN	199.50
59266	06/13/97	SPANGLER, EDNA E	211.25
59267	06/13/97	BAILEY, DEANNA L	161.12
59268	06/13/97	BEHAN, JAMES	1,197.50
59269	06/13/97	BLAKESLEY, JEFFERY DEAN	110.50

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

CHECK NUMBER	CHECK DATE	EMPLOYEE NAME	AMOUNT
59270	06/13/97	CHRISTENSEN, JANET	415.54
59271	06/13/97	ERSFELD, ALICE L	25.56
59272	06/13/97	JAHN, DAVID J	1,224.88
59273	06/13/97	JOHNSON, ELLI HOGAN	49.50
59274	06/13/97	KOVES, ADAM T	115.00
59275	06/13/97	KYRK, BREANNA K	153.00
59276	06/13/97	LONETTI, JAMES F	448.00
59277	06/13/97	MILLS, DEREK	101.85
59278	06/13/97	MILLS, WESLEY W	36.00
59279	06/13/97	NELSON, CARRIE L	124.00
59280	06/13/97	NEWMAN, KELLY M	51.00
59281	06/13/97	SEVERSON, CHRISTINA M	61.50
59282	06/13/97	SEYLER, KIMBERLY A	105.00
59283	06/13/97	STAHLMANN, RICHARD T	6.00
59284	06/13/97	STEINHORST, JEFFREY	291.50
59285	06/13/97	SUNDBERG, ISAAC P	18.00
59286	06/13/97	SWANSON, LYLE	1,328.72
59287	06/13/97	SWANSON, VERONICA	796.16
59288	06/13/97	MULVANEY, DENNIS M	1,579.42
59289	06/13/97	PRIEM, STEVEN A.	1,132.22
59290	06/13/97	ZIMMERMAN, THOMAS S	720.00
TOTAL GROSS EARNINGS			282,453.28

AGENDA REPORT

Action by Council:

TO: City Engineer

Endorsed \_\_\_\_\_

FROM: Public Works Coordinator *[Signature]*

Modified \_\_\_\_\_

SUBJECT: Surplus Property

Rejected \_\_\_\_\_

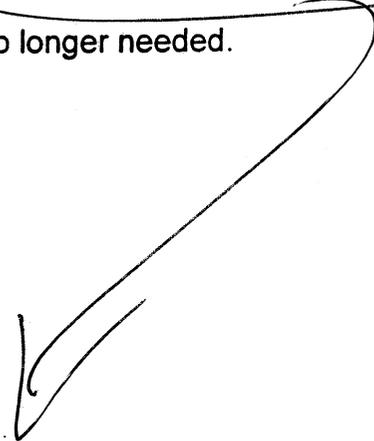
DATE: June 13, 1997

Date \_\_\_\_\_

Declare as surplus equipment and authorize disposal at state auction:

1. City unit 512, 1988 Chevrolet 1/2 ton pick-up S.N. IGCDCl4HXJE81174, mileage 121,221.
2. City unit 649, 1989 Chevrolet 1/2 ton pick-up S.N. 2GCEC14H8110935, mileage 125,352.

These units have been replaced and are no longer needed.



2GCEC14H81109835

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

June 11, 1997

City Council  
Maplewood City Hall  
1830 County Road B East  
Maplewood, MN 55109

**HOUSING AND REDEVELOPMENT AUTHORITY ANNUAL REPORT - MARCH 1996-  
FEBRUARY 1997**

Following is the Maplewood Housing and Redevelopment Authority's Annual Report for March 1996 through February 1997. The HRA had three meetings in the last year. On June 24, 1996, the council appointed Joe O'Brien to the HRA. A list of the members and their attendance is on page 5.

Program Participation

Maplewood participated in three programs run by the Metro HRA and six programs run by local lenders in the past year. These nine programs are shown in Exhibit B. A total of 425 housing units received aid through the rental programs (Exhibit C). Of these, 177 had families and 248 had elderly residents. The number of units receiving Section 8 aid decreased from 173 in 1995 to 164 in 1996. This is still less than the 189 Section 8 households in 1989. With the loan programs, 37 Maplewood households received more than \$1,198,381.

Housing and Planning Items Considered

In 1996, the HRA recommended that Maplewood approve the 1996 Maplewood Housing Action Plan as part of the Metropolitan Livable Communities Act. We expect that the HRA will have more work to do in the next 18 months with updates to the Housing Action Plan for the Livable Communities Act and the update of the Housing Chapter of the Comprehensive Plan.

The HRA also considered in 1996 the Maplewood Housing Program Study as proposed by Steve Quam of QSA, Inc. The goals of this program are to keep the housing market viable and values stable by upgrading and improving houses, eliminating problem housing and creating a sense of unified action in the housing program. Another item the HRA reviewed was the code change to allow Minneapolis truth-in-housing evaluators to work in Maplewood.

### Other Areas of Involvement

Commissioner Fischer served on the Maplewood Seniors and Others with Special Needs Advisory Committee and on the Maplewood Planning Commission.

### Current and Emerging Concerns

After years of looking at senior housing needs, the HRA continues to believe that support services are a necessary part of housing for seniors. There are many services available from a variety of sources--public, private, quasi-private and informal. Information on available services and how one may get them is not always readily available for those in need. Others have put together a comprehensive directory of what services are available throughout the region. However, there are still areas of concern that we could be looking at locally. Having the Maplewood Seniors and Others with Special Living Needs Committee active is a benefit to the city.

An area of concern of the HRA is that of older neighborhoods with deteriorating housing. This is because Maplewood has areas of older housing that could deteriorate if owners do not care for them. Another matter that could be a concern to the HRA might be that of deteriorating multiple-family housing. The HRA will review the issues as appropriate and consider possible solutions to lessen the problems.

Another concern of the HRA is the enforcement of the truth-in-housing ordinance. The city does not have a formal review process to check to see if property owners are having truth-in-housing evaluations done. Maplewood may want to consider ideas for ensuring that property owners are following the ordinance.

Maplewood participates in the Share-a-Home program that Lutheran Social Services (LSS) runs. This program had a 1996 budget of \$178,000 for the five-county area. For 1997, the Share-a-Home program has a budget of \$206,000 for the five-county area. This includes \$117,000 from the Minnesota Department of Human Service (MDHS) and \$23,500 from city and Ramsey County CDBG grants. It also includes \$30,500 from fees collected and other contributions of \$35,000 from the Saint Paul United Way. Maplewood's share of the cost in 1996 was \$3,300 and in 1997 Maplewood's share is \$3,500. LSS has received inquiries and applications from 69 Maplewood residents since 1993 to be in the Share-a-Home program. In addition, there have been 27 total matches since 1986 and there are now two active matches. From 1986 through December 1997, Maplewood paid \$26,295 to the program that created to date 27 total matches. LSS received a Ramsey County CDBG grant in 1996 and they hope to get another grant from Ramsey County CDBG funds in 1997.

## **1997-98 Work Program**

- 1. Study and make recommendations to the city council about Maplewood's enforcement of the truth-in-housing ordinance.**
- 2. Study the issue of deteriorating housing and consider possible solutions.**
- 3. Work with city staff to prepare the housing action plan for Maplewood's participation in the Metropolitan Livable Communities Act.**
- 4. Continue to review ordinances and policies that may affect housing.**

Sponsor or review any necessary code or law revisions to deal with problem areas in housing for city residents.

- 5. Continue to participate in Metropolitan Council and MHFA housing programs.**
- 6. Review subsidized housing plans for consistency with the city housing plan and the guidelines for tax-exempt, tax-increment and Community Development Block Grant (CDBG) financing.**
- 7. Keep informed on happenings and changes that will influence the availability of low-to-moderate cost housing.**
- 8. Use various media to improve public awareness of housing issues and opportunities.**

Media could include Maplewood in Motion, Maplewood Review, St. Paul paper, sewer inserts, local cable-access TV, etc. This should include information about housing programs and developments in the city. The Maplewood in Motion could have items on T-I-H, housing maintenance codes, and a story explaining what each commission is and does. Another suggestion is an article on each city commission, possibly identifying the current commissioners. This is so the city makes residents more aware of the role and opportunity of citizen involvement in the city.

- 9. Encourage and aid in the provision of life-cycle housing, including alternative housing for older adults.**

Strive to develop a strategy for provision of various support services for housing. These enable the elderly to continue to live independently in a suburban city like Maplewood. Decide how Maplewood can maintain an information and referral service to aid older adults in finding services. The East Metro Senior Advisory Committee could help with this. Continue participation in the Older-Adult Home-Share program as an alternative to premature nursing home placement. Recommend necessary code, law or policy revisions that will make the above possible.

10. **Have a tour for the HRA, council and planning commission members of development and housing areas of interest or concern in Maplewood.**

Have the city council classify each item above as high, medium or low priority to work on as time permits.

#### Working with the Council

If we feel there is a need for additional guidance from the city council, we will make a request for a shirt-sleeve work session. The HRA also could make a presentation under the "Visitor Presentation" item on the council agenda.

Also included with this report, as Exhibit E (page 12), is an item we thought might interest you. This is a summary of rental housing developed with tax-exempt financing. This includes the number of units, the bond issue amount, fees paid, and federal financing restrictions.

**LORRAINE FISCHER, CHAIRPERSON**  
Maplewood Housing and Redevelopment Authority

#### Attachments

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**EXHIBIT A**HRA COMMISSIONERS

<u>Name</u>	<u>Appointed</u>	<u>Term Expires</u>
Thomas Connelly 1193 E. County Road B, 55109	1/84, 3/85, 7/90, 5/96	3/00
Lorraine Fischer 1812 N. Furness St., 55109	4/75, 3/81, 3/86, 3/91, 5/96	3/01
Gary Pearson 1209 Antelope Way, 55119	11/89, 6/94	6/99
Larry Whitcomb 518 E. County Road B, 55109	11/89, 3/92	3/97
Joe O'Brien 1706 Lark Avenue, 55109	6/96	3/98

ATTENDANCE

<u>Meeting</u>	<u>Connelly</u>	<u>Fischer</u>	<u>Pearson</u>	<u>Whitcomb</u>	<u>O'Brien</u>
5-14-96	x	x	x	x	
7-9-96		x	x	x	x
8-13-96	x	x			x

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**EXHIBIT B**

**ACTIVE HOUSING PROGRAMS IN MAPLEWOOD**

(All loan numbers refer to loans made in Maplewood)

1. Funds made available by the Metropolitan Council HRA

a. Deferred Loan Program - Owner-occupied (funded by MHFA):

One deferred loan: Total of program was \$7,895.  
Maximum loan amount per application: \$10,000.

Households with an adjusted income of \$10,000 or less are eligible for this aid. This program offers deferred payment loans. The loan payment is deferred unless the borrower transfers the property within ten years of the loan date. If this occurs, the loan amount must be repaid to the MHFA, but without interest.

The purpose of this loan program is to help eligible applicants repair their homes to correct deficiencies directly affecting safety, habitability, energy use or handicap accessibility. The maximum loan amount per applicant is \$10,000.

The State's data privacy act protects the locations of the loan recipients.

b. Revolving Loan Program - Owner-occupied (funded by MHFA):

No revolving loan: Total of program was \$0.  
Maximum loan amount per application: \$10,000.

Households with an adjusted income of \$18,000 or less are eligible for this aid. The program offers low-interest (3 percent) loans to eligible applicants that are unable to get rehabilitation funding aid from other sources.

The purpose of this loan program is to help eligible applicants repair their homes to correct deficiencies directly affecting safety, habitability, energy use and handicap accessibility. The maximum loan amount available per applicant is \$10,000.

The State's data privacy act protects the locations of the loan recipients.

c. Section 8 Rental Subsidy Program (funded by HUD):

Eligible tenants pay a maximum of 30 percent of their gross income toward the monthly rent payment in the certificate program. The difference between the rent that the tenant can afford and the total rent is the Section 8 amount paid to the landlord by HUD. In the voucher program, tenants have greater choice and may pay more or less than 30 percent of their income. In December 1996, 164 Maplewood households (50 senior and 114 family) were receiving rental help. See Exhibit C for more information about this program.

## 2. Funds Made Available by Local Lenders

### a. Great Minnesota Fix-up Fund (funded by MHFA):

The MHFA made no loans for a total of \$0 in 1996.

Households with an adjusted annual income of \$41,000 or less may be eligible for home improvement loans of up to \$15,000. The MHFA determines the loan interest rate (2-8 percent) by the borrower's income.

### b. Home Energy Loan Program (funded by MHFA):

The MHFA made 13 loans for a total of \$42,345 in 1996.

Homeowners may be eligible for loans at 8 percent interest rate. Under this program, loans of \$1,000 to \$5,000 are available for energy efficiency related improvements only. There are no income limits.

### c. MHFA Minnesota Mortgage Program (funded by MHFA):

The MHFA made 13 loans totalling \$938,251 in 1996.

This program is for first-time home buyers (FTHB). To qualify, an applicant's adjusted gross household income cannot exceed \$34,500 to buy an existing dwelling unit in the Twin City metro area. The below-market interest rate mortgage money is available to buy existing single-family units, townhomes, condominiums or duplexes.

### d. Homeownership Assistance Fund (HAF) (funded by MHFA):

The MHFA made 8 HAF loans totalling \$58,137 in 1996.

Through this program, qualifying lower-income MHFA home mortgage recipients could receive down payments and help with their monthly payments. Households must have an adjusted annual income of \$26,000 or less for this program.

### e. Purchase Plus Program (funded by MHFA):

The MHFA made 1 loan totalling \$67,776 in 1996.

This program is a purchase/rehabilitation mortgage program that allows borrowers to purchase and rehabilitate, or refinance and rehabilitate, existing housing with a single mortgage. This program is to encourage the preservation of the existing housing stock by providing financing for homes that need moderate rehabilitation, for those that are abandoned or boarded up or for those that are substandard or deteriorating. There are no income limits for this program.

f. Urban Indian Housing Program (MHFA):

The MHFA made 1 loan for \$83,977 in 1996.

Through this program, low to moderate income American Indian families receive housing assistance in the urban areas of the state. The program provides below-market interest rate financing for American Indian families buying their first homes. Low and moderate income American Indian families, or nonprofit organizations that want to develop programs to meet urban Indian housing needs, are eligible for this program.

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## EXHIBIT C

RENTAL ASSISTANCE PROGRAMS IN MAPLEWOOD**Existing Units - Section 8**

<u>Household Types</u>	<u>Family</u>	<u>Elderly</u>	<u>Totals</u>
One Bedroom	27	14	41
Two Bedroom	68	36	104
Three Bedroom	17	0	17
Four Bedroom	<u>2</u>	<u>0</u>	<u>2</u>
	114	50	164

Of these 164 units, 145 are in multiple dwellings, 12 are in double dwellings and 7 are in single dwellings. In addition, these 164 units have 131 certificates and 33 vouchers.

**Section 8 and Section 236**

<u>Family Units</u>	<u>Archer Heights(1)</u>	<u>Lundgren</u>	<u>Maple Knoll</u>	<u>Totals</u>
One Bedroom	30*	-	5	35
Two Bedroom	55**	13	32	100
Three Bedroom	4***	16	20	40
Handicapped	<u>-</u>	<u>-</u>	<u>-</u>	<u>2</u>
	89	29	57	177

<u>Elderly Units</u>	<u>Archer Heights(1)</u>	<u>Concordia Arms</u>	<u>Village on Woodlynn(2)</u>	<u>Totals</u>
One Bedroom	64****	124	20	208
Two Bedroom			40	40

(1) Archer Heights has 121 Section 8 units, 27 Section 236 units and 20 market rate units. Section 8 and 236 income guidelines are the same. Section 8 and 236 rent guidelines vary.

(2) The Village on Woodlynn has 31 lower and moderate income units (including 12 Section 8 Units).

\*There is also 1 market rate unit.

\*\*There are also 8 market rate units.

\*\*\*There are also 2 market rate units.

\*\*\*\*There are also 9 market rate units.

**Section 8 and 236 Income and Rent Ceilings**

<u>Household Size (Persons)</u>	<u>Maximum Annual Gross Family Income</u>
1	\$20,050
2	\$22,900
3	\$25,800
4	\$28,650
5	\$30,950
6	\$33,250
7	\$35,550
8	\$37,800

Maximum Allowable Rent (Includes gas and electricity)

Unit Type

One Bedroom	\$486/month
Two Bedroom	\$621/month
Three Bedroom	\$841/month

In the metropolitan area, the Section 8 and 236 programs are available only to the low income -- 80 percent or less of the median income for the metropolitan area.

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## EXHIBIT D

HOUSING AND PLANNING PROPOSALS CONSIDERED

<u>Meeting Date</u>	<u>Item</u>	<u>Action Taken</u>
5-14-96	Livable Communities Act-Housing Action Plan	Recommended approval
	HRA Annual Report	Recommended approval
	HRA Interviews	Recommended 2 persons for vacancy
7-9-96	QSA Maplewood Housing Program	Recommended approval of part of plan and also tabled further action
	Truth-in-Housing Code Change-Evaluator Licensing	Tabled for more information
8-14-96	Truth-in-Housing Code Change-Evaluator Licensing	Recommended approval
	QSA Maplewood Housing Program	Reached consensus about proposed housing program.

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**EXHIBIT E  
RENTAL HOUSING DEVELOPED WITH TAX-EXEMPT FINANCING**

<u>Project Name</u>	<u>No. of Units</u>	<u>Bond Issue Amount</u>	<u>Initial Fee at Bond Closing</u>	<u>Annual Fees Received**</u>										
				<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
<u>1986 Occupancy</u>														
Maple Ridge Apartments 1695 County Road D East	100 (5)	\$ 4,100,000*	\$10,250	\$ 5,125	\$ 5,125	\$ 5,097	\$ 5,070	\$ 5,028	\$ 5,001	\$ 4,959	\$4,904	\$4,863	\$4,807	\$4,752
Silver Ridge Apartment 2330-2380 Stillwater Avenue	186 (8)	4,800,000*	12,000	6,000	6,000	5,919	5,869	5,819	5,756	5,694	5,619	5,656	5,656	5,656
<u>1987 Occupancy</u>														
Century Ridge Apartments 89 Century Avenue North	75 (3)	2,900,000*	7,250	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625
Hazel Ridge Senior Apts. 2730 Hazelwood	75 (3)	4,385,000	10,988	5,494	5,495	5,494	5,494	5,431	5,362	5,287	5,206	5,125	5,031	4,931
<u>1989/90 Occupancy</u>														
Beaver Creek (Pondview) Apartments 2565 + 2585 Ivy Avenue	180 (9)	8,500,000*	21,250	10,625	10,625	6,936	6,687	7,006	6,981	6,950	6,912	6,875	6,838	Closed
The Village on Woodlynn (The Cottages of Maplewood) 2120 Woodlynn Avenue	60 (2)	2,600,000	6,500	N/A	N/A	N/A	N/A	6,120	***	2,912	2,702	2,690	2,677	2,662
<u>1994/1995 Occupancy</u>														
Carefree Cottages (Gervais Avenue)	142	7,900,000	28,600	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9,875
<b>TOTALS</b>	<b>818 (30)</b>	<b>\$35,185,000</b>	<b>\$96,838</b>	<b>\$30,869</b>	<b>\$30,869</b>	<b>\$27,071</b>	<b>\$26,745</b>	<b>\$33,029</b>	<b>\$26,725</b>	<b>\$29,427</b>	<b>\$28,968</b>	<b>\$28,834</b>	<b>\$28,634</b>	<b>\$31,501</b>

- ( ) These are the number of handicapped units in the project  
 \* Subject to pre-1986 Federal tax-exempt financing requirements  
 \*\* Payment will continue to be received over the life of the bond issue  
 \*\*\* The Village on Woodlynn over-paid the city in 1990 for the city did not bill them in 1991

Federal Tax-Exempt Financing Restrictions

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Bond Issues Prior to 1-1-86</p> <ul style="list-style-type: none"> <li>- 20% of units must be occupied by households with adjusted gross income of 80% less of the area median. (\$28,080 in 1986)*</li> <li>- Households of one to four persons all were subject to the same household income requirements.</li> <li>- One-time income certification for each household. Once certified, a household could remain and be counted as low-income household even if income increased above the maximum.</li> <li>- Compliance with these rules was required for 10 years.</li> <li>- No state bond issued volume cap for multiple-family housing.</li> <li>- Cost of issuance could not exceed 3% of the issue.</li> </ul> | <p>2. Bond Issues After 12-31-85</p> <ul style="list-style-type: none"> <li>- 20% of units must be occupied by households with adjusted gross income</li> <li>- 50% or less of the area median or 40% of the units must be occupied by households with adjusted gross income 60% or less of the area median.*</li> <li>- The city elects which of the above tests it wants, dependent upon its housing needs. This decision cannot change.</li> <li>- An income adjustment is required for household size.</li> <li>- Maximum allowable rent cannot exceed 30% of the annual low-income ceiling for the units subject to the quotes.</li> <li>- Compliance with these rules is required for 15 years.</li> <li>- A state bonding volume cap applies to all residential bond issues.</li> <li>- All issues are subject to state-wide competition.</li> <li>- Cost of issuance cannot exceed 2% of the issue (SFD under \$20,000,000--3.5%; over \$20,000,000--2%).</li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

\* Adjusted gross income is calculated by subtracting \$750 for each adult and \$500 for each child from a household's gross income. This income ceiling is periodically evaluated by the Department of Housing and Urban Development (HUD).

**MINUTES OF THE  
MAPLEWOOD HOUSING AND REDEVELOPMENT AUTHORITY  
JUNE 10, 1997**

**B. 1996-1997 HRA Annual Report**

Ken Roberts re-introduced the annual report. This item was on the agenda for the May 13, 1997, HRA meeting but was not discussed because the meeting was running late in the evening.

Commissioner Whitcomb thought the work program was huge and preferred to concentrate on one or two items. Mr. Roberts pointed out that Item 3 —review of ordinances and policies that affect housing—was already reviewed at this meeting. He also mentioned that participation in the Metropolitan Council and MHFA programs was on-going. Mr. Whitcomb suggested the HRA review the cost benefit of participating in the Met Council programs. Chairperson Fischer proposed considering options for marginal deteriorating housing.

Commissioner Connelly moved approval of the Housing and Redevelopment Authority Annual Report for March 1996 through February 1997, amended so that Item 4 (study the issue of deteriorating housing and consider possible solutions) becomes Item 2, Item 3 becomes 4 and the remaining items are numbered accordingly.

Commissioner Whitcomb seconded.           Ayes—all

The motion passed.

Action by Council:

**MEMORANDUM**

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

TO: City Manager  
FROM: Chad Bergo, Community Development Intern  
SUBJECT: **Conditional Use Permit Review - Crestview Forest Townhomes**  
LOCATION: Sterling Street, south of Mailand Road  
DATE: June 13, 1997

**INTRODUCTION**

The conditional use permit (CUP) for Crestview Forest Townhomes is due for review. This project is along Sterling Street, south of Mailand Road. (See the maps on pages 2 and 3.)

**BACKGROUND**

May 15, 1980, the city council approved this CUP, subject to several conditions.

**DISCUSSION**

Bruce Anderson, the Parks and Recreation Director, told me that he expects to have the trail between Sterling Street and Vista Hills Park started within the next six weeks. The council should review this permit again in three months to check on its completion.

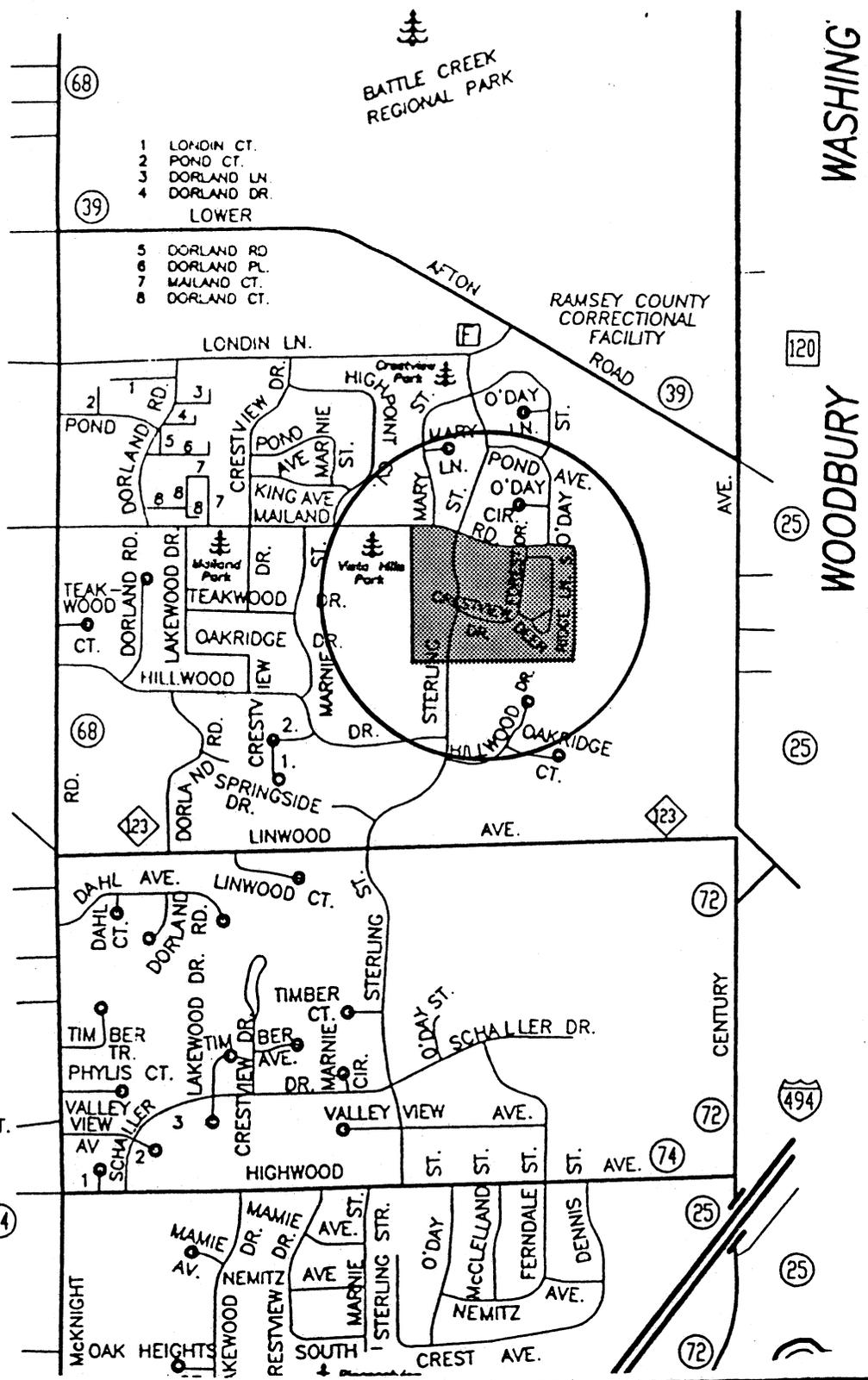
**RECOMMENDATION**

Review the conditional use permit for Crestview Forest Townhomes again in three months.

p:sec16\crestvw.cup

Attachments:

- 1. Location Map
- 2. Property Line/Zoning Map



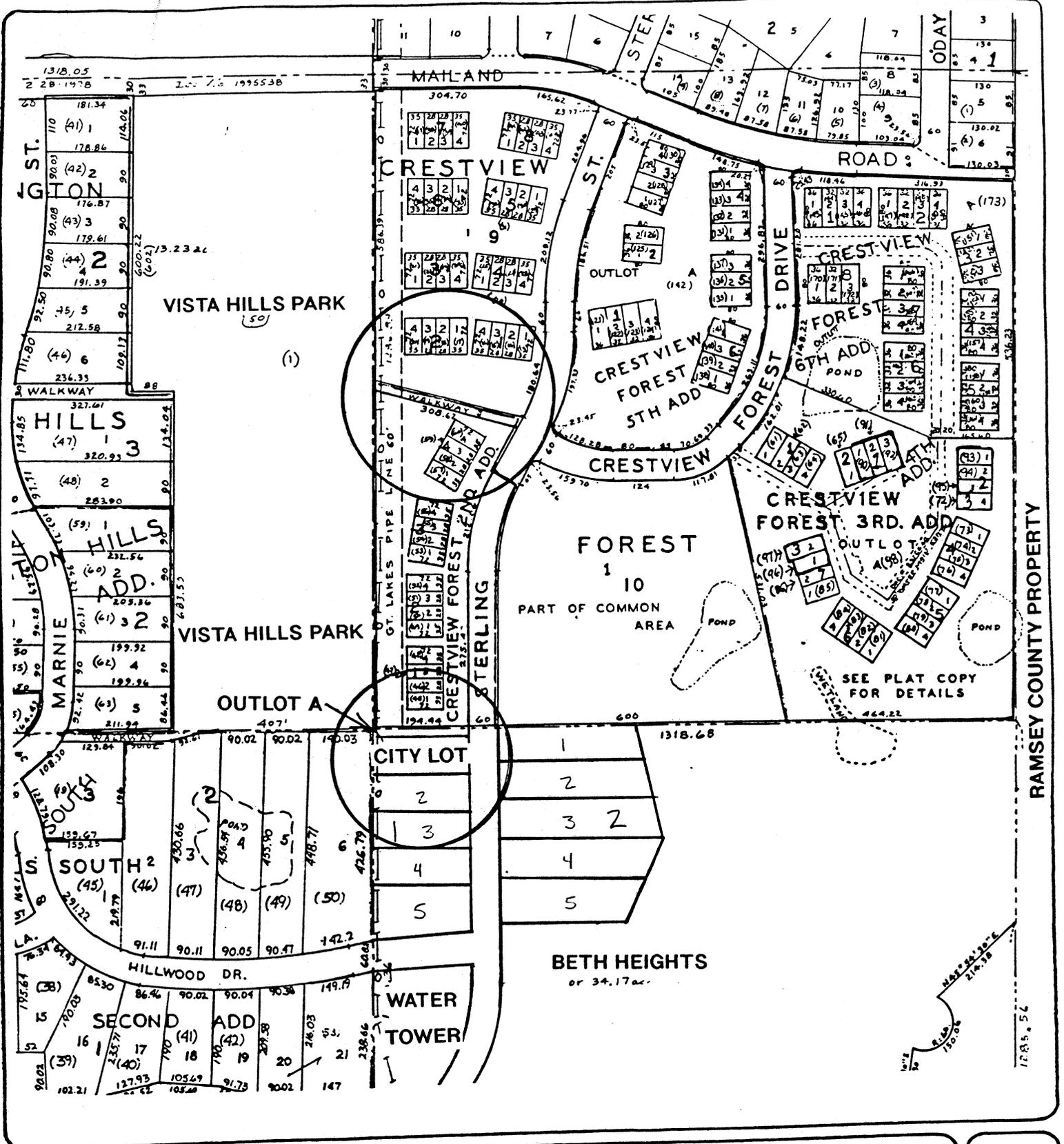
- 1 LONDON CT.
  - 2 POND CT.
  - 3 DORLAND LN.
  - 4 DORLAND DR.
- LOWER
- 5 DORLAND RD
  - 6 DORLAND PL.
  - 7 MAILAND CT.
  - 8 DORLAND CT.

- 1. HUNTINGTON CT.
- 2. OAKRIDGE LA.

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

# LOCATION MAP





RAMSEY COUNTY PROPERTY

# PROPERTY LINE / ZONING MAP



MEMORANDUM

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

TO: City Manager  
FROM: Chad Bergo, Community Development Intern  
SUBJECT: **Conditional Use Permit Review - Heather Ridge**  
LOCATION: Ariel Street and Highway 36  
DATE: June 13, 1997

**INTRODUCTION**

The conditional use permit (CUP) at Heather Ridge is due for review. This CUP allowed the development of land designated as an outlot. Heather Ridge is a seven-building office complex.

**BACKGROUND**

June 24, 1996: The city council approved this CUP, subject to review in one year.

**DISCUSSION**

The site is currently under construction; therefore, many conditions have not been met. The city council should review this CUP again in one year.

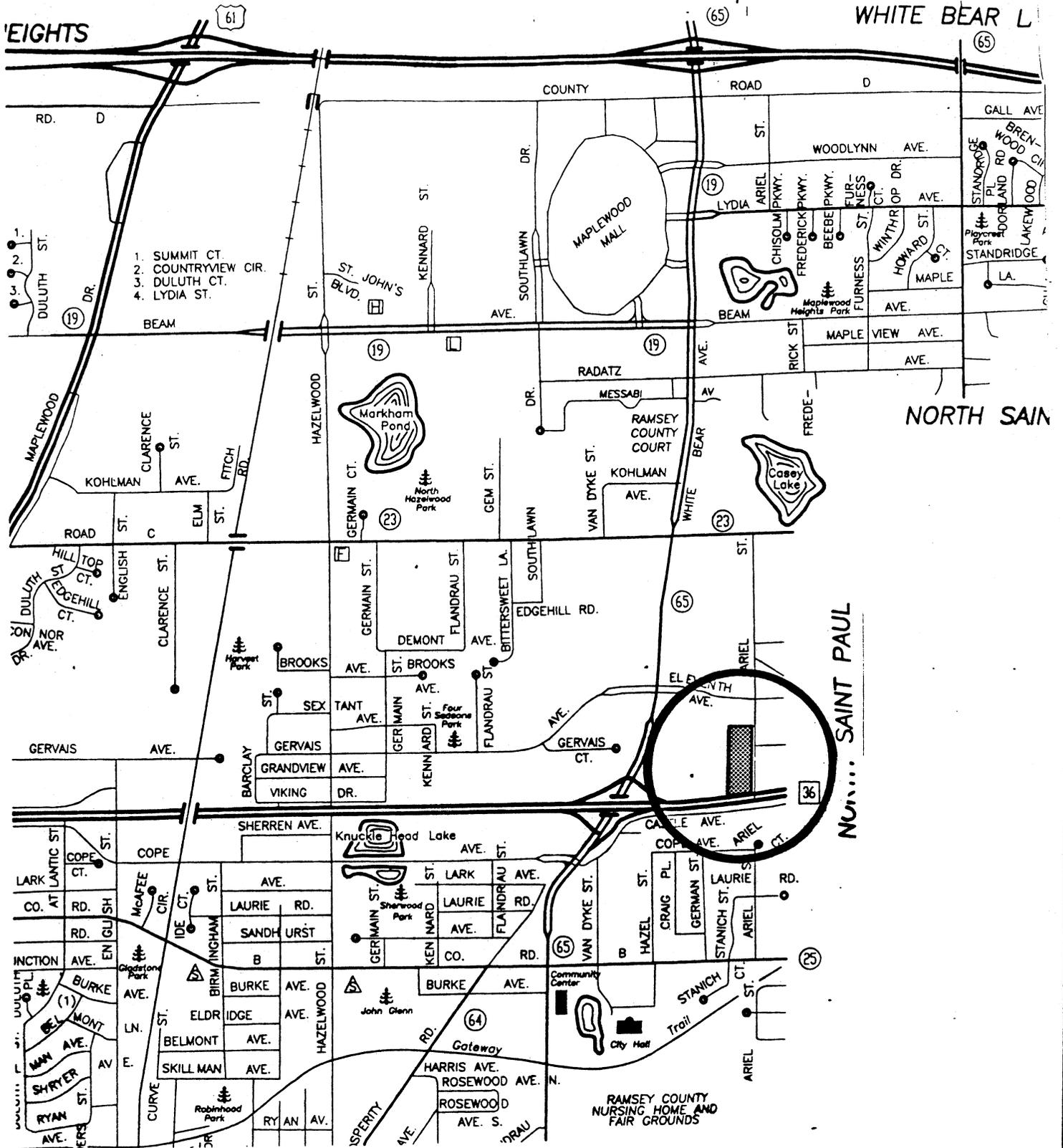
**RECOMMENDATIONS**

Review the conditional use permit for Heather Ridge again in a year.

p:sec11\heather.cup

Attachments:

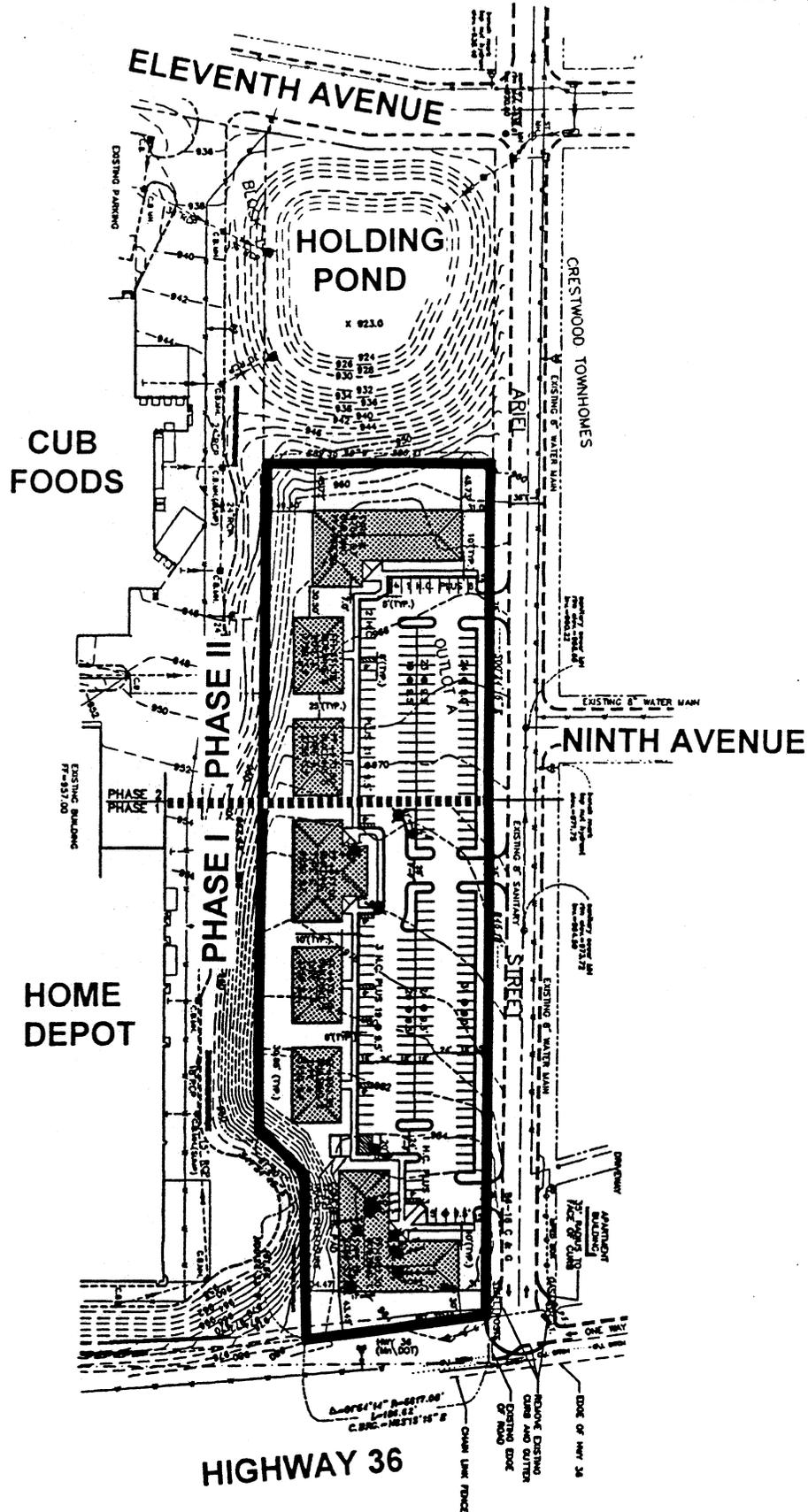
- 1. Location Map
- 2. Property Line/Zoning Map
- 3. Site Plan
- 4. Council Conditions



# LOCATION MAP







**SITE PLAN**  
**PROPOSED HEATHER RIDGE**  
**OFFICE PARK**



2. 7:15 P.M. (7:35 P.M.) Heather Ridge (Ariel Street)

- a. Mayor Bastian convened the meeting for a public hearing regarding proposal to develop a 7-building office complex east of Home Depot and Cub Foods.
- b. Manager McGuire presented the staff report.
- c. Director of Community Development Coleman presented the specifics of the report.
- d. Commissioner Will Rossbach presented the Planning Commission report.
- e. Boardmember Vidyashankar presented the Community Design Review Board report.
- e. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following persons were heard:

Gary Mulcahy, the applicant  
Hank Breems, representing the applicant  
Jim Benshoof, Benshoof & Associates, Traffic Engineers  
Patricia Thomas, Crestwood, 9th & Ariel

- f. Mayor Bastian closed the public hearing.
- g. Council discussed the possible need for traffic lights at the intersection of 11th Avenue and Ariel Street. The applicant agreed to participate in the costs involved should it become necessary to install lights.

**Land Use Plan Change (R-3M to BC-M)**

- g. Councilmember Koppen introduced the following Resolution and moved its adoption:

96 - 06 - 76

**LAND USE PLAN CHANGE R-3(M) TO BC(M)**

WHEREAS, Gary T. Mulcahy applied for a change to the City's land use plan from R-3(M), multiple dwelling residential (medium density) to BC(M), business commercial (modified).

WHEREAS, this change applies to the property located on the northwest corner of Highway 36 and Ariel Street. The legal description is:

**OUTLOT A, MAPLEWOOD RETAIL ADDITION**

WHEREAS, the history of this change is as follows:

1. On May 21, 1996, the Planning Commission held a public hearing. The City staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended that the City Council approve the land use plan change.
2. On June 24, 1996, the City Council discussed the land use plan change. They considered reports and recommendations from the

NOW, THEREFORE, BE IT RESOLVED that the City Council approve the above-described change for the following reasons:

1. It would be consistent with the comprehensive plan's goals and policies.
2. The BC(M) land use classification would be a better transition than the R-3(M) classification between the heavier-commercial BC (business commercial) classification to the west and the multiple-dwellings to the east.
3. The BC(M) classification would be compatible with the adjacent residential development to the east.

Seconded by Mayor Bastian

Ayes - all

#### Zoning Map Change (R-3 to BC-M) (4 Votes)

h. Councilmember Koppen introduced the following Resolution and moved its adoption:

96 - 06 - 76

#### ZONING MAP CHANGE - R-3 TO BC-M

WHEREAS, Gary T. Mulcahy applied for a change in the zoning map from R-3, multiple dwelling residential to BC(M), business commercial (modified).

WHEREAS, this change applies to the property at the northwest corner of Highway 36 and Ariel Street. The legal description is:

#### OUTLOT A, MAPLEWOOD RETAIL ADDITION

WHEREAS, the history of this change is as follows:

1. On May 21, 1996, the Planning Commission recommended that the City Council approve the change.
2. On June 24, 1996, 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. BC(M) zoning would be a better transition than R-3 zoning between the heavier-commercial BC (business commercial) zoning to the west and the multiple dwellings to the east.
6. BC(M) zoning would be compatible with the adjacent residential development to the east.

Seconded by Mayor Bastian

Ayes - all

### Conditional Use Permit

- i. Councilmember Koppen introduced the following Resolution and moved its adoption:

96 - 06 - 78

#### CONDITIONAL USE PERMIT - OFFICE DEVELOPMENT

WHEREAS, Gary T. Mulcahy applied for a conditional use permit to construct an office development on property designated as an outlot.

WHEREAS, this permit applies to the property at the northwest corner of Highway 36 and Ariel Street. The legal description is:

#### OUTLOT A, MAPLEWOOD RETAIL ADDITION

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

1. On May 21, 1996, the Planning Commission recommended that the City Council approve this permit.
2. The City Council held a public hearing on June 24, 1996. 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.
10. The use meets the minimum size and frontage requirements provided for in the ordinance.
11. The use has the requisite public improvements.
12. The permitted density under this code has not been transferred to another parcel and is, therefore, sufficient to accommodate the proposed construction.
13. The outlot is not to be used for permanent common open space.
14. The proposed construction can overcome or accommodate topographical problems and peculiar site characteristics.

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 City Council shall review this permit in one year.

Seconded by Mayor Bastian

Ayes - all

### Design Approval

g. Councilmember Koppen moved to approve the site plan (date-stamped May 10, 1996) and the building elevations and landscape plans (date-stamped March 18, 1996) for the Heather Ridge development, based on the findings required by the Code. The developer shall do the following:

1. Repeat this review in two years if the City has not issued a building permit for this project.

2. Complete the following before the City issues a building permit:

- a) Provide a revised landscape plan to staff for approval moving the trees proposed east of the buildings to the Ariel Street frontage.
- b) Provide a street easement to the City engineer for the proposed cul-de-sac in the southeast corner of the site. The exact description of this easement is subject to the City engineer's approval.
- c) Submit a grading, drainage, utility and erosion control plan to the City engineer for approval. The erosion control plan shall be consistent with the Ramsey Soil and Water Conservation District Erosion Control Handbook. The grading, drainage and erosion control plans shall also be subject to the approval of the Ramsey/Washington Metro Watershed District .
- d) Any minor site plan changes resulting from the review of the grading plan shall be subject to staff approval. Any major site plan changes shall be subject to the approval of the community design review board or the City Council if a variance is needed.
- e) Provide another trash enclosure at the north end of the parking lot. The location of this shall be subject to staff approval. The design of the trash enclosures shall be submitted to staff for approval. The trash enclosures shall be brick to match the buildings and have closeable gates.
- f) Provide a lawn-irrigation plan showing the location of sprinkler heads.
- g) Provide a certificate of survey.
- h) Pay the City of Maplewood \$5,487.25 to share in the cost of that part the Ariel Street construction next to Outlot A lying north of 9th Avenue.

3. Complete the following before occupying the first building of Phase I:

- a) Restore and sod damaged boulevards.
- b) Install a handicap-parking sign for each handicap-parking space and building addresses.
- c) Screen any roof-mounted equipment visible from streets or adjacent property.
- d) Install and maintain the in-ground sprinkler system.

4. The parking lot shall have continuous concrete curbing. This also applies to the north edge of the Phase I parking lot which must be curbed (code requirement). The applicant shall also provide a looped drive aisle or a turnaround for each drive aisle at the northerly termination of the Phase I parking lot.

5. If any required work is not done at the completion of each building, 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.

The City may postpone this escrow requirement for a particular building if work is in progress on a subsequent building, or subsequent buildings, in this project.

6. This approval does not include the signs. The applicant shall submit a comprehensive sign plan for this complex.
7. All work shall follow the approved plans. The Director of Community Development may approve minor changes.
8. All of the buildings shall have the same color scheme. The applicant shall submit a lighting plan to staff for approval.
9. This approval does not include those possible street signs or light at the Ariel Street and 11th Avenue intersection which may be required at a future review of the Conditional Use Permit. The City Council will determine the developer's fair share of its cost at a future public hearing on the Conditional Use Permit.

Seconded by Mayor Bastian

Ayes - all

6-24-96

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

**MEMORANDUM**

TO: City Manager  
 FROM: Ken Roberts, Associate Planner  
**SUBJECT: Conditional Use Permit and Design Approval**  
**PROJECT: Ramsey/Washington Watershed District Water Treatment Site**  
 LOCATION: Northwest corner of Century and Margaret Avenues  
 DATE: June 16, 1997

**INTRODUCTION****Project Description**

Cliff Aichinger, representing the Ramsey/Washington Metro Watershed District, is proposing to build a storm water treatment facility. This project would be on the northwest corner of Century and Margaret Avenues. (See the location and property line/zoning maps on pages 5 and 6.) The proposed project includes a 20-foot by 20-foot brick equipment building and excavating a storm water settling pond on the property. (See the project plans on pages 7 - 9 and the applicant's project statements on pages 10 and 11.)

**Requests**

The applicant is requesting that the city approve:

1. A conditional use permit (CUP) for the facility. City code requires a CUP for public utilities, public services or public buildings in the city.
2. The project plans including the site and building design plans.

**DISCUSSION**

The city council should grant this CUP. This facility will help improve the quality of the water going into Tanner's Lake. The building is attractive and will not affect any of the neighbors.

**COMMISSION ACTION**

On June 2, 1997, the planning commission recommended that the city approve the conditional use permit for this project, subject to the staff recommendation.

On June 10, 1997, the community design review board recommended approval of the design plans for the proposal, subject to the staff recommendation.

**RECOMMENDATIONS**

- A. Approve the resolution beginning on page 13. This resolution approves the conditional use permit to build a storm water treatment facility on the northwest corner of Century and Margaret Avenues. The city bases this permit on the findings required by the code 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 plans dated May 19, 1997, for the proposed storm water treatment facility on the northwest corner of Century and Margaret Avenues, based on the findings required by the City Code. The developer shall do the following:
1. Repeat this review in two years if the city has not issued a building permit for this structure.
  2. Complete the following before the city issues a building permit:
    - a. Submit a grading, drainage, utility and erosion control plan to the city engineer for approval. The erosion control plan shall comply with ordinance requirements.
    - b. Submit to city staff a certificate of survey for the property.
  3. Complete the following before occupying the building:
    - a. Replace property irons that the construction or contractor removes.
    - b. Restore and sod damaged boulevards.
    - c. Install all required landscaping, paving and an address on the building.
  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.

### **Appeals**

Anyone may appeal the community design review board's (CDRB) decision to the city council. The city must receive any appeals within 15 days of the CDRB's action.

## REFERENCE INFORMATION

### SITE DESCRIPTION

Site size: 69,762 square feet (1.6 acres)  
Existing land use: Undeveloped

### SURROUNDING LAND USES

North: Commercial center and McDonalds Restaurant  
East: Former Harley-Davidson store across Century Avenue in Oakdale  
South: A house across Margaret Avenue  
West: Houses on Margaret Avenue

### PLANNING

Land Use Plan designation: OS (open space)  
Zoning: R1 (single dwelling)

### ORDINANCE REQUIREMENTS

Section 36-437 of the city code requires a CUP for public utilities, public services or public buildings in the city.

### CRITERIA FOR 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 beginning on page 13.)

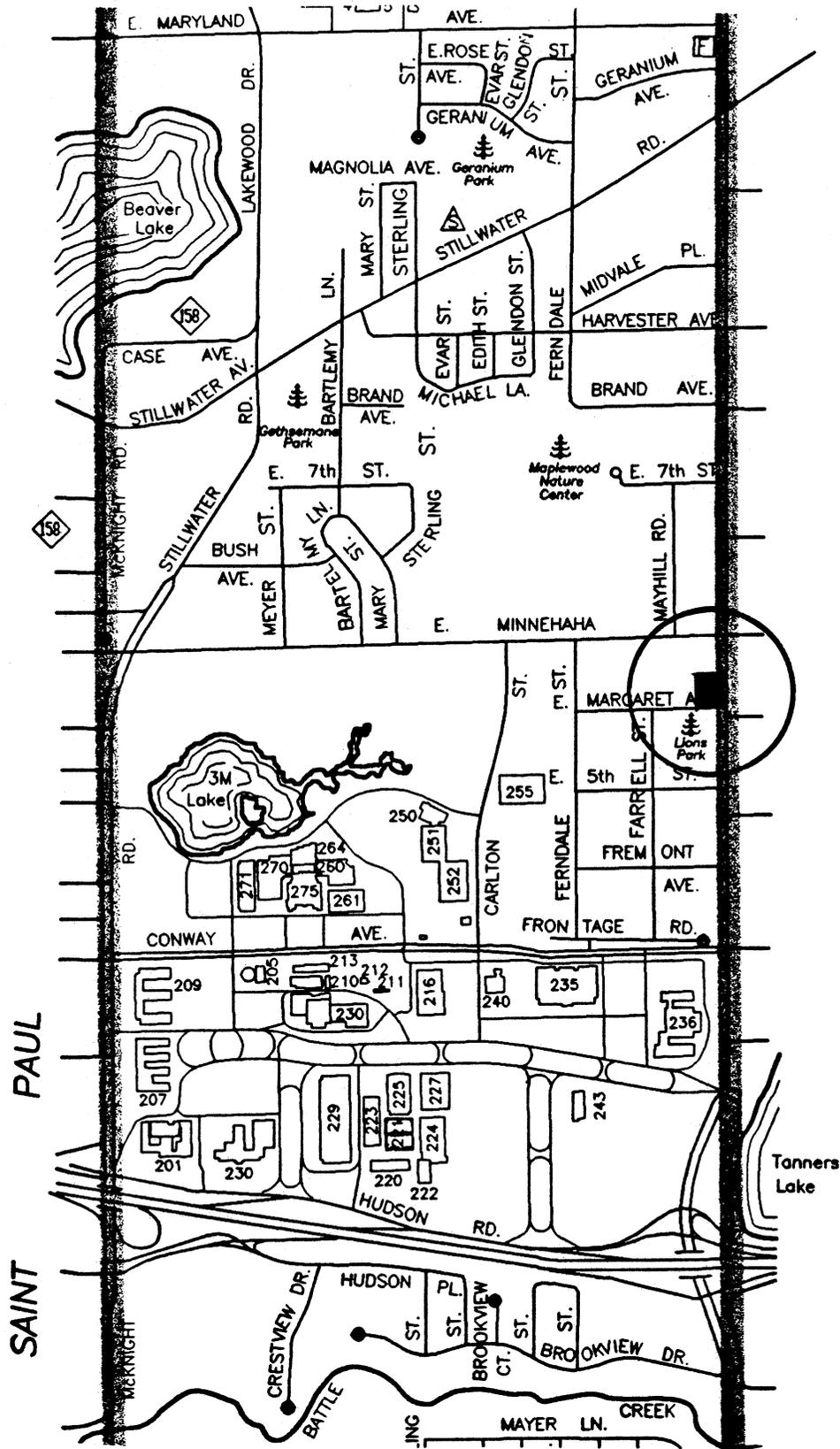
Section 25-70 of the city code requires that the CDRB make the following findings to approve plans:

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.

p:sec36/alumpond.mem

**Attachments:**

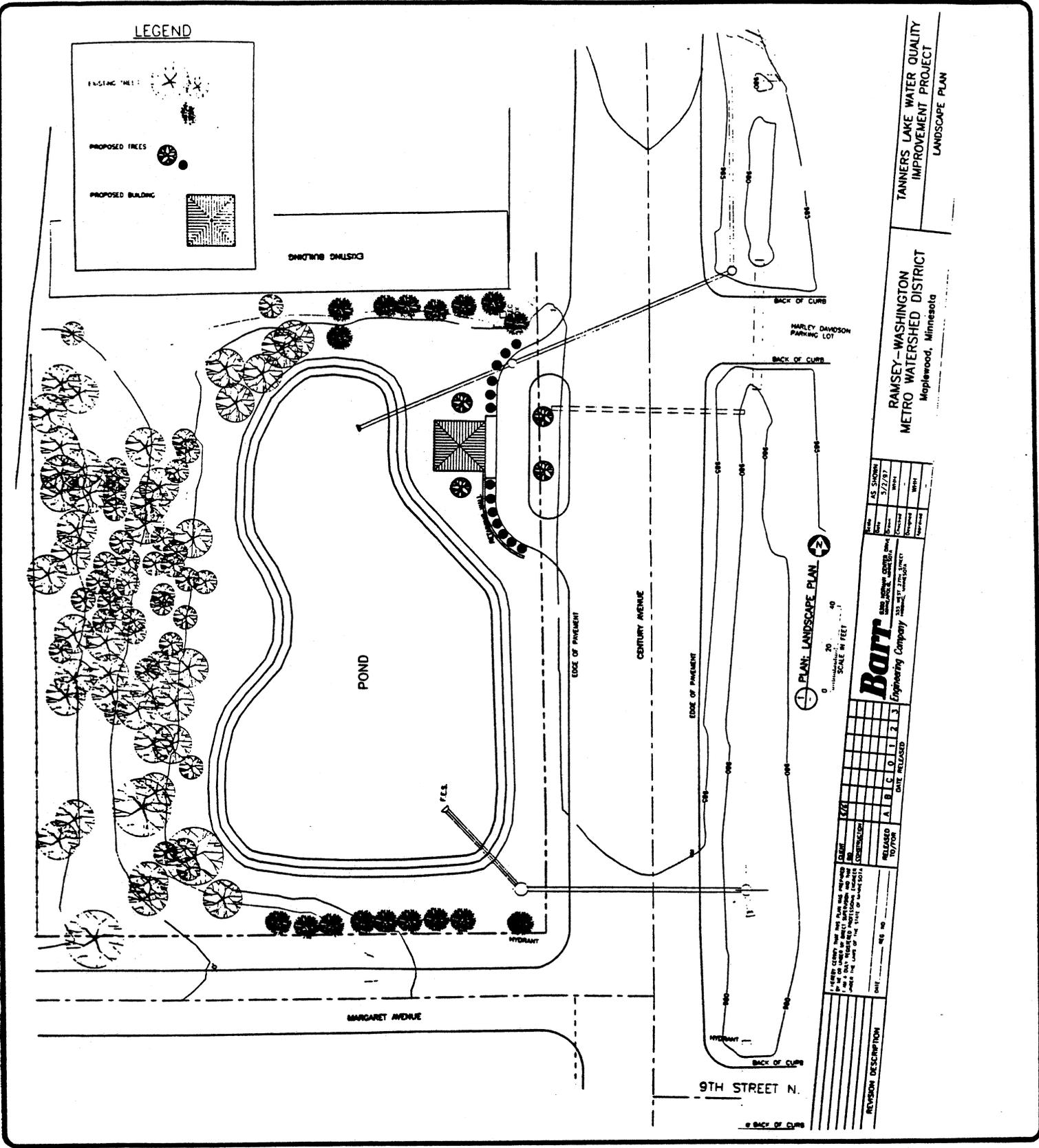
1. Location Map
2. Property Line/Zoning Map
3. Proposed Site Plan
4. Proposed Grading Plan
5. Building Plans
6. Applicant's statement dated May 19, 1997
7. Applicant's statement dated June 3, 1997
8. Conditional Use Permit Resolution



# LOCATION MAP







**LEGEND**

EXISTING TREES:

PROPOSED TREES:

PROPOSED BUILDING:

TANNERS LAKE WATER QUALITY  
IMPROVEMENT PROJECT  
LANDSCAPE PLAN

RAMSEY-WASHINGTON  
METRO WATERSHED DISTRICT  
Maplewood, Minnesota

DATE	AS SHOWN
3/2/97	
DATE	DATE

**Bart**  
Engineering Company  
333 West 1st Street  
Maplewood, MN 55127  
612-835-1111

PLAN: LANDSCAPE PLAN

SCALE IN FEET

0 10 20 30 40

DATE RELEASED	BY	REASON
A	B	C
1	1	1
2	2	2
3	3	3

RELEASED TO: FOR

DATE: 5/19/97

BY: [Signature]

REVISION DESCRIPTION	DATE	BY

**SITE PLAN**

5-19-97

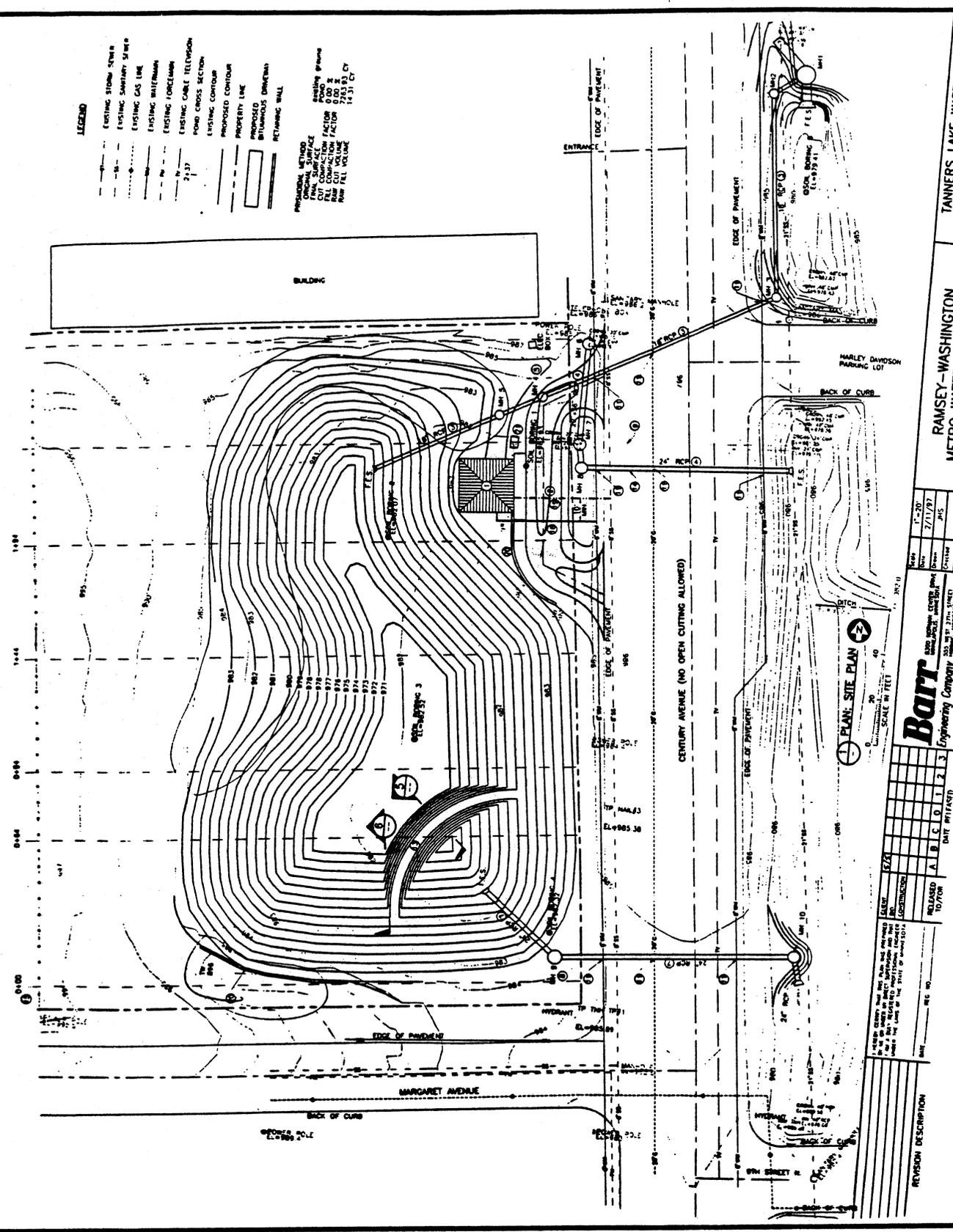


**LEGEND**

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING WATERMAIN
- EXISTING FORCEMAIN
- EXISTING CABLE TELEVISION
- POUND CROSS SECTION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- PROPOSED BITUMINOUS DRIVEWAY
- RETAINING WALL

PROVISIONAL METHODS  
 ORIGINAL SURFACE  
 CUT CONTRACTOR  
 FILL CONTRACTOR  
 MAX. CUT DEPTH  
 MAX. FILL VOLUME

Building Volume  
 0.00 CY  
 0.00 CY  
 730.83 CY  
 14.31 CY



TANNERS LAKE WATER QUALITY  
 IMPROVEMENT PROJECT  
 PROPOSED ALUM FACILITY  
 SITE PLAN

RAMSEY-WASHINGTON  
 METRO WATERSHED DISTRICT  
 Maplewood, Minnesota

DATE	1-2-20
BY	2/11/97
CHKD	MS
APPV	
DATE REVISION	
NO.	DESCRIPTION
1	
2	
3	

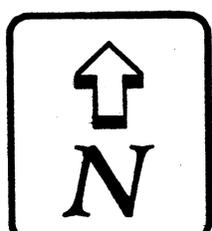
**Barr**  
 AND ASSOCIATES  
 Engineering Company  
 10000 University Ave. S.  
 Minneapolis, MN 55425  
 TEL: 612-338-1000  
 FAX: 612-338-1001

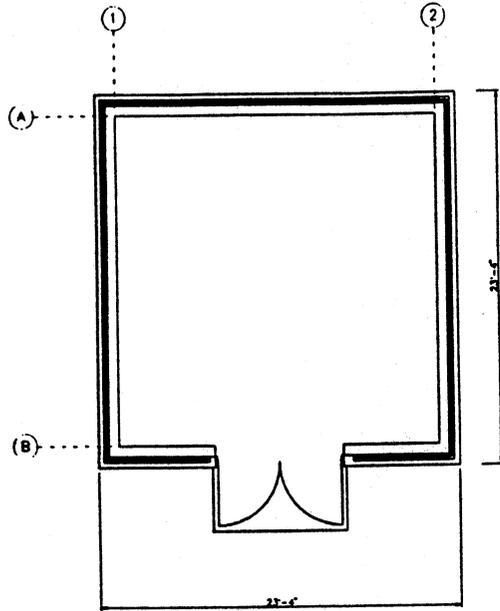
DATE	1-2-20
BY	2/11/97
CHKD	MS
APPV	
DATE REVISION	
NO.	DESCRIPTION
1	
2	
3	

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**PROPOSED GRADING PLAN**

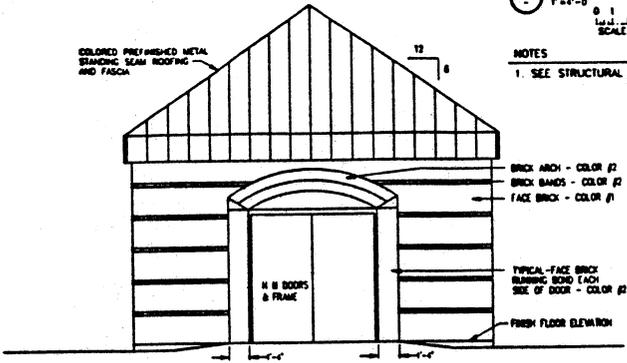
5-19-97



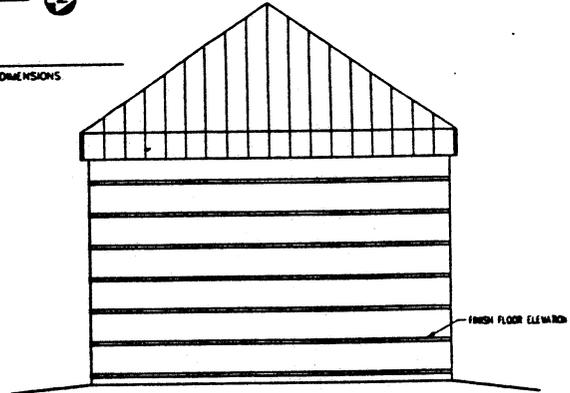


1 FLOOR PLAN  
 0 1 2  
 1/8" = 1'-0"  
 SCALE IN FEET

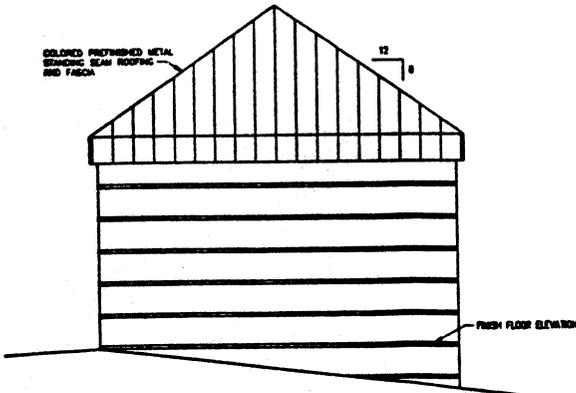
NOTES  
 1. SEE STRUCTURAL FOR BUILDING DIMENSIONS



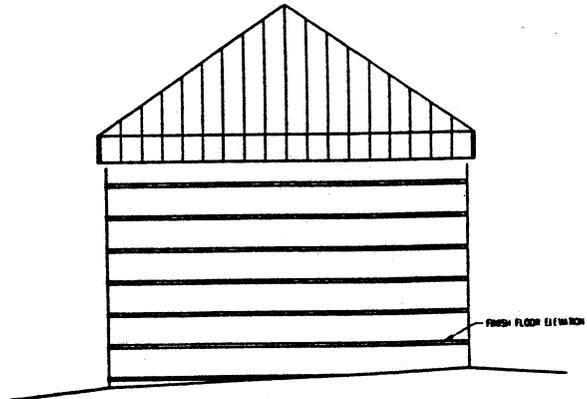
3 EAST ELEVATION  
 1/8" = 1'-0"



4 WEST ELEVATION  
 1/8" = 1'-0"



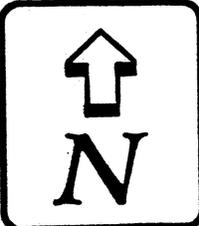
5 NORTH ELEVATION  
 1/8" = 1'-0"



6 SOUTH ELEVATION  
 1/8" = 1'-0"

# BUILDING PLANS

5-19-97



## City of Maplewood Conditional Use Permit Application

**Project:** Tanners Lake Alum Treatment Facility Building  
**Applicant:** Ramsey-Washington Metro Watershed District  
**Contact:** Clifton J. Aichinger, Administrator

5-19-97

### Description:

This application is for the construction of a 20 foot square concrete block structure with brick exterior to house the equipment necessary to inject alum into the stormwater runoff. This stormwater is discharging to Tanners Lake. The building is part of a project that also requires the excavation of a settling pond for the stormwater after injection of the alum. Stormwater will exit the site and continue to run to the southwest and into Tanners Lake.

This project was recommended in the Tanners lake Diagnostic Feasibility Study completed by the District in 1994. This method of treating the stormwater runoff was found to be the most effective and least costly approach to helping to maintain and improve the water quality of Tanners Lake. This project will result in a 85% to 90% phosphorus removal efficiency. This proposed site is the only available location to house such a facility.

The structure is approximately the size of a normal two car garage and similar to normal City well house buildings. The facility will not generate any noise and will resemble a normal stormwater pond and wetland. The building will be located immediately south of an existing strip commercial center and adjacent to Century Avenue. The nearest residential neighbors are apartment residents across Century Avenue in Oakdale (approximately 150 feet) and a single family residence south of the site (approximately 300 feet from the structure).

The District is currently in the process of purchasing the site from the current owner. Closing would have been completed at this time except for the need to secure a duplicate title document. A purchase agreement has been signed and closing is expected within the next week.

The District has distributed information on the project to all residents of the watershed, including this immediate neighborhood. A public meeting was held on the projects elements in the fall of 1996 and the winter of 1997. No objections were voiced about the proposal. Questions were raised about the use of alum to treat stormwater and its effects on the environment. The District has addressed these issues with the citizens raising the issue and the state agencies that regulate the use of this and other chemicals. The Minnesota Pollution Control Agency has established standards for aluminum which effect this facility and the Minnesota Department of Natural Resources requires a permit for this facility.

The District has completed extensive water quality testing to determine the alum dosing requirements and the resulting effects on aluminum levels discharging the settling basin. the PCA and the DNR are satisfied that the project will result in no negative effects on the environment and have issued a permit for the project. The testing results are available to the City or interested residents. In general, the facility will not create any hazardous conditions to area wildlife or humans. The resulting alum flock and sediment is inert and not toxic or hazardous to humans or animals. The pond will be posted for no swimming and thin ice. The District does not plan to fence the pond since to banks will not be steep and should present no difficulty for a child or adult to exit the pond if they happen to wander into the water.

# Tanners Alum Treatment System

## Fact Sheet

6-3-97

**About the Tanners Alum Treatment Facility:** The proposed location for the Tanners alum treatment facility is just south of the corner of Century Avenue and 10th Street. The alum treatment facility will inject alum into stream water to remove approximately 90 percent of its phosphorus load. Once added to water, alum forms large flakes (i.e., floc) which settle out of the water. Phosphorus dissolved in the water attaches to the flakes and is removed. Particles containing phosphorus are swept out of the water by the alum as it settles to the bottom. The treatment facility will be an "off line" system, which means that stream water will be routed into the facility, treated, and then allowed to flow back into the stream alongside Century Avenue; alum will not be added directly into the stream. All stream water flows at or below 5 cubic feet/second (2,250 gallons/minute) will be treated. A settling basin will be constructed downstream of the alum injection point to remove most of the "alum floc" generated by the treatment (the "alum floc" is a mixture of alum, phosphorus, and sediment particles). Water leaving the settling basin will flow through the existing 7th Street wetland treatment facility, which is located immediately downstream of the proposed alum treatment facility, before entering Tanners Lake.

**What is Alum?** Alum is a metallic salt comprised solely of aluminum and sulfate.

**How is it used?** Alum has been used for decades to reduce phosphorus and/or solids in sewage treatment systems, lakes and streams, and drinking water. In 1981, more than 153,000 tons (300 million pounds) of alum were used in water treatment plants in the U.S. Water treatment plants, such as Minneapolis and St. Paul, who use lake or river water as a drinking water source use alum to remove solids.

**Benefits:** Alum effectively removes phosphorus and solids from water (i.e. lakes, streams, stormwater, drinking water, wastewater). Phosphorus (a plant nutrient) and sediment cause many of the lake and stream water quality problems in Minnesota. Phosphorus controls algal growth and excess phosphorus causes algal blooms and reduced water clarity in lakes and streams. Therefore, by removing phosphorus and sediment, alum can improve water quality.

**Concerns/Potential Problems:** Aluminum is a type of metal, and high concentrations of metals can be harmful to aquatic animals. Therefore, if too much alum is added to a natural waterbody, it can be harmful to fish and other aquatic organisms. Adding too much alum can also lower the pH of the water to a level considered unsafe for aquatic organisms. The Tanner's alum treatment facility will continuously measure the pH of the water leaving the floc basin. If the pH falls below 6.0 (i.e., falls below a safe level), the treatment facility will automatically shut off to prevent unsafe conditions in downstream waters.

### Problem Prevention -- Determining a Safe Dose for the Tanners Treatment

**Facility:** The Ramsey-Washington Metro Watershed District (RWMWD) has followed a rigorous laboratory testing program to select an alum dose for the treatment facility that removes unwanted phosphorus and sediment without harming fish and other aquatic animals. In addition, RWMWD is working closely with the Minnesota Pollution Control Agency to ensure the treatment facility and its outflow will comply with environmental regulations designed to protect fish and other aquatic animals. Follow-up monitoring once the treatment system is constructed is also crucial to ensuring the safety of aquatic animals.

**Biological Monitoring:** RWMWD is conducting a biological monitoring program in the stream immediately downstream from the proposed treatment facility. The program involves collecting aquatic organisms in the stream, then looking at the number and variety of organisms present. The data collected will

be used to gauge the health of the stream environment, and will also be tracked over time to see if any changes occur in the stream community. This monitoring program will continue during the operation of the treatment facility. Monitoring results will show positive and/or negative impacts of the alum treatment facility on the stream. A negative impact would result in alum dose changes to ensure protection of aquatic animals, including fish.

**Water Quality Monitoring:** RWMWD is also conducting an aggressive lake and watershed monitoring program, which will be expanded once the treatment facility is operational. This monitoring is designed to determine, among other things, changes in the amount of phosphorus and aluminum found in Tanners Lake and the effectiveness of the treatment facility in removing phosphorus and the alum floc. Results of the monitoring program will be reported to residents in the Tanners Lake watershed as the project progresses.

**For More Information** about the Tanner Alum Treatment Facility, or any other element of the Tanners Lake Improvement Project, contact Cliff Aichinger of the RWMWD at 777-3665.

## CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, Cliff Aichinger, representing the Ramsey/Washington Metro Watershed District, has requested a conditional use permit to build a storm water treatment facility.

WHEREAS, this permit applies to property on the northwest corner of Century and Margaret Avenues. The legal description is:

Lots 9 and 10, Block 2, Farrell's Addition in Section 36, TN 29, R 22.

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

1. On June 2, 1997, the planning commission recommended that the city council approve this permit.
2. On June 23, 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 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.

The Maplewood City Council adopted this resolution on \_\_\_\_\_, 1997.

**MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD**  
**1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA**  
**JUNE 10, 1997**

**VI. DESIGN REVIEW**

**A. Equipment Building—Watershed District Storm Water Facility, Century Avenue between Margaret Street and Minnehaha Avenue**

Cliff Aichinger was present representing the Ramsey/Washington Metro Watershed District. He discussed their proposal to build a water retention pond with a treatment facility to add alum to the storm water for purifying Tanner's Lake. Mr. Aichinger explained the project to the board. He described the function of alum and discussed the architectural design of the proposed equipment building. The building would have a brick exterior. He stated that there would be a small building (approximately four by four by six feet tall), in addition to the one shown, that would be about the size of an outdoor toilet building. The board asked Tom to review the design plans for this small structure. Mr. Aichinger, furthermore, stated that the smaller structure would only be in place for about two years.

Boardmember Robinson moved the Community Design Review Board recommend:

**B. Approval of the plans dated May 19, 1997, for the proposed storm water treatment facility on the northwest corner of Century and Margaret Avenues, based on the findings required by the City Code. The developer shall do the following:**

1. Repeat this review in two years if the city has not issued a building permit for this structure.
2. Complete the following before the city issues a building permit:
  - a. Submit a grading, drainage, utility and erosion control plan to the city engineer for approval. The erosion control plan shall be comply with ordinance requirements.
  - b. Submit to city staff a certificate of survey for the property.
3. Complete the following before occupying the building:
  - a. Replace property irons that the construction or contractor removes.
  - b. Restore and sod damaged boulevards.
  - c. Install all required landscaping, paving and an address on the building.
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.
6. The applicant shall submit a design detail for the small outbuilding in the southwest corner of the site to staff for approval.

Boardmember Ledvina seconded.

Ayes—all

The motion passed.

MINUTES OF THE MAPLEWOOD PLANNING COMMISSION  
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA  
JUNE 2, 1997

V. NEW BUSINESS

A. Conditional Use Permit—Storm Water Facility (Century and Margaret Avenues)

Ken Roberts, associate planner, presented the staff report. Cliff Aichinger, administrator with the Ramsey-Washington Metro Watershed District, gave a fact sheet to the commissioners that explained alum treatment of storm water. Mr. Aichinger said this is one of four projects being started this summer to improve the quality of Tanner's Lake. Eighty-five percent of the flow from the largest watershed to Tanner's Lake will be treated. This watershed is the northern area from Stillwater Road to Hadley and Century Avenue (about 1 block into Maplewood) down to Minnehaha Avenue. Mr. Aichinger said this watershed contributes about 65 percent of the phosphorous load to Tanner's Lake. The alum treatment system is 90 percent effective at removing phosphorous.

Mr. Aichinger pointed out that they will be mounting a small monitoring station on top of the manhole at the outlet pipe. This will contain automatic sampling equipment that will allow continual monitoring of the quality of the water leaving the pond. He explained that alum is a natural occurring element that is used to treat drinking water and for pickling cucumbers. He emphasized that there is no danger from the alum to pets or humans if they wander into the pond. Mr. Aichinger spoke about ten other optional project combinations that the watershed district considered as a result of a diagnostic feasibility study to improve the water quality of Tanner's Lake.

Commissioner Pearson moved the Planning Commission recommend:

- A. Approval of the resolution which approves the conditional use permit to build a storm water treatment facility on the northwest corner of Century and Margaret Avenues. The city bases this permit on the findings required by the code 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.

Commissioner Ericson seconded.

Ayes—all

The motion passed.

## MEMORANDUM

Action by Council:

TO: City Manager  
 FROM: Tom Ekstrand, Associate Planner  
 SUBJECT: **Conditional Use Permit and Design Review**  
 PROJECT: **Merit Chevrolet Addition**  
 LOCATION: 2695 Brookview Drive  
 DATE: June 11, 1997

Endorsed \_\_\_\_\_  
 Modified \_\_\_\_\_  
 Rejected \_\_\_\_\_  
 Date \_\_\_\_\_

## INTRODUCTION

## Project Description

Merit Chevrolet is proposing to build a 5,250-square-foot addition onto the southeast corner of their building. Refer to the maps on pages 9-11. Merit would use the additional space for a service write-up area, offices, customer lounge, express lube bays and employee support space. The proposed addition would have an exterior of stucco and rock-face concrete block on the front and metal panels and rock-face concrete block on the south side. Refer to the narrative on pages 12-16.

## Requests

The applicant is requesting approval of:

1. A conditional use permit (CUP) to expand a nonconforming use. Merit Chevrolet is nonconforming because:
  - a. The code requires motor vehicle service garages to be 350 feet from a residential lot line. The closest point of Merit's service garage (existing and proposed) is set back only 55 feet.
  - b. The code requires a 100-foot setback from the south lot line. Currently the building is 55 feet from the south lot line. The code requires buildings with exterior wall surfaces of more than 3000 square feet that face residential areas to have at least a 100-foot setback. The south elevation of Merit Chevrolet, with the proposed addition, would be 5,480 square feet in area.
  - c. The city code requires a six-foot-tall, 80 percent opaque screen for commercial parking lots when next to residential property. Merit Chevrolet has not provided any screening next to the adjacent single dwelling lots.
  - d. The code requires that vehicles be parked on paved surfaces. Merit is parking trucks on an unpaved surface at the corner of Century Avenue and Brookview Drive on the old Video Update site.
2. Architectural and site plans.

## **DISCUSSION**

### **Conditional Use Permit/Evaluation of Neighbor's Concerns**

#### Screening

On November 3, 1967, the Maplewood Village Clerk notified the abutting neighbors that the village required the property owner of the Merit site to install a six-foot-tall redwood screening fence along the west and south lot lines. Refer to the letter to Joseph Korba on page 17 and the agreement dated November 2, 1967 on page 18. The property owner never installed the fence.

The abutting neighbors are now requesting that Merit build a ten-foot-tall wooden screening fence. City code now requires six-foot-tall, 80 percent opaque fence. The city council should require that Merit Chevrolet install this long-overdue fence along all parts of the site that abut residential properties. The only exception is behind the long storage building near the west lot line. The screening fence should be placed on top of the slope at the same grade elevation as the parking lot for maximum screening. As an option, the fence could be placed part way down the slope abutting the neighbor's properties. If Merit places it on the slope, it should be tall enough to still provide six feet of screening as measured from the parking lot grade. Staff is also suggesting that the fence provide 100 percent screening to maximize concealment of Merit Chevrolet for the neighbors. The city should require that Merit Chevrolet install this fence even if they do not build the proposed addition.

#### Noise

Another problem is that the service garage is open until 2 a.m. This is a violation of the maintenance garage requirements in the city code. Since 1989, the city code has not allowed such garages to be open past 11 p.m. The city council should require that Merit change their hours of operation to comply with the ordinance. The city should require that Merit Chevrolet change their closing hours to comply with code, even if they would not proceed with their expansion plans.

#### Other Concerns

1. Vandalism — Joseph Korba, a neighbor to the south, said that there has been vandalism in the Merit Chevrolet parking lot behind his house. He said that the vandals exit through the undeveloped lot next to him. Mr. Korba feels a screening fence will also help to stop some of this vandalism.
2. One neighbor said that Merit should build the addition on the north side of the building. This is not feasible since the addition is for more service garage space. The service garage is on the south side of the building.
3. There is much litter from Merit Chevrolet that blows into the adjacent yards. A fence will help to contain litter when it blows.

## CUP

Staff does not see a problem with approving a CUP for the expansion. The CUP should be contingent upon the installation of a screening fence and compliance with the 11 p.m. closing time required by code. These two requirements should improve the relationship between Merit Chevrolet and the adjacent neighbors.

### **Design Considerations**

#### Building Design and Roof-Equipment Screening

The building design would be attractive and compatible with the existing structure.

The community design review board (CDRB) has waived the roof equipment screening requirement for several recent building proposals. The CDRB felt that screening would be more noticeable than the equipment it is meant to hide. Screening eventually needs repairs and becomes unsightly. The board should waive the screening requirement and require the owner or contractor to paint any new equipment to match the building.

#### Parking and Paving

There are 520 parking spaces shown on the site plan. Twenty-eight are for customers. The parking on site meets the city code requirements. The applicant should, however, provide two handicap parking spaces to comply with handicap-parking requirements.

There is an unpaved parking area in the southeast corner of the site where Merit is parking trucks. This is the "footprint" of the old Video Update building. The applicant should pave this area for parking as code requires.

### **COMMITTEE ACTIONS**

June 2, 1997: The planning commission recommended approval of the CUP with the staff recommendation.

June 10, 1997: The community design review board recommended approval of this project with the staff recommendation.

### **RECOMMENDATIONS**

- A. Adopt the resolution beginning on page 22. This resolution approves a conditional use permit to expand the auto dealership service garage at 2695 Brookview Drive. This permit is based on the standards 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 started within one year of council approval or the permit shall end. The council may extend this deadline for one year.
  3. The city council shall review this permit in one year.
  4. The service garage shall not be open between the hours of 11 p.m. and 6 a.m. The applicant shall change their hours of operation to meet this requirement within one month of this city council action.
  5. The property owner or applicant shall install at least a six-foot-tall, 100 percent opaque decorative wood screening fence along the south and west parking lot edges of the site. The fence height shall be measured from the parking lot grade. There is no need for the fence behind the storage building. The owner or contractor must install this fence within two months of this city council action.
  6. There shall be no outside storage of refuse, equipment or vehicle parts of any kind unless in a screening enclosure. Plans for screening enclosures shall be submitted to staff for approval of placement and design. Any outside storage not in an enclosure shall have city council approval.
  7. The owner or operator shall not allow anyone to work on vehicles outside the building, except interior work on motor homes. All employees shall do the vehicle repair and maintenance inside the building, except interior work on motor homes.
- B. In the event the applicant does not proceed with the proposed expansion plans, they shall still do the following:
1. Change the service garage hours to comply with the code within one month of this city council action. The service garage shall not be open between the hours of 11 p.m. and 6 a.m.
  2. Install a six-foot-tall, 80 percent opaque decorative wood screening fence along the south and west parking lot edges. There is no need for the fence behind the storage building. The owner or contractor must install this fence within two months of this city council action.
- C. Approval of the site plan date-stamped April 25, 1997, and the revised building elevations submitted to the community design review board on June 10, 1997, for the Merit Chevrolet service garage addition at 2695 Brookview Drive. Approval is subject to the property owner doing the following:
1. Repeat this review in two years if the city has not issued a building permit for this project.
  2. Do the following before getting a building permit:

- a. Submit the fence design plan to staff for approval. The fence shall be a decorative fence made of wood. It shall be at least six feet tall above the grade of the parking lot and 100 percent opaque. The owner or contractor shall install this fence on the top of the slope at the same grade as the parking lot. The fence shall be placed to buffer the adjacent residential lots to the south and west, except that portion behind Merit's storage building. If the fence is taller than six feet, it shall be designed by a professional engineer.
  - b. Submit a parking lot paving and striping plan for staff approval showing:
    - (1) Paving and striping in the unpaved area at the corner of Brookview Drive and Century Avenue.
    - (2) Two handicap-accessible parking spaces that would meet ADA (Americans with Disabilities Act) requirements.
3. Complete the following before occupying the building:
- a. Paint all proposed roof-mounted equipment visible from streets or adjacent property. The color must match the building color. (code requirement)
  - b. Aim or shield all exterior site lights on the proposed addition as required by code so they are not a nuisance to neighbors. (code requirement)
  - c. Pave and stripe the truck-parking area at the corner of Brookview Drive and Century Avenue.
  - d. Install the screening fence along the south and west sides of the parking lot that abut the residential properties
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. City staff will review signage through the sign permit process.
6. All work shall follow the approved plans. The director of community development may approve minor changes.
7. Present a sample of the proposed fence and a cross section drawing to the city council at the public hearing showing the proposed fence design and profile on the slope next to the parking lot.

## **CITIZENS' COMMENTS**

I surveyed the 40 surrounding property owners within 350 feet of Merit Chevrolet for their comment about this proposal. Of the 37 replies, five were in favor, 29 were opposed and three had no comment.

### **In Favor**

1. Merit has been a good corporate neighbor. (Wolfe, 203 Ferndale Street)
2. It will hopefully increase their business. (Roemer and Dreher, 175 Century Avenue)
3. It will enhance the southern and eastern appearance of the Merit building. It will reduce the traffic on the south sides of the building. (Northwest Motor Sales, Inc, 2695 Brookview Drive)

### **Opposed**

Twenty nine neighbors are against this proposal, but according to the letter on pages 19-21, it would be acceptable if Merit built a screening fence.

## REFERENCE INFORMATION

### SITE DESCRIPTION

Site size: 6.9 acres

Existing land use: Merit Chevrolet

### SURROUNDING LAND USES

North: I-94 and 3M Center

South: Single dwellings and Brookview Drive

West: Single dwellings

East: Century Avenue, the Country Inn and Sinclair

### PAST ACTIONS

August 3, 1967: The village council rezoned the rear portion of the Merit Chevrolet property from R1 (single dwelling) to BC (business commercial). The council required that Mr. Marrone, the developer, install a screening fence as a buffer for the abutting homeowners.

November 6, 1975: The city council approved plans for a 25- by 200-foot storage building along the rear lot line. This approval was subject to five conditions. Condition Three required that Merit Chevrolet install a screening fence as a buffer for the abutting homeowners.

November 16, 1976: The city council reconsidered the construction of the 200-foot-long storage building and again required that Merit submit a screening fence plan to the city for the south lot line.

October 24, 1995: The CDRB approved plans for the exterior remodelling of Merit Chevrolet.

### PLANNING

Land use plan designation and zoning: BC

Ordinance requirements: BC

#### Ordinance Requirements

Section 36-151(b)(9)(c) of the BC district requirements states that motor vehicle maintenance garages must be at least 350 feet from any property that the city is planning for residential use.

Section 36-17(e) requires that no existing building or premises devoted to a use not permitted in the district in which such building or premises is located shall be enlarged, reconstructed or structurally altered, unless:

1. Required by law or government order; or
2. There would not be a significant affect, as determined by the city through a conditional use permit, on the development of the parcel as zoned.

Section 36-27(b)(4) requires a visual screen that is at least six-feet-tall and 80 percent opaque when a parking lot is constructed next to property that is used or shown on the city's land use plan for single or double-dwelling use. The community design review board may waive this requirement if it determines that screening would not be needed or would not protect surrounding property values.

Section 36-151(b)(9)(j) requires that no maintenance garage within 350 feet of a residential lot line shall be operated between 11 p.m. and 6 a.m.

Section 36-22(e) requires that all parking lots and associated driveways have a surface of bituminous or concrete and striped parking spaces.

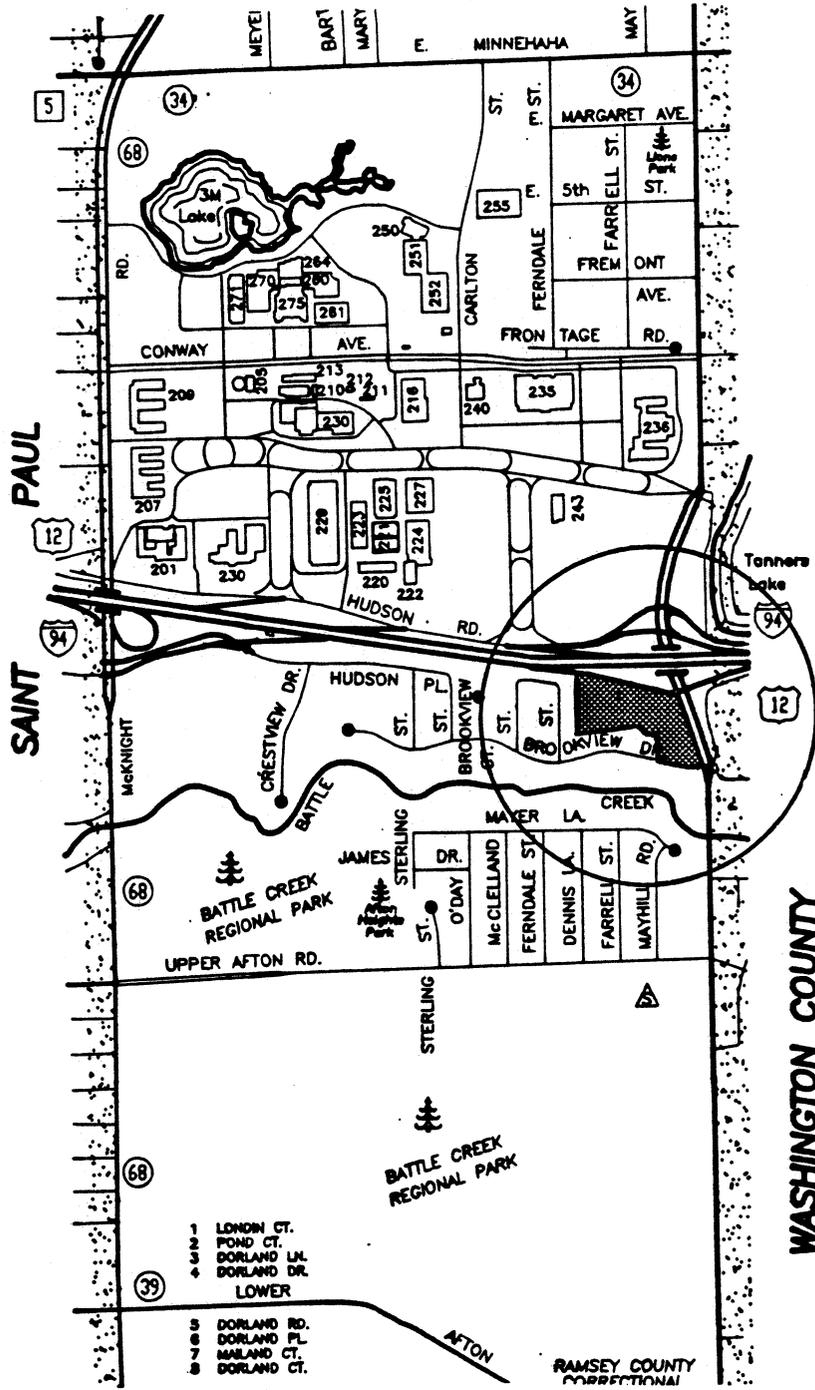
### **Criteria for CUP Approval**

Section 36-442(a) states that the city council may approve a CUP, based on nine standards. Refer to the findings in the resolution on pages 22-23.

p:\sec1-28\merit.cup

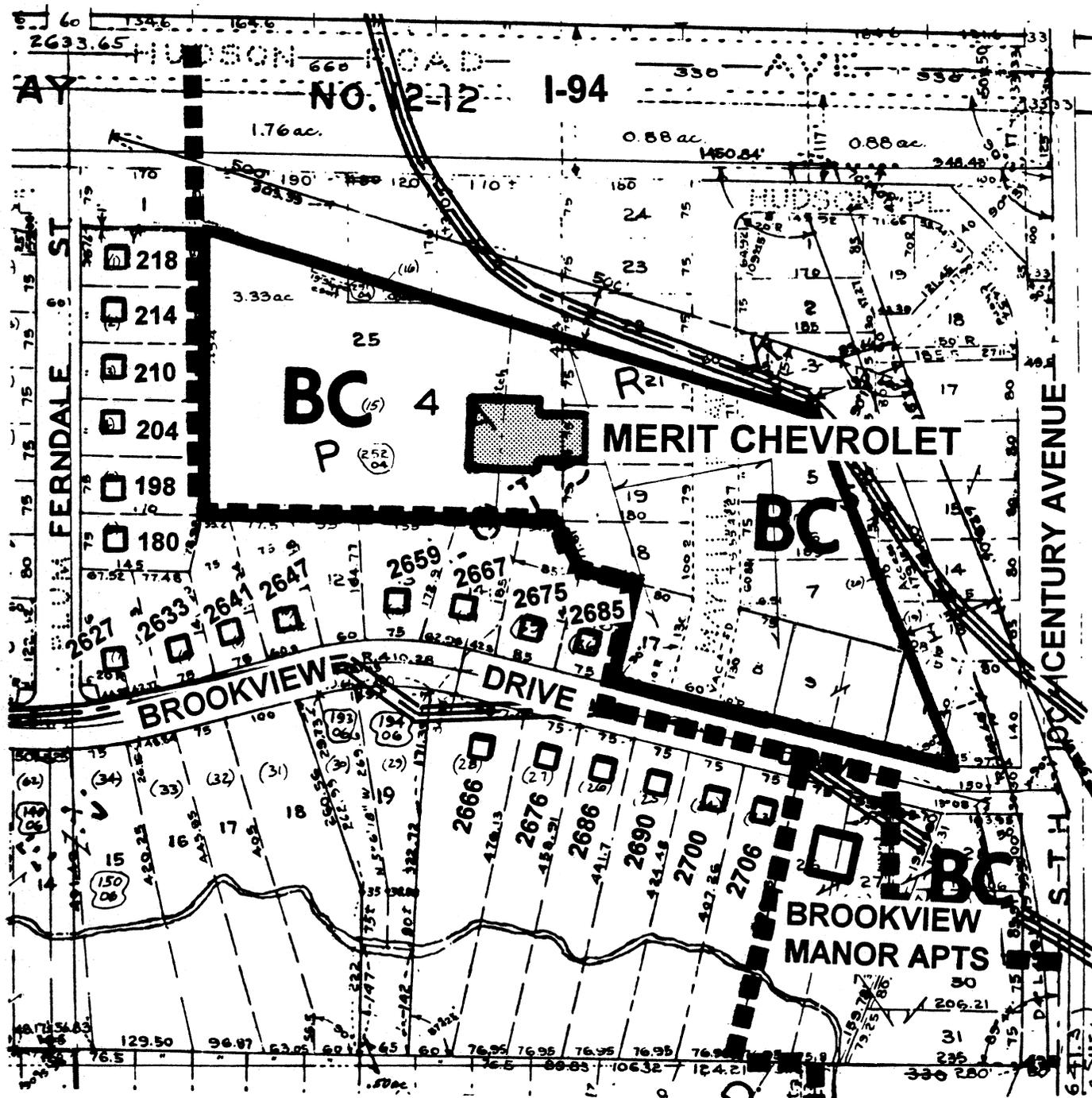
#### **Attachments:**

1. Location Map
2. Property Line/Zoning Map
3. Site Plan
4. Applicant's narrative (five pages)
5. Letter to Joseph Korba dated November 3, 1967
6. Agreement with the Village of Maplewood and Donald Marrone dated November 2, 1967
7. Letter and map from the abutting neighbors (three pages)
8. Conditional Use Permit Resolution
9. Plans date-stamped April 25, 1997 (separate attachment)



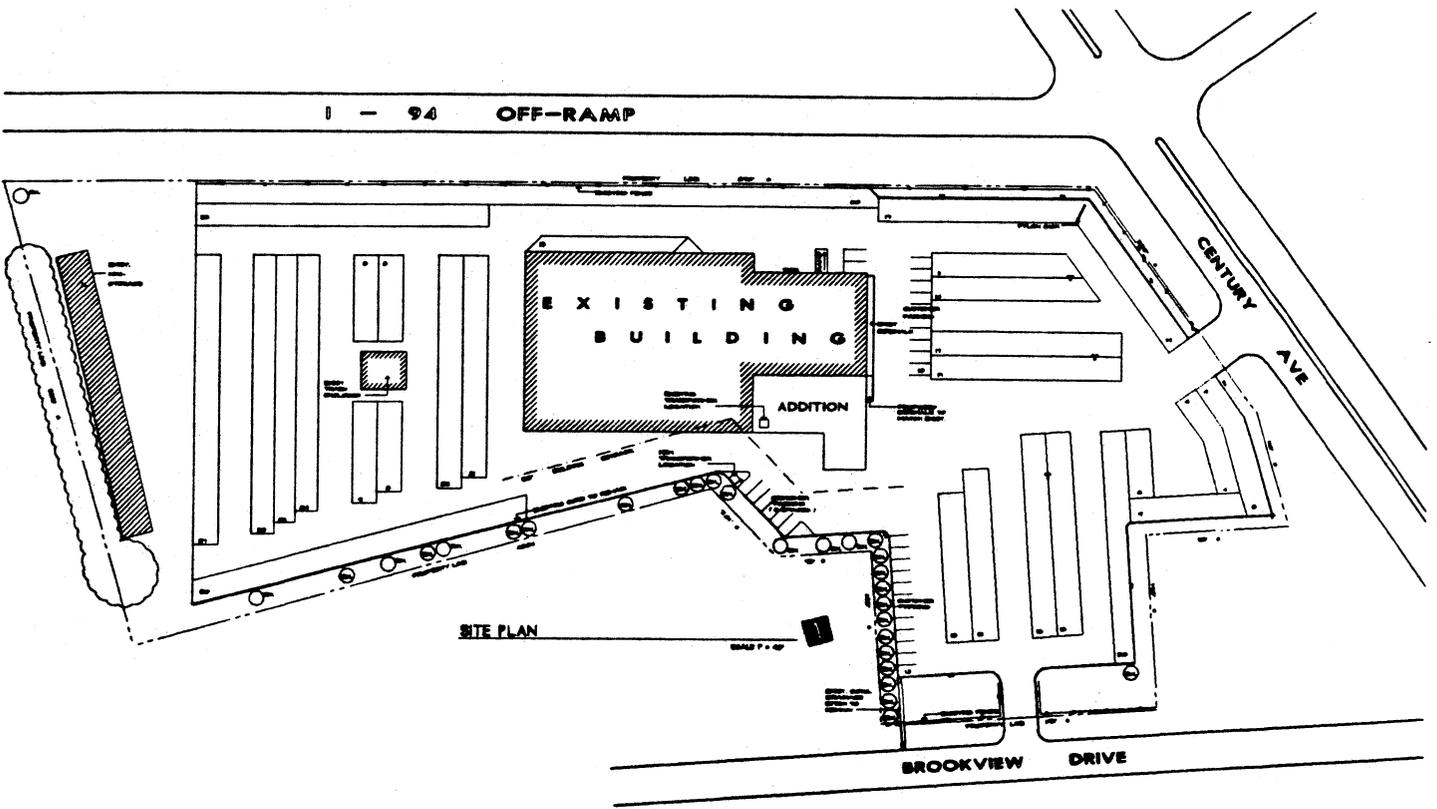
# LOCATION MAP



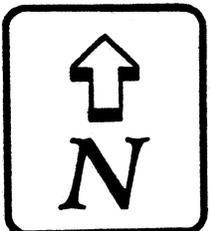


PROPERTY LINE / ZONING MAP





**SITE PLAN**



**Request for  
Conditional Use Permit Approval  
Merit Chevrolet  
Maplewood, Minnesota**

**I. Introduction**

For over 48 years Merit Chevrolet has taken pride in itself as a business where customer convenience and satisfaction is their highest priority. For the last 26 years of those 48, Merit Chevrolet has been located at its present location. With this proposed addition, it is Merit Chevrolet's intent to provide their customers service in an environment that is conducive for "dropping off" and "picking-up" their vehicles.

Also, to better service their customers Merit Chevrolet proposes to incorporate an Express Lube Facility into this addition.

**II. Site Development**

**A. Existing Site Condition**

The present site was opened as an auto dealership in 1971, and has remained an auto dealership under the same ownership ever since.

The site is approximately 6.9 acres in area. It is bound to the north by the I-94 eastbound off ramp, and to the east by Century Ave. adjoining the site to the south and west are single family residential lots.

**B. Present Land -Use**

The project site is presently zoned Business Commercial (BC), and has been zoned BC since 1967. The present use is automotive sales and service which is a permitted use. The Conditional Use Permit requirement was incorporated into the city zoning ordinance after Merit Chevrolet occupied the site in 1971.

***Request for  
Conditional Use Permit Approval  
Merit Chevrolet  
Maplewood, Minnesota***

**C. Proposed Land - Use**

Since the type of business use of the site is remaining as automotive sales and service, and is a permitted use, no rezoning of the site is required.

**III. Proposed Project Description**

**A. Proposed Project**

The proposed project consists of an addition to the existing Merit Chevrolet facility. The addition will provide needed space for:

1. Service Write-up area.
2. Service Department Office Space.
3. Service Customer Lounge.
4. Express Lube Bays.
5. Employee Support Space.

The proposed location of this addition is located at the southeast corner of the existing facility. The foot print area of the addition will be approximately 5,250 S.F.

**B. Building Design**

The exterior design for the proposed addition will have a clean, interesting, and an aesthetically pleasing design. The design will compliment the present building exterior.

The exterior finish materials will consist of synthetic stucco finish material on the east (front) elevation above a two foot high wainscot of "rock face" textured concrete block. The proposed exterior finish materials for the south and west elevations are architectural grade pre-finish metal wall panel with a two foot high wainscot of "rock face" textured concrete block.

**Request for  
Conditional Use Permit Approval  
Merit Chevrolet  
Maplewood, Minnesota**

An interior ramp will be included in the design of the addition, providing handicap access between the service to the showroom levels.

Exterior building signage will be located on the east (front) elevation directly above the overhead doors. These signs will be illuminated signs that conform to Chevrolet's "Image 2000" signage program, matching the existing building signage.

At this time, the mechanical roof top units have not been sized or locations determined. All mechanical roof top units will be screened from adjoining residential zoned property.

**C. Site Improvements**

The site improvements associated with this proposed addition is limited to new sidewalks along the east (front) side of the addition.

The quantity of existing parking spaces for customers, employees, service, and inventory exceeds the required parking spaces. All new customer parking spaces will be 9.5 feet wide by 18 feet long, and double striped as required by the City of Maplewood.

**D. Grading/Drainage**

Presently the site drains in three general directions. Surface drainage for approximately the west half of the site is collected by catch basins which connect to the city storm sewer system located in lot 12 just south of the subject property.

The northeast portion of the site surface drains to MN DOT right-of ways either I-94 or Century Ave. The remaining south portion of the site surface drains to Brookview Drive by way of a drainage ditch.

The proposed addition will not effect the existing surface drainage patterns.

*Request for  
Conditional Use Permit Approval  
Merit Chevrolet  
Maplewood, Minnesota*

**E. Site Lighting**

The present site lighting will remain. For security purposes, wall mounted down lights are proposed on the south side of the addition.

**F. Site Utilities**

All existing utility services to the site will remain as is. The addition will require some on site rerouting of sanitary sewer.

In accordance with an agreement between the City of Maplewood and Merit Chevrolet an automatic fire sprinkler system will be installed in stages. This will require a new 6" water service be installed. The proposed location of this water line would be from Brookview Drive (next to existing hydrant) extending to the southeast corner of the proposed addition.

**G. Site Signage**

All existing site signage (pylon and monument) will remain as is.

**H. Setbacks**

The present building setback minimum required for this project is 50 feet. Total area of all exterior walls for this addition that faces residentially zoned property is 2,136 square feet thus requiring the building setback to be increased by 5 feet to a total distance of 55 feet.

The actual setback varies because of the property lines and addition configuration, a minimum building setback of 56 feet is proposed. This setback is located at the point where the south wall of the addition abutts the existing building.

The minimum setback for parking lots is 20 feet. This requirement is not applicable to this addition, since no modification are being proposed to the existing curb and gutter.

*Request for  
Conditional Use Permit Approval  
Merit Chevrolet  
Maplewood, Minnesota*

**IV. Conclusion**

We respectfully request the approval of this Conditional Use Permit Application for the following reasons:

- Allows Merit Chevrolet to maintain satisfied customers, and provide the type of service that customers are requiring.
- This project will provide interior service write-up area for at least 7-8 vehicles, thus virtually eliminating long lines of vehicles outside waiting for service, that presently exists.
- Provides handicapped accessibility to the existing showroom by way of an interior ramp.
- Proposed project meets all zoning requirements, and is permitted use.

Thank you for your favorable consideration to this request.

OFFICE OF VILLAGE CLERK  
**VILLAGE OF MAPLEWOOD**



JAMES M. HAFNER  
Village Clerk  
●  
OFFICE  
777-8131

1380 FROST AVENUE - MAPLEWOOD, MINNESOTA 55109

Mayor

LOUIS P. GILBERT

November 3, 1967

☆

Trustees

E. V. BERGSTROM

JOHN C. GREAVU

BYRON H. HOLM

MARTIN J. JOYCE

Joseph A. Korba  
2659 Brookview Drive  
Maplewood, Minnesota 55119

Dear Mr. Korba:

The Maplewood Village Council has approved the method of screening proposed in the enclosed letter, and has instructed that all owners of property abutting the subject property be given copies.

In granting this approval, it was the understanding of the Council that the neighbors had indicated their preference for a redwood fence of the type proposed, over a cyclone or chain-link type fence with shrubbery.

Very truly yours,

VILLAGE OF MAPLEWOOD

*James M. Hafner*  
James M. Hafner  
Village Clerk

JMH/jc

enc.

November 2, 1967

Village of Maplewood  
State of Minnesota

Gentlemen:

~~The following described property was re-zoned to BC, Business and Commercial use, by resolution of the council dated the 3rd day of August, 1967:~~

Lots 17 through 22, and Lot 25, all in Block 4, Brower Park.

As part of this resolution, it was provided that an agreement would be entered into between the property owner and the council regarding the screening of the property along the south and west boundaries of said property.

It is understood by the owner that this restriction will be satisfied and fulfilled by the erection of a six foot redwood fence of basketweave or similar design along the aforesaid boundaries.

*Donald J. Marrone*  
Donald Marrone

Approved

*Lowell E. Gilbert*  
Mayor of Maplewood

We, the residents surrounding Merit Chev, object to the proposal attached; however, the proposal will be acceptable to us if:

Merit Chev builds a ten foot high wooden privacy fence at the edge of their parking lot (tarmac). See attached high-lighted area on map where we request this fence.

Merit Chev installs the fence prior to beginning the proposed construction.

Reasons for our objection include at least the following:

Increased Noise

Increased Traffic

Increased Littering

Noise at late hours as they are open until 2AM weeknights.

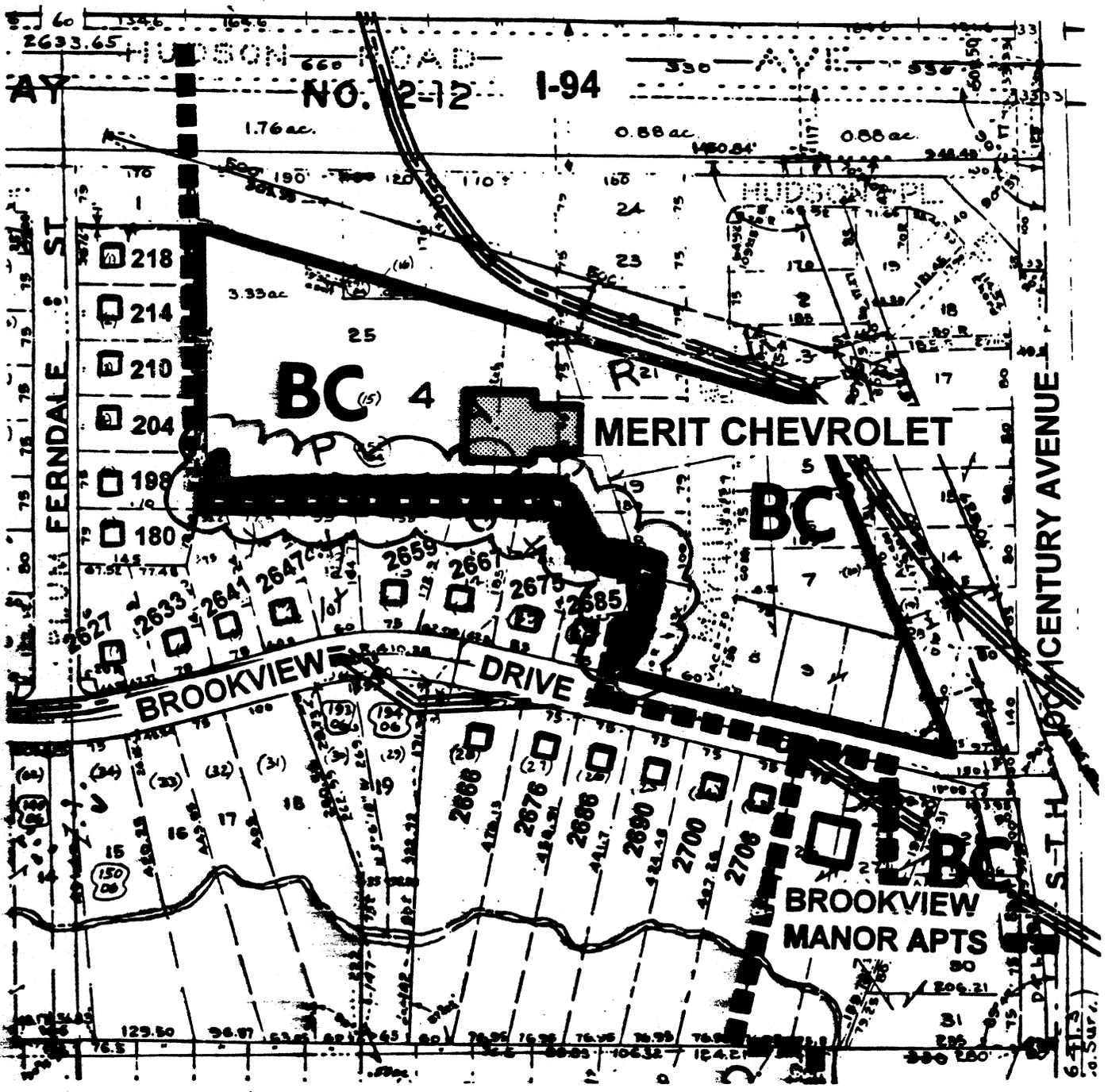
Paint and oil smells, air pollutants

The fence will protect our neighborhood against the negative side effects that a body shop/automotive maintenance/car dealership produces. We would like to have a clean and quiet area.

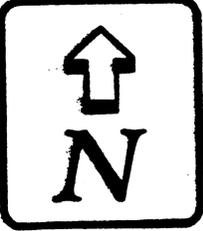
NAME	ADDRESS
<i>Je Hill</i> Cynthia Ann Pearson	2633 Brookview Dr
Joyce Korba	180 Ferndale
<i>John Lane</i>	2667 Brookview Dr
Jim Groe	198 FERNDALE
Jorena Matrijean	204 Ferndale
Michael H. Rowe	210 Ferndale
Willard L. Rowe	2620 Brookview Dr.
Timothy Pauluk	2620 Brookview Dr.
Ruth Mouton	2636 BROOKVIEW DR
Anna Plan	2630 Brookview Dr.
<i>W. H. Plan</i>	2641 Brookview Dr.
Marrin H. Plan	2641 Brookview Dr.
Robert D. Foggren	2641 Brookview Dr.
White Hudson	2646 Brookview Drive
	19 2656 Brookview Dr.

(OVER)

Joseph Korba 2659 Brookview Dr.  
 Florence E. Korba 2659 Brookview Dr.  
 Joyce & Ray J. Pharr 2684 Brookview Dr.  
 John J. Piller 2666 Brookview Dr.  
 Shirley Pickett 2676 Brookview Dr.  
 William E. Pickett 2676 Brookview Dr.  
 Tom Penning 2695 Brookview Dr.  
 Mrs. Lucy C. Penning 2685 Brookview Drive  
 Eda J. Penning 2706 Brookview Drive  
 Linda Whittier 218 Ferndale Ave.  
 Donald E. Jones 2627 Brookview Dr.  
 Beverly E. Jones 2627 Brookview Dr.  
 Conrad A. Miller 2650 BROOKVIEW DR



**PROPERTY LINE / ZONING MAP**



## CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, the Rinkel Company applied for a conditional use permit to add onto an auto dealership building. The addition would be within 350 feet of a residential lot line.

WHEREAS, this permit applies to the property at 2695 Brookview Drive. The legal description is:

Lots 17-22 and 25, Block 4, Brower Park

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

1. On June 2, 1997, the planning commission recommended that the city council approve this permit.
2. On June 23, 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, 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.

10. There would not be a significant affect on the development of the parcel as zoned.

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 started within one year of council approval or the permit shall end. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. The service garage shall not be open between the hours of 11 p.m. and 6 a.m. The applicant shall change their hours of operation to comply with this requirement within one month of this city council action.
5. The property owner or applicant shall install at least a six-foot-tall, 100 percent opaque decorative wood screening fence along the south and west parking lot edges of the site. The fence height shall be measured from the parking lot grade. There is no need for the fence behind the storage building. The owner or contractor must install this fence within two months of this city council action.
6. There shall be no outside storage of refuse, equipment or vehicle parts of any kind unless in a screening enclosure. Plans for screening enclosures shall be submitted to staff for approval of placement and design. Any outside storage not in an enclosure shall have city council approval.
7. The owner or operator shall not allow anyone to work on vehicles outside the building, except interior work on motor homes. All employees shall do the vehicle repair and maintenance inside the building, except interior work on motor homes.

The Maplewood City Council adopted this resolution on \_\_\_\_\_, 1997.

**MINUTES OF THE MAPLEWOOD PLANNING COMMISSION  
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA  
JUNE 2, 1997**

**B. Conditional Use Permit—Merit Chevrolet (165 Century Avenue)**

Ken Roberts, associate planner, gave the staff report. Mr. Roberts answered questions from the commissioners. Roger Bortnem, general manager of Merit Chevrolet, said there are two separate parcels, so both 2695 Brookview Avenue and 165 Century Avenue are correct addresses. Mr. Bortnem related some history of the property.

According to Mr. Bortnem, a fence requirement was a condition of an effort by a previous potential owner of the site to get it zoned for an auto dealership. This purchase never materialized and several years later the land was purchased to become Merit Chevrolet. Originally this site was a rolling cornfield abutting residential lots. The land was leveled in 1971 to construct the dealership building. As a result of the grading, the south border then ended up to be approximately eight feet high. A six-foot screening fence was not constructed because it would have been two feet shorter than the grade. Mr. Bortnem said that in approximately 1976 a request was made to build a storage building at the rear of the property. At this time, the fence issue also arose. A vegetation screen was planted as a more attractive visual barrier.

Mr. Bortnem was agreeable to adding a fence as a condition of this conditional use permit, but he did have an issue with limiting the hours of operation until 11 p.m. He said this 12-hour per week cut in operation would possibly put 12 people out of work. Commissioner Thompson commented that he had walked the land and was not impressed with the trash enclosure. Mr. Bortnem confirmed this and said major repairs were needed to the enclosure.

Tracy Cunnien Hayek, 2685 Brookview, felt her house was most impacted by the proposed construction. She hoped this project would not be allowed but thought adding a ten-foot-high fence would be best if the city approves the project. She was concerned about the hours of operation and encouraged that a sensing device be required for allowing cars to enter the bays instead of using horns. Joe Korba, 2659 Brookview Drive, spoke about the need for a barrier to help stop the noise and vandalism. He also mentioned the odors that come from a chemical poured in carburetors.

Bruce Maples, an employee of Merit Chevrolet, pointed out the benefit to customers of having their vehicles repaired in the evenings. He also mentioned the minimal customer traffic and deterrent to vandalism by having the shop open. Darwin Lindahl, the architect for the project, addressed the issue of honking horns. He said the proposed addition will be equipped with loop detectors to automatically open and close the bay doors. Roger Bortnem assured Mr. Korba that there would no longer be chemicals, which create odors and fumes, poured in cars outside the building.

Commissioner Rossbach felt the major issue was the hours of operation. He thought Merit Chevrolet should not be allowed to operate until 2 a.m. He also recommended no outside storage and that no work be allowed to take place outside with the possible exception of large motorhomes. Commissioner Kittridge questioned how this proposal could be considered before Merit Chevrolet complied with the fence requirement and the hours of operation that are required by code. Commissioner Ericson agreed with Mr. Kittridge and was in favor of requiring a ten-foot-high fence, no outdoor storage, no outdoor work, and trash removal before this was reviewed. Melinda Coleman, director of community development, felt the most amicable way to solve this problem would be to make a recommendation on the conditional use permit and tie it to the occupancy.

Commissioner Rossbach moved the Planning Commission recommend:

- A. Adoption of the resolution which approves a conditional use permit to expand the auto dealership service garage at 2695 Brookview Drive. This permit is based on the standards 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 started within one year of council approval or the permit shall end. The council may extend this deadline for one year.
  3. The city council shall review this permit in one year.
  4. The service garage shall not be open between the hours of 11 p.m. and 6 a.m. The applicant shall change their hours of operation to meet this requirement within one month of this city council action.
  5. The property owner or applicant shall install at least a six-foot-tall, 100 percent opaque decorative wood screening fence along the south and west parking lot edges of the site. the parking lot for maximum screening. There is no need for the fence behind the storage building. The owner or contractor must install this fence within two months of this city council action.
  6. There should be no outside storage of new or used parts, tires or equipment.
  7. There shall be no outside work done on vehicles, with the exception of interior work to motorhomes.
- B. In the event the applicant does not proceed with the proposed expansion plans, they shall still do the following:
1. Change the service garage hours to comply with the code within one month of this city council action. The service garage shall not be open between the hours of 11 p.m. and 6 a.m.
  2. Install a six-foot-tall, 80 percent opaque decorative wood screening fence along the south and west parking lot edges. The screening fence should be placed on top of the slope at the same grade elevation as the parking lot for maximum screening. There is no need for the fence behind the storage building. The owner or contractor must install this fence within two months of this city council action

Commissioner Pearson seconded.

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

Nays—Mr. Kittridge

The motion passed.

Commissioner Kittridge voted against the motion because of the preivous testimony and his feeling that this should not have been considered without compliance with the fence and hours of operation.

**MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD**  
**1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA**  
**JUNE 10, 1997**

**B. Merit Chevrolet Building Addition—2695 Brookview Drive**

Darwin Lindahl was present representing Merit Chevrolet. Mr. Lindahl gave a presentation to the board describing their proposed expansion plans. The board asked several questions about the building design and the fence that staff was recommending Merit install. Roger Bortnem of Merit Chevrolet addressed the board and discussed the history of the Merit Chevrolet property development and the fence issue. He also stated that he is in favor of installing such a fence. He suggested a good alternative would be to place the fence part way down their slope towards the abutting residential land to save some mature trees that are up the slope next to the parking lot. The board discussed fence options and fence placement with the applicant and staff.

The chairman asked if there was anybody in the audience that would like to speak on this matter. Thomas Brudvig, the attorney for Mr. and Mrs. Hayak of 2685 Brookview Drive, addressed the board. He requested that the city deny this request. He said that there is already excessive encroachment toward the residential properties with the present building. Code requires automotive repair businesses now to be 350 feet from residential properties. The existing building is 55 feet away. The Hayaks also feel that Merit has not explored other optional locations for this addition.

In addition, Mr. Brudvig discussed the problem with Merit being open until 2 a.m. for automotive repair. Chairman Erickson informed Mr. Brudvig that the CDRB cannot deal with land use matters and that Mr. Brudvig should take this up with the city council at the public hearing.

Board member Ledvina moved the Community Design Review Board recommend:

- C. Approval of the site plan date-stamped April 25, 1997, and the revised building elevations submitted to the community design review board on June 10, 1997, for the Merit Chevrolet service garage addition at 2695 Brookview Drive. Approval is subject to the property owner doing the following:
1. Repeat this review in two years if the city has not issued a building permit for this project.
  2. Do the following before getting a building permit:
    - a. Submit the fence design plan to staff for approval. The fence shall be a decorative fence made of wood. It shall be at least six feet tall above the grade of the parking lot and 100 percent opaque. The owner or contractor shall install this fence on the top of the slope at the same grade as the parking lot. The fence shall be placed to buffer the adjacent residential lots to the south and west, except that portion behind Merit's storage building. If the fence is taller than six feet, it shall be designed by a professional engineer.
    - b. Submit a parking lot paving and striping plan for staff approval showing:
      - (1) Paving and striping in the unpaved area at the corner of Brookview Drive and Century Avenue.
      - (2) Two handicap-accessible parking spaces that would meet ADA (Americans with Disabilities Act) requirements.

3. Complete the following before occupying the building:
  - a. Paint all proposed roof-mounted equipment visible from streets or adjacent property. The color must match the building color. (code requirement)
  - b. Aim or shield all exterior site lights on the proposed addition as required by code so they are not a nuisance to neighbors. (code requirement)
  - c. Pave and stripe the truck-parking area at the corner of Brookview Drive and Century Avenue.
  - d. Install the screening fence along the south and west sides of the parking lot that abut the residential properties
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. City staff will review signage through the sign permit process.
6. All work shall follow the approved plans. The director of community development may approve minor changes.
7. Present a sample of the proposed fence and a cross section drawing to the city council at the public hearing showing the proposed fence design and profile on the slope next to the parking lot.

Boardmember Shankar seconded.           Ayes- all

The motion passed.

## MEMORANDUM

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

TO: City Manager  
 FROM: Tom Ekstrand, Associate Planner  
 SUBJECT: **Conditional Use Permit Reconsideration – Amusement City**  
 LOCATION: 1870 Rice Street  
 DATE: June 11, 1997

**INTRODUCTION**

On May 5, 1997, at a city council/city manager workshop, the council directed staff to prepare a report revising the conditional use permit (CUP) for Amusement City at 1870 Rice Street. Refer to the maps on pages 5–7. The council wanted this review to consider whether they should revoke their driving range approval. The council wanted to consider this action because of a car-storage violation by Jerry Anderson, one of the co-owners of the driving range, and failure to comply with council conditions.

The city staff gave Mr. Anderson until April 17, 1997 to remove these vehicles. He has removed many of them so far but still has about 20 left on the driving range site. The Maplewood prosecuting attorney is presently handling this violation.

**BACKGROUND****Driving Range History**

April 25, 1994: The city council revised Amusement City's CUP to allow the addition of the driving range.

October 29, 1996: Carolyn Wilkerson, whose windshield was struck by a golf ball from the driving range, submitted a petition signed by 128 people, requesting that the city council close Amusement City's driving range.

On November 25, 1996, the city council moved to set a public hearing to formally review the CUP to determine whether there are valid safety issues which should result in amending or revoking the CUP.

March 10, 1997: The city council held a public hearing to review Ms. Wilkerson's request. The council renewed the CUP, but required that the owners of the driving range do the following:

1. Increase the height of the netting to 65 feet along the north side of the driving range.
2. Aim the tee boxes, where practical, toward the southeast corner of the driving range.
3. Cease storing vehicles on the driving range.
4. Provide verification that the business is using only low trajectory golf balls.
5. Submit a statement indicating how they will process claims for damages.

The council also moved to review this permit again in one year.

## **Amusement City History**

November 17, 1977: The city council approved the CUP for the amusement facility.  
October 22, 1981: Staff approved a racetrack addition.  
March 9, 1982: The design board approved the bumper boats, mini-golf and batting cages.  
April 25, 1994: The council revised the CUP to include the driving range.  
October 11, 1994: Staff approved a siding change for the equipment building.  
May 22, 1995: The council extended the CUP for one year.  
May 20, 1996: The council extended the CUP for another year.  
November 25, 1996: The council reviewed Ms. Wilkerson's complaint as noted above.  
March 10, 1997: The council renewed the CUP as noted above.

## **CUP Ordinance Requirements**

Section 36-446(a) states that the council may terminate a CUP if the approved conditions have been violated or the use is no longer in effect. Where the construction of a building or structure of \$100,000 or more has been permitted, the council shall provide for a period of amortization of not less than five years. Where public health, safety and welfare concerns are threatened, the five-year amortization period is not required and the council may determine the amortization, if any, to be allowed.

Section 36-446(b) states that the council may review a CUP at any time.

## **DISCUSSION**

The city council could take one of the following two alternatives. They could rescind their 1994 approval of the driving range. This would require amending the CUP approval by adopting the resolution on pages 8-9. If the council takes this action, it could be because of the recent golf ball damage complaints, the vehicle storage violation by Mr. Anderson and failure to meet the council's conditions of March 10, 1997. The second option would be to let the March 10 motion stand by requiring that Amusement City meet these conditions before they open the driving range.

Staff is suggesting two alternative recommendations for the city council to choose from.

## **RECOMMENDATION**

- A. Adopt the resolution on pages 8-9 to revise the conditional use permit for Amusement City at 1870 Rice Street. This permit revision ends the city's 1994 approval for a driving range at this facility. Termination of the driving range operation is based on the following reasons:
1. There have been numerous complaints about damage from the driving range because of golf balls hit onto Roselawn Avenue.
  2. The owners/operators of the driving range have been storing vehicles on the driving range in violation of city ordinance and city orders to remove them.

3. The owners/operators of the driving range have not complied with the city council's requirements that they:
  - a. Increase the height of the netting to 65 feet along the north side of the driving range.
  - b. Aim the tee boxes, where practical, toward the southeast corner of the driving range.
  - c. Cease storing vehicles on the driving range.
  - d. Provide verification that the business is using only low trajectory golf balls.
  - e. Submit a statement indicating how they will process claims for damages.

The conditional use permit for the remainder of the facility is still in effect. The property owner shall comply with the following revised conditions of approval (additions are underlined and deletions are crossed out):

1. Comply with the approved site plan dated November 30, 1993, with the exception of the driving range which is hereby terminated. Repeat this review in two years if the city has not issued a building permit for this project.
2. Maintain the following site improvements: Complete the following before occupying the building or using the driving range:
  - a. ~~Stain the proposed driving range shelter gray to match the other buildings at the center.~~
  - b. ~~Provide at least a 15-foot setback from the Roselawn Avenue right-of-way for the paved path, the tee-off pads and the lights/netting poles.~~
  - ae. Install A reflectorized stop sign at the Rice Street driveway.
  - bd. A striped ~~Stripe~~ the parking lot with at least 94 parking spaces as shown on the approved plan. The applicant shall have ~~stripe~~ four handicap parking stalls and ~~install~~ handicap-parking signs for each stall. There shall be at least one van-accessible space. (Americans with Disabilities Act requirement)
  - ce. ~~Construct~~ A trash dumpster enclosure for any outside trash dumpsters. The ~~enclosures must match the building color.~~ (code requirement)
  - df. Direct or shield the lights so the bulbs are not directly visible from any public street. (code requirement)
  - g. ~~The netting shall be at least fifty feet high on the north and south sides of the driving range with taught steel cables to keep the nets up.~~
3. ~~If any required work is not done, the city may allow temporary occupancy of the driving range shelter if:~~
  - a. ~~The city determines that the work is not essential to the public health, safety or welfare.~~

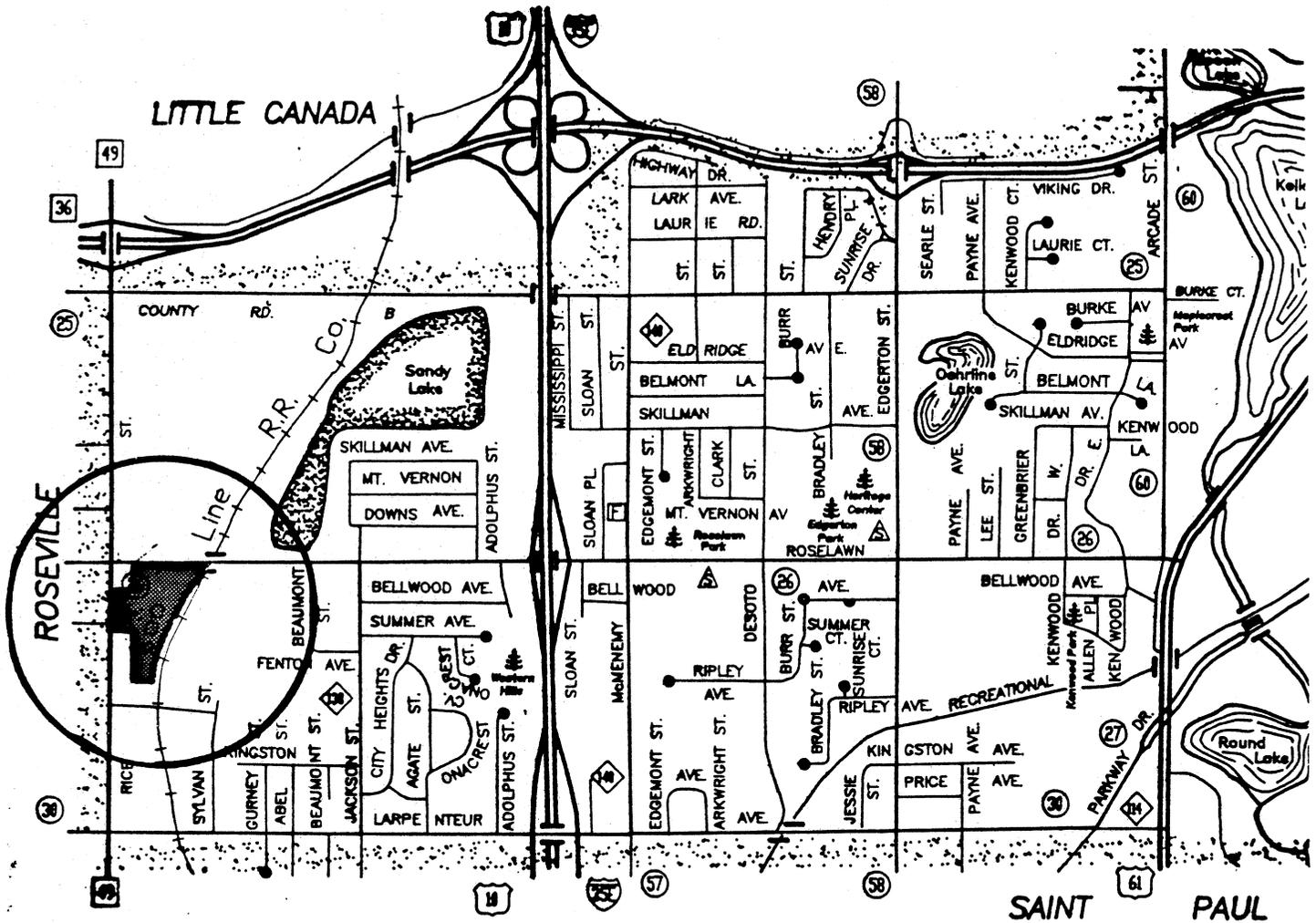
- b. ~~The city receives a cash escrow or an irrevocable letter of credit for the required work. The amount shall be 150 percent of the cost of the unfinished work.~~
- c. ~~The city receives an agreement that will allow the city to complete any unfinished work.~~

B. Require that the owners of the Amusement City driving range comply with the March 10, 1997 city council requirements before the driving range shall be allowed to open.

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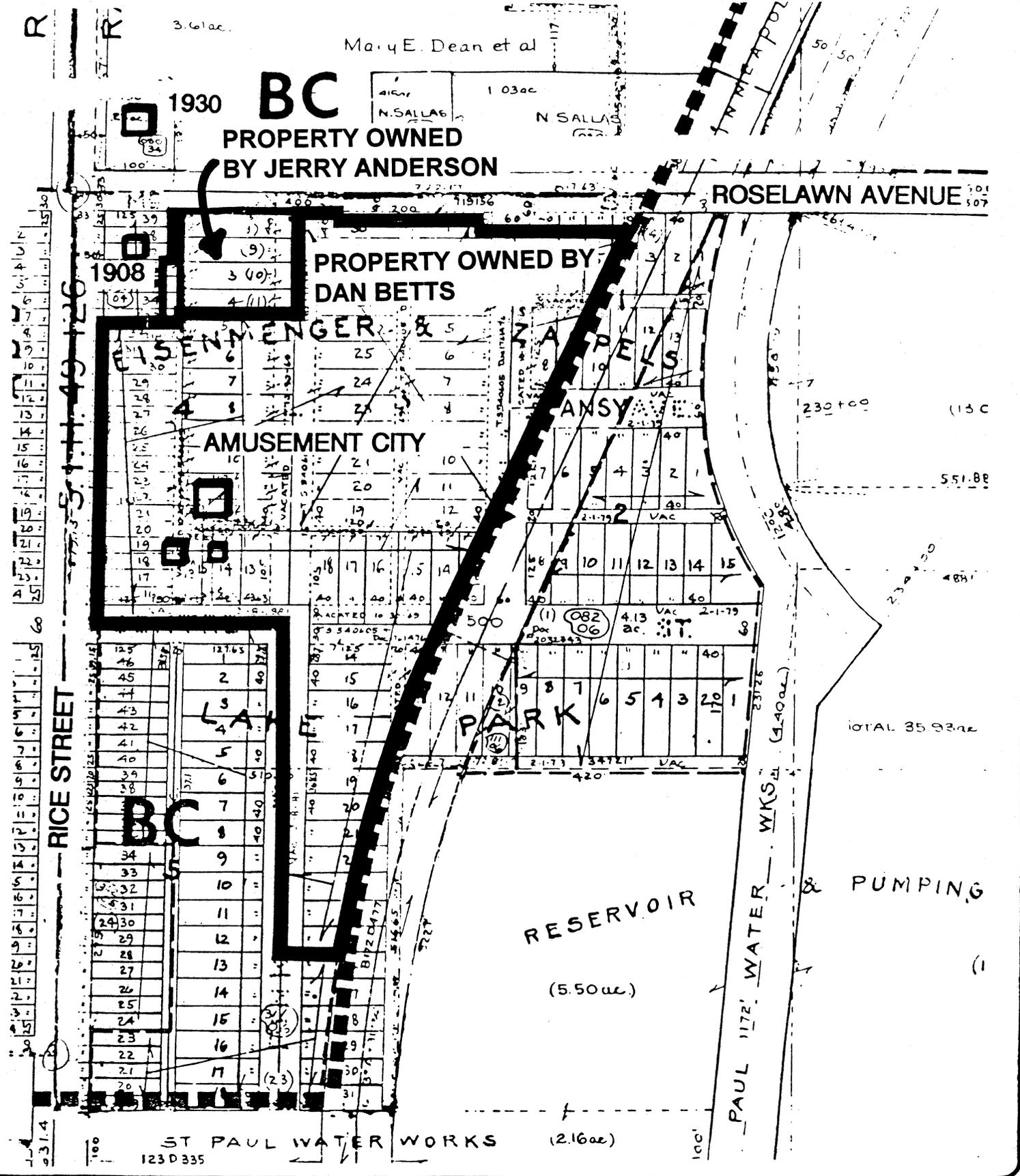
Attachments:

1. Location Map
2. Property Line/Zoning Map
3. Site Plan dated November 30, 1993
4. Resolution

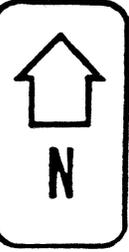


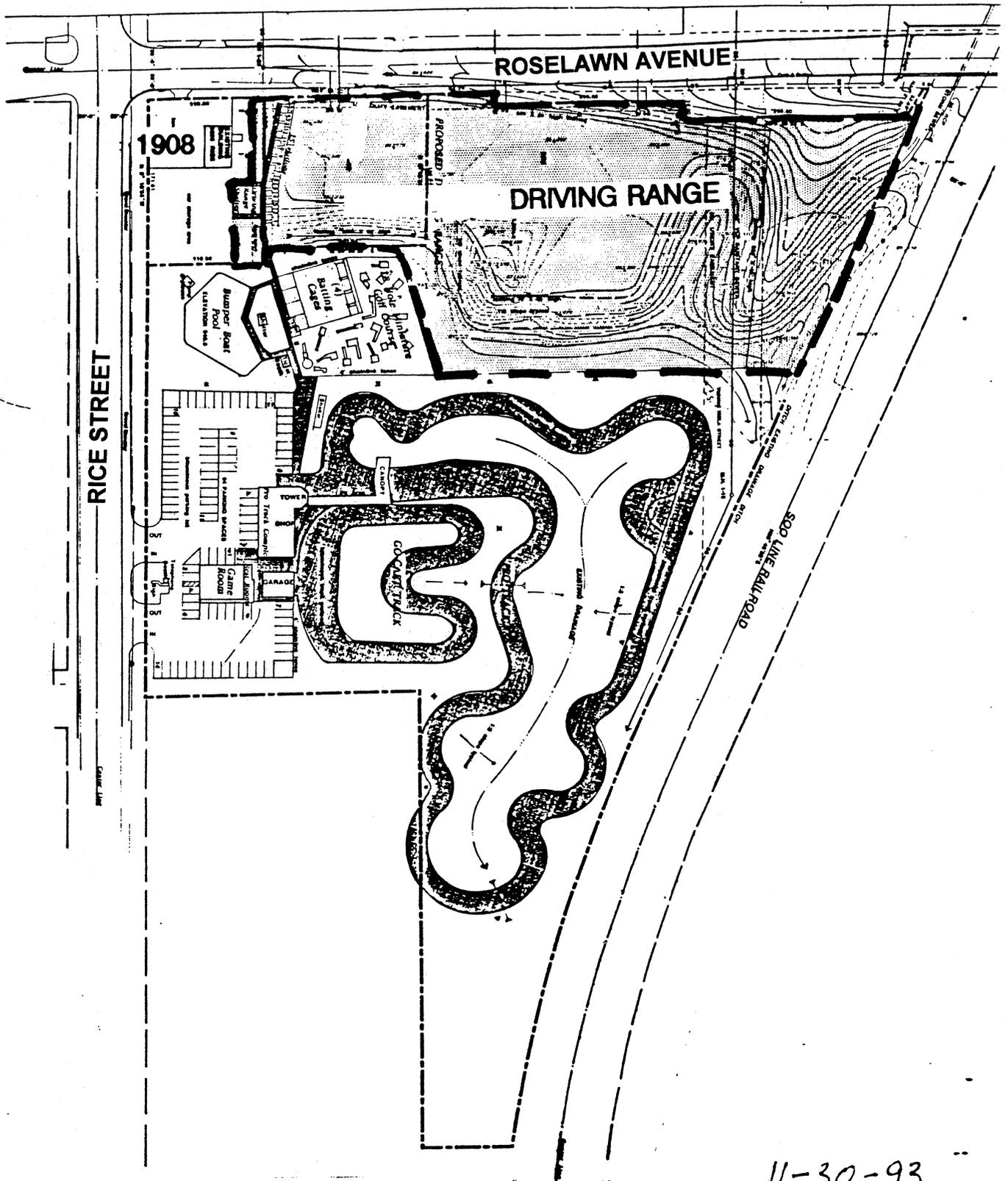
### LOCATION MAP





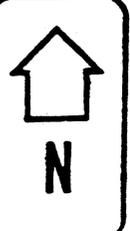
# PROPERTY LINE / ZONING MAP





11-30-93

SITE PLAN



## CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, The city council approved a conditional use permit for an amusement facility at 1870 Rice Street on November 17, 1977 and amended it to include the addition of a driving range on April 25, 1994.

WHEREAS, the property owners and operators of the driving range have violated city code and city council conditions as they relate to the driving range site and operation.

WHEREAS, this permit applies to the following described property:

EISENMENGER AND ZASPEL'S LAKE PARK, RAMSEY CO., MINN., SUBJECT TO ST AND AVE AND VAC STS AND ALLEYS ACCRUING, THE FOL A TRACT LYING NWLY OF SOO LINE RY RW OF THE FOL; LOTS 4 THRU 10 BLK 1, LOT 7 BLK 2, LOTS 5 THRU 32 BLK 4, LOTS 12 THRU 25 BLK 6 AND ALL OF BLK 3.

AND

EISENMENGER AND ZASPEL'S LAKE PARK, RAMSEY CO., MINN., SUBJECT TO HWY THE FOL VAC ALLEY ACCRUING AND LOTS 33 THRU LOT 39 BLK 4.

AND

EISENMENGER AND ZASPEL'S LAKE PARK, RAMSEY CO., MINN. VAC ST AND ALLEY ACCRUING AND LOTS 1 THRU 4 BLK 4.

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

1. On \_\_\_\_\_, 1997, the planning commission recommended that the city council approve this permit.
2. The city council held a public hearing on \_\_\_\_\_, 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 revise the above-described conditional use permit to end the operation of the driving range portion of this amusement facility, because:

1. There have been numerous complaints about damage from the driving range because of golf balls hit onto Roselawn Avenue.
2. The owners/operators of the driving range have been storing vehicles on the driving range in violation of city ordinance and city orders to remove them.

3. The owners/operators of the driving range have not complied with the city council's requirements that they:
  - a. Increase the height of the netting to 65 feet along the north side of the driving range.
  - b. Aim the tee boxes, where practical, toward the southeast corner of the driving range.
  - c. Cease storing vehicles on the driving range.
  - d. Provide verification that the business is using only low trajectory golf balls.
  - e. Submit a statement indicating how they will process claims for damages.

The conditional use permit for the remainder of the facility is still in effect. The property owner shall comply with the following revised conditions of approval:

1. Comply with the approved site plan dated November 30, 1993, with the exception of the driving range which is hereby terminated.
2. Maintain the following site improvements:
  - a. A reflectorized stop sign at the Rice Street driveway.
  - b. A striped parking lot with at least 94 parking spaces as shown on the approved plan. The applicant shall have four handicap parking stalls and handicap-parking signs for each stall. There shall be at least one van-accessible space. (Americans with Disabilities Act requirement)
  - c. A trash dumpster enclosure for any outside trash dumpsters.
  - d. Direct or shield the lights so the bulbs are not directly visible from any public street. (code requirement)

The Maplewood City Council approved this resolution on \_\_\_\_\_, 1997.

AGENDA ITEM H-1

AGENDA REPORT

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

TO: Public Works Director

FROM: Public Works Coordinator 

SUBJECT: Project 97-11, Bituminous Seal Coating—Award of Bid

DATE: June 13, 1997

Bids were opened on June 13, 1997, at 10 a.m. Bids were received from Bituminous Roadways and Allied Blacktop. Although Bituminous Roadways submitted a lower bid, their bid was not complete as required by the bid specifications.

**Recommend the city council award the contract to Allied Blacktop based on their complete bid of \$13,510.80.**

## TABULATION OF BIDS

Pursuant to due call and notice thereof, a special meeting of the officials designated for a bid opening by the City Council of Maplewood was convened at 10 a.m., Friday, June 13, 1997. The purpose of this meeting was to receive, open and publicly read aloud bids for Project 97-11, Bituminous Seal Coating

Present were: Public Works Coordinator Lundsten and Secretary Chlebeck

Following the reading of the notice of advertisement for bids, the following bids were opened and read:

<u>Bidder</u>	<u>Bid</u>	<u>Bond</u>	<u>Affid.</u>	<u>EEO</u>	<u>ADA</u>
Bituminous Roadways	\$12,906.50	5%	Yes	Yes	No
Allied Blacktop	13,510.80	5%	Yes	Yes	Yes

Pursuant to prior instruction of the council, the city clerk referred the bids received to the city engineer instructing him to tabulate same and report with his recommendation at the regular city council meeting of June 23, 1997.

Meeting adjourned at 10:05 p.m.

## RESOLUTION FOR AWARD OF BIDS

BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the bid of Allied Blacktop in the amount of \$13,510.80 is the lowest completed bid for the construction of Bituminous Seal Coating, City Project 97-11, 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.

AGENDA REPORT

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

TO: City Manager

FROM: Assistant City Engineer *Russ*

SUBJECT: Project 96-20, Ariel Street, Eleventh Avenue to County Road C—Joint Powers Agreement with North St. Paul

DATE: June 13, 1997

I have attached a joint powers agreement between the cities of Maplewood and North St. Paul for the reconstruction of Ariel Street. Ariel Street, from Eleventh Avenue to County Road C, is part of the rejurisdiction program with Ramsey County and Mn/DOT. It is also a border street, one half in Maplewood, one half in North St. Paul.

The agreement addresses the joint construction of the Ariel Street project. The city council had previously accepted the feasibility study and ordered the design of final plans. The financing has been approved for \$162,000.

The project is eligible for state aid reimbursement. The street is in need of repair and the storm sewer improvements would alleviate drainage problems in the neighborhood. **Staff recommends the city council approve the attached agreement and authorize the appropriate officials to execute the document.**

RAM

jc  
Attachment

**JOINT-POWERS AGREEMENT****Revised June 4, 1997**

THIS JOINT-POWERS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1997, by and between the City of North Saint Paul, Ramsey County, Minnesota, and the City of Maplewood, Ramsey County, Minnesota.

WIHEREAS, the City of North Saint Paul and the City of Maplewood, pursuant to the provision of Minnesota Statutes Chapter 471.59, are authorized to enter into agreements to exercise jointly the governmental powers and functions each has individually; and,

WHEREAS, the City of North Saint Paul and City of Maplewood desire to jointly participate in the reconstructing of Aerial Street from Seventeenth Avenue (County Road C) to Flanders Road, which is a boundary street between the two cities; and

WIHEREAS, the City of North Saint Paul and the City of Maplewood have requested its consulting engineer, SEH, to prepare final plans and specifications for the reconstruction of Aerial Street from Seventeenth Avenue to Flanders Road; and

WHEREAS, the City of North Saint Paul and the City of Maplewood have accepted a proposal by the consulting engineering firm of SEH to perform contract administration services for the entire project in the amount of \$61,800.00;

AND WHEREAS, the estimated construction cost will be \$331,881.00 as shown in the feasibility study dated March 24, 1997, as prepared by SEH.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto as follows, to-wit:

1. The cost of all utility extensions or betterment shall be paid by the respective city following the cost estimate breakdown as shown in the Feasibility Report date of March 24, 1997.

Operation and maintenance of water and sanitary sewer utility improvements is the responsibility of the respective city. Operation and maintenance of the new storm sewer system is the City of Maplewood's responsibility. Costs for utility work shall include for construction and engineering. North Saint Paul shall pay the invoices submitted by the Contractor and the Consulting Engineer, and then be reimbursed by Maplewood for its share of the work.

2. Maplewood shall pay North Saint Paul its prorated share of the project costs. That prorated share shall be 50% of the costs eligible for reimbursement by Municipal State Aid for streets, as defined in the plan, and the percentage of engineering cost attributable. Maplewood's street frontage is 50% of the total project frontage. Payments shall be due within 30 days of North St. Paul's invoice date.
3. The consulting engineering firm of SEII shall be the Project Manager for all construction. Final construction decisions for utility extensions or betterment shall be made by the respective cities. Final construction decisions for the balance of the work shall be made by North St. Paul, but not before consulting with Maplewood.
4. Maplewood and North Saint Paul each shall be responsible for conducting its separate assessment proceeding with respect to its proportionate share of the costs of the improvement, and each party thus shall bear all costs and expenses associated with any such assessment proceeding. Each party consequently shall defend itself in the event of an appeal of an assessment by a property owner and bear all costs associated with the legal defense of any such appeal (including, but not limited to, attorneys', engineers', appraisers', and other experts' fees, costs, and expenses) and the economic consequences of any such appeal, if decided

unfavorably to the party, without right of indemnity or contribution from the other party hereto.

- 5. Maplewood and North St. Paul agree to indemnify each other and hold each other harmless from any and all claims, causes of action, lawsuits, judgments, charges, demands, costs, and expenses, including, but not limited to, interest involved therein and attorneys' fees and costs and expenses connected therewith, arising out of or resulting from the failure of either party to satisfy the provisions of this agreement or for damages caused to fourth parties as a result of the manner in which Maplewood or North Saint Paul perform or fail to perform duties imposed on each party by the terms of this agreement.
- 6. This agreement shall remain in full force and effect until terminated by mutual agreement of Maplewood, North Saint Paul.
- 7. It is agreed that, except as specifically provided hereby by the execution of this agreement, neither party relinquishes any rights or powers possessed by it, neither party is relieved of any responsibility, duty or obligation imposed on it by law or regulation.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their respective duly authorized representatives.

Dated

\_\_\_\_\_

CITY OF NORTH SAINT PAUL

By \_\_\_\_\_  
Its Mayor

By \_\_\_\_\_  
Its City Manger

Dated

\_\_\_\_\_

CITY OF MAPLEWOOD

By \_\_\_\_\_  
Its Mayor

By \_\_\_\_\_  
Its City Manager

AGENDA REPORT

Action by Council:

TO: City Manager

Endorsed \_\_\_\_\_

FROM: Assistant City Engineer *Russ*

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

SUBJECT: Project 96-02, Gervais Avenue - Street and Utility Improvements  
Easement Acquisition - 1616 Gervais Avenue

DATE: June 16, 1997

The Gervais Avenue Improvement plans approved by the city council included a significant amount of work outside of the public right of way and onto the property at 1616 Gervais Avenue. The work was adjacent to and included an existing pond and storm sewer.

City staff assumed that the pond and storm sewer were included within public easements, because two public storm sewers discharged into the pond and the pond was a condition of the special use permit for the commercial development. When the property owner was contacted regarding the project and the proposed work outside the project right of way, the owner mentioned the lack of any easements and no knowledge of a special use permit. Upon research by staff and the commercial property owner's attorney, it was found that a special use permit and easements were not recorded after the city council's approval of the development in 1981.

The pond was reconfigured and the storm sewer was constructed as an outlet by the commercial property owner when the site was developed. Public drainage has been directed to the pond and out the associated outlet since the commercial site was constructed. Public use of a private storm sewer system has been occurring for more than 15 years.

In order to acquire the easements for the public, the property owner is requesting that the city pay the cost of the assessment for the project, \$26,600.00. The commercial property owner's mortgage company is also requiring a surveyed legal description of the easements, approximately a \$500.00 to \$1000.00 cost. The owner is requesting that the city also pay for this cost. The right of way acquisition costs are reimbursable for State Aid.

To construct the project as designed, a design supported by both the neighborhood and the city council, and include the pond and outlet storm sewer as part of the public storm sewer system, the city would need to acquire the necessary easements.

**City staff is recommending the city council direct staff to pursue the acquisition of the easements for the ponding area and existing storm sewer at 1616 Gervais Avenue . The acquisition cost shall be equal to the assessment amount of \$26,600.00 and the cost of the surveyed legal discription of said easements, not to exceed \$1000.00.**

RAM

AGENDA REPORT

Action by Council:

TO: City Manager

Endorsed \_\_\_\_\_

FROM: Assistant City Engineer *Russ*

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

SUBJECT: Project 96-02, Gervais Avenue, Street and Utility Improvements  
Change Order No. 1

DATE: June 16, 1997

I have attached a change order and resolution for the city council's consideration regarding the Gervais Avenue improvements. Due to revisions in the plans requested by MnDOT, a number of quantities have changed.

The most notable changes requested by MnDOT staff involved the design section of the street and the configuration of the traffic calming device at the intersection with Hazelwood Street. The soil conditions and associated traffic counts on the street sections allowed for the deletion of a sand subcut west of Hazelwood Street and a reduced amount of sand to the east. The traffic circle was eliminated due to safety concerns and replaced with medians or islands. The islands are more familiar to most drivers and physically direct the traffic in a more acceptable manner.

The overall effect of the change order would be a cost reduction for the project by \$9,554.29 to a revised construction cost of \$360,182.96.

**Staff recommends the council's approval of the resolution and change order.**

RAM

**RESOLUTION  
DIRECTING MODIFICATION OF EXISTING CONSTRUCTION CONTRACT**

WHEREAS, the City Council of Maplewood, Minnesota has heretofore ordered made Improvement Project 96-02, Gervais Avenue, Barclay Street to Kennard Street and has let a construction contract pursuant to Minnesota Statutes, Chapter 429, and

WHEREAS, it is now necessary and expedient that said contract be modified and designated as Improvement Project 96-02 Change Order 1.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA that the mayor and city clerk are hereby authorized and directed to modify the existing contract by executing said Change Order 1 in the amount of \$(9,544.29). The revised contract amount is \$360,182.96.

The finance director is hereby authorized to make the financial transfers necessary to implement the financing plan for the project. The project budget is unchanged.

**CHANGE ORDER**  
DEPARTMENT OF PUBLIC WORKS  
MAPLEWOOD, MINNESOTA

Project Name: Gervais Avenue Street and Utility Improvements Change Order No.: 1  
Project No.: 96-02 Date: June 9, 1997  
Contractor: T. A. Schifsky and Sons, Inc.

**The following changes shall be made in the contract documents:**

<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
<u>Add the following items:</u>				
Remove concrete curb & gutter	LF	188.00	\$ 1.60	\$ 300.80
Topsoil borrow, CV	CY	190.00	5.50	1,045.00
Salvage topsoil, EV	CY	63.00	3.30	207.90
Aggregate base, Class 6	T	90.00	6.75	607.50
Adjust valve box, water	Ea	1.00	100.00	100.00
Adjust valve box, gas	Ea	1.00	100.00	100.00
Concrete C & G, Design B618	LF	269.00	6.34	1,705.46
8" conc. drwy. pavement, com.	SY	17.20	30.41	523.05

Delete the following items:

Granular borrow, CV	CY	1,910.00	\$7.40	(\$14,134.00)
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Original contract: \$369,727.25

Change this change order: (9,544.29)

Revised contract: \$360,182.96

AGENDA REPORT

Action by Council:

TO: City Manager

Endorsed \_\_\_\_\_

FROM: City Engineer

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

SUBJECT: White Bear Avenue Improvements - Project 89-21 Easement Agreement

DATE: June 16, 1997

Wendy's property at White Bear Avenue and County Road D, was the subject of a recent commissioners hearing. This is the process used to establish a value through a condemnation process. The city and the property owner were quite far apart on their opinions of value. The city was at about \$35,000.00, and the property owner was at about \$350,000.00. The commissioners took testimony from both sides and returned their opinion of value. At approximately \$63,000.00, the commissioners value is much closer to the city's position than the property owners.

**It is recommend the city council authorize staff to file whatever documents that are necessary to accept the commissioners award and further authorize payment of the award from the project budget.**

KGH

AGENDA REPORT

Action by Council:

TO: City Manager  
FROM: City Engineer  
SUBJECT: Century Avenue Improvements Project 95-11, Scheduled Public Hearing  
DATE: June 16, 1997

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

The Century Avenue Improvements involves construction of sanitary sewer, water main and street replacement along Century Avenue from Highwood to Linwood. It is a joint project between the cities of Woodbury and Maplewood, with Woodbury being the lead agency. A public hearing was held in June of 1996 and the city council ordered the project. Since that time, design has proceeded on the project as well as further verification of the financing. It was discovered that in its present design the project did not qualify for state aid funding. Maplewood had intended to utilize over \$100,000.00 of state aid money to finance our share of the project cost. Maplewood, Woodbury, Ramsey and Washington counties have met with state aid representatives to explore financing alternatives. In order to qualify for state aid funding, the design of the street has to be changed. The changes substantially increase the cost of the street construction. The increase of the street construction cost is all covered by state aid.

It is not intended to change the proposed assessments that were the subject of the original hearing for this project. Last years approval of the project will sunset on June 25, 1997. In order for this project to continue, a new hearing has to be established and held as soon as possible.

**It is recommended that the city council adopt the attached resolution setting a new hearing date for Century Avenue Improvements.**

KGH

## **CALLING FOR PUBLIC HEARING**

WHEREAS, the City Council for the City of Maplewood has held a public hearing with reference to the improvement of Century Avenue, North of Highwood Avenue, City Project 95-11, by construction of bituminous street, concrete curb and gutter, storm sewer, and miscellaneous improvements, and

WHEREAS, pursuant to Resolution 96-06-75, the City Council ordered the improvement herein described, and

WHEREAS, in excess of one year's time has elapsed since the ordering of the improvement and a contract has not been let for the improvement, and

WHEREAS, the scope of the improvement has been reduced for the original feasibility report.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Maplewood, Minnesota, as follows:

1. The City Council accepts that the proposed improvements on Century Avenue, North of Highwood Avenue, City Project 95-11, by construction of bituminous street, concrete curb and gutter, storm sewer, and miscellaneous improvements is still feasible and should best be made as revised, per the City Engineer's recommendation.
2. The Council will consider the aforesaid improvement in accordance with the reports and the assessment of benefited property for all or a portion of the cost of the improvement according to MSA Chapter 429, at an estimated total cost of the improvement of \$686,382.00.
3. A public hearing will be held in the Council Chambers of the City Hall at 1830 East County Road B on Monday, the 14th day of July, 1997, at 7:00 p.m. to consider said improvement. The City Clerk shall give mailed and published notice of said hearing and improvement as required by law.