

PRE-AGENDA MEETING: 4:30 P.M. - THURSDAY, DECEMBER 15

AGENDA

MAPLEWOOD CITY COUNCIL

7:00 P.M., Monday, December 19, 1994
Council Chambers, Municipal Building
Meeting No. 94-26

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF MINUTES

1. Minutes of Council/Manager Meeting of December 5, 1994
2. Minutes of Meeting 94-25, (December 12, 1994)

E. APPROVAL OF AGENDA

EA. PRESENTATIONS

1. Metro East

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. Mapleleaf Estates
3. Ambulance Bill - Application for Cancellation
4. Budget Transfer for Finance Department
5. Financial Transfer to Close Improvement Project 93-10
6. Interfund Transfers for Unassessed Utility Improvements
7. Budget Transfer for City Clerk's Office
8. Non-Union General Wage Increase
9. 3-M Contract
10. Temporary and Seasonal Wage Resolution
11. Resolutions of Appreciation - Human Relations Commission

G. PUBLIC HEARINGS

1. 7:00 P.M.: Lot Width Variance and Lot Division - 666 Co. Rd. B & 669 Eldridge Ave.

H. AWARD OF BIDS

1. Maplewood in Motion

I. UNFINISHED BUSINESS

1. Carver Elementary School - Agreement_____
2. Maplewood Townhouses: 11th Ave. & Ariel Street
 - a. Land Use Plan Change (requires at least 4 votes)_____
 - b. Zoning Map Change (requires at least 4 votes)_____
3. Sign Size Variance: United Artists/Maplewood II; 1793 Beam Avenue_____

J. NEW BUSINESS

1. Open Space Site #153A
 - a. Approval to Purchase_____
 - b. Land Use Plan Change_____
2. Final Plat: Cave's English Street Third Addition_____
3. Tax-Exempt Financing (Carefree Cottages of Maplewood - Phase III)_____
4. Maplewood Innovative Stormwater Management Project Update_____
5. Beltline Reconveyance Resolution_____
6. Stormwater Pond Design Standard_____
7. Timber Park Master Plan_____
8. Western Hills Park Master Plan_____
9. Release of Retainage - Steininger Construction_____
10. Community Center 11-30-94 Income Statement_____
11. Ramsey/Washington Co. Cable Commission: Set Meeting Date_____
12. Gervais Avenue - Feasibility_____

K. VISITOR PRESENTATIONS

L. COUNCIL PRESENTATIONS

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

M. ADMINISTRATIVE PRESENTATIONS

1. _____
2. _____
3. _____

N. ADJOURNMENT

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

**5:00 p.m., Monday, December 5, 1994
Maplewood Room, City Hall**

MINUTES

A. CALL TO ORDER

The Council/Manager meeting of the Maplewood City Council was held in the Maplewood Room, City Hall. The meeting was called to order by Mayor Bastian at 5:02 p.m.

B. ROLL CALL

Mayor Gary Bastian	Present
Councilmember Sherry Allenspach	Present
Councilperson Dale Carlson	Present (Arrived at 5:12 p.m.)
Councilperson Marv Koppen	Present (Arrived at 5:04 p.m.)
Councilperson George Rossbach	Present

Others Present:

City Manager Michael McGuire
Assistant City Manager Gretchen Maglich
Parks & Recreation Director Bruce Anderson
Community Center Manager Tom Eastman
MIS Coordinators Elizabeth Weiland and Connie Wermager

C. APPROVAL OF AGENDA

The following items were added to the agenda:

H. OTHER BUSINESS

1. ADR
2. Ramsey County Retaliation

Mayor Bastian moved that the agenda be approved as amended. The motion was seconded by Councilmember Allenspach and was approved.

Ayes: Allenspach, Bastian and Rossbach
Absent: Carlson and Koppen

D. MIS UPDATE ON NETWORK

City Manager McGuire introduced the MIS Coordinators Elizabeth Weiland and Connie Wermager. They reviewed the differences between City Hall's computer technology in 1989 vs. 1994 which is a reflection of the increase in number of users and the sophistication of the new network's capabilities. They reported on the new features available to employees such as e-mail and sharing of files, software applications, and the fiber optic link between the new Community Center and City Hall. There was a short discussion about future capabilities including Internet, imaging, and shared databases.

MIS Coordinators Weiland and Wermager left the meeting at 5:28 p.m.

E. COMMUNITY CENTER UPDATE AND REVIEW

City Manager McGuire stated that this review is being presented each quarter as requested by the City Council. Director of Parks & Recreation Anderson reported the number of membership sales and other revenue sources. In addition, he presented eight operational issues at the new Center that are being reviewed by staff, the Park and Recreation Commission, and focus groups. There was some discussion about allowing the Community Center flexibility in setting the fees for room rentals as the market changes; the expectations of community user groups; and the need to re-evaluate the break-even philosophy on a regular basis.

Mr. Anderson and Mr. Eastman left the meeting at 6:15 p.m.

F. JOINT ECONOMIC DEVELOPMENT STUDY

City Manager McGuire and Councilmember Koppen summarized the study of the proposed joint economic development program for the cities of North St. Paul, Oakdale and Maplewood. There was some discussion about the need for economic development on a regional basis, the differences and similarities of the three cities, and ways to fund the project. It was the consensus of the Council that this item be placed on a regular Council meeting for consideration of the appointment of a joint economic development commission after City Manager McGuire hears from the cities of Oakdale and North St. Paul with their City Council's thoughts.

Councilmember Carlson left the meeting at 6:40 p.m.

G. COMMUNITY DESIGN REVIEW BOARD

Members of the Community Design Review Board, Marv Erickson, Roger Anitzberger, Ananth Vidyashankar, and staff liaison Tom Ekstrand joined the meeting at 6:30 p.m. There was some discussion about building materials and a possible ordinance which would require the construction of a storm shelter for slab-on-grade developments.

Councilmember Rossbach left the meeting at 6:53 p.m.

H. OTHER BUSINESS

Due to the time, Mayor Bastian moved that the remaining agenda items be tabled to a future meeting. The motion was seconded by Councilmember Allenspach and was approved.

Ayes: Allenspach, Bastian and Koppen
Absent: Carlson and Rossbach

I. FUTURE TOPICS

There was no discussion about this item.

K. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

EA. APPOINTMENTS/PRESENTATIONS

Mayor Bastian introduced Boy Scout Troop 73, who are working toward their Citizenship Badge.

F. CONSENT AGENDA:

Mayor Bastian moved, seconded by Councilmember Carlson; ayes - all, to approve the Consent Agenda items F-1 thru F-3 as recommended.

1. Approval of Claims

Approved the following claims:

<u>ACCOUNTS PAYABLE:</u>	\$ 412,164.03	Checks #3408 - #3484
		Dated 11-17-94 thru 11-30-94
	<u>\$ 265,256.24</u>	Checks #15692- #15823
		Dated 12-12-94
	\$ 677,420.57	Total Accounts Payable
<u>PAYROLL:</u>	\$ 257,877.09	Payroll Checks #44298 thru #44648
		Dated 12-02-94
	<u>\$ 49,374.39</u>	Payroll Deduction Checks #44653 thru
		#44671 dated 12-02-94
	\$ 307,251.48	Total Payroll
	<u>\$ 984,672.05</u>	GRAND TOTAL

2. Conditional Use Permit Review, 1770 McMenemy Street (St. Paul Hmong Alliance Church)

Reviewed and approved for renewal the Conditional Use Permit for the St. Paul Hmong Alliance Church, 1770 McMenemy Street. This CUP will not be reviewed again unless there is a problem.

3. 1995 On-Sale, Off-Sale and Club Liquor License Renewals

Approved the 1995 On-Sale, Club, Wine and Off-Sale liquor licenses as follows:

APPROVAL OF 1995 ON-SALE LIQUOR LICENSES

RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, RAMSEY COUNTY, MINNESOTA, that the following On-Sale Liquor Licenses, having been previously duly issued by this Council, are hereby approved for renewal for one year, effective January 1, 1995, with approval granted herein subject to satisfactory results of required Police, Fire and health Inspections:

Frank Romano
Applebee's
2112 Maplewood Mall
3001 White Bear Avenue

James Dean
Deans, Inc.
1986 Rice Street

Adeline Benjamin
Maplewood Bowl
1955 English Street

Eugene A. Beaulieu
Beau's Food & Spirits
2289 E. Minnehaha

Gregory Paul Kuhns
D. G. Burgers Corp
2441 Highway 61

Ronald Ringling
Maplewood Inn
1730 E. County Road D

Stephen Yantes
Bleachers
2220 White Bear Avenue

Raymond R. Emerfohl
Garrity's
1696 White Bear Avenue

Gregory Tulgren
M. T. Pockets & Co., Inc.
780 East County Road B

Tom McDonough
Chalet Lounge
1820 Rice Street

Gulden's
2999 N. Highway 61

The Olive Garden
1749 Beam Avenue

Richard M. Authier
Champps
1734 Adolphus

Harry S. Given, Jr.
Keller Clubhouse
2166 Maplewood Drive

Gerry L. Walton
Red Lobster Restaurant #283
2925 White Bear Avenue

Martin E. Mongoven
Chili's Restaurants
Southlawn & Beam

Roger T. Claussen
Keller Lake Lounge
2280 Maplewood Drive

Mark Weinand
Red Rooster Liquor Lounge
2029 Woodlynn

Janel Kettler
Ciatti's Italian Restaurant
1900 E. County Road D

Thomas K. Buckley
The Bird
2025 White Bear Avenue

Club On-Sale Liquor License:

North Maplewood Lions Club
1310 Frost Avenue

Loyal Order of Moose 963
1946 English Street

Wine On-Sale Liquor License:

Taste of India
1745 Cope Avenue

APPROVAL OF 1995 OFF-SALE LIQUOR LICENSES

RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, RAMSEY COUNTY, MINNESOTA, that the following Off-Sale Liquor Licenses, having been previously duly issued by this Council, are hereby approved for renewal for one year, effective January 1, 1995, with approvals granted herein subject to satisfactory results of required Police, Fire and health inspections:

Arthur Mark Stein
Laber's Liquors
1730 Rice Street

Gary Hanscom
M.G.M. Liquors
2950 White Bear Avenue

Wendy Lauber
Maplewood Wine Cellar
1281 Frost Avenue

Marven C. Koppen
Party Time Liquor
1835 E. Larpenteur Ave.

Gust R. Sarrack
Sarrack's International Wine & Spirits
2305 Stillwater Road

G. PUBLIC HEARINGS

1. 7:00 P.M.: Public Hearing on Proposed 1995 Budget and Property Taxes

- a. Mayor Bastian convened the meeting for a public hearing regarding the Proposed 1995 Budget and Property Taxes.
- b. Manager McGuire presented the staff report.
- c. Director of Finance Faust presented the specifics of the report.
- d. City Attorney Kelly explained the procedure for public hearings.

Citizen Comments

- e. Mayor Bastian opened the public hearing, calling for proponents or opponents. No one appeared.
- f. Mayor Bastian closed the public hearing.

Council Discussion

Resolution to Adopt the 1995 Budget

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

94 - 12 - 148

RESOLUTION ADOPTING A BUDGET FOR 1995

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MINNESOTA that a budget for 1995 is hereby adopted as outlined in the following summary:

	<u>OPERATING BUDGET</u>	<u>CAPITAL IMPROVEMENTS BUDGET</u>	<u>DEBT SERVICE BUDGET</u>
Estimated Balances 01/01/95	\$ 8,775,606	\$5,038,089	\$10,810,375
Revenues	20,461,560	3,454,110	2,363,680
Net other increases (decreases)	280,280	1,731,540	1,219,050
Expenditures	<u>20,835,765</u>	<u>7,369,670</u>	<u>6,304,000</u>
Estimated Balances 12/31/95	\$ 8,681,681	\$2,854,069	\$8,089,105

BE IT FURTHER RESOLVED that the following appropriations are hereby approved for the 1995 Operating Budget:

GENERAL FUND:

\$ 419,080	City Clerk
689,270	Community Development
488,860	Finance
1,608,350	General Government
983,910	Parks and Recreation
5,188,230	Public Safety
<u>1,796,090</u>	Public Works
\$11,173,790	GENERAL FUND TOTAL

CHARITABLE GAMBLING:	3,850	General Government
DENTAL SELF-INSURANCE FUND:	53,080	General Government
RECYCLING FUND:	190,670	Community Development
RECREATION PROGRAM FUND:	413,765	Parks and Recreation
COMMUNITY CENTER FUND:	1,137,940	Parks and Recreation
SEWER FUND:	2,983,010	Public Works
WATER FUND:	1,670,210	Public Works
V.E.M. FUND:	417,800	Public Works
DATA PROCESSING FUND:	302,320	General Government
PAYROLL BENEFITS FUND:	<u>2,489,330</u>	General Government
	\$20,835,765	TOTAL OPERATING BUDGET APPROPRIATIONS

Seconded by Councilmember Rossbach

Ayes - all

Resolution to Adopt Tax Levy for 1995

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

94 - 12 - 149

RESOLUTION CERTIFYING TAXES PAYABLE IN 1995

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MINNESOTA that:

1. The following amounts of taxes be levied for 1994, payable in 1995, upon the net tax capacity in said City of Maplewood, for the following purposes:

Operations	\$5,474,535
Capital Improvements	14,480
Debt Service	<u>1,058,170</u>
TOTAL LEVY	\$6,547,185

2. In addition, there is a \$432,300 market value based referendum levy for 1994 payable in 1995 to finance the debt service on the 1995 Open Space Bonds.

3. There is on hand in the following sinking funds excess amounts as indicated after each fund and such shall be used to pay on the appropriate obligations of the City:

<u>DESCRIPTION</u>	
1967 General Obligation Sanitary Sewer Bonds	\$12,000
1977 Public Works Building Bonds	4,800
1977 General Obligation Improvement Bonds: Series 1	100
1988 General Obligation Improvement Bonds	128,440
1989 General Obligation Improvement Bonds	80
1990 General Obligation Improvement Bonds	197,170
1991 General Obligation Improvement Bonds: Series 1991A	65,339
1991 General Obligation Capital Notes	5,518
1993 Equipment Certificates: Series 1993A	14,538
1993 General Obligation Refunding Bonds Series 19930	20,525
1994 Open Space Bonds	<u>10,002</u>
TOTAL	\$458,512

In accordance with Minnesota Statutes 475.61 and 273.13, Subd. 19 (3), (a), (b), (c), and Chapter 297a and Chapter 162 of Minnesota Statutes, the County Auditor of Ramsey County is hereby authorized and directed to reduce by the amounts above mentioned the tax that would otherwise be included in the rolls for the Year 1994 and collectible in 1995.

4. It has been determined that the following sinking funds have insufficient projected assets to meet projected liabilities, as required by State Statute, and original resolution levying ad-valorem taxes must be increased by the following amounts:

1977 Refunding Bonds	\$33,300
1989 Tax Increment Bonds	9,100
1993 Tax Increment Bonds Series 1993B	<u>252,797</u>
TOTAL	\$295,197

5. There is \$257,530 of homestead and agricultural aid that will be used to reduce the scheduled tax levies for all sinking funds.

6. Changes set forth in sections 3-5 above result in a net reduction of \$420,845 in the scheduled levy of \$1,911,315.

Seconded by Councilmember Rossbach

Ayes - all

L. COUNCIL PRESENTATIONS

1. Phase I

- a. Mayor Bastian and Councilmember Koppen met with the Director of Metro East regarding rejoining the Metro East Council.
- b. A presentation by the Director of Metro East on the Economic Development Study, Phase I, will be on the December 19, 1994 Agenda.

G. PUBLIC HEARINGS (Continued)

2. 7:20 P.M.(7:22 P.M.): Conditional Use Permit Revision: 1255 Cope Ave. (Northern Hydraulics)

- a. Mayor Bastian convened the meeting for a public hearing regarding the proposed revision to the Conditional Use Permit for Northern Hydraulics.
- b. Manager McGuire presented the staff report.
- c. Director of Community Development Olson presented the specifics of the report.
- d. Commissioner Rossbach presented the Planning Commission report.
- e. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following person was heard:

Mr. Rose, Northern Hydraulics

- f. Mayor Bastian closed the public hearing.
- g. Councilmember Rossbach introduced the following Resolution and moved its adoption, with the CUP to be reviewed in one year:

94 - 12 - 150

CONDITIONAL USE PERMIT REVISION

WHEREAS, Northern Hydraulics, Inc., applied for a revision to their conditional use permit. The conditional use permit allows a commercial building within 350 feet of a residential district.

WHEREAS, Northern Hydraulics, Inc., requested a change in the permitted weekday hours of operation from 7:00 a.m.-7:00 p.m. to 8:00 a.m.-8:00 p.m.

WHEREAS, this permit applies to 1255 Cope Avenue. The legal description is:

Clifton Addition, Ramsey County, Minnesota. Vac St Accruing & Fol; Com at NW Cor of Lot 16 Blk 13 th E on NL of SD Blk 379.61 ft to Beg th S 29 Deg 14 MN W 117.56 ft to NE Line of Rd as Opened in Doc 2021912 th NW on SD NE Line

368.09 ft to WL of Blk 18 th N on SD WL 68.06 ft to SL of Hwy 36 th E on SL of Hwy 379.43 ft th S to Beg Being part of Lots 19 Thru 25 Blk 13 & Part of Blk 18.

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

1. On November 21, 1994, the Planning Commission recommended that the City Council approve this permit.
2. On December 12, 1994, 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 revision, 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 must comply with the site plan, received by the City on September 24, 1990. The Director of Community Development may approve minor changes. The City Council may approve major changes.
2. There shall be no outside storage of goods, materials or trash.
3. The canopy shall not be illuminated.

4. The hours of operation shall be from 8 a.m. to 8 p.m. Monday-Friday, 8 a.m. to 5 p.m. Saturdays, and 10 a.m. to 4 p.m. on Sundays.
5. There shall be no overnight parking of trucks.

Seconded by Councilmember Koppen

Ayes - all

L. COUNCIL PRESENTATIONS (CONTINUED)

2. Mayor's Update

a. Dispute Resolution Center

Mayor Bastian suggested we invite North St. Paul and Oakdale to create a dispute resolution center whereby neighborhood problems could be handled.

b. Manager McGuire will schedule a meeting.

G. PUBLIC HEARINGS (CONTINUED)

3. 7:30 P.M. (7:33 P.M.):2410 Stillwater Road (Gethsemane Lutheran Church)

a. Mayor Bastian convened the meeting for a public hearing regarding

b. Manager McGuire presented the staff report.

c. Director of Community Development Olson presented the specifics of the report.

d. Boardmember Anitzberger presented the Community Design Review Board report.

e. Commissioner Rossbach presented the Planning Commission report.

f. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following persons were heard:

Jeremy Bork, Trossen Wright Architects

g. Mayor Bastian closed the public hearing.

Conditional Use Permit

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

94 - 12 - 151

CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, Gethsemane Lutheran Church applied for a conditional use permit to expand their church and parking lot.

WHEREAS, this permit applies to 2410 Stillwater Road. The legal description is:

- Tract A. All that part of the West 1/2 of Southeast quarter of the Northwest quarter of Section 25, Township 29 North, Range 22 West, lying Southeasterly of the center line of State Trunk Highway No. 212 except the East 156.0 feet thereof;
- Tract B. All that part of the west 1/2 of the Northeast quarter of Southwest quarter of Section 25, Township 29 North, Range 22 West, lying Southerly and Easterly of the center line of State Trunk Highway No. 212, except the East 156.0 feet of the North 453.0 feet thereof;
- Tract C. All that part of the Northwest quarter of the Southwest quarter of Section 25, Township 29 North, Range 22 West, lying Southeasterly of the center line of State Trunk Highway No. 212; which lies southerly and easterly of the following described line:

Commencing at the west quarter corner of said Section 25; thence run easterly on an assumed azimuth of 89 degrees 49 minutes 52 seconds along the east and west quarter line of said Section 25 for 1786.45 feet to the southeasterly line of Stillwater Road; thence on an azimuth of 59 degrees 23 minutes 13 seconds along the southeasterly line of Stillwater Road, for 50.55 feet to a point on the east line of tract A hereinbefore described, which is the point of beginning of line to be described; thence on an azimuth of 239 degrees 23 minutes 13 seconds for 459.05 feet; thence on an azimuth of 209 degrees 43 minutes 31 seconds for 163.42 feet; thence on an azimuth of 180 degrees 29 minutes 00 seconds for 13.97 feet; thence run southerly 317.11 feet on a non-tangential curve concave to the west, having a radius of 1185.42 feet, delta angle of 15 degrees 19 minutes 38 seconds and a chord azimuth of 180 degrees 29 minutes 00 seconds; thence on an azimuth of 180 degrees 29 minutes 00 seconds for 90.83 feet; thence deflect to the right on a tangential curve having a radius of 458.68 feet and a delta angle of 32 degrees 57 minutes 37 seconds for 263.86 feet; thence on an azimuth of 213 degrees 26 minutes 36 seconds for 365.48 feet, more or less, to a point on the south line of Tract C hereinbefore described and there terminating.

Reserving, however, an easement covering the Southerly 33 feet of the above described premises for roadway purposes, to be hereafter dedicated for a public highway and to be designated as East Seventh Street.

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

1. On November 21, 1994, the Planning Commission recommended that the City Council approve this permit.

2. On November 12, 1994, 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.

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 end. 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

Variance

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

94 - 12 - 152

ZONING VARIANCE RESOLUTION

WHEREAS, Gethsemane Lutheran Church applied for a conditional use permit to expand their church and parking lot.

WHEREAS, this permit applies to 2410 Stillwater Road. The legal description is:

- Tract A. All that part of the West 1/2 of Southeast quarter of the Northwest quarter of Section 25, Township 29 North, Range 22 West, lying Southeasterly of the center line of State Trunk Highway No. 212 except the East 156.0 feet thereof;
- Tract B. All that part of the west 1/2 of the Northeast quarter of Southwest quarter of Section 25, Township 29 North, Range 22 West, lying Southerly and Easterly of the center line of State Trunk Highway No. 212, except the East 156.0 feet of the North 453.0 feet thereof;
- Tract C. All that part of the Northwest quarter of the Southwest quarter of Section 25, Township 29 North, Range 22 West, lying Southeasterly of the center line of State Trunk Highway No. 212; which lies southerly and easterly of the following described line:

Commencing at the west quarter corner of said Section 25; thence run easterly on an assumed azimuth of 89 degrees 49 minutes 52 seconds along the east and west quarter line of said Section 25 for 1786.45 feet to the southeasterly line of Stillwater Road; thence on an azimuth of 59 degrees 23 minutes 13 seconds along the southeasterly line of Stillwater Road, for 50.55 feet to a point on the east line of tract A hereinbefore described, which is the point of beginning of line to be described; thence on an azimuth of 239 degrees 23 minutes 13 seconds for 459.05 feet; thence on an azimuth of 209 degrees 43 minutes 31 seconds for 163.42 feet; thence on an azimuth of 180 degrees 29 minutes 00 seconds for 13.97 feet; thence run southerly 317.11 feet on a non-tangential curve concave to the west, having a radius of 1185.42 feet, delta angle of 15 degrees 19 minutes 38 seconds and a chord azimuth of 180 degrees 29 minutes 00 seconds; thence on an azimuth of 180 degrees 29 minutes 00 seconds for 90.83 feet; thence deflect to the right on a tangential curve having a radius of 458.68 feet and a delta angle of 32 degrees 57 minutes 37 seconds for 263.86 feet; thence on an azimuth of 213 degrees 26 minutes 36 seconds for 365.48 feet, more or less, to a point on the south line of Tract C hereinbefore described and there terminating.

Reserving, however, an easement covering the Southerly 33 feet of the above described premises for roadway purposes, to be hereafter dedicated for a public highway and to be designated as East Seventh Street.

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

1. On November 21, 1994, the Planning Commission recommended that the City Council approve this permit.
2. On December 12, 1994, 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.

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 end. 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 Plans

j. Councilmember Carlson moved to approve the design plans stamped September 21, 1994, subject to the findings required by the Code. The Church shall do the following:

- 1) Repeat this review in two years if the City has not issued a building permit for this project.
- 2) Submit the following to the staff before the City issues a building permit:
 - a) A plan showing the location and design of a trash dumpster enclosure. The enclosure shall be of a material and color compatible with the building.
 - b) A screening plan for any roof-mounted mechanical equipment.
 - c) A revised site plan showing a 24-foot-wide driveway on the east side of the addition. This plan shall also move the two proposed trees.
- 3) Complete the following before occupying the building:
 - a. Install a handicap-parking sign for each proposed handicap-parking space.
 - b) Screen all new roof-mounted equipment visible from streets or adjacent property. (code requirement)
 - c) Construct a trash dumpster enclosure. (code requirement)
 - d) Install site security lighting, subject to the approval of the Director of Public Safety. The light intensity shall not exceed one-foot-candle at any residential lot line. The light fixtures shall be aimed or shielded so the light source is not visible. (code requirement)
- 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.
 - c) The City receives an agreement that will allow the City to complete any unfinished work.
- 5) All work shall follow the approved plans. The Director of Community Development may approve minor changes.

Seconded by Mayor Bastian

Ayes - all

4. 7:40 P.M. (7:42 P.M.): 1929 Edgerton Street (Edgerton Elementary School)
 - a. Mayor Bastian convened the meeting for a public hearing regarding . .
 - b. Manager McGuire presented the staff report.
 - c. Director of Community Development Olson presented the specifics of the report.
 - d. Commissioner Rossbach presented the Planning Commission report.
 - e. Boardmember Anitzberger presented the Community Design Review Board report.
 - f. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following persons were heard:

Dick Donius, RSP Architects
Martha Barnett, 1982 Edgerton Street
 - g. Mayor Bastian closed the public hearing.

Conditional Use Permit Revision

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

94 - 12 - 153

CONDITIONAL USE PERMIT REVISION

WHEREAS, Independent School District No. 623 is requesting that the City revise their conditional use permit to expand a school and for the curbing of blacktop with a nonconforming setback.

WHEREAS, this permit applies to 1929 Edgerton Street. The legal description is:

SUBJ TO STS & EX S 292.96 FT & EX N 155.04 FT OF S 448 FT OF E 468.6 FT & EX N 352.96 FT OF W 108 FT & EX N 160 FT OF E 313 FT THE S 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 17 TOWN 29 RANGE 22

AND

SUBJ TO AVE AND ST THE S 448 FT OF E 468 6/10 FT OF NO 1/4 OF SECTION 17 TOWN 29 RANGE 22

AND

SUBJ TO EDGERTON ST THE N 160 FT OF E 313 FT OF S 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 17 TOWN 29 RANGE 22

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

1. On November 21, 1994, the Planning Commission recommended that the City Council approve this permit.
2. On December 12, 1994, 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 revise the above-described conditional use permit based on new building and site plans. The City approves the revision 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 (stamped August 29, 1994) approved by the City. The Director of Community Development may approve minor changes.
2. The proposed construction must be substantially started within one year after 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 City may require additional parking if needed.
5. The School District shall provide for evening car parking in the bus-loading area. The access drives to this parking area shall be open during the evenings.
6. The School District shall allow the City to construct a walkway from the City's property to the north parking lot.

Seconded by Councilmember Koppen

Ayes - all

Variance Termination

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

94 - 12 - 154

VARIANCE TERMINATION

WHEREAS, the Maplewood City Council granted a 36.5-foot side yard setback variance to Independent School District (ISD) No. 623 on March 28, 1994.

WHEREAS, this variance allowed the ISD No. 623 to build a gymnasium addition 33.5 feet from their west lot line.

WHEREAS, the City Code required 70 feet.

WHEREAS, this variance applies to 1929 Edgerton Street. The legal description is:

SUBJ TO STS & EX S 292.96 FT & EX N 155.04 FT OF S 448 FT OF E 468.6 FT & EX N 352.96 FT OF W 108 FT & EX N 160 FT OF E 313 FT THE S 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 17 TOWN 29 RANGE 22

AND

SUBJ TO AVE AND ST THE S 448 FT OF E 468 6/10 FT OF NO 1/4 OF SECTION 17 TOWN 29 RANGE 22

AND

SUBJ TO EDGERTON ST THE N 160 FT OF E 313 FT OF S 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 17 TOWN 29 RANGE 22

WHEREAS, ISD No. 623 no longer proposes to build their new gymnasium on the west side of the school.

NOW, THEREFORE, BE IT RESOLVED that the City Council end the variance granted for the gymnasium addition on the west side of Edgerton Elementary School.

Seconded by Councilmember Koppen

Ayes - all

Setback Variance

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

94 - 12 - 155

VARIANCE RESOLUTION - SETBACK

WHEREAS, Independent School District No. 623 applied for a variance from the zoning ordinance.

WHEREAS, this variance applies to 1929 Edgerton Street. The legal description is:

SUBJ TO STS & EX S 292.96 FT & EX N 155.04 FT OF S 448 FT OF E 468.6 FT & EX N 352.96 FT OF W 108 FT & EX N 160 FT OF E 313 FT THE S 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 17 TOWN 29 RANGE 22

AND

SUBJ TO AVE AND ST THE S 448 FT OF E 468 6/10 FT OF NO 1/4 OF SECTION 17 TOWN 29 RANGE 22

AND

SUBJ TO EDGERTON ST THE N 160 FT OF E 313 FT OF S 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 17 TOWN 29 RANGE 22

WHEREAS, Section 36-28(c)(6)(a) of the Maplewood Code of Ordinances requires the proposed gymnasium addition to have a 30-foot setback from the Edgerton Street right-of-way.

WHEREAS, the applicant is proposing a 25-foot setback.

WHEREAS, this requires a variance of 5 feet.

WHEREAS, the history of this variance is as follows:

1. On November 21, 1994, the Planning Commission recommended that the City Council approve this variance.
2. On December 12, 1994, 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 variance for the following reasons:

1. It would meet the spirit and intent of the ordinance for the following reasons:
 - a) The closer setback would not effect the houses across the street. The nearest house would be 150 feet from the proposed gymnasium. The typical minimum separation is 120 feet (a 30-foot setback on each side of the street and a 60-foot-wide right-of-way).
 - b) The closer setback would not effect the adjacent properties on the west side of Edgerton Street.
2. Strict enforcement of the Code would cause undue hardship. The School District cannot move the gymnasium further back and still meet the size needed by the City.
3. This variance is less than the previously approved 36.5-foot setback variance.

Seconded by Councilmember Koppen

Ayes - all

Design Plans

- k. Councilmember Carlson moved to approve the plans stamped August 29, 1994 for the Edgerton Elementary School expansion, subject to the following conditions:
1. This approval supersedes the previous plan approval of March 28, 1994.
 2. Repeat this review in two years if the City has not issued a building permit for this project.
 3. Submit the following for staff approval before the City issues a building permit:
 - a. A revised site plan showing the following:
 - (1) Striping for ninety-degree parking east of the bus striping.
 - (2) Widen the north drive to 42 feet.
 - b. A plan showing the design of the trash dumpster enclosure. The enclosure must match the color of the building and have a gate that is 100% opaque. (code requirement)
 - c. A revised landscape plan showing:
 - (1) Screening west of the southerly parking lot that is six-feet-tall and 80% opaque. (code requirement)
 - (2) Sod on all disturbed areas.
 - d. A grading, drainage, utility and erosion control plan for the City Engineer's approval. The erosion control plan shall be consistent with the Ramsey Soil and Water Conservation District Erosion Control Handbook.
 4. Complete the following before occupying the additions:
 - a. Restore and sod damaged boulevards.
 - b. Install reflectorized stop signs at all exits and a handicap-parking sign for each handicap-parking space.
 - c. Screen all new roof-mounted equipment visible from streets or adjacent property. (code requirement) The applicant shall submit the design to Staff for approval.
 - d. Construct a trash dumpster enclosure that meets the City Code. The enclosures must match the color of the building.
 - e. Install continuous concrete curbing around all existing and proposed parking and drive areas. (code requirement)
 - f. Install site lighting, subject to the Director of Public Safety's approval. Lighting shall not exceed one foot-candle of light at any residential property line. Lights shall be shielded or aimed so the light source is not visible. (code requirement)
 5. 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.
 - c. The City receives an agreement that will allow the City to complete any unfinished work.
 6. All work shall follow the approved plans. The Director of Community Development may approve minor changes.

Seconded by Councilmember Koppen

Ayes - all

No Parking Signs

1. Councilmember Carlson moved to request Ramsey County to post both sides of Edgerton Street, adjacent to the school driveway for "No Parking".

Seconded by Councilmember Koppen

Ayes - all

- m. Mayor Bastian moved to direct staff to explore the opportunities for berming on the N E corner of the school site and parking area, and when coordinating the planning of other parks to accomplish this.

Seconded by Councilmember Koppen

Ayes - all

5. **8:00 P.M. (8:20 P.M.): Planning Fees Ordinance (2nd Reading - Requires at least 4 votes)**
 - a. Mayor Bastian convened the meeting for a public hearing regarding . .
 - b. Manager McGuire presented the staff report.
 - c. Director of Community Development Olson presented the specifics of the report.
 - d. Commissioner Rossbach presented the Planning Commission report.
 - e. Mayor Bastian opened the public hearing, calling for proponents or opponents. No one appeared.
 - f. Mayor Bastian closed the public hearing.

g. Councilmember Carlson introduced the following Ordinance and moved its adoption:

ORDINANCE NO. 728

PLANNING FEES - 1995

Section 1. Section 36-26 of the Zoning Code of the City of Maplewood is hereby amended as follows:

Section 36-26. Fees. The following nonrefundable application fees shall be required:

Zone Change	\$ 410*
Conditional Use Permit:	
R1 & R2	188*
Other	404*
Conditional Use Permit Revision:	
R1 & R2	38*
Other	93*
Variances:	
R1 & R2	82*
Other	352*
Vacations:	
R1 & R2	86*
Other	238*
Lot Divisions (Fee per lot created):	
R1 & R2	58
Other	131
Home Occupation Permit:	
Initial Permit	92
Annual Renewal	46
Comprehensive Plan Amendment	573*
Code Amendment	352
Planned Unit Development	648*
Preliminary Plat	700
Preliminary Plat Revision or	
Time Extension	113
Final Plat	169
Time Extensions/Renewals	113

Section 2. Section 36-258 of the sign code is amended as follows:

Section 36-258. Fees.

- (1) A sign erection permit fee (except for billboards) shall be \$19
- (2) The fee for erection of billboards shall be \$75
- (3) The annual license fee for billboards shall be \$289

Section 3. This ordinance shall take effect January 1, 1995.

*Plus a surcharge for each affected property to pay for the County's filing fee for resolutions.

Seconded by Mayor Bastian

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

6. 8:15 P.M. (8:25 P.M.): Sign Size Variance: 1793 Beam Avenue (Maplewood II Movies - United Artists)

- a. Mayor Bastian convened the meeting for a public hearing regarding . .
- b. Manager McGuire presented the staff report.
- c. Director of Community Development Olson presented the specifics of the report.
- d. Boardmember Anitzberger presented the Community Design Review Board report.
- e. Mayor Bastian opened the public hearing, calling for proponents or opponents. No one appeared.
- f. Mayor Bastian closed the public hearing.
- g. Councilmember Carlson moved to table this item for one week, to December 19, 1994.

Seconded by Mayor Bastian

Ayes - all

7. 8:30 P.M.: Liquor License - Gulden's

- a. Mayor Bastian convened the meeting for a public hearing regarding . .
- b. Manager McGuire presented the staff report.
- c. Director of Public Safety Collins presented the specifics of the report.
- d. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following appeared:

Mike Gengler, the applicant
- e. Mayor Bastian closed the public hearing.
- f. Councilmember Koppen introduced the following Resolution and moved its adoption:

94 - 12 - 156

APPROVING LIQUOR LICENSE - MICHAEL GENGLER (GULDEN'S)

NOTICE IS HEREBY GIVEN that pursuant to action by the City Council of the city of Maplewood on December 12, 1994, an On-Sale Intoxicating Liquor License was approved for Michael Gengler, doing business under the name of Gulden's, 2999 North Highway 61.

The Council proceeded in this matter as outlined under the provisions of the City Ordinance.

Seconded by Councilmember Koppen

Ayes - all

H. AWARD OF BIDS

NONE

I. UNFINISHED BUSINESS

1. Mapleleaf Estates

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

Larry Olson, Midwest Land Surveyors
Dennis Gonyea, the developer

- d. Mayor Bastian closed the public hearing.

Land Use Plan and Zoning Map Changes (requires at least 4 votes)

- e. Councilmember Carlson introduced the following Resolutions and moved their adoption:

94 - 12 - 157

LAND USE PLAN CHANGE

WHEREAS, Dennis Gonyea applied for a change to the City's land use plan. This change is from R-1S (small lot single dwellings) and M-1 (light manufacturing) to R-1 (single dwellings).

WHEREAS, the City staff is proposing to drop the collector designation on Forest Street.

WHEREAS, this change applies to the property south of Brooks Court between Forest and Cypress Streets north of Gervais Avenue in Section 9, Township 29, Range 22.

WHEREAS, the history of this change is as follows:

1. The Planning Commission held a public hearing on October 3, 1994. 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 plan amendment.
2. The City Council discussed the plan amendment on December 12, 1994. They considered reports and recommendations from the Planning Commission and City staff.

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

1. The developer is proposing to develop the site for single dwellings.
2. This change would reduce the allowable intensity and traffic from this site.
3. The R-1 classification would be more compatible with the surrounding homes than the present classifications.

4. Forest Street would no longer serve as a major collector street.

Seconded by Councilmember Koppen

Ayes - all

**94 - 12 - 159
ZONING MAP CHANGE**

WHEREAS, Dennis Gonyea applied for a change in the zoning map from F (farm residential), R-1S (small lot single dwellings) and M-1 (light manufacturing) to R-1 (single dwellings).

WHEREAS, this change applies to the property south of Brooks Court between Forest and Cypress Streets north of Gervais Avenue. The legal description is:

The East half of the Southeast quarter of the Northwest quarter of Section 9, Township 29 North, Range 22 West, Ramsey County, Minnesota except the North 396 feet thereof and except the South 290.4 feet of the East 240 feet thereof and except the South 135 feet lying West of the East 240 feet thereof, and

Lots 4 through 6, Block 1; Lots 1 through 14, Block 3; vacated Brooks Avenue, Meadow Lane and the vacated Conner Avenue, all in Peters Addition, according to the recorded plat, Ramsey County, Mn.

and

The North twenty-four (N. 24) rods of the East half of the East half of the Southeast quarter of the Northwest quarter (E 1/2 of E 1/2 of SE 1/4 of NW 1/4); and that part of the East half of the East half of the Northeast quarter of the Northwest quarter (E 1/2 of E 1/2 of NE 1/4 of NW 1/4) described as: beginning at the SW corner thereof, thence East to the Southeast corner thereof; thence North along the East line thereof Four (4) rods, thence Southwesterly to the place of beginning, all in Section Nine (9), Township Twenty-nine (29), Range Twenty-two (22), subject to easements of record including agreement in 41 Misc. 574, and Southwest quarter of Southeast quarter of the Northwest quarter of Section 9, Township 29 North, Range 22 West, Ramsey County, Minnesota, and The South 321.27 feet of the East 199.10 feet of the Southeast quarter of the Southwest quarter of Northwest quarter of Section 9, Township 29 North, Range 22 West, Ramsey County, Minnesota.

WHEREAS, the history of this change is as follows:

1. On October 3, 1994, the Planning Commission recommended that the City Council approve the change.
2. On October 10, 1994, 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.

Seconded by Councilmember Koppen

Ayes - all

Street Vacations (requires at least 4 votes)

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

94 - 12 - 159

STREET VACATION

WHEREAS, Dennis Gonyea, representing Gonyea Corporation, Inc., applied for the vacation of the following described streets:

1. That part of Connor Avenue east of the east right-of-way line of Cypress Street, all of Meadow Lane between Connor Avenue and Brooks Avenue, and all of Brooks Avenue between Meadow Avenue and the vacated Cypress Street as dedicated as part of the Peters Addition in Section 9, Township 29, Range 22
2. The 16.5-foot-wide undeveloped public road between the east side of Meadow Lane and the east side of the proposed plat site that divides PIN 09-29-22-24-0001 as noted in Book 636, Page 556.
3. The west 77 feet of the Gervais Avenue right-of-way that is west of the west 1/2 of the east 1/2 of the NW 1/4 of Section 9, Township 29, Range 22.

WHEREAS, the history of this vacation is as follows:

1. On October 3, 1994, the Planning Commission recommended that the City Council approve this vacation.
2. On October 10, 1994, the City Council held a public hearing. The City staff published a notice in the Maplewood Review and sent a notice to the abutting property owners. The Council gave everyone at the hearing a chance to speak and present written statements. The Council also considered reports and recommendations from the City staff and Planning Commission.

WHEREAS, after the City approves this vacation, public interest in the property will go to the following abutting properties:

1. Lots 1-14, Block 3 of Peters Addition

2. Lot 6, Block 1 of Peters Addition
3. The North 396 feet of part of east 1/2 of the SE 1/4 of the NW 1/4 East of Peters Addition and also a triangular tract adj. on N being in and measuring 66 feet on the east line of the east 1/4 of NE 1/4 of NW 1/4 all in Section 9, Township 29, Range 22.
4. The south 10 acres of the west 1/2 of the east 1/2 of the NW 1/4 of Section 9, Township 29, Range 22

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

1. It is in the public interest.
2. The City has no plans to build streets on these rights-of-way.
3. The adjacent properties have street access.

This vacation is subject to the City retaining a 25-foot-wide utility easement over the east end of Gervais Avenue.

Seconded by Councilmember Koppen

Ayes - all

Utility Easement Vacation

- g. Mayor Bastian moved to table the request to vacate the utility easement until consideration of the preliminary plat.

Seconded by Councilmember Carlson

Ayes - all

Cul-de-sac Width Variance

- h. Councilmember Carlson moved to table this request until consideration of the preliminary plat.

Seconded by Councilmember Rossbach

Ayes - all

Preliminary Plat

- i. Councilmember Carlson moved to approve the preliminary plat with consideration there will be another connection to Cypress. (Mr. Gonyea agreed to wait another week for a decision.)

Seconded by Mayor Bastian

Ayes - all

COUNCIL DIRECTED STAFF: FEASIBILITY STUDY TO BE UPDATED AND RETURNED TO COUNCIL ALONG WITH THE OTHER INFORMATION REQUESTED.

2. Moratorium on Clinics

- a. Manager McGuire presented the staff report.
- b. Director of Community Development Olson presented the specifics of the report.
- c. Commissioner Will Rossbach presented the Planning Commission report.
- d. Councilmember Allenspach moved to cancel the moratorium on new or expanding clinics.

Seconded by Councilmember Rossbach

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

3. Wetland Ordinance

- a. Manager McGuire presented the staff report.
- b. Director of Community Development Olson presented the specifics of the report.
- c. Commissioner Will Rossbach and Sharon Buse presented a proposed ordinance regarding the wetland setback Ordinance.
- d. Councilmember Carlson moved to refer the proposed ordinance to the Planning Commission for further review.

Seconded by Councilmember Rossbach

Ayes - all

4. Open Space Site #140

- a. Manager McGuire presented the staff report.
- b. Assistant Manager Maglich presented the specifics of the report.
- c. Councilmember Carlson moved not to pursue the acquisition of Open Space Site #140.

Seconded by Councilmember Allenspach

Ayes - all

5. Carver Elementary School/Community Center Expansion

- a. Manager McGuire presented the staff report.
- b. Director of Parks & Recreation Anderson presented the specifics of the report.
- c. Mayor Bastian asked if anyone wished to speak before the Council regarding this matter. The following were heard:

Bill Gaslin, Superintendent of School District 622
Gary Benson, Krause Anderson
Kathleen Huyen, Assistant Superintendent of School District 622
Myrene Biernat, Armstrong, Torseth, Skold & Rydeen, Inc.

- d. Councilmember Carlson moved to table for one week, until an agreement is negotiated by Manager McGuire and Mr. Goslin.

Seconded by Councilmember Koppen

Ayes - all

MAYOR BASTIAN MOVED TO WAIVE THE RULES OF PROCEDURE TO EXTEND THE MEETING TO COMPLETE ITEM J-1.

SECONDED BY COUNCILMEMBER ROSSBACH

AYES - ALL

J. NEW BUSINESS

1. Open Space Site #103C

- a. Manager McGuire presented the staff report.
- b. Assistant Manager Maglich presented the specifics of the report.
- c. Commissioner Rossbach presented the Planning Commission report.
- d. Mayor Bastian asked if anyone wished to speak before the Council regarding this matter. The following were heard:

Peg Corey, Trust for Public Land
Peter Fischer, 2443 Standridge Avenue
Charlotte Brooker
Kevin Berglund, 1922 Kingston

Approval to Purchase

- d. Councilmember Carlson moved to proceed with the purchase of Open Space site #103C.

Seconded by Councilmember Rossbach

Ayes - all

Land Use Plan Change

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

94 - 12 - 161

LAND USE PLAN CHANGE RESOLUTION

WHEREAS, the Director of Community Development proposed a change to the City's land use plan from R-2 (single and double dwellings) and R-3M (multiple dwellings-medium density) to OS (open space).

WHEREAS, this change applies to the undeveloped property located between Woodlynn Avenue and County Road D west of McKnight Road.

WHEREAS, the history of this change is as follows:

1. On December 5, 1994, 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 plan amendment.
2. On December 12, 1994, the City Council discussed this land use plan change. They considered reports and recommendations from the Planning Commission and City staff.

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

1. Maplewood plans to buy this site for open space.
2. This neighborhood has less planned open space than the average neighborhood.
3. The pipelines and high-voltage power lines through this site make it more desirable for open space than development.

The City shall not make these changes until the City closes on the property.

Seconded by Councilmember Rossbach

Ayes - all

K. VISITOR PRESENTATIONS

NONE

L. COUNCIL PRESENTATIONS

PREVIOUSLY GIVEN

M. ADMINISTRATIVE PRESENTATIONS

NONE

N. ADJOURNMENT OF MEETING

11:19 P.M.

Lucille E. Aurelius
City Clerk



EA

PROGRAM GUIDELINES

Expert advice
The small business/entrepreneurial mentoring program
without the price.

**THE SMALL
BUSINESS/
ENTREPRENEURIAL
MENTORING
PROGRAM**

SCREENING GUIDELINES FOR APPLICANTS
Small Business/Entrepreneurial Mentoring Program
Metro East Development Partnership

Necessary minimum competencies:

1. Business must be located in or must relocate to the metro east region (Washington, Dakota or Ramsey counties)
2. Applicant must complete application form.
3. Needs must be consistent with resources (services/volunteers).
4. Proof of historical viability and/or realistic potential viability of individual and industry must be available.
5. Applicant must show foresight and understanding of management issues (finances, marketing, etc.)
6. Applicant must show business has job growth potential.

OPERATING GUIDELINES FOR CLIENTS

Small Business/Entrepreneurial Mentoring Program

Metro East Development Partnership

Please read carefully:

1. Upon receipt of an application, a preliminary determination will be made by staff as to whether the needs of the business can be met by the program's resources. An incomplete application will delay processing and response by MEDP staff. If you have questions, please call 224-EAST.
2. If it is determined that the needs of the business can be met with the program, a representative of the business will be required to make a brief presentation to the core committee at its next scheduled meeting.
3. The core committee will make a final determination as to whether or not the business will be invited to participate in the program. If accepted as a "participant", a MEDP team leader and team mentors will be assigned to the case and work plan will be determined. Participant will become committed to the following:
 - a. Participants must establish operations in the metro east area or agree to relocate or expand into the metro east area.
 - b. Participant will pay a non-refundable participation fee of \$100.00. This fee is waived for minority-owned businesses, women-owned businesses and economically disadvantaged business owners.
 - c. Participant will commit his/her time in a manner that ensures timely and substantive meetings between applicant and designated team leader.
 - d. Participant will agree that they recognize MEDP volunteers as resources regarding their situations and that all decisions will be made by the Participant. Submission of the application will constitute participants agreement to hold harmless and indemnify MEDP and its volunteers with respect to the advice, counsel and suggestions made or given, to the Participant.
4. Either MEDP or Participant may cancel the consulting relationship at any time without reason or cause. Participant will provide a summary report of the results and his or her views regarding same. Participants agree to an exit interview upon completion of their work plan.

CONFIDENTIALITY POLICY

Small Business/Entrepreneurial Mentoring Program

Metro East Development Partnership

The staff and volunteers of Metro East Development Partnership respond to business requests and business assistance projects confidentially. MEDP works with hundreds of clients annually through confidential and effective business dealings.

For those interested in participating in MEDP's Small Business/Entrepreneurial Mentoring Program, submitted applications will be reviewed by MEDP staff and the Small Business/Entrepreneurial Committee. A copy of this application will be kept on file at MEDP offices whether or not the applicant is accepted into the program.

Any materials submitted in support of or in addition to the application will be reviewed by MEDP staff and, in some cases, by members of the Small Business/Entrepreneurial Committee. MEDP will make efforts to ensure that all written materials submitted in addition to the application will be returned to the applicant.

Additionally, members of the MEDP Entrepreneurial Committee are instructed to hold in strict confidence any verbal information that is discussed during a presentation to the Committee or to team leaders/team members throughout the project.

In regard to confidentiality agreements, staff and volunteers of MEDP are not authorized to sign such agreements.

Additional questions about confidentiality agreements should be directed to Cheryl Baltzer at 224-EAST.

TESTIMONIALS

Small Business/Entrepreneurial Mentoring Program Metro East Development Partnership

"This program is a must for any developing start-up and/or emerging business. Too many small businesses fail because of the lack of support in areas other than the entrepreneur's specialty."

Don Stephan, ADAWN Corp., South St. Paul

"The MEDP program helped me in two main areas. First, the advisors assigned to my project provided valuable expertise in a variety of disciplines including market research, employment law, raising capital and, generally, in critiquing the basic foundation of my business idea. Second, the program provided me with extensive networking opportunities. This ultimately allowed me to identify a major initial investor, which allowed me to start the business with enough capital to successfully demonstrate our concept. Without the MEDP program, the start-up of EnviroStaff would have taken a lot longer."

Bob LaBombard, president, EnviroStaff, Inc., Burnsville

"The program provided expert resources that our company needed at a critical point in our development. The program helped us to determine our strategic strengths and weaknesses as well as providing access to key information."

Lawrence King, president, Split Rock Forestry, Inc., Saint Paul

"The program allowed me to discuss with experienced individuals their ideas and experiences in the areas of patent application, marketing and distribution."

Mary Olson, president, Materials Processing Corp., Saint Paul

"I needed to hear from people in the professional field whether or not I had a viable product and, if so, that I was going in the right direction with my product. My "one on one" consultant told me what my next step should be and he showed me how to get to that step. He consulted with me on a regular basis and helped me to get information I needed but was unable to get or obtain due to lack of time or conflicts with my schedule."

Theresa Milligan, owner, Creative Biking, Inc., White Bear Lake



MENTORS

Expert advice
The small business/entrepreneurial mentoring program
without the price.

**THE SMALL
BUSINESS/
ENTREPRENEURIAL
MENTORING
PROGRAM**

PROJECT MENTORS

Don Craighead
Professional networker and consultant

DON CRAIGHEAD currently works on a variety of consulting projects. He founded Craighead & Associates in 1961, as a manufacturer rep organization for mechanical power transmission products. In 1964, he formed Power/mation division as a distributor organization, specializing in the sales of electro-mechanical automation hardware. Power/mation is a nationally recognized Center for Automation Technology (C.A.T.). Mr. Craighead has been recognized for outstanding business and community contributions and received many honors including the "Certificate of Commendation" from former Governor Rudy Perpich in recognition of consistent efforts to promote and support the growth of high-technology business and industry in Minnesota.

Guy de Lambert
Vice President, MIMLIC Asset Management Company
Minnesota Mutual Life Insurance Company

GUY de LAMBERT is Vice President of MIMLIC Asset Management Company, the investment subsidiary of The Minnesota Mutual Life Insurance Company, a \$10 billion financial services company headquartered in Saint Paul. An attorney, he directs the legal work on the company's investments, including corporate loans, commercial mortgages and joint ventures. He also directs activities at Wedgewood, Minnesota Mutual's master planned residential community in Woodbury. Mr. de Lambert has a B.S.B.A. in finance from Northwestern University and a J.D. from the University of Minnesota Law School.

Mary Ann Dunham
Attorney
Oppenheimer Wolff & Donnelly

MARY ANN DUNHAM is an attorney with Oppenheimer Wolff & Donnelly. As an associate in Oppenheimer Wolff & Donnelly's Saint Paul office, she practices general corporate law with an increasing focus on the development of small businesses. In 1992, she was appointed by Saint Paul Mayor Jim Scheibel to the city's Business Regulation Task Force. Ms. Dunham has a B.A. in philosophy and political science from Union College and a J.D. from Boston College Law School.

Mary Fahey
Consultant, patent management and licensing

Vice Chair, Small Business/Entrepreneurial Mentoring Program, MEDP

MARY FAHEY has a background in patent management and licensing. She currently works as a technology transfer consultant for the Biomedical Research Center of Saint Paul Children's Hospital. Ms. Fahey was the Assistant Director of Technology Transfer Development for the University of Minnesota's Office of Research and Technology Transfer where she worked with groups that promote technology transfer and economic development, counseled entrepreneurs, and managed a technology development fund. Previous to that, Ms. Fahey was Project Manager of Technology Commercialization for the Mayo Clinic where she evaluated technologies, managed patent prosecution and negotiated license agreements.

Todd Hanson
Commercial Real Estate Specialist
The Shelard Group

TODD HANSON is a commercial real estate specialist with The Shelard Group, Inc., one of the Twin Cities largest commercial real estate firms. He currently specializes in industrial and office leasing and sales in the Saint Paul and north suburban area. Mr. Hanson has worked with numerous companies in servicing real estate needs, including marketing, site selection and analysis, lease negotiation and real estate consulting. Mr. Hanson has a bachelor's degree in Marketing and is a member of the Minnesota Organization of Realtors and the National Association of Industrial and Office Parks (NAIOP). Prior to joining The Shelard Group, Inc., Mr. Hanson worked with a local developer, R.L. Johnson Investment Company.

Kirk Kleckner
Shareholder, in charge of Consulting and Legal Support Services
Wilkerson, Guthmann & Johnson, Ltd.

KIRK KLECKNER is a shareholder with the accounting firm of Wilkerson, Guthmann & Johnson, Ltd., where he is in charge of Consulting and Legal Support Services. Mr. Kleckner's litigation experience includes business valuations, damage calculations, and financial transactions analysis; consulting experience includes business and finance planning, projections and computer hardware and software selection. Industry experience include automobile, manufacturing, insurance, bank and service. Mr. Kleckner's professional memberships include the National Litigation Support Services Association, the American Institute of Certified Public Accountants, and the American Arbitration Association. He also has served as president for the Saint Paul Jaycees.

Jefforie A. Kvilhaug
Partner
Larson, Allen, Weishair & Co.

JEFFORIE A. KVILHAUG is a partner in Larson, Allen, Weishair & Co.'s Commercial Industry group and has ten years of experience serving a wide variety of medium-sized, closely-held businesses. He has been responsible for coordinating the accounting, tax and consulting services for clients in a variety of industries, including printing and publishing, manufacturing, wholesale/distribution, and retail. Mr. Kvilhaug is a member of the Minnesota Society of Certified Public Accountants and the American Institute of Certified Public Accountants. He also is involved in the United Way and the Printing Industry of Minnesota.

Shannon Mason
Executive Director
Minnesota American Indian Chamber of Commerce

**Spence Morley
Managing General Partner
Saint Paul Growth Ventures**

SPENCE MORLEY is managing general partner of Saint Paul Growth Ventures, a \$2 million, private venture capital fund which invests alongside dedicated and capable entrepreneurs in promising, high-growth companies in the Saint Paul/metro east area which demonstrate the potential for generating substantial capital appreciation. Previously, he was with the Corporate Banking Group at Norwest Bank in Minneapolis where he provided operating and acquisition debt financing as well as other business and financial advisory services to early-stage, venture-funded companies. Prior to Norwest, Mr. Morley worked at Sperry Corporation (now Unisys) in computer engineering.

**Ken Roeh
Vice President and Secretary
Firststar Trust Company**

KEN ROEH is a Vice President and Secretary of Firststar Trust Company of Minnesota. His primary responsibility is administration of accounts for individuals, businesses, and estates. Mr. Roeh has 30 years of experience in the estate and trust field. Prior to joining Firststar Trust Company of Minnesota, he was Senior Vice President and Executive Trust Officer of Mercantile National Bank in Hammond, Indiana. Much of his work has been done in Illinois, where he headed the trust function for two banking organizations and is a past Chairman of the Trust Division of the Illinois Bankers Association. Mr. Roeh holds a law degree from Valparaiso University in Valparaiso, Indiana. He is a member of the Indiana, Illinois and Missouri Bar Associations and is a Certified Trust and Financial Advisor (CTFA).

**Ron Schiferl
Partner in charge of Twin Cities middle market consulting practice
KPMG Peat Marwick**

RON SCHIFERL is partner in charge of KPMG Peat Marwick's Twin Cities middle market consulting practice and has been with KPMG Peat Marwick since 1978. His clients have been in a wide variety of industries including manufacturing, distribution, construction, real estate, franchising, restaurant, high technology and energy. Mr. Schiferl has provided a variety of services including assistance with acquisition searches for small companies looking to diversify, designed compensation plans to be used for sales people, screened and interviewed candidates for top and middle management operational and financial positions, designed and implemented microcomputer accounting systems, developed business plans and developed strategies for effective use of ESOPs.

**Robert Schmitz
President
Andover Consulting**

ROBERT SCHMITZ has thirteen years experience in business, five as an independent consultant. Since 1986, Mr. Schmitz has worked with new emerging business ventures, as well as established companies, addressing their capabilities to new business opportunities. Through consulting assignments, he has gained experience in energy conservation, asbestos abatement, photovoltaics, computer remarketing, sporting goods, magnetic media, distribution, food, non-profits and education. Over the past 13 years, he has had the opportunity to work with many companies including American Biosystems, Inc., Corning GlassWare, General Mills, Heritage Computer Company, John Morrell, 3M, Land 'O Lakes, Riceland Foods, and SystemSport, Inc.

Stephen E. Smith
Senior Partner, Business Department
Chairman, Small Business and Emerging Company Group
Doherty, Rumble & Butler

Chair, Small Business/Entrepreneurial Mentoring Program, MEDP

STEPHEN SMITH has practiced law in the Minneapolis-St. Paul area since 1967. He focuses his efforts on representing entrepreneurs and start-up, development stage and emerging businesses. His representation includes development of business plans, installation of management and management compensation systems, the establishment of the business and capital structure, and arranging financing. He also works in areas of financial and retirement planning, estate planning and real estate development. Mr. Smith is very familiar with the issues that confront a new business entity, and in designing and structuring various methods of financing, both debt and equity. His involvements have taken him into the areas of leveraged buyouts, mergers and acquisitions, private placements of debt and equity, initial public offerings, SBA loan financing and commercial loans. Mr. Smith graduated from Amherst College in 1964 with a B.A. in economics, and from the University of Minnesota Law School in 1967 with a J.D. degree. He is a member of the Minnesota State Bar Association.

Gerald B. Stenson
Vice President and Manager
Saint Paul Regional Commercial Banking
Norwest Bank, Saint Paul

GERALD STENSON joined Norwest in 1981 and has over 18 years experience in capital markets and commercial banking. He began his career at American National Bank in Saint Paul in 1975, where he worked in both the bond and commercial banking departments. In 1981, he joined Norwest Bank in the commercial banking area in Saint Paul and worked there until 1986 when he moved to Norwest Center in downtown Minneapolis. Since September, 1993, he has been responsible for Norwest's middle market commercial banking activity in Saint Paul and the north and eastern suburbs of the Twin Cities. Mr. Stenson works primarily with companies that have \$15 - \$200 million in annual revenues. He has worked in and managed derivative products, loan syndications and private placement activities at Norwest. He holds an MBA degree from the University of Minnesota and a B.A. from Yale University.

David Watrud
CEO
Watrud Leistico Associates

DAVID WATRUD, the founder of Watrud Leistico Associates (WLA), has 22 years experience in sales, marketing and general management. During the last 15 years, he has been involved in general management capacities in three successful emerging/growth businesses. He served as a stockholder and President of Oxford Laboratories during its formative years from 1983 to 1988, during which sales grew from less than \$500,000 to over \$8,000,000 with pre-tax profit in excess of 25 percent. WLA provides business development and management services to small and mid-sized businesses to assist in growth of their organizations. WLA provides value-added marketing and sales planning, strategic and operations planning, and organizational development services to clients.

Harry Whately
Manufacturing Operations
Director
3M Corporate Quality and Manufacturing Services

HARRY WHATELY is Manufacturing Operations Director for 3M Corporate Quality and Manufacturing Services with operations in the United States and Mexico, manufacturing a wide variety of 3M products for many different business units of 3M. Mr. Whately has worked for 29 years at 3M, primarily in process engineering and manufacturing positions. He spent four years in Weatherford, Oklahoma, as 3M's Quality Manager and Production superintendent, four years in Costa Mesa, California as Plant Manager, and eleven years in Saint Paul in various manufacturing, laboratory and staff positions. He also serves on the board of directors for Saint Paul Rehabilitation Services. Mr. Whately has a B.Sc. degree in Ceramic Engineering from Virginia Polytechnic Institute, Blacksburg, Virginia, and has continued formal and informal training over the past 29 years.



APPLICATION FORM

*Expert advice
without the price.
The small business/entrepreneurial mentoring program*

**THE SMALL
BUSINESS/
ENTREPRENEURIAL
MENTORING
PROGRAM**

9. Legal Form:

Proprietorship _____ Partnership _____ S-Corp _____ C-Corp _____ Other _____

10. Status of Business/Description:

Start-up _____ Prototype _____ Market Entry _____ Conceptual _____

Existing _____ Number of Years _____ Other branches _____

11. Management and Organization:

Please attach a listing of all officers, directors and principal ownership as follows:

<u>Name</u>	<u>Position</u>	<u>Shares Owned</u>		<u>Years with Organization</u>
		<u>Number</u>	<u>% of Total</u>	

12. Number of Employees: _____ (Full-time equivalent)

13. Number of Employees expected to be hired in next two years: _____

Number of Employees expected to be hired in next five years: _____

14. Types of Jobs: _____

15. Has applicant, its principal officers, or majority stockholders ever been subject to:

Bankruptcy proceedings? _____

Lawsuits? _____

Judgements? _____

Tax Delinquencies? _____

Are there any existing tax liens? _____

If the answer to any of these is affirmative, attach details.

16. Attach resumes of officers, directors and principal owners.

17. Attach a business plan addressing history, current financial status, and future outlook of business, its products, markets, competition, and major suppliers and customers.

18. How did you learn of this program?

I understand the submittal of this application does not commit the Metro East Development Partnership to provide any services of any nature. I warrant that the information provided herein is correct and complete and I agree to abide by the Operating Guidelines should we be invited to participate in the program as a Participant.

Company Name: _____
(Type or Print)

Applicant's Name: _____
(Type or Print)

Applicant's Signature: _____

Title: _____
(Type or Print)

Date: _____



Expert advice
without the price.
The small business/entrepreneurial mentoring program

It's hard to overestimate the value of having a seasoned professional on staff -- especially in today's complex business climate. Business ventures, especially new and emerging ones, can profit immeasurably from the wisdom and expertise of someone who has already achieved success. Trouble is, most new businesses can't afford that kind of help... until now.

Expert advice
without the price.
The small business/entrepreneurial mentoring program



Metro East
Development Partnership

101 Norwest Center
55 East 5th Street
Saint Paul, MN 55101

Expert advice
without the price.
The small business/entrepreneurial mentoring program

**THE SMALL
BUSINESS/
ENTREPRENEURIAL
MENTORING
PROGRAM**

PROVIDES PROFESSIONAL
BUSINESS ADVICE TO
EXISTING SMALL AND
NEW COMPANIES THAT
SHOW JOB GROWTH
POTENTIAL.



WHAT IS THE GOAL OF THE PROGRAM?

The Small Business/ Entrepreneurial Mentoring Program provides professional business advice to existing small and new companies that show job growth potential.

WHAT ASSISTANCE IS AVAILABLE?

- accounting
- labor and training
- administration
- manufacturing/ production
- business planning
- marketing
- real estate
- financing advice
- research
- patents and licensing
- other services

WHO PROVIDES ASSISTANCE?

- Professionals from major Twin Cities firms
- Owners of their own small businesses

"The program advisors provided valuable expertise in market research, employment law, raising capital, and generally, in critiquing the basic foundation of my business ideas. The program also provided me with extensive networking opportunities which enabled me to identify a major investor. Without this program the start up of EnviroStaff would have taken much longer."

BOB LA BOMBARD,
PRESIDENT,
ENVIROSTAFF,
INC. BURNSVILLE

"I needed to hear from people in the professional field whether or not I had a viable product and if so, that I was going in the right direction with my product. My 'one-on-one' consultant told me what my next step should be and how to get me to the next step."

THERESA MILLIGAN,
OWNER,
CREATIVE BIKING, INC.
WHITE BEAR LAKE

WHAT KIND OF BUSINESS IS ELIGIBLE?

- Existing or startup companies currently located in or willing to move to the metro east area which includes Ramsey, Washington and Dakota counties
- Manufacturing, research and development or service companies

HOW DOES THE PROGRAM WORK?

- Once a business qualifies for and is accepted into the mentoring program:
- A team is selected that best meets specific client needs
 - Mentor and clients design a plan and time line and begin working together. Business owners/entrepreneurs often receive 10-30 hours of mentoring time, depending on the needs.

HOW MUCH DOES IT COST?

A nominal one time fee applies to some owners/ entrepreneurs while others can enter the program at no cost. Call Metro East Development Partnership at 224-EAST for details.

HOW DO I BEGIN?

Call Metro East Development Partnership at (612) 224-EAST to request an application.

"This program is a must for any developing start-up and/or emerging business. Too many small businesses fail because of the lack of support in areas other than the entrepreneur's specialty."

DON STEPHAN
ADAWN CORP.,
SOUTH ST. PAUL

*Expert advice
at
the small business/entrepreneurial mentoring program
without the price.*



METRO EAST DEVELOPMENT PARTNERSHIP

FACT SHEET

Mission

The Metro East Development Partnership (MEDP) was formed to stimulate growth and diversification of the economic base and employment opportunities in the metro east region through the development of entrepreneurial ventures, retention and expansion of existing businesses and the attraction of new business activity consistent with the unique character of the region. A non-profit organization, MEDP is the economic development division of the Saint Paul Area Chamber of Commerce and serves Dakota, Ramsey and Washington counties.

History

- | | |
|-------------|--|
| May 1987 | Formally introduced the Metro East Development Partnership with a kick-off and a three-year funded commitment by businesses and communities. Appointed a Board of Directors and formed a Management Committee to begin drafting articles of incorporation. |
| July 1988 | Held first MEDP annual meeting. |
| April 1989 | Received two Certificate of Achievement Awards from the Mid-America Economic Development Council for marketing and demographic materials. |
| June 1989 | Held second MEDP annual meeting. |
| April 1990 | Received two Certificate of Achievement Awards from the Mid-America Economic Development Council for marketing and demographic materials. |
| April 1990 | Adopted a three-year strategic plan, developed by PHH Fantus, an Economic Development Consulting Firm from Chicago, in conjunction with the MEDP Management Committee. |
| June 1990 | Held third MEDP annual meeting. |
| July 1990 | Hired a Manager of Business Information, in accordance with the strategic plan. |
| August 1990 | Initiated a \$1.5 million fund-raising campaign. |
| March 1991 | Held fourth MEDP annual meeting. |
| June 1991 | Hired a Manager of Business Development, in accordance with the strategic plan. |
| March 1992 | Held fifth MEDP annual meeting. |

Responding to a Regional Need

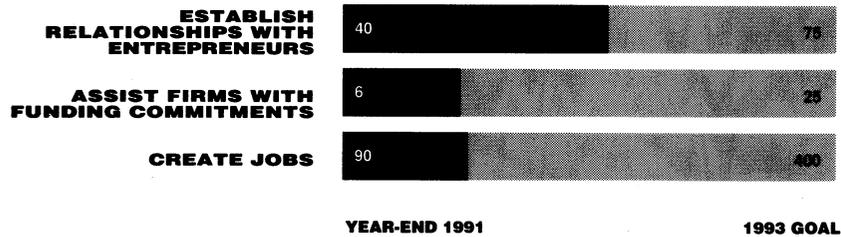
The metro east region's economy grew at a relatively sluggish pace through the early 1980's. Employment growth during this decade occurred at a significantly slower rate than in the metro west region. The opportunity costs of this comparative lag were not only lost jobs but lost revenue for metro east businesses and residents in the form of payroll, bank deposits, retail sales, real estate investment and property taxes.

In response, the Metro East Development Partnership was formed to develop a regional approach to retention and expansion of the economic base. Through its entrepreneurial development and business expansion efforts, MEDP helps create jobs and increase regional revenue. The ultimate benefits of MEDP's economic development programs will be an enhanced quality of life and a positive image for the metro east area.

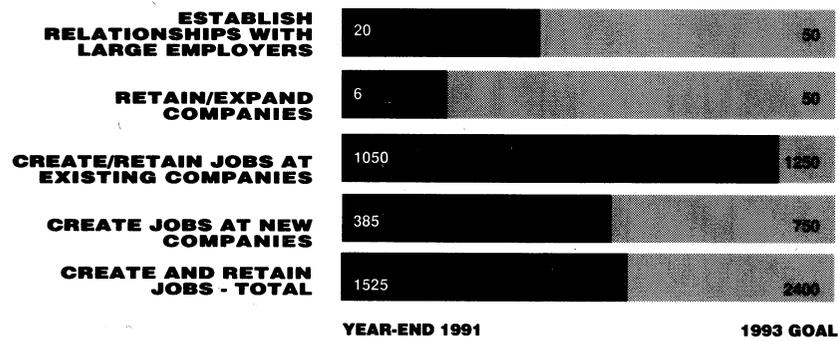
Strategic Plan

In April 1990, MEDP adopted a three-year strategic plan focusing on four areas critical to the region's economic future. Through the combined efforts of MEDP members, staff and community leaders, substantive progress has been made in each area.

Entrepreneurial Growth



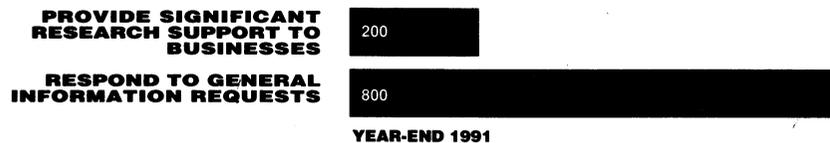
Business Retention, Expansion and Attraction



Marketing



Business Information/Research



Programs and Services

- Identifies sites and/or buildings that match location criteria.
- Provides labor market information suited to prospects, including arranging confidential interviews with local employers.
- Acquaints prospects with available incentives and financing options.
- Identifies business costs associated with projects.
- Serves as a liaison with developers, contractors and utility representatives.
- Acquaints prospects with education and training options available, including primary, secondary, technical and post-secondary levels.
- Introduces local government and business leaders.
- Familiarizes prospects with the cultural and recreational amenities in the metropolitan area.
- Assures prospects of the Metro East Development Partnership's commitment to their businesses success in the metro east area.
- Provides support and guidance to entrepreneurs through the Entrepreneurial Consulting program.
- Provides access to a wide range of economic information and technical and business data.
- Enhances access to financing sources through participation in the SBA 504 loan program.

MEDP FOCUS AREAS

- **Demographic and economic data on the metro east area**
- **Specific business data base information for patent searches, product searches, credit searches, technology searches, etc.**
- **Property / building tracking and availability**
- **Business lead referrals**
- **Small business / entrepreneurial mentoring programs**
- **Access to financing options and available incentives**
- **Introductions to government and business leaders**

MEDP Structure

Partnership member: Any unit of government, business, chamber of commerce or industry trade group located in the metro east area shall be eligible for membership in MEDP. Each dues paying member in good standing shall have full access to all MEDP services, programs and activities.

Board of Directors: The Board of Directors shall be comprised of 45 members and shall meet three times or at least once annually to confirm, adopt or amend the bylaws that govern the affairs of the partnership. The board is responsible for furthering and contributing to the stated goals and objectives of MEDP. Individual board members are required to serve on one of seven standing committees. The nomination/board placement committee shall be responsible for providing recommendations to the full board regarding vacancies. The board shall then, by majority vote, fill any vacancy. The board is responsible for electing the executive committee.

Board of Directors Structure

15 Government	15 Service/Infrastructure Business	15 Manufacturing/Industrial Business
12 3 mayors/city managers county commissioners	banks utilities law firms accounting developers real estate brokers	Metro East Businesses whose main orientation is manufacturing related.

Executive Committee: The Executive Committee shall be comprised of 16 members. The committee shall be vested with the responsibility for providing the leadership, fiscal responsibility and setting the overall policy and direction of the partnership.

Executive Committee Structure

- Officers**
- Co-chair private sector
 - Co-chair public sector
 - Vice co-chair private sector (elect): responsible for strategic planning
 - Vice co-chair public sector (elect): responsible for strategic planning
 - Treasurer
-
- Executive Director, MEDP
 - President, Saint Paul Area Chamber of Commerce
 - Chair, Entrepreneurial Committee
 - Chair, Community and Economic Development Professional Advisory Council
 - Chair, Regional Government Advisory
 - Chair, Membership
 - Chair, Programs
 - Immediate past co-chair private: responsible for Nomination/Board placement
 - Immediate past co-chair public: responsible for Nomination/Board placement
 - Two members at large



Metro East Development Partnership

RESOLVED, further that the following persons are elected to the MEDP Executive Committee as designated.

Co-Chair Private Sector

Anita Duckor NSP

Co-Chair Public Sector

Will Branning Mayor, Apple Valley

Vice Co-Chair Private Sector

OPEN Norwest

Vice Co-Chair Public Sector

Bill Hargis Mayor, Woodbury

Treasurer

Craig Bollum First Bank

Chair, Small Business / Entrepreneurial Mentoring Program

Steve Smith Doherty, Rumble & Butler

Chair, Community & Economic Development Professional Advisory Council

Craig Waldron City Administrator, Oakdale

RESOLVED, finally that the following persons are elected to the Board of Directors Public Sector

<u>Mayors</u>	<u>City</u>	<u>County</u>
Bob Benke	New Brighton	Ramsey
Norm Coleman	St. Paul	Ramsey
Jim Chalmers	Shoreview	Ramsey
Steve Sarkozy*	Roseville	Ramsey
Will Branning	Apple Valley	Dakota
Tom Egan	Eagan	Dakota
Mike Werner	Hastings	Dakota
Mike Bisanz	West St. Paul	Dakota
Bill Hargis	Woodbury	Washington
Jay Kimble	Stillwater	Washington
Craig Waldron*	Oakdale	Washington
Kevin Frazell*	Cottage Grove	Washington
<u>County Commissioner</u>		<u>County</u>
Dennis Hegberg		Washington
Dick Wedell		Ramsey
Joe Harris		Dakota

*City Administrator

**PROPOSED
MEDP EDUCATIONAL PROGRAMS**

Date: February 15, 1995
Topic: Working with the Media
Speaker(s): Mary Dudley
Aronson Ward, Inc.

Mike Peluso
Executive Business Editor

Dean Bunting, News Director
KSTP TV

**General Purpose
of Program:**

Ms. Dudley will give an overview of how to work with the media in a variety of settings including how to handle development stories and ground breaking as well as how to effectively deliver a message.

County Location: Washington County

Meeting Location: Woodbury City Hall

Time: 7:30 AM - 9:00 AM

Date: April 19, 1995
Topic: Economic Development
Speaker(s): Steven F. Apfelbacher, President
Rusty Fifield
Ehlers and Associates

**General Purpose
of Program:**

How to promote economic development and assemble successful economic development programs for your community.

County Location: Ramsey County

Meeting Location:

Time:

Date: June 21, 1995
Topic: Polluted Lands/Environmental Issues

Speaker (s) Steve Wellington
Developer

Dick Nowlin
Partner, Doherty, Rumble & Butler
Leads the firm's Environmental and Land Use Law Department

General Purpose of Program: Give an overview of how polluted lands affect development (core cities vs. suburb development); discuss the developer's view of polluted land and possible solutions.

County Location: Dakota County

Meeting Location: Hastings City Hall

Time:

Date: August 16, 1995

Topic: Finance Programs

Speaker (s) Kristen Wood
Director
SPEDCO

Andy Amoroso
SBA

Craig Bollum or George Benz
Saint Paul Progress

General Purpose of Program: Wood and Amoroso can discuss current and new financing programs for businesses including SBA 504 and 7a programs as well as new funds like Lo Doc and other SBA programs. Benz or Bollum could discuss the non-traditional funders could be invited such as St. Paul Companies venture capital reps and Spence Morley from St. Paul Growth Co.

County Location: Washington County

Meeting Location:

Time:

Date: October 18, 1995

Topic: The Manufacturing Climate and Competitiveness of Minnesota and Metro East Region

Speaker(s): Dr. Fred Zimmerman
Director, Graduate Programs
University of St. Thomas

Dave Beal
Business Reporter
Saint Paul Pioneer Press

General Purpose of Program: Zimmerman and Beal will discuss the competitiveness of the local manufacturing climate and the role of manufacturing in our economy. Zimmerman and Beal are writing a book about this topic.

County Location: Ramsey County

Meeting Location:

Time:

Date: December 20, 1995

Topic: Economic Outlook and Trends

Speaker(s) Dr. Sung Won Sohn
Sr. Vice President and Chief Economist
Norwest Corporation

Tom Stinson
Economist, State of MN

John McDevitt
Economist, 3M

General Purpose of Program: Similar to MEDP's annual Economic Outlook which has been discontinued, the format would focus on the health of and projections for the local, state, and national economy in 1995.

County Location: Dakota County

Meeting Location:

Time:



1993 - 1994 Metro East Development Partnership

EXECUTIVE COMMITTEE ROSTER

James Adams, President
St. Paul Properties
THE ST. PAUL COMPANIES

Robert Benke, Mayor
CITY OF NEW BRIGHTON

Will Branning, Mayor
CITY OF APPLE VALLEY

Sherol Christian-Reece, Manager
Customer Service
US WEST
COMMUNICATIONS

Anita Duckor, Director
Planning and Economic
Development
NORTHERN STATES POWER

Lynn Evans,
Executive Vice President
AMERICAN BANK

Dick Hanson
3M COMPANY

William Hargis, Mayor
CITY OF WOODBURY

Dennis Hegberg, Commissioner
WASHINGTON COUNTY

Joseph R. Kingman, III

Peter Ridder, President/Publisher
THE SAINT PAUL PIONEER
PRESS

Tim Rogers, President
SAINT PAUL AREA
CHAMBER OF COMMERCE

Ron Schiferl, Partner
KPMG PEAT MARWICK

MANAGEMENT COMMITTEE ROSTER

James Adams, President
St. Paul Properties
THE ST. PAUL COMPANIES

Jack Barkley, President
AIR REGENT INVESTORS,
INC.

Michael Barrett, President
EASTERN HEIGHTS STATE
BANK

Robert Benke, Mayor
CITY OF NEW BRIGHTON

Kevin Berg
BRIGGS & MORGAN

Craig Bollum,
Senior Vice President
FIRST BANKS METRO EAST

Will Branning, Mayor
CITY OF APPLE VALLEY

Michael Bromelkamp,
Vice President
OLSEN, THIELEN AND
COMPANY, LTD.

Bill Buth, Councilman
CITY OF COTTAGE GROVE

Sherol Christian-Reece, Manager
Customer Service
US WEST
COMMUNICATIONS

Norm Coleman, Mayor
CITY OF SAINT PAUL

Arne Cook
OPUS CORPORATION

Dan Dolan, President
OAKDALE CROSSING

Anita Duckor, Director
Planning and Economic
Development
NORTHERN STATES POWER

Lynn Evans,
Executive Vice President
AMERICAN BANK

Chuck Feltz, Vice President
DELUXE CORPORATION

John Grossman,
Economic Development Director
CITY OF HASTINGS

Norman Hall
KNUTSON CONSTRUCTION
COMPANY

Jerry Hanggi, Senior Partner
MCGLADREY & PULLEN

Dick Hanson
3M COMPANY

William Hargis, Mayor
CITY OF WOODBURY

John Healy
OPPENHEIMER, WOLFF &
DONNELLY

Dennis Hegberg, Commissioner
WASHINGTON COUNTY

Gary Iverson, Partner
ERNST & YOUNG

Ken Johnson, President
PORT AUTHORITY OF
SAINT PAUL

Joseph R. Kingman, III

Guy de Lambert
MINNESOTA MUTUAL LIFE

Craig Lien
ZEHRING & ANGLESON

Darrell Mullerleile
Executive Vice President
COMMERCIAL STATE BANK

Hal Norgard, Commissioner
RAMSEY COUNTY

Richard Nowlin
DOHERTY, RUMBLE &
BUTLER

John Ray, Senior Vice President
H.B. FULLER

Peter Ridder, President/Publisher
THE SAINT PAUL PIONEER
PRESS

LaDonna Riste
DAKOTA COUNTY
PARTNERSHIP

Tim Rogers, President
SAINT PAUL AREA
CHAMBER OF COMMERCE

Ron Schiferl, Partner
KPMG PEAT MARWICK

Sylvia Wagner, Vice President
Human Resources
FORTIS BENEFITS
INSURANCE COMPANY

Ed Wollerman, Vice President
PREMIER BANK

Keith Wietecki, President
NSP Gas
NORTHERN STATES POWER

M E M B E R S H I P L I S T I N G

Ac'cent Real Estate Company, Ltd.
 Adolfson & Peterson, Inc.
 Advance Resources for
 Development, Inc.
 Air Regent Investors, Inc.
 American Bank & Trust Company
 Andersen Corporation
 City of Arden Hills
 The Beard Group
 Briggs & Morgan
 CB Commercial
 Commercial State Bank
 Commercial Real Estate
 City of Cottage Grove
 Cottage Grove Chamber of
 Commerce
 Dakota County Economic
 Development Partnership
 City of Apple Valley
 City of Lakeville
 City of West Saint Paul
 Dakota County Private
 Industry Council
 Dakota County HRA
 Dakota Electric Association
 Decoster Company Realtors
 Deluxe Corporation
 District Energy St. Paul
 Doherty, Rumble & Butler
 City of Eagan
 Eastern Heights State Bank
 Eberhardt Company

Ernst & Young
 Fabcon, Inc.
 First Bank Metro East
 Firststar Corporation of Minnesota
 City of Forest Lake
 Fortis Benefits Insurance Company
 H.B. Fuller Company
 City of Hastings
 Heritage National Bank
 Knutson Construction Company
 KPMG Peat Marwick
 Kraus-Anderson Construction
 Company
 Land O'Lakes, Inc.
 Larson, Allen, Weishar & Co
 Lethert, Skwira, Schultz and Company
 Liberty State Bank
 City of Mahtomedi
 McGladrey & Pullen
 McGough Construction Company,
 Inc.
 Midway National Bank
 Minnesota Mutual Life
 City of Moundsview
 City of New Brighton
 City of North Saint Paul
 Northern Dakota County Chamber of
 Commerce
 Northern States Power Company
 Norwest Banks of the Metro East Area
 Oakdale Crossing
 City of Oakdale

Olsen, Thielen & Co.
 Oppenheimer, Wolff & Donnelly
 Opus Corporation
 Port Authority of Saint Paul
 Premier Bank
 Ramsey County
 Roberts Development Co.
 City of Roseville
 The St. Paul Companies, Inc.
 Saint Paul Pioneer Press
 City of Shoreview
 South Saint Paul/Inver Grove
 Heights Chamber of Commerce
 Saint Paul Area Chamber of
 Commerce
 The Shelard Group, Inc.
 Space Center
 Steiner Development
 Stillwater Area Economic
 Development Corporation
 TCF Bank, fsb
 3M Company
 Towle Real Estate
 US WEST Communication
 City of Vadnais Heights
 Washington County
 Western Bank
 City of White Bear Lake
 Town of White Bear
 Wilkerson, Guthmann & Johnson
 Woodbury Village
 City of Woodbury
 Zehring & Angleson, Inc.

AGENDA REPORT

TO: City Manager
FROM: Finance Director *W. Faust*
RE: **APPROVAL OF CLAIMS**
DATE: December 12, 1994

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

It is recommended that the Council approve payment of the following claims:

ACCOUNTS PAYABLE:

\$ 172,348.17	Checks # 3483 thru # 3537 Dated 12-01-94 thru 12-07-94
<u>\$1,125,193.75</u>	Checks # 15831 thru # 15948 Dated 12-19-94
\$1,297,541.92	Total Accounts Payable

Attached is a detailed listing of these claims.

lz
Attachments
FINANCE/APPRCLM.AGN

VOUCHRE2
12/09/94 10:59

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 12

PAGE 1

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
3483	12/01/94	459001	LAND TITLE	PURCHASE OF OPEN SPACE	808,265.25	808,265.25
3485	12/01/94	720768	PREMIER BANK	RENTAL FEE SAFE DEPOSIT BOXES	210.00	210.00
3486	12/01/94	120325	CELLULAR ONE	TELEPHONE TELEPHONE	63.09 26.18	89.27
3487	12/01/94	661111	NORTHEAST SOCCER ASSOC.	SOCCER REF PAY	250.00	250.00
3488	12/01/94	710100	PEAT MARWICK	PROFESSIONAL SERVICES AUDIT	3,000.00	3,000.00
3489	12/01/94	301650	GENERAL OFFICE PRODUCT	EQUIPMENT - OFFICE EQUIPMENT - OFFICE	2,337.52 548.49	2,886.01
3490	12/01/94	541400	MINN. STATE TREASURER	STATE DRIVERS LIC FEES PAYABLE	633.50	633.50
3491	12/01/94	541400	MINN. STATE TREASURER	MOTOR VEH LIC FEES PAYABLE	20,440.26	20,440.26
3492	12/01/94	841140	ST. PAUL WATER UTILITY	UTILITY - WATER	881.47	881.47
3493	12/01/94	722200	PUBLIC EMPLOYEE	11-18-94 P/R DEDUCTION 11-18-94 P/R DEDUCTION	12,367.38 15,720.84	28,088.22
3494	12/01/94	320500	GROUP HEALTH INC.	DEC 94 PREMIUM P/R DEDUCTION DEC 94 PREMIUM P/R DEDUCTION DEC 94 PREMIUM P/R DEDUCTION	3,727.20 14,220.12 655.72	18,603.04
3495	12/01/94	530100	MEDICA CHOICE	DEC 94 PREMIUM DUE DEC 94 PREMIUM DUE DEC 94 PREMIUM DUE DEC 94 PREMIUM DUE	2,842.64 93.52 17,178.09 1,155.30	21,269.55
3496	12/01/94	180100	D.C.A., INC.	DEC 94 ADM FEE PREMIUM DUE	317.40	317.40
3497	12/01/94	551100	MN MUTUAL LIFE INSURANCE	DEC 94 PREMIUM DUE DEC 94 PREMIUM DUE DEC 94 PREMIUM DUE DEC 94 PREMIUM DUE	350.32 560.76 1,047.61 35.35	1,994.04
3498	12/02/94	520500	MCGUIRE, MICHAEL	VEHICLE ALLOWANCE	450.00	450.00
3499	12/02/94	843840	STUBBS, CATHY SCHERER	PROGRAM SUPPLIES	63.50	63.50
3500	12/02/94	101900	BY DESIGN PUBLICATIONS	LOGO ON DISK	180.00	180.00
3501	12/02/94	861611	THE DATA GUIDANCE CO.	TRAVEL & TRAINING	98.00	98.00
3502	12/02/94	661750	NORTHERN STATES POWER	UTILITIES 1830 UTILITIES 1540 UTILITIES 1600	4,355.04 3.14 4.72	

VOUCHRE2
12/09/94 10:59

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 12

VOUCHER/
CHECK
NUMBER

CHECK
DATE

VENDOR
NUMBER

VENDOR
NAME

ITEM
DESCRIPTION

ITEM
AMOUNT

CHECK
AMOUNT

				UTILITIES 2268	4.40	
				UTILITIES 2500	3.14	
				UTILITIES 2739	3.14	
				UTILITIES 2251	115.87	
				UTILITIES 1457	8.66	
				UTILITIES 1501	99.39	
				UTILITIES 1775	109.27	
				UTILITIES 203	16.78	
				UTILITIES 618	16.78	
				UTILITIES 1685	50.68	
				UTILITIES 2101	7.20	
				UTILITIES 2133	7.20	
				UTILITIES 1625	25.71	
				UTILITIES 1845	42.61	
				UTILITIES 95	253.41	
				UTILITIES 474	189.58	
				UTILITIES 1080	153.08	
				UTILITIES 2250	29.68	
				UTILITIES 1944	339.26	5,841.88
3503	12/02/94	530340	MEMINDEX, INC.	SUPPLIES - OFFICE	14.95	14.95
3504	12/02/94	120325	CELLULAR ONE	TELEPHONE	94.69	
				TELEPHONE	53.70	
				TELEPHONE	32.22	180.61
3505	12/02/94	500426	M.E.I.	MISCELLANEOUS COMMODITIES	142.55	142.55
3506	12/02/94	190400	DEPT. OF NATURAL RESOURCES	DNR LICENSE FEES PAYABLE	473.00	473.00
3507	12/02/94	190400	DEPT. OF NATURAL RESOURCES	DNR TITLES	10.00	10.00
3508	12/02/94	541400	MINN. STATE TREASURER	STATE DRIVERS LIC FEES PAYABLE	607.50	607.50
3509	12/02/94	541400	MINN. STATE TREASURER	MOTOR VEH LIC FEES PAYABLE	16,596.38	16,596.38
3510	12/02/94	910500	VASKO RUBBISH REMOVAL	UTILITIES DEC	675.59	
				UTILITIES DEC	237.30	
				UTILITIES DEC	1,217.84	2,130.73
3511	12/05/94	770820	RYDER BUS CO.	PMT FOR BUS FOR A TOUR	194.00	194.00
3512	12/05/94	910120	VALLEY TOURS	PMT CONTRACTED SERVICE TOUR	1,023.75	1,023.75
3513	12/05/94	980700	LINDA ZICK	SUPPLIES - JANITORIAL	12.76	
				SUPPLIES - EQUIPMENT	12.33	
				SUPPLIES - VEHICLE	28.83	
				TRAVEL & TRAINING	5.50	
				SUPPLIES - OFFICE	3.18	
				TRAVEL & TRAINING	5.75	
				FUEL & OIL	0.00	

VOUCHRE2
12/09/94 10:59

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 12

PAGE 3

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				REPAIR & MAINT/EQUIPMENT	3.72	
				FEEES FOR SERVICE	3.00	
				TRAVEL & TRAINING	2.50	
				PROGRAM SUPPLIES	19.31	
				FEEES FOR SERVICE	8.72	
				SUPPLIES - EQUIPMENT	2.13	
				PROGRAM SUPPLIES	3.20	
				SUPPLIES - EQUIPMENT	3.81	
				TRAVEL & TRAINING	3.50	
				TRAVEL & TRAINING	8.25	
				SUPPLIES - OFFICE	8.50	
				SUPPLIES - EQUIPMENT	12.05	
				SUPPLIES - EQUIPMENT	30.42	
				TRAVEL & TRAINING	2.50	188.94
3514	12/05/94	720768	PREMIER BANK	F/R DEDUCTION 12/2/94 F/R	13,328.18	
				F/R DEDUCTION 12/2/94 F/R	26,449.74	
				F/R DEDUCTION 12/2/94 F/R	13,328.18	53,106.10
3515	12/05/94	743300	RECO STORE EQUIPMENT	MISCELLANEOUS COMMODITIES	1,624.18	1,624.18
3516	12/05/94	260250	FACILITY SYSTEMS, INC.	OFFICE EQUIPMENT - COMMUNITY CENTER	5,956.28	
				OFFICE EQUIPMENT - COMMUNITY CENTER	3,448.32	
				OFFICE EQUIPMENT - COMMUNITY CENTER	192.00	9,596.60
3517	12/05/94	720600	POSTMASTER	POSTAGE	58.00	58.00
3518	12/05/94	942420	WILLIAMSON, PAT	TRAVEL & TRAINING	30.00	30.00
3519	12/05/94	661750	NORTHERN STATES POWER	UTILITIES	15,875.00	15,875.00
3520	12/05/94	541440	MINN. STATE TREASURER STAX	SURCHARGE TAX PAYABLE	2,160.42	
				SURTAX RETAINER	43.21-	2,117.21
3521	12/05/94	541400	MINN. STATE TREASURER	STATE DRIVERS LIC FEES PAYABLE	605.00	605.00
3522	12/05/94	541400	MINN. STATE TREASURER	MOTOR VEH LIC FEES PAYABLE	18,824.67	18,824.67
3523	12/05/94	260425	FEDERAL EXPRESS	OVERNITE FO EDEN SYS	16.50	16.50
3524	12/06/94	560401	MN STATE RETIREMENT SYSTEM	C WERMAGER 12-2 P/R D-COMP	9.63	9.63
3525	12/06/94	341706	HERITAGE BANK	11/18 & 12/2 F/R DED US BONDS	900.00	900.00
3526	12/06/94	501400	MADISON NATIONAL LIFE	DEC 94 PREMIUM	2,133.17	2,133.17
3527	12/06/94	540853	MINN. DEPT. OF COMMERCE	SUBSCRIPTIONS & MEMBERSHIPS	40.00	40.00
3528	12/06/94	440900	L.B.P. MECHANICAL, INC.	REPAIR & MAINT/UTILITY	441.50	441.50

VOUCHRE2
12/09/94 10:59

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 12

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				PUBLISHING	606.55	755.79
3530	12/06/94	541400	MINN. STATE TREASURER	STATE DRIVERS LIC FEES PAYABLE	583.50	583.50
3531	12/06/94	541400	MINN. STATE TREASURER	MOTOR VEH LIC FEES PAYABLE	14,112.46	14,112.46
3532	12/07/94	170170	CURTIS, CARL D.	REFUND - SEPT LIFE INS	4.26	
				REFUND - SEPT LIFE INS	3.38	7.64
3533	12/07/94	131200	CIRCUIT CITY	REFUND - DUP PMT	25.00	25.00
3534	12/07/94	810700	SHIELY CO.	MAINTENANCE MATERIAL	258.04	258.04
3535	12/07/94	351225	HONEYWELL, INC.	REFUND - LIC NOT REQUIRED	50.00	50.00
3536	12/07/94	541400	MINN. STATE TREASURER	STATE DRIVERS LIC FEES PAYABLE	502.25	502.25
3537	12/07/94	541400	MINN. STATE TREASURER	MOTOR VEH LIC FEES PAYABLE	15,972.50	15,972.50
15831	12/19/94	010430	A.T.C.O. INTERNATIONAL	MAINTENANCE MATERIAL	99.80	99.80
15832	12/19/94	010575	ACE HARDWARE	MAINTENANCE MATERIAL	469.90	
				MAINTENANCE MATERIAL	433.63	903.53
15833	12/19/94	020025	ADOLFSON & PETERSON, INC.	PROGRESS PMT NOV 94	36,277.00	36,277.00
15834	12/19/94	020875	ALLIED PLASTICS INC	PROGRAM SUPPLIES	221.52	221.52
15835	12/19/94	021000	AMERI-DATA SYSTEM	MS MAIL & SCHEDULE PLUS TRAIN	300.00	300.00
15836	12/19/94	021215	AMERICAN FLAGPOLE & FLAG CO.	REPAIRS & MTNCE./EQUIPMENT	76.64	76.64
15837	12/19/94	021225	AMERICAN INFANT CARE PRODUCTS	SUPPLIES - JANITORIAL	65.51	65.51
15838	12/19/94	021250	AMERICAN LINEN SUPPLY	RENTAL OF THROW RUGS & MOPS	64.41	64.41
15839	12/19/94	021425	AMERICAN PLANNING ASSOCIATION	SUBSCRIPTIONS & MEMBERSHIPS	114.00	114.00
15840	12/19/94	021851	AMSTERDAM PRINTING AND	SUPPLIES - OFFICE	114.36	114.36
15841	12/19/94	030420	ANDERSON, EVERETT A	NOV 94 BLDG INSPECTION	1,650.00	1,650.00
15842	12/19/94	030660	ANIMAL CONTROL SERVICES, INC.	ANIMAL CONTROL SERVICES	2,397.50	2,397.50
15843	12/19/94	061100	BANNIGAN & KELLY P.A.	OCTOBER SERVICES	473.75	
				OCTOBER SERVICES	23.75	
				OCTOBER SERVICES	45.00	
				OCTOBER SERVICES	45.00	
				OCTOBER SERVICES	6,433.09	7,020.59
15844	12/19/94	041415	BARTHEL CO RENTAL	OUTSIDE RENTAL - EQUIPMENT	387.68	387.68

VOUCHRE2
12/09/94 10:59

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 12

PAGE 5

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
15845	12/19/94	061630	BARTEL, DENISE	DRIED FLOWERS	37.36	37.36
15846	12/19/94	071120	BESSER, ANDY	REFUND - BOYS BASKETBALL	30.00	30.00
15847	12/19/94	090573	BRAUN INTERTEC CORP.	PROGRESS PMT OCT 94 COMM CTR ENVIRONMENTAL ASSESSMENT	88.75 1,700.00	1,788.75
15848	12/19/94	101350	BUILDERS SQUARE	MAINTENANCE MATERIAL SUPPLIES - EQUIPMENT MAINTENANCE MATERIAL	3.97 3.08 23.92	30.97
15849	12/19/94	101873	BUSINESS WEEK	SUBSCRIPTIONS & MEMBERSHIPS	25.95	25.95
15850	12/19/94	110470	CARLE, JEANETTE	VEHICLE ALLOWANCE	16.64	16.64
15851	12/19/94	110515	CARLSON, RONDA	REFUND - BIRTHDAY PARTY	7.00	7.00
15852	12/19/94	120325	CELLULAR ONE	CELLULAR PHONE USE	352.24	352.24
15853	12/19/94	152400	COPY EQUIPMENT, INC.	SUPPLIES - EQUIPMENT	136.06	136.06
15854	12/19/94	170150	CURTIS 1000 INC	SUPPLIES - OFFICE SUPPLIES - OFFICE SUPPLIES - OFFICE SUPPLIES - OFFICE	299.96 167.07 723.73 289.46-	901.30
15855	12/19/94	180900	DALEY, PAT	PLUMBING INSPECTION PLUMBING INSPECTION PLUMBING INSPECTION PLUMBING INSPECTION	1,232.00 1,540.00 1,540.00- 50.00	1,282.00
15856	12/19/94	190044	DEBILZAN, JUDY	VEHICLE ALLOWANCE	8.32	8.32
15857	12/19/94	190250	DEPT OF LABOR & INDUSTRY, CAIS	EXEMPTION CERTIFICATES EXEMPTION CERTIFICATES EXEMPTION CERTIFICATES	10.00 10.00 20.00	40.00
15858	12/19/94	210325	DOODY MECHANICAL, INC.	PROGRESS PMT OCT & NOV 94 PROGRESS PMT OCT & NOV 94 PROGRESS PMT OCT & NOV 94	17,202.74 905.41 905.41-	17,202.74
15859	12/19/94	230925	EBERHARD CONSTRUCTION	CONCRETE WORK	6,500.00	6,500.00
15860	12/19/94	240375	EMERGENCY APPARATUS MAINT.	REPAIR & MAINT/VEHICLE REPAIR & MAINT/VEHICLE REPAIR & MAINT/VEHICLE	936.74 1,016.60 114.33	2,067.67
15861	12/19/94	250070	ENGINEERING REPRO SYSTEMS	SUPPLIES - EQUIPMENT	62.80	62.80
15862	12/19/94	250200	FSS BROTHERS & SONS INC.	MAINTENANCE MATERIAL	1,325.93	1,325.93

VOUCHRE2
12/09/94 10:59

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 12

PAGE 6

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
15863	12/19/94	250500	EXECUTONE	MISCELLANEOUS COMMODITIES	247.50	247.50
15864	12/19/94	260400	FAUST, DANIEL	TRAVEL & TRAINING VEHICLE ALLOWANCE	5.35 27.77	33.12
15865	12/19/94	260450	FEED-RITE CONTROLS INC.	CHEMICALS CHEMICALS	147.60 518.46	666.06
15866	12/19/94	260560	FENNER, DAVE	REFUND - PRESCHOOL TUMBLING	10.50	10.50
15867	12/19/94	270300	FLEXIBLE PIPE TOOL COMPANY	MAINTENANCE MATERIAL	148.99	148.99
15868	12/19/94	280110	FORESTRY SUPPLIERS, INC.	PROGRAM SUPPLIES	12.62	12.62
15869	12/19/94	280476	FRAM, PAUL	REFUND - MEMBERSHIP	95.00	95.00
15870	12/19/94	300500	G & K SERVICES	UNIFORMS & CLOTHING UNIFORMS & CLOTHING UNIFORMS & CLOTHING UNIFORMS & CLOTHING	278.70 334.95 81.28 178.35	873.28
15871	12/19/94	301480	GENERAL BINDING CORPORATION	PHOTO ID SYSTEM	1,059.68	1,059.68
15872	12/19/94	301650	GENERAL OFFICE PRODUCT	SUPPLIES - OFFICE	16.91	16.91
15873	12/19/94	302630	GLASS CLINIC, INC.	REPAIR & MAINT/VEHICLE	265.19	265.19
15874	12/19/94	302900	GLENWOOD INGLEWOOD	NOV BOTTLE WATER	129.80	129.80
15875	12/19/94	310650	GOPHER DISPOSAL	OCT 1994 RECYCLING	16,536.60	16,536.60
15876	12/19/94	320200	GRACE, DUANE	PLAN REVIEW PROJ 94-12 PLAN REVIEW PROJ 94-29 PLAN REVIEW PROJ 94-38 PLAN REVIEW PROJ 94-39 PLAN REVIEW PROJ 94-41 PLAN REVIEW PROJ 94-49 PLAN REVIEW PROJ 94-60	5,928.70 183.50 178.00 120.25 342.55 223.75 102.25	7,079.00
15877	12/19/94	350620	HILD, SHARON	REFUND - WINTER WREATHS	7.00	7.00
15878	12/19/94	351300	HORSNELL, JUDITH	VEHICLE ALLOWANCE	106.47	106.47
15879	12/19/94	370080	HUNT ELECTRIC	PROGRESS PMT NOV 94 COMM CTR PROGRESS PMT NOV 94 COMM CTR PROGRESS PMT NOV 94 COMM CTR	13,673.00 719.00 719.00	13,673.00
15880	12/19/94	380440	I.O.S.	REPAIRS & MTNCE./EQUIPMENT	100.00	100.00
15881	12/19/94	400650	J.R.'S APPLIANCE DISPOSAL INC.	APPLIANCES RECYCLED APPLIANCES RECYCLED	290.00 217.00	507.00

VOUCHRE2
12/09/94 10:59

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 12

PAGE 7

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
15882	12/19/94	400950	JEANE THORNE TEMPORARY SERVICE	TEMP SERVICE MGRS OFFICE	123.92	123.92
15883	12/19/94	401200	K. & J. CATERING	PROGRAM SUPPLIES	202.35	202.35
15884	12/19/94	401700	JOLLY TYME FAVORS	PROGRAM SUPPLIES	39.91	39.91
15885	12/19/94	401898	JUNEK EXCAVATING CO.	WALKING PATH	170.50	170.50
15886	12/19/94	410450	KELSEY, CONNIE	VEHICLE ALLOWANCE	4.16	4.16
15887	12/19/94	420120	KINNEY, TERRI	REFUND - WINTER BIRD	4.00	4.00
15888	12/19/94	450125	L.E.T.N.	TRAVEL & TRAINING	488.00	488.00
15889	12/19/94	459200	LASERQUIP	REPAIRS & MTNCE./EQUIPMENT	550.15	550.15
15890	12/19/94	460000	LE, L. SHERYL	REFUND - WINTER WREATH	7.00	7.00
15891	12/19/94	460587	LEE COLLINS LIMITED	SUPPLIES - OFFICE	337.61	337.61
15892	12/19/94	461570	LEWIS, LEONA	REFUND - MEMBERSHIP	350.00	350.00
15893	12/19/94	470700	LILLIE SUBURBAN NEWSPAPERS	ADVERTISING ADVERTISING	204.00 595.00	799.00
15894	12/19/94	480550	LONG LAKE TRACTOR & EQUIPMENT	SNOW BUCKET	1,499.05	1,499.05
15895	12/19/94	501225	MAC QUEEN EQUIPMENT	10 YD BODY EQUIP. PACKAGE	18,896.23	18,896.23
15896	12/19/94	501505	MAGLICH, GRETCHEN B.	TRAVEL & TRAINING VEHICLE ALLOWANCE PROGRAM SUPPLIES PROGRAM SUPPLIES	25.50 12.25 41.55 8.48	87.78
15897	12/19/94	511600	MASYS CORP	DEC MAINTENANCE	1,812.54	1,812.54
15898	12/19/94	520489	MCGOUGH CONSTRUCTION CO., INC.	OTHER CONSTRUCTION COSTS	214.69	214.69
15899	12/19/94	520500	MCGUIRE, MICHAEL	VEHICLE ALLOWANCE	450.00	450.00
15900	12/19/94	530110	MEEHAN, JAMES	UNIFORMS & CLOTHING	300.00	300.00
15901	12/19/94	540075	MIDFORMATION INC.	MISCELLANEOUS COMMODITIES	138.45	138.45
15902	12/19/94	540440	MILLER, DEBORAH	REFUND - GIRLS BASKETBALL	30.00	30.00
15903	12/19/94	542650	MINNESOTA WASTE WISE	SUBSCRIPTIONS & MEMBERSHIPS	25.00	25.00
15904	12/19/94	551800	MN SAFETY COUNCIL	TRAVEL & TRAINING	213.00	213.00

VOUCHRE2
12/09/94 10:59

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 12

PAGE 8

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
15906	12/19/94	570090	HOGREN BROS.	MAINTENANCE MATERIAL MAINTENANCE MATERIALS	97.86 35.14	133.00
15907	12/19/94	570112	MOORE BUSINESS FORMS & SYS DIV	PAYROLL CHECKS	517.63	517.63
15908	12/19/94	640550	NELSON, JEAN	VEHICLE ALLOWANCE	30.56	30.56
15909	12/19/94	640905	NIGHTINGALE-CONANT CORP.	SUBSCRIPTIONS & MEMBERSHIPS	44.71	44.71
15910	12/19/94	661108	NORTH STAR WIPER & INDUSTRIAL	SUPPLIES - JANITORIAL	473.03	473.03
15911	12/19/94	670950	NYSTROM PUBLISHING COMPANY INC	PUBLISHING	3,275.00	3,275.00
15912	12/19/94	680600	OCTOPUS CAR WASH	CAR WASHES CAR WASHES CAR WASHES	90.00 15.00 7.50	112.50
15913	12/19/94	691301	ORION APPRAISALS, INC.	OPEN SPACE SITE APPRAISALS	4,800.00	4,800.00
15914	12/19/94	691800	OSWALD HOSE & ADAPTERS	PROGRAM SUPPLIES	960.63	960.63
15915	12/19/94	700675	PAKDY, GENE	INSPECTIONS FOR 11/4-12/6 INSPECTIONS FOR 11/4-12/6 INSPECTIONS FOR 11/4-12/6	4,011.84 5,014.80 5,014.80-	4,011.84
15916	12/19/94	700800	PAPER WAREHOUSE	PROGRAM SUPPLIES PROGRAM FEES PROGRAM SUPPLIES	82.75 4.50 29.93	117.18
15917	12/19/94	710669	PERSONNEL DECISIONS, INC.	SERVICES SERGEANTS TESTING	2,125.00	2,125.00
15918	12/19/94	712115	POLAR CHEVROLET GEO	REPAIR & MAINT/VEHICLE	42.17	42.17
15919	12/19/94	721285	PROFESSIONAL REDEVELOPMENT	REVIEW APPRAISAL OPEN SPACE	250.00	250.00
15920	12/19/94	721301	PROGRESSIVE CONSULTING ENG INC	CONSULTING FEES - WATER SYSTEM ANALYSIS	10,131.00	10,131.00
15921	12/19/94	722300	PUMP AND METER SERVICE, INC.	REPAIR & MAINT/EQUIPMENT	547.25	547.25
15922	12/19/94	740800	RADIO SHACK	SUPPLIES - EQUIPMENT SUPPLIES - EQUIPMENT	29.81 39.90	69.71
15923	12/19/94	741200	RAINBOW FOODS	PROGRAM SUPPLIES PROGRAM SUPPLIES	50.26 10.30	60.56
15924	12/19/94	751450	RITZ CAMERA	RITZ OUTLAB PROCESSING	6.37	6.37
15925	12/19/94	761300	ROADRUNNER	PICKUP	36.00	36.00
15926	12/19/94	780300	S&T OFFICE PRODUCTS INC.	SUPPLIES - OFFICE SUPPLIES - OFFICE	19.38 33.00	

VOUCHRE2
12/09/94 10:59

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 12

PAGE 9

VOUCHER/ CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				SUPPLIES - OFFICE	137.46	
				MISCELLANEOUS COMMODITIES	61.69	
				SUPPLIES - OFFICE	42.23	
				SUPPLIES - OFFICE	8.85	
				SUPPLIES - OFFICE	17.70	
				MISCELLANEOUS COMMODITIES	231.87	
				SUPPLIES - OFFICE	226.21	
				SUPPLIES - OFFICE	30.74	
				SUPPLIES - OFFICE	100.67	
				SUPPLIES - OFFICE	7.02	
				SUPPLIES - OFFICE	20.87	
				SUPPLIES - OFFICE	3.52	
				SUPPLIES - OFFICE	4.31	
				SUPPLIES - OFFICE	8.05	
				SUPPLIES - OFFICE	2.81	
				SUPPLIES - OFFICE	14.54-	
				SUPPLIES - OFFICE	17.70-	
				SUPPLIES - OFFICE	4.85-	919.31
15927	12/19/94	780402	SPS OFFICE PRODUCTS	EQUIPMENT - OFFICE	2,585.70	
				EQUIPMENT - OFFICE	4,709.51	
				EQUIPMENT - OFFICE	75.24	7,370.45
15928	12/19/94	780600	SAM'S CLUB DIRECT	SUBSCRIPTIONS & MEMBERSHIPS	40.00	40.00
15929	12/19/94	830250	SOKKIA MEASURING SYSTEMS	SMALL TOOLS	221.52	221.52
15930	12/19/94	831505	SPECIALTY RADIO SERVICES	REPAIR & MAINT/RADIO	35.22	
				REPAIR & MAINT/RADIO	22.00	
				REPAIR & MAINT/RADIO	117.15	174.37
15931	12/19/94	840405	ST. PAUL, CITY OF	PUBLISHING	391.65	
				SEPT & OCT FINGERPRINT ANALY	2,145.17	2,536.82
15932	12/19/94	840601	ST.PAUL PIONEER PRESS	SUBSCRIPTIONS & MEMBERSHIPS	18.00	
				SUBSCRIPTIONS & MEMBERSHIPS	171.60	189.60
15933	12/19/94	840800	ST.PAUL RAMSEY MEDICAL CENTER	OCT 94 SUPPLIES	2,771.68	2,771.68
15934	12/19/94	843315	STEININGER CONST. CO. INC.	COMMUNITY CENTER SITE UTILITY WORK	28,223.62	28,223.62
15935	12/19/94	843537	STRATUS	REPAIRS & MTNCE./EQUIPMENT	1,934.00	1,934.00
15936	12/19/94	850365	SULEK, MICHAEL	REFUND - CLASS	39.00	39.00
15937	12/19/94	850815	SWENSON, PHYLLIS	REFUND - CANCELLED CLASS	15.00	15.00
15938	12/19/94	851575	SYSTEMS SUPPLY, INC.	SUPPLIES - OFFICE	378.87	378.87
15939	12/19/94	860080	T.A. SCHTFSKY & SONS, INC	MAINTENANCE MATERIAL	222.03	222.03

VOUCHRE2
12/09/94 10:59

CITY OF MAPLEWOOD
VOUCHER/CHECK REGISTER
FOR PERIOD 12

PAGE 10

VOUCHER/

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
15940	12/19/94	860650	TARGET STORES-CPC, A/R	SUPPLIES - OFFICE	8.51	
				FILM DEVELOPING	4.51	
				SUPPLIES - OFFICE	151.07	
				SUPPLIES - VEHICLE	93.25	
				PROGRAM SUPPLIES	85.55	342.89
15941	12/19/94	880750	TROY CHEMICAL INDUSTRIES	SUPPLIES - JANITORIAL	146.37	146.37
15942	12/19/94	882900	TWIN CITY VENDING, INC.	MDSE. FOR RESALE	313.79	
				MDSE. FOR RESALE	28.50	342.29
15943	12/19/94	890200	U S WEST CELLULAR INC	TELEPHONE	27.57	
				TELEPHONE	27.57	
				TELEPHONE	28.53	83.67
15944	12/19/94	901300	UPPER MIDWEST SALES CO.	SUPPLIES - EQUIPMENT	247.63	
				SUPPLIES - JANITORIAL	27.68	275.31
15945	12/19/94	901453	UP TIME COMPUTER SERVICES	REPAIRS & MTNCE./EQUIPMENT	177.30	177.30
15946	12/19/94	920850	W.B. MARTIN LUMBER CO.	SUPPLIES - EQUIPMENT	269.07	269.07
15947	12/19/94	930550	WAGERS INC.	DUPLICATING COSTS	54.23	54.23
15948	12/19/94	940500	WEBER-TROSETH INC.	SUPPLIES - EQUIPMENT	23.10	
				REPAIR & MAINT/BLDG & GROUNDS	24.50	47.60
				TOTAL CHECKS		1,297,541.92

MEMORANDUM

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager
FROM: Director of Community Development
SUBJECT: **Mapleleaf Estates**
DATE: December 13, 1994

INTRODUCTION

On December 12, 1994, the City Council approved the following motions on the Mapleleaf Estates project:

1. They changed the land use plan and zoning map from R-1S (small lot single dwellings) and M-1 (light industrial) to R-1 (single dwellings).
2. They vacated the undeveloped street rights-of-way (Connor Avenue east of Cypress Street, Meadow Lane, Brooks Avenue, the 16.5-foot-wide undeveloped public road and the west end of Gervais Avenue).
3. They tabled the other requests until December 19, 1994. The Council discussed the options for street access and decided on Cypress Street and another connection south or east of the plat. The Council requested that we revise the staff recommendations accordingly and put this on the December 19 consent agenda.
4. They requested a copy of the previous Gervais Avenue feasibility study.

DISCUSSION

The following recommendations approve the east half of the plat and table the balance until February 13, 1995. The recommendations allow the developer to plat a connection to Gervais Avenue if the City buys the west half of the site for open space. To plat the Gervais Avenue connection, the City will have to vacate an existing water main easement. We will have to schedule a future hearing for this vacation. The developer has requested increased front setbacks on Lots 12 and 13, Block 5 to save a small wetland. I have added a recommendation below that approves these setbacks.

RECOMMENDATION

- A. Approve the resolution on page 9. This resolution approves a cul-de-sac width variance for a cul-de-sac at the end of the existing Demont Avenue for the following reasons:
1. The variance would save part of a wetland.
 2. The City Engineer stated that the cul-de-sac would be large enough for snow-plowing.
- B. Approve following parts of the Mapleleaf Estates preliminary plat (received by the City on July 26, 1994): Block 1; Block 2, Lots 1-17; Block 3; Block 4, Lots 1-4 and Block 5, Lots 1-7. If the City buys the west half of the plat for open space, the preliminary plat shall also include the Cypress Street connection to Gervais Avenue as shown on the attached Exhibit A. Table the remaining parts of the plat until February 13, 1995. Before the City Council approves the final plat, a developer shall complete the following conditions:
1. Sign an agreement with the City that guarantees that the developer or contractor will:
 - a. Complete all grading for overall site drainage, complete all public improvements and meet all City requirements.
 - b.* Place temporary orange safety fencing and signs at the grading limits.
 - c. Pay the City for the cost of traffic-control and street identification signs.
 - d. Install permanent signs around the edge of the wetland buffer easements. These signs shall mark the edge of the easements and shall state there shall be no mowing, vegetation cutting, filling or dumping.
 - e. Install survey monuments along the wetland boundaries.
 - f. Have NSP install street lights. The location and type of lights shall be subject to the City Engineer's approval.
 2. The developer shall complete all grading for public improvements and overall site drainage. The City Engineer shall include in the developer's agreement any grading that the developer or contractor has not completed before final plat approval.
 - 3.* Have the City Engineer approve final construction and engineering plans. These plans shall include: grading, utility, drainage, erosion control, tree, trail and street plans. The plans shall meet the following conditions:
 - a. The erosion control plan shall be consistent with the Ramsey Soil and Water Conservation District Erosion and Sediment Control handbook.

- b. The grading plan shall:
 - (1) Include proposed building pad elevation and contour information for each home site.
 - (2) Include contour information for the land that the street construction will disturb.
 - (3) Show sedimentation basins as required by the watershed board.
 - c. The drainage plan shall show catch basins between Lots 5 and 10, Block 3 and dedicate necessary easements for these drains and pipes.
 - d. Provide storm water storage and/or an off-site outlet pipe between Outlots A and B, based on a drainage study done by the developer's engineer. The City Engineer shall approve the exact location, capacity and outlet for this storage. If the City requires more pond capacity, the developer may have to drop lots. The lots shall meet the Shoreland requirements.
 - e. Provide adequate storm water capacity for the wetlands on Lots 19 and 26, Block 2. The developer's engineer shall provide a drainage study to determine adequate capacity. The City Engineer shall approve the exact location, capacity and outlet for these. If the City requires more pond capacity, the developer may have to drop a lot(s).
 - f. The tree plan shall show the size, species and location of any trees that the developer will plant as replacement trees.
 - g. The developer shall relocate the existing water line between Lots 7 and 8, Block 5 and abandon the remaining line.
4. Show the following changes on the final plat:
- a. Show drainage and utility easements along all property lines on the final plat. These easements shall be ten feet wide along the front and rear property lines and five feet wide along the side property lines.
 - b. Change Street C to Demont Avenue and change Street D to Adele Street.
 - c. Drainage easements for drainage areas and wetlands that this project would affect. This shall include an easement on the lot that will be south of Lot 19, Block 2.

- d. Drop Lots 1, 2 or 3 from Block One or channel the drainage between Outlots A and B through a drainage pipe:
 - e. Redesign the Demont Avenue/Cypress Street intersection to cul-de-sac Demont Avenue.
 - f. If the developer sells the west half of the site to the City, he may extend Cypress Street to Gervais Avenue as shown on the attached Exhibit A. All lots must have at least 10,000 square feet above any drainage easement.
5. Show the wetland boundaries on the final plat as approved by the Watershed District.
- 6.* Provide all easements required by the City Engineer. These shall include:
- a. Give the City wetland easements over the wetlands. These easements shall cover the wetlands and any land within twenty feet surrounding a wetland. The easement shall prohibit any building or structures within twenty feet of the wetland or any mowing, cutting, filling or dumping within ten feet of the wetland or within the wetland itself. The purpose of this easement is to protect the water quality of the wetlands from homeowners' fertilizer and to protect the wetland habitat from residential encroachment.
 - b. Drainage easements for the off-site drainage areas and wetlands that this project would affect. This shall include an easement on the lot that will be south of Lot 19, Block 2.

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

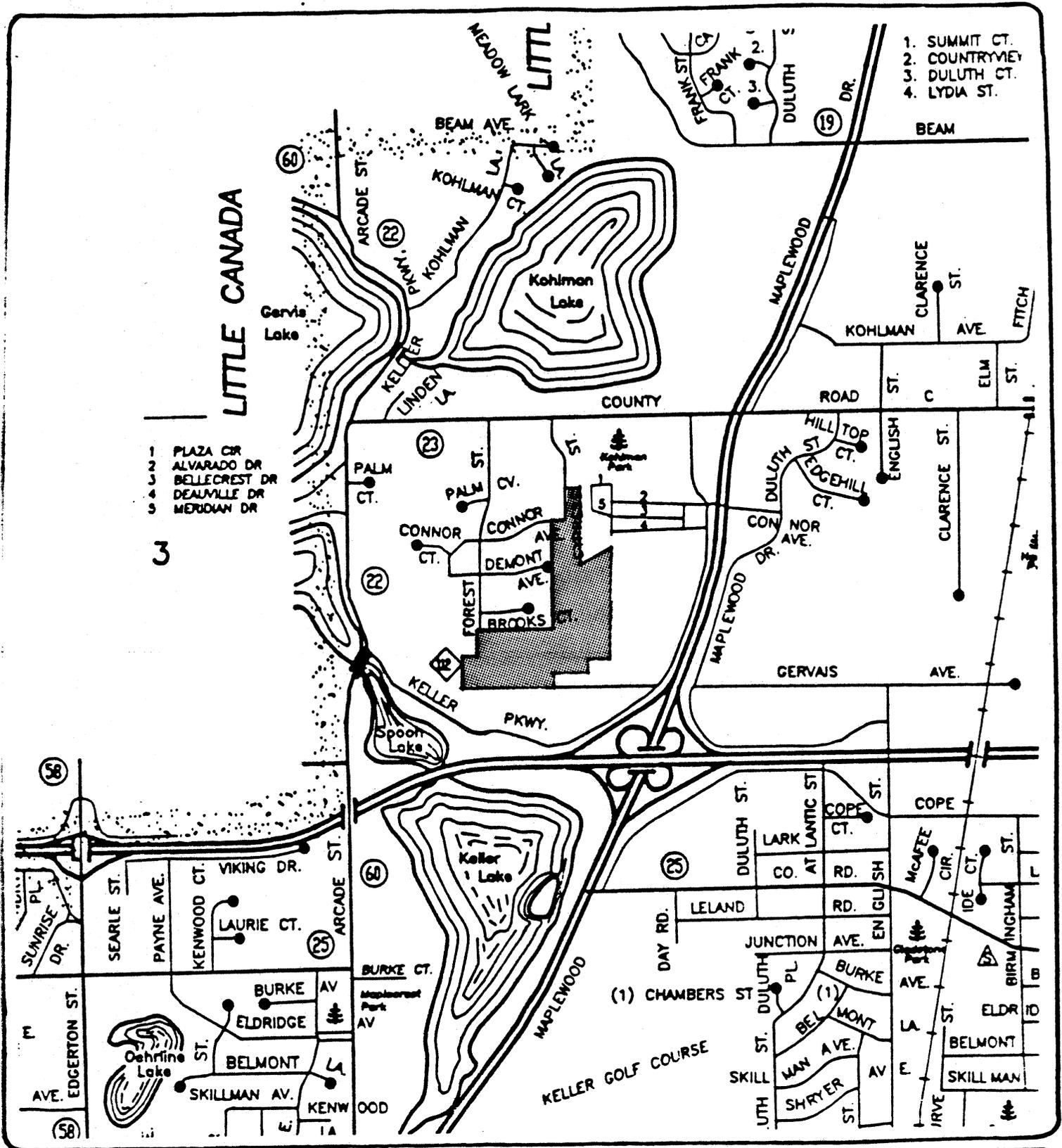
*The developer must complete these conditions before the City issues a grading permit or approves the final plat.

- C. Approve a setback of 99 feet for Lot 12, Block 5 and a setback of 71 feet for Lot 13, Block 5 as shown on the attached Exhibit A. These setbacks are needed to save the wetland on the front of these lots.

p:sec9/maplel1.gwo

Attachments:

- 1. Location Map
- 2. Preliminary Plat
- 3. Demont Avenue and Cypress Street Intersection Drawing
- 4. Cypress Connection to Gervais Avenue Drawing
- 5. Variance Resolution



1. SUMMIT CT.
2. COUNTRYVIEW
3. DULUTH CT.
4. LYDIA ST.

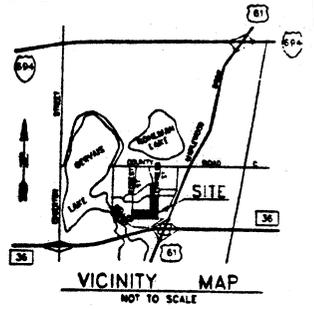
- 1 PLAZA DR
- 2 ALVARADO DR
- 3 BELLECREST DR
- 4 DEALVILLE DR
- 5 MERUDIAN DR

3

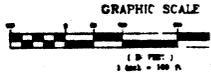
LOCATION MAP

 SITE





NOTES
 BENCHMARK
 TOP OF HYDRANT AT
 NORTH PLAT LINE AND
 FOREY'S STREET
 ELEVATION = 890.75



LEGEND
 --- DEEMED SERVICE
 - - - - - CERTAIN SERVICE BOUNDARY
 - - - - - SERVICE BOUNDARY AS CALCULATED BY BARNETT ENGINEERING, INC. (5/79)

MINIMUM SETBACKS
 30 FEET FRONT YARD
 5 FEET SIDE YARD (GARAGE)
 10 FEET SIDE YARD (HOUSE)
 20% OF LOT DEPTH FOR REAR YARD

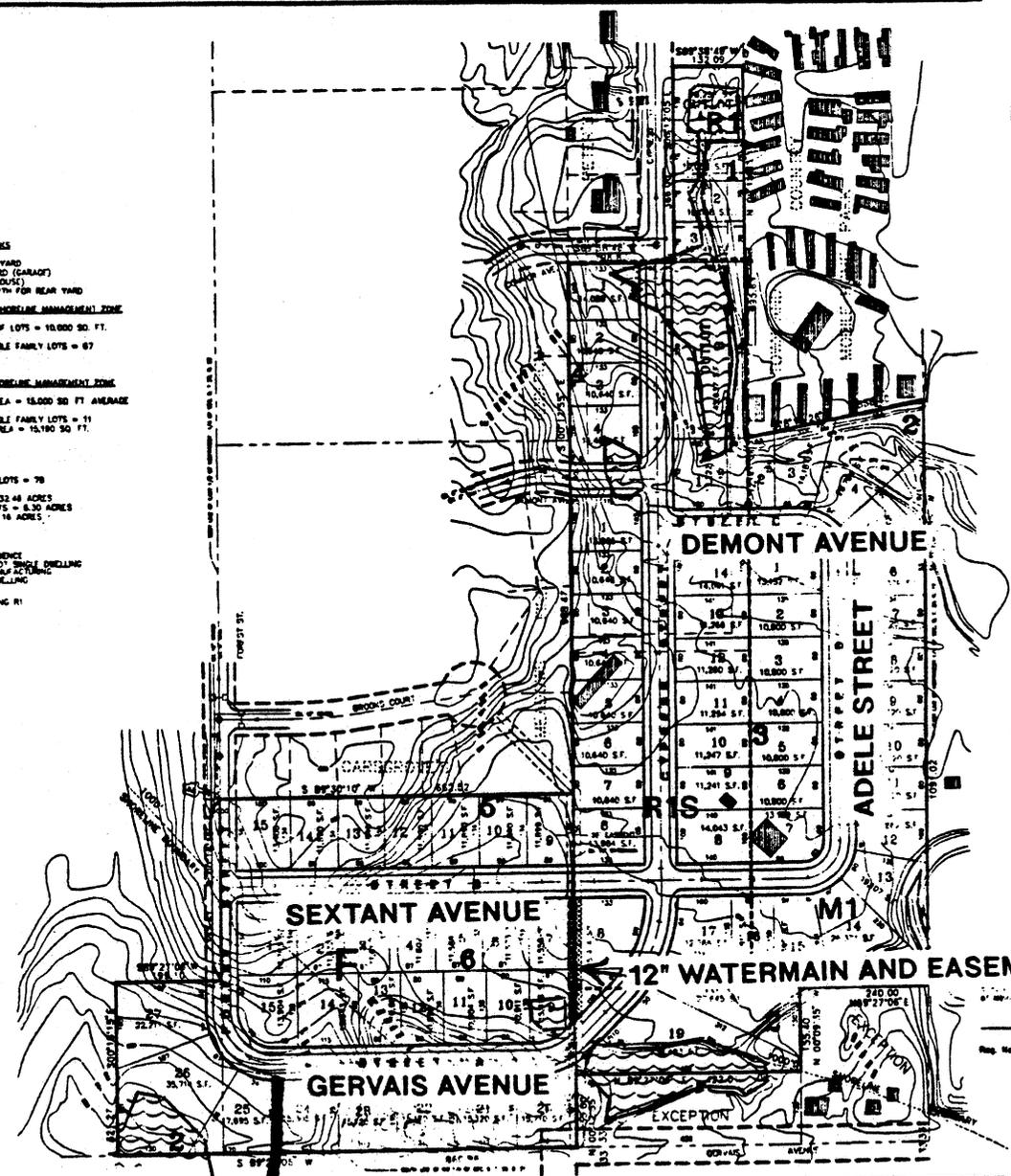
AREA OUTSIDE SHORELINE MANAGEMENT ZONE
 MINIMUM AREA OF LOTS = 10,000 SQ. FT.
 NUMBER OF SINGLE FAMILY LOTS = 67

AREA WITHIN SHORELINE MANAGEMENT ZONE
 MINIMUM LOT AREA = 15,000 SQ. FT. AVERAGE
 NUMBER OF SINGLE FAMILY LOTS = 11
 AVERAGE LOT AREA = 15,180 SQ. FT.

TOTAL NUMBER LOTS = 78
 TOTAL AREA = 32.48 ACRES
 AREA OF STREETS = 8.30 ACRES
 NET AREA = 24.18 ACRES

ZONING
 F - FARM RESIDENCE
 S15 - SMALL LOT SINGLE DWELLING
 S10 - SMALL LOT SINGLE DWELLING
 S1 - SINGLE DWELLING

PROPOSED ZONING R1



Reg. No. _____ Date _____

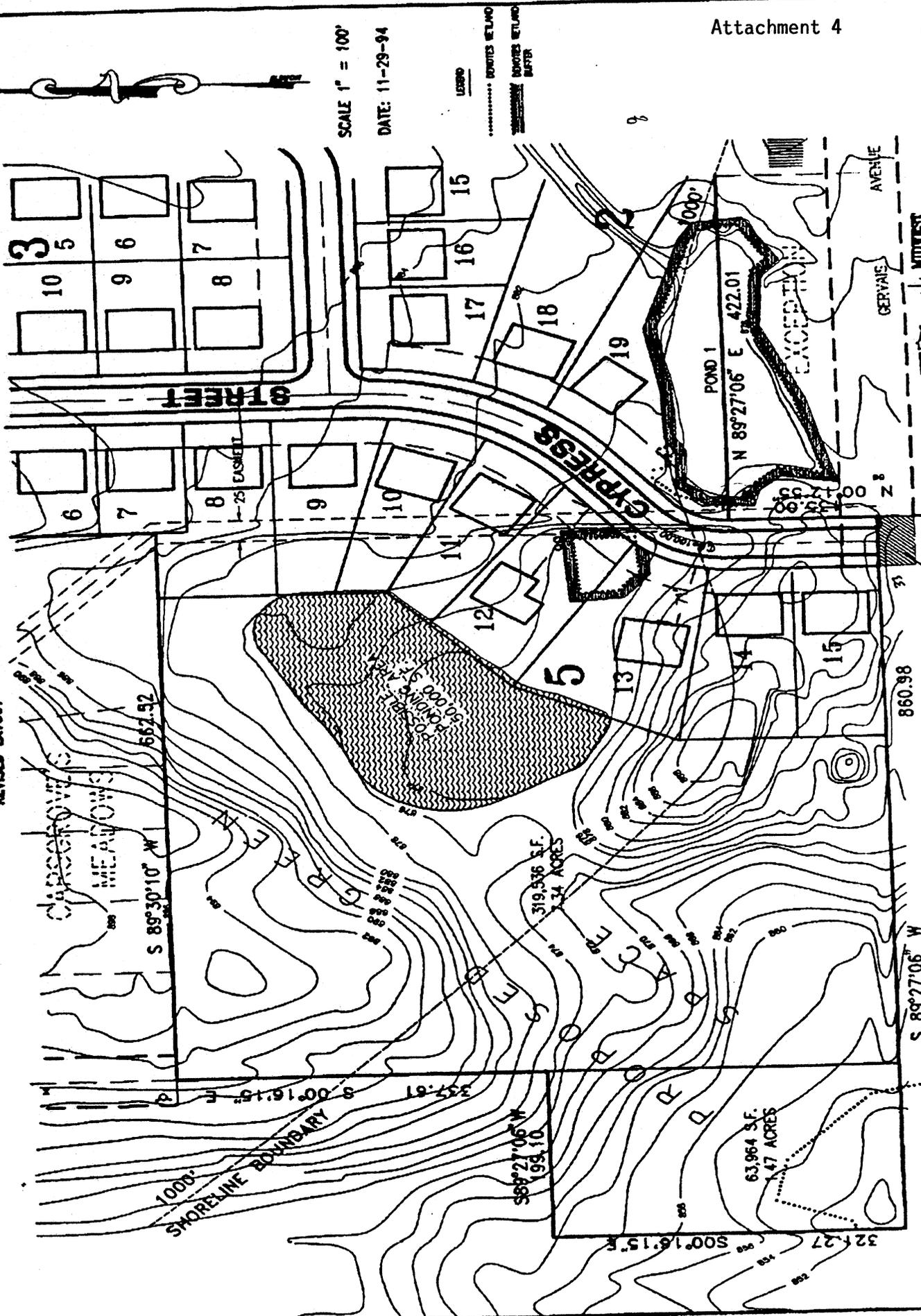
MAPLELEAF ESTATES
PRELIMINARY PLAT
 OWNER/DEVELOPER:
 GONYEA COMPANY
 50 GROVELAND TERRACE
 MINNEAPOLIS, MINNESOTA 55405
 (612) 377-0191



Attachment 4

MAPLELEAF ESTATES

EXHIBIT A
REVISED LAYOUT



SCALE 1" = 100'
DATE: 11-29-94

LEGEND
 BOUNDARY RETURN
 ===== BOUNDARY RETURN
 - - - - - WATER

MIDWEST
Land Surveyors & Civil Engineers, Inc.
 1000 North 1st Street
 P.O. Box 1000
 St. Louis, MO 63103
 Tel: 636-321-1000
 Fax: 636-321-1001



R/W REQUIRED

VARIANCE RESOLUTION

WHEREAS, Dennis Gonyea applied for a variance from the subdivision ordinance.

WHEREAS, this variance applies to the proposed cul-de-sac at the east end of Demont Avenue.

WHEREAS, Section 30-8(b)(3) of the Maplewood Code of Ordinances requires a right-of-way diameter of 120 feet for cul-de-sacs.

WHEREAS, the applicant is proposing a diameter of 100 feet.

WHEREAS, this requires a variance of twenty feet.

WHEREAS, the history of this variance is as follows:

1. On October 3, 1994, the Planning Commission recommended that the City Council approve this variance.
2. On October 24, 1994, 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 variance for the following reasons:

1. The variance would save part of a wetland.
2. The City Engineer stated that the cul-de-sac would be large enough for snow plowing.

The Maplewood City Council approved this resolution on December 19, 1994.

AGENDA NO. F-3

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

AGENDA REPORT

TO: City Manager

FROM: Finance Director *RG*

RE: **AMBULANCE BILL - APPLICATION FOR CANCELLATION**
(June M. Baker)

DATE: November 18, 1994

An application for cancellation of an ambulance bill has been received from June M. Baker. On July 12, 1994, she was transported to St. John's Hospital. The original bill was \$458.40. Medicare paid \$262.05. The remaining balance is \$196.35

The application is attached for the Council's review.

lz
Attachment

AMB\CANCEL.AGN

APPLICATION FOR CANCELLATION OF
PARAMEDIC AMBULANCE SERVICE CHARGES

NAME OF APPLICANT: JUNE M. BAKER

ADDRESS OF APPLICANT: 1076 BELL ECHEST DR

CITY: MAPLEWOOD STATE: NV ZIP: 55109

PATIENT'S NAME: JUNE M. BAKER

DATE OF SERVICE: July 12, 1994

AMOUNT OF CHARGES REQUESTED TO BE CANCELLED: Balance Due

Please use your own discretion

REASON FOR REQUEST - CHECK ONE:

1. Financial Hardship (fill out reverse side):
 2. Other: _____

I certify that the income information I have supplied on this application is true and accurate. I also certify that the amount of the charges requested to be cancelled are not covered by Medical assistance, worker's compensation, Medicare, health insurance or auto insurance.

Signed: June M. Baker Date: 6/12/94

PHONE (612)770-4509

CITY OF MAPLEWOOD
1830 E COUNTY ROAD B
MAPLEWOOD MN 55109

TAX ID 41-6008920

PATIENT NAME: BAKER, JUNE
REASON(S) DIZZINESS-VERTIGO
FOR HYPERTENSION
TRANSPORT VIRUS

PATIENT NUMBER: 9411109
CALL NUMBER: 407038 m 1
DATE OF CALL: 7/12/94
TIME OF CALL:
CALLER: UNKNOWN
FROM: PRIVATE RESIDENCE
TO: ST JOHNS HOSPITAL
MEDICARE 390266468A

JUNE BAKER
1076 BELLECREST DR
MAPLEWOOD MN 55109

DESCRIPTION OF CHARGE	QUANTITY	UNIT PRICE	AMOUNT
ALS BASE RATE/RESIDENT	1.00	\$430.00	\$430.00
ALS MILEAGE	4.00	\$7.10	\$28.40
TOTAL CHARGES THIS CALL			\$458.40

DESCRIPTION OF PAYMENT	RECEIPT	PAYMENT DATE	AMOUNT
MEDICARE-PT ENDORSED	8995	10/18/94	\$262.05
TOTAL PAYMENTS THIS CALL			\$262.05

PLEASE PAY THIS AMOUNT => **\$196.35**

^DETACH ALONG ABOVE LINE AND RETURN STUB WITH YOUR PAYMENT^

PATIENT NAME: BAKER CALL NUMBER:407038 m 1 AMOUNT \$
PATIENT NUMBER: 9411109 BILLING DATE: 11/18/94 ENCLOSED _____

FINAL NOTICE. YOUR MEDICARE PAYMENT HAS BEEN RECEIVED.
PLEASE READ THE ENCLOSED PINK INSERT FOR FURTHER
INSTRUCTIONS. THANK YOU. QUESTIONS, CALL 770-4509.

CITY OF MAPLEWOOD
1830 E COUNTY ROAD B MAPLEWOOD MN 55109 (612)770-4509

AGENDA REPORT

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager

FROM: Finance Director *R. Daust*

RE: BUDGET TRANSFER FOR FINANCE DEPARTMENT

DATE: December 12, 1994

Overtime costs in the Accounting Division of the Finance Department are projected to be \$1,500 above the amount budgeted. This is because of the increased workload due to the Community Center operations. It is requested that the Council approve a transfer of \$1,500 from the General Fund contingency account to finance the extra overtime costs and authorize the appropriate budget changes.

AGENDA REPORT

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager

FROM: Finance Director *Daust*

RE: FINANCIAL TRANSFER TO CLOSE IMPROVEMENT PROJECT 93-10

DATE: December 12, 1994

On February 28th the Council rejected a proposal to improve Sterling Street between Larpenteur and Holloway. On June 27th the Council decided to keep the street open and not improve it. Costs incurred for the preparation of the feasibility report on the improvement of Sterling Street, Project 93-10, total \$3,043.07. It is recommended that the Council approve a transfer of \$3,043.07 from the General Fund to the fund for the project and authorize the appropriate budget changes.

Action by Council:

AGENDA REPORT

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager

FROM: Finance Director *Stunst*

RE: INTERFUND TRANSFERS FOR UNASSESSED UTILITY IMPROVEMENTS

DATE: December 12, 1994

Transfers are made annually from the Sewer Fund and Hydrant Charge Fund to the Debt Service Funds to amortize the cost of unassessed water and sewer improvements over the terms of the bonds that were issued to finance the improvements. When the tax levy for 1994 was adopted, reductions were made in the debt service tax levies for the anticipated transfers scheduled for 1994.

Therefore, the following transfers are recommended:

	<u>FROM</u>	<u>TO DEBT SERVICE FUNDS</u>
\$ 37,480	Hydrant Fund	1977 Bonds (314)
6,520	Hydrant Fund	1979 Bonds (316)
2,230	Sewer Fund	1979 Bonds (316)
21,840	Hydrant Fund	1988 Bonds (318)
<u>44,230</u>	Hydrant Fund	1990 Bonds (322)
\$112,300		

F-7

M E M O R A N D U M

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager

FROM: City Clerk *Leo*

RE: BUDGET TRANSFER - SALARIES

DATE: December 14, 1994

The change over to the new computer system for handling sewer billings has required several days of training for the Utility Billing person. Timing of the training necessitated her working some days in addition to her regularly scheduled hours and some overtime. Also, in order to cover her absence from the department, it was necessary for us to bring in a temporary for a total of 33-1/4 hours.

The cost of having the temporary was:	\$ 399.00
The cost to have the Utility Billing person in training (regular and overtime hours) was:	<u>\$ 891.04</u>
Total	\$1,290.04

A 1994 Budget transfer in the amount of \$1,290.04 is requested to be made from the Contingency Account to Account 101-301-000-4120 (\$399.00) and Account 101-302-000-4020 (\$891.04)

AGENDA REPORT

Action by Council:

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

TO: Mayor and City Council
FROM: City Manager *Walter J. G...*
RE: NON-UNION GENERAL WAGE INCREASE
DATE: December 7, 1994

BACKGROUND

All City employee general wage adjustments for 1995 are covered under multi-year contracts with the exception of the Metro Supervisors Association and the non-union employees. The contracts call for a 3.5% pay increase effective 1/1/95. Negotiations with the Metro Supervisors are in process.

The non-union positions include:

City Manager	Assistant City Manager	City Clerk
Human Resource Director	Finance Director	Fire Marshal
Assistant Fire Marshal	Parks & Rec Director	Exec. Secretary
Public Safety Director	Police Captains	MIS Coordinators
Public Works Director	Community Dev. Director	Athletic Coordinator
Emergency Mgmt. Director	Asst. Emergency Mgmt. Director	Admin. Asst.-Police
P/T Lifeguard		

RECOMMENDATION

Based on the settlements with the union employees, I recommend that the non-union employees receive a 3.5% general wage increase effective 1/1/95 except as noted below. No change to benefits is being recommended.

The positions of regular part-time lifeguard and Administrative Assistant--Police should not receive a 1995 adjustment as those salaries were just recently set with 1995 in mind. They will be included in any 1996 adjustment.

AGENDA REPORT

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

To: City Manager Michael McGuire
From: Director of Public Safety Kenneth V. Collins *KVC*
Subject: 3M Contract With City of St. Paul Fire Services
Date: December 14, 1994

Introduction

3M Company desires to continue its contract for fire services with the City of St. Paul.

Background

In July of 1994, 3M Company had concerns over daytime response for fire services from the City of Maplewood contract fire departments.

At that time, 3M entered into an agreement with the City of St. Paul for fire services.

This agreement does not cover emergency medical services, first response for emergency medical services, fire prevention or investigation services nor does it cover hazardous materials.

The new contract is identical to the old one, with the exception of new dates and costs for services.

Recommendation

It is recommended that this be reviewed and approved by the City Council.

Action Required

Submit to the City Council for their review and handling.

KVC:js

Attachment

AGREEMENT

An agreement dated this _____ by and between the City of Saint Paul, a municipal corporation organized and existing under the laws of the State of Minnesota, hereinafter "CITY" and Minnesota Mining and Manufacturing Company, a corporation organized and existing under the laws of the State of Delaware, hereinafter "3M" and the City of Maplewood, a municipal corporation organized and existing under the laws of the State of Minnesota, hereinafter "MAPLEWOOD."

WHEREAS, the CITY has the facilities and staffing to provide fire protection to 3M to service 3M's Maplewood Campus, and

WHEREAS, 3M has need of ancillary fire protection services for a limited duration during a transition period of securing an established and primary fire protection service, now therefore

IT IS MUTUALLY AGREED by and between the parties as follows:

1. That this agreement shall commence the date first above written and to be inserted by 3M's signatory and shall be in force and effect until January 1, 1996.
2. That the CITY will provide 3M with the following fire protection services:
 - (a) the normal response to any fire alarm shall be two (2) pumper trucks, one (1) ladder truck, one (1) heavy rescue truck or an additional pumper truck and a chief officer;
 - (b) in incidents where a 9-1-1 caller has confirmed there is a fire, the CITY will respond as provided in (a) above and one (1) additional pumper;
 - (c) in incidents where the 9-1-1 caller has confirmed that there is no fire, one (1) unit of fire apparatus will be dispatched for confirmation of the initial report;
 - (d) all of the responses for safety services such as emergency medical services (EMS), first responses for EMS, fire preventions or investigation services and hazardous materials handling are not included in this agreement.
3. That MAPLEWOOD agrees for the sum of One Dollar (\$1.00) to be paid by 3M to immediately transfer 9-1-1 calls to their emergency communications center from 3M for fire protection services to the CITY's emergency communications centers via one button transfer.
4. That 3M will remit to the CITY a retainer or standby fee of Thirty Thousand Dollars (\$30,000) payable in six (6) equal installments on February 1, April 1, June 1, August 1, October 1, and December 1, 1995. This fee shall be in defrayment of the CITY's cost in supplying a twenty-four hour per day, seven day a week response capability.

5. That 3M will additionally remit to the CITY One Thousand Dollars (\$1,000) per hour or for any part of an hour for any CITY response to 3M for fire protection services regardless of the number or types of units the CITY deploys, but will not be charged for false alarms. Time shall be marked from the initial alarm request to the time of return to CITY quarters. The CITY will issue its invoice per incident which shall be paid by 3M in thirty days.

6. That if MAPLEWOOD contracts with the CITY for fire protection services to the east of the Saint Paul city limits, then in that event the 3M campus would be included therein and this agreement will be void.

7. That 3M and the CITY will jointly conduct a 3M campus familiarization so that CITY fire staff may efficiently service the 3M campus.

8. That for the purposes of this agreement, the 3M campus or fire protection services area shall be: those properties of 3M enclosed by McKnight Road on the west; Century Avenue on the east; Interstate 94 (Hudson Road on the south; and Minnehaha Avenue on the north.

Dated: December 9, 1994

**Minnesota Mining and Manufacturing
Company**

By: 
Its: Staff Vice President

By: _____
Its: _____

Dated: _____

City of Maplewood

By: _____
Its: _____

By: _____
Its: _____

Approved As To Form:

City of Saint Paul

Paul F. McCloskey
Assistant City Attorney

Mayor

Fire Chief

**Director - Department of Finance and
Management Services**

AGENDA REPORT

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: Mike McGuire, City Manager
FROM: *SL* Sherrie Le, Human Resource Director
RE: **1994-5 PAY RATES FOR TEMPORARY AND PART-TIME EMPLOYEES
(NON-UNION)**
DATE: December 13, 1994

PROPOSAL

It is proposed that the attached resolution be adopted to replace the existing resolution establishing pay rates for temporary, seasonal, and part time employees who work 14 hours or less per week.

BACKGROUND

It has been some time since we completely reviewed each title to determine what we need. The last change to this resolution was March, 1993 when a cost of living adjustment was added to each class.

I asked the department heads who hire employees in this capacity to recommend the job classes they need now and in the foreseeable future. I also asked them to recommend pay ranges they felt were appropriate based on their hiring experience.

As is the trend in the public sector, we have attempted to broadband similar titles into fewer classes for administrative ease.

The resulting job classes and pay ranges should cover every situation that could arise.

RECOMMENDATION

Adoption of the attached resolution is recommended.

tmc

Attachment

RESOLUTION

WHEREAS, according to the Minnesota Public Employees Labor Relations Act, part-time employees who do not work more than 14 hours per week and temporary/seasonal employees who work in positions that do not exceed 67 days in a calendar year are not public employees and are therefore not eligible for membership in a public employee union.

NOW, THEREFORE, BE IT RESOLVED, that the following pay ranges and job classifications are hereby established for temporary/seasonal and part-time (14 hour or less) employees effective December 19, 1994.

Recreation Instructor	\$5.00-30.00	per hour
Rink Attendant	\$5.00-7.00	per hour
Recreation Leader/Official	\$5.00-20.00	per hour
Accountant	\$8.00-14.00	per hour
Administrative Assistant	\$9.00-15.00	per hour
Secretary	\$8.50-11.50	per hour
Accounting Clerk	\$6.50-12.00	per hour
Clerk-Typist	\$7.50-10.50	per hour
Laborer	\$6.50-9.00	per hour
Engineering Aide	\$7.00-10.00	per hour
Building Maintenance Assistant/Attendant	\$5.50-8.50	per hour
Receptionist	\$7.50-10.50	per hour
Park Maintenance Assistant	\$6.00-9.00	per hour
Video Coordinator	\$9.00-12.00	per hour
Video Technician	\$8.50-11.00	per hour
Election Judge	\$6.25	per hour
Election Precinct Chairman	\$6.50	per hour
Intern I	\$6.00- 9.00	per hour
Intern II	\$9.00-11.00	per hour
Intern III	\$11.00-14.00	per hour
Customer Service Assistant	\$6.00-8.00	per hour
Child Care Provider	\$6.00-7.50	per hour
Custodian Maintenance Worker	\$8.00-10.50	per hour
Lifeguard	\$6.00-10.00	per hour
Water Safety Instructor (WSI)	\$6.00-8.00	per hour
WSI & Head Lifeguard Differential (Lifeguards or WSIs working as Head Lifeguards; Lifeguards working as WSIs)	\$1.00	per hour

BE IT FURTHER RESOLVED, that the City Manager shall have the authority to set the pay rate within the above ranges.

CERTIFICATE OF APPRECIATION

WHEREAS, Shelly Strauss became a member of the Human Relations Commission of Maplewood, Minnesota, in July 1993 and has served faithfully in that capacity; and

WHEREAS, she has given her time and energy without compensation for the betterment of the City of Maplewood; and

WHEREAS, she has shown dedication to her duties and has contributed her leadership 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 the citizens of the City, that Shelly Strauss is hereby extended our gratitude and appreciation for her service, and we wish her continued success in the future.

Gary Bastian, Mayor

Date

Michael McGuire, City Manager

CERTIFICATE OF APPRECIATION

WHEREAS, Pat Williamson became a member of the Human Relations Commission of Maplewood, Minnesota, in January of 1980 and has served faithfully in that capacity; and

WHEREAS, she has given her time and energy without compensation for the betterment of the City of Maplewood; and

WHEREAS, she has shown dedication to her duties and has contributed her leadership 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 the citizens of the City, that Pat Williamson is hereby extended our gratitude and appreciation for her service, and we wish her continued success in the future.

Gary Bastian, Mayor

Date

Michael McGuire, City Manager

F-11

MEMORANDUM

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: City Manager
FROM: Ken Roberts, Associate Planner
SUBJECT: **Lot-Width Variance and Lot Division**
LOCATION: 666 County Road B and 669 Eldridge Avenue
DATE: December 8, 1994

INTRODUCTION

The City and County Employees Credit Union is the fee owner of the property at 666 County Road B. They are requesting that the City approve:

1. A lot-width variance for the neighboring property at 669 Eldridge Avenue. The City Code requires interior lots to be at least 75 feet wide at the building setback line. They are proposing to reduce the lot width from 120 feet to 60 feet by moving a side lot line. This requires a 15-foot variance.
2. A lot division to move the property line between 666 County Road B and 669 Eldridge Avenue. They want to move this property line so it would go around the existing swimming pool, following the existing fence. Moving the property line would put the swimming pool on the property of 666 County Road B (the house that it goes with). (See the maps on pages 5-7 and the statement on pages 8-9.)

BACKGROUND

In October 1978, the City issued a building permit to James Shannon of 666 County Road B for a swimming pool. The Shannons owned both lots at 666 County Road B and 669 Eldridge Avenue. Their house was on 666 County Road B and 669 Eldridge Avenue was vacant. The Shannons built the pool on 669 Eldridge Avenue.

On February 13, 1981, the City issued a building permit for a new house on 669 Eldridge Avenue.

In August 1981, the owners of the property at 666 County Road B (the Shannons) and the new owners of the property at 669 Eldridge Avenue (the Taylors) signed an easement agreement. This agreement gave the Shannons the right to use and maintain the swimming pool. However, this agreement did not give them ownership of the swimming pool. (See the agreement starting on page 10.)

RECOMMENDATIONS

- A. Adopt the resolution on page 15. This resolution approves a lot-width variance for the property at 669 Eldridge Avenue. The City should approve this variance because:
1. The problem is due to circumstances unique to the property that the current owner did not cause.
 2. The variance would not alter the neighborhood character since it would not change the appearance of the lots.
 3. The variance is in keeping with the spirit and intent of the ordinance.
- B. Approve the lot division to move the property line between 666 County Road B and 669 Eldridge Avenue as shown on the map on page 7 of the staff report. This approval shall be subject to the owner recording the deeds for the lot division within one year, unless the City approves a time extension.

REFERENCE

Site Description

Existing lot sizes: 666 County Road B = 15,510 square feet
669 Eldridge Avenue = 13,585 square feet

Proposed lot sizes: 666 County Road B = 19,038 square feet
669 Eldridge Avenue = 10,026 square feet

Property owners: 666 County Road B is owned by the City and County Employees Credit Union
669 Eldridge Avenue is owned by Gregory and Kathy Carlson

Zoning and Land Use Plan Designations

R-1(single dwellings)

Variances

State law requires that the City make two findings before granting a variance.

1. Strict enforcement of the City ordinances would cause undue hardship because of circumstances unique to the property. Undue hardship means that:
 - a. A person cannot put their property to a reasonable use under City ordinances.
 - b. The problem is due to circumstances unique to the property that the owner did not cause.
 - c. The variance would not alter the character of the area.

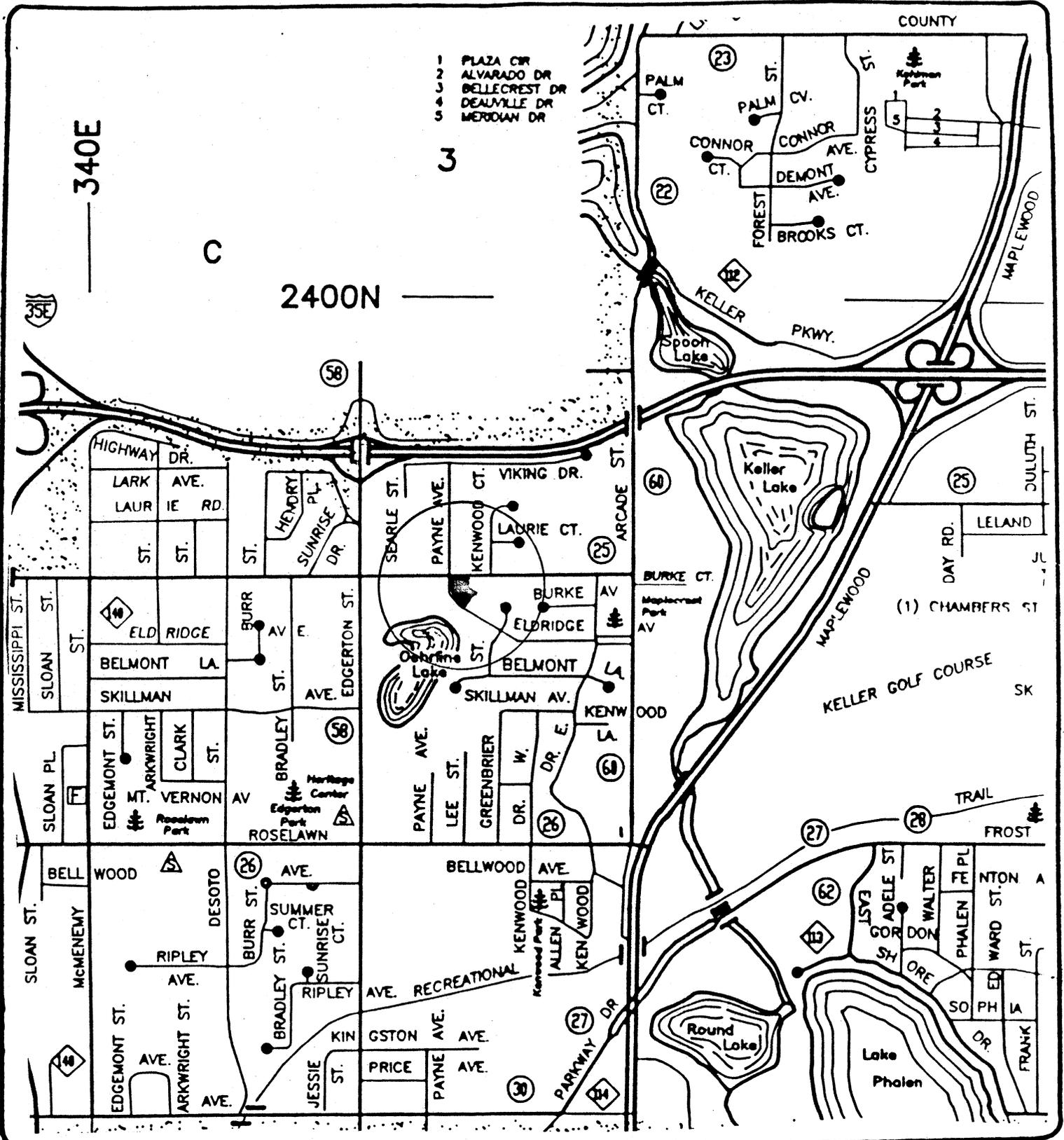
Economic considerations alone are not an undue hardship if reasonable use for the property exists under the ordinance.

2. The variance would be in keeping with the spirit and intent of the ordinance.

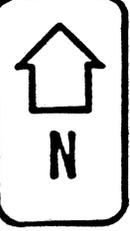
:sec17/666ctyb.gwo

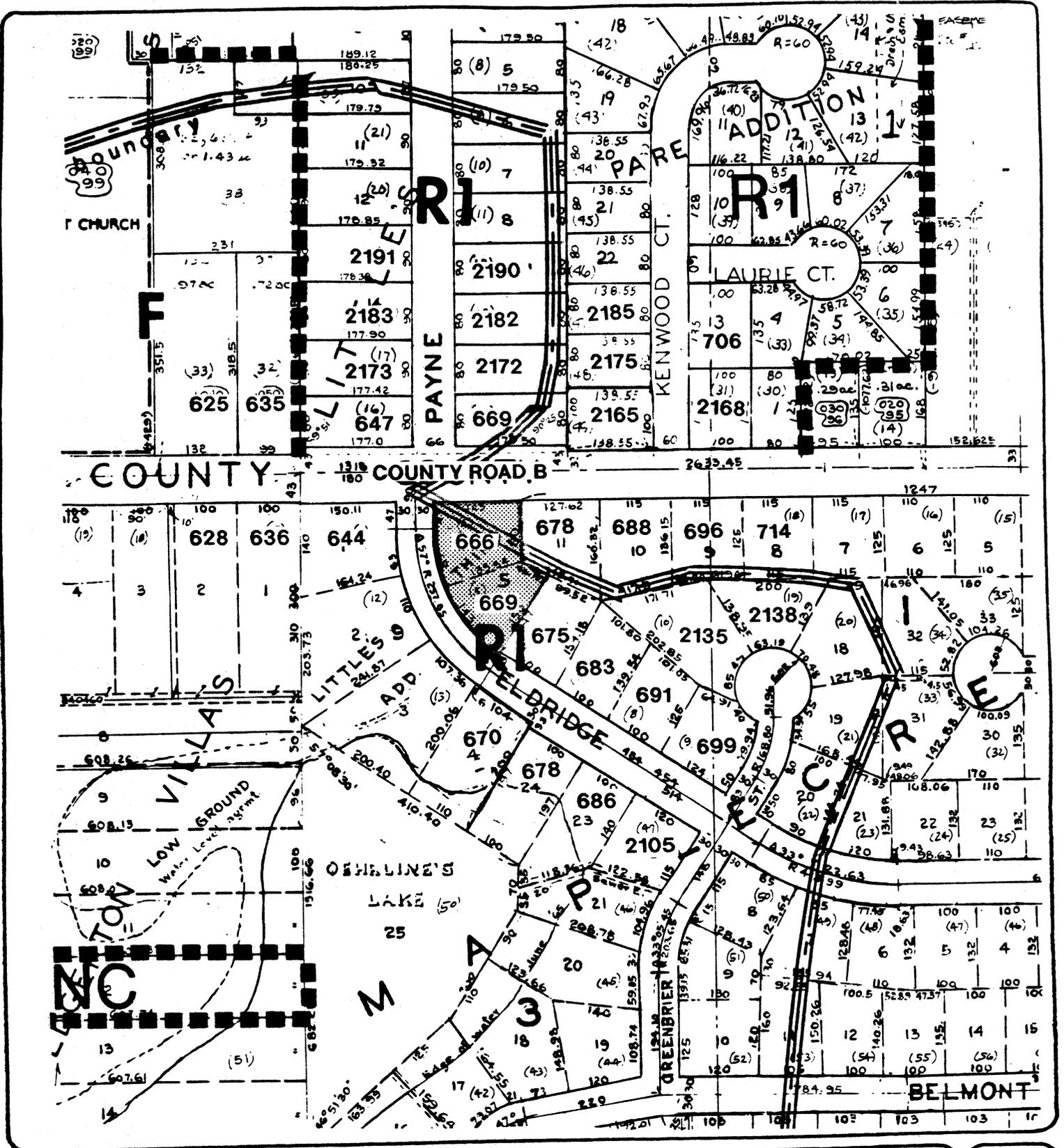
Attachments:

1. Location Map
2. Property Line/Zoning Map
3. Site Plan
4. 9-28-94 Statement from Credit Union—Variance
5. 9-28-94 Statement from Credit Union—Lot Split
6. Easement Agreement
7. Variance Resolution

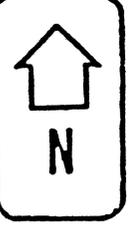


LOCATION MAP





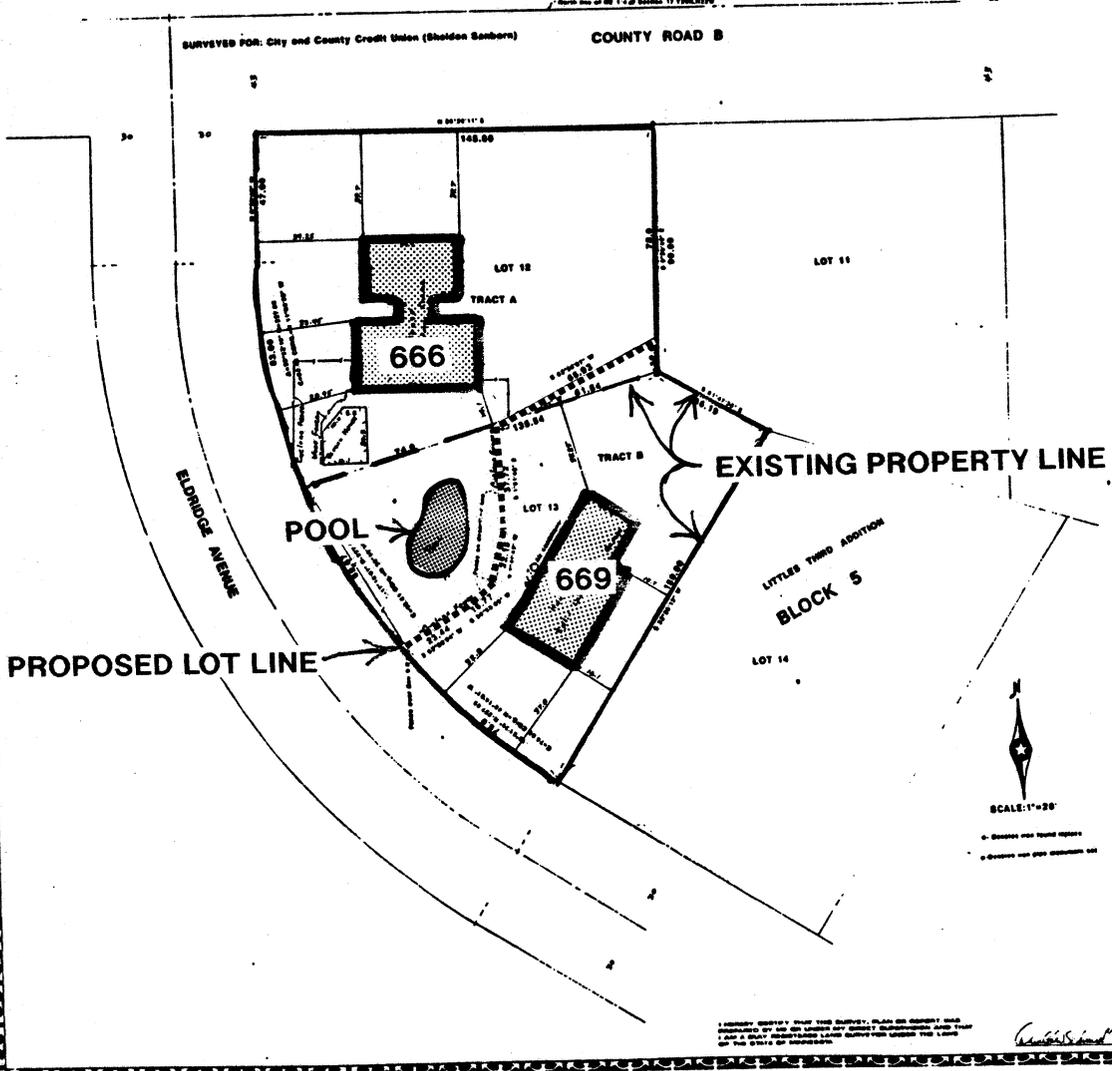
PROPERTY LINE / ZONING MAP



DIVISIONS OF COMSTOCK & DAVIS, INC.

- GERMAN SURVEYING - 204 3RD ST., BERNOIA, MINNESOTA 56001 (716) 751-5280
- EDWARDS & COOPER - 1205 HWY. 47N ST., GRAND RAPIDS, MINNESOTA 56744 (218) 326-4325
- PELLERIN LAND SURVEYING - 18494-252ND CIRCL. P.O. BOX 39, HUTCHINSON, MN. 56336 (612) 867-4789
- LAKE & LAND SURVEYING - 1296 HUDSON ROAD, ST. PAUL, MN. 56106 (612) 776-0211

COMSTOCK AND DAVIS INC. CERTIFICATE AND PLAT OF SURVEY



SITE PLAN





144 E. 11th STREET • ST. PAUL, MINNESOTA 55101 • (612) 224-4754

September 28, 1994

City and County Employees Credit Union is requesting a variance of Lot 13 for the following reasons:

1. There is already an existing easement agreement between the owners of Lot 12 and Lot 13. This easement was drafted in December 1980, and a copy of it is enclosed. As it exhibits, this agreement allows the owner of Lot 12 the right to maintain and use the pool, but does not grant ownership.
2. The liability of the pool rests with the owners of Lot 13, and the owners of Lot 13 wish to divest themselves of the liability. The current owners of Lot 13 purchased the lot on September 24, 1984 and were not aware of the situation until after they purchased the property.
3. The variance would not alter the essential character of the area. We are not establishing new construction, but rather we are dealing with a situation already in existence. Approval would not result in a physical change to either site.
4. The owners of both lots have reached an agreement for the transfer of Lot 12 should this variance be approved.



144 E. 11th STREET • ST. PAUL, MINNESOTA 55101 • (612) 224-4754

September 28, 1994

City and County Employees Credit Union is requesting a lot split between Lot 12 and Lot 13, Block 6S, Littles Third Addition. This request is based upon the following information:

Lots 12 and 13 were once owned by James and Mildred Shannon. City and County Employees Credit Union has held various mortgages on Lot 12 dating back to February 17, 1958. Lot 13 was purchased by the Shannons on August 26, 1970. The Shannons then sold Lot 13 in December of 1980. The Shannons were at that time granted an easement for the pool, which they had built behind their home, at an earlier date.

Lot 13 was purchased by the current owners on September 24, 1984. These owners were unaware of the easement until they attempted to sell the property. Prior to that, they had no idea that they in fact owned the area where the Shanons had built their pool.

The requested lot split is essential to the character of each property. It involves no physical change to either property, and simply provides a means for both parties to sell their respective properties.

2124524

AUG 24 10 39 AM '81

NOTED BY AUDITOR
May 14 1981
LOU MCKENNA
Auditor, Ramsey County, Minnesota
31 [Signature]

EASEMENT AGREEMENT

THIS AGREEMENT, made as of this 8th day of December, 1980, by and between Bradley S. Taylor and Teri C. Taylor, husband and wife, of 1564 Edgerton, City of St. Paul, County of Ramsey, State of Minnesota, parties of the first part, and James J. Shannon and Mildred E. Shannon, husband and wife, of 666 East County Road B, City of Maplewood, County of Ramsey, State of Minnesota, parties of the second part, WITNESSETH THAT:

WHEREAS, parties of the first part are owners of the following described parcel of land lying and being in the County of Ramsey, State of Minnesota, described as follows, to-wit:

Lot 13, Block 5, Littles Third Addition,

and

WHEREAS, parties of the second part are owners of the following described parcel of land lying and being in the County of Ramsey, State of Minnesota described as follows, to-wit:

Lot 12, Block 5, Littles Third Addition,

and

WHEREAS, it is the intention of the parties hereto to create an easement affecting the above premises for the purpose of access to and maintenance of a swimming pool.

NOW, THEREFORE, IT IS HEREBY AGREED:

That the parties hereto, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby agree as follows:

1. That parties of the first part hereby grant unto parties of the second part, their heirs, successors and assigns a permanent easement for the access to and maintenance of the swimming pool constructed on the following described parcel of land lying and being in the County of Ramsey, State of Minnesota, described as follows, to-wit:

NO DELINQUENT TAXES
AND TRANSFER ENTRIES
AUG 21 1981
LOU MCKENNA, DIRECTOR
Dept. of Public Works, Ramsey Co., MN

10

5446 \$05.00 - A

That part of Lot 13, Block 5, Littles Third Addition, lying Westerly and Northerly of the following described lines:

Commencing at the most northerly corner of said Lot 13; thence S 72°49'28" W along the Northwesterly line of said Lot 13 a distance of 64 feet to the point of beginning of the lines to be herein described; thence S 0°10'32" E 58 feet; thence S 59°36'47" W 41.06 feet, more or less, to a point on the curved Southwesterly line of said Lot 13, said point being 75 feet, as measured along said curve, Northwesterly of the most Southerly corner of said Lot 13, and there terminating.

2. Any liability of the parties for personal injury to any workmen employed to make repairs under this agreement, or to third persons, as well as any liability of the parties for damage to the property of any such workmen, or of any third person, as a result of or arising out of use and maintenance of the swimming pool shall be assumed by the parties of the second part.

3. In the event that property taxes are higher on premises owned by parties of the first part as a result of the swimming pool than they would be without such pool, parties of the second part agree to pay the excess, upon 10 days notice in writing to parties of the first part.

4. That this easement is for the exclusive benefit of the parties of the second part, their guests and invitees, their heirs and assigns.

5. Parties of the second part, for themselves, their heirs, and assigns, covenant with parties of the first part, their heirs, and assigns, that parties of the second part, from time to time, and at all times hereafter, at their own cost and expense, will repair and maintain, in a proper, substantial, and workmanlike manner, the above-described swimming pool, and the premises described in paragraph 1 above.

6. This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors, or assigns.

2124524

7. Delivery of any notice provided for herein shall be deemed complete if and when deposited in the United States mails, postage prepaid and addressed to owners at their above mentioned addresses, or when delivered personally to owners.

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

Bradley S. Taylor
Bradley S. Taylor

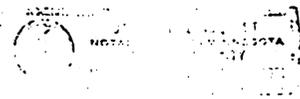
Teri C. Taylor
Teri C. Taylor

James J. Shannon
James J. Shannon

Mildred E. Shannon
Mildred E. Shannon

STATE OF MINNESOTA)
)ss.
COUNTY OF RAMSEY)

On this 8th day of December, 1980, before me, a Notary Public within and for said County, personally appeared BRADLEY S. TAYLOR and TERI C. TAYLOR, husband and wife, to me known to be the persons described in, and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



[Signature]
(Notary Public)

2124524 5-11-19

Paul Cap.

J Taylor 21

to

J Sharnard

STATE OF MINNESOTA)
County of Ramsey) ss

Office of the County Recorder

This is to certify that the within instrument was filed for record in this office at St. Paul on the 21 day of May A.D. 1911 at 10:55 clock A.M. and that the same was recorded in Ramsey County Records as Doc. No. 2124524.

EUGENE H. GIBBONS
COUNTY RECORDER

By *Eugene H. Gibbons*

The Insurance Company of America
St. Paul Abstract & Title Division

158860

No fees to

Count E. Cutting
1740 North Washington Blvd Bldg.
St. Paul, Minn 55701
105968

VARIANCE RESOLUTION

WHEREAS, the City and County Employees Credit Union applied for a variance from the zoning ordinance.

WHEREAS, this variance applies to the property at 669 Eldridge Avenue. The legal description is:

Lot 13, Block 5, Little's Third Addition

WHEREAS, Section 36-69 of the Maplewood Code of Ordinances requires a minimum lot width of 75 feet at the building setback line for single dwellings.

WHEREAS, the applicant is proposing to move a property line to make the lot 60 feet wide at the building setback line.

WHEREAS, this requires a variance of 15 feet.

WHEREAS, the history of this variance is as follows:

1. On December 5, 1994, the Planning Commission recommended that the City Council _____ this variance.
2. On December 19, 1994, 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 variance for the following reasons:

1. The problem is due to circumstances unique to the property that the current owner did not cause.
2. The variance would not alter the neighborhood character since it would not change the appearance of the lots.
3. The variance is in keeping with the spirit and intent of the ordinance.

The Maplewood City Council adopted this resolution on _____, 1994.

~~The motion passed.~~
~~Nays Frost, Kittridge, Sandell~~

VI. NEW BUSINESS

A. Lot-Width Variance and Lot Division: 666 Co. Rd B & 669 Eldridge Avenue

Ken Roberts, Associate Planner, presented the staff report and answered questions from the Commission. Sheldon Sanborn, of the City and County Employees Credit Union, gave background on the property. Commissioner Rossbach felt it was inappropriate to alter the property lines of the lots to accommodate a swimming pool.

Commissioner Frost moved the Planning Commission recommend:

- A. Adoption of the resolution which approves a lot-width variance for the property at 669 Eldridge Avenue. The City should approve this variance because:
1. The problem is due to circumstances unique to the property that the current owner did not cause.
 2. The variance would not alter the neighborhood character since it would not change the appearance of the lots.
 3. The variance is in keeping with the spirit and intent of the ordinance.
- B. Approval of the lot division to move the property line between 666 County Road B and 669 Eldridge Avenue according to the recommendation of the staff report dated December 1, 1994. This approval shall be subject to the owner recording the deeds for the lot division within one year, unless the City approves a time extension.

Commissioner Martin seconded.

Ayes—Axdahl, Frost, Kittridge, Martin,
Pearson, Sandell, Sigmundik, Thompson

Nays—Kopesky, Rossbach

Abstention—Fischer

The motion passed.

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

MEMORANDUM

To: Michael A. McGuire, City Manager
From: Bruce K. Anderson, Director of Parks & Recreation
Subj: Maplewood In Motion
Date: December 8, 1994



Introduction

The Maplewood Parks & Recreation Department coordinates the production and printing of the twelve Maplewood In Motion issues. Formal bid specifications were prepared and sealed bids were received on Thursday, December 8, at 10:00 a.m. Three firms bid with Nystrom Publishing being the low responsible bidder at a bid cost of \$41,387.90.

Background

The Maplewood In Motion is the city's main communication with city residents to discuss issues and events. With the advent of the Maplewood Community Center, it has been determined that the Maplewood In Motion is not as effective a means to communicate recreation programs and Community Center offerings.

The bid proposal for 1995 was structured to be bid at a total number of pages, which would provide greater flexibility for our department to increase the size of Maplewood In Motion to reflect seasonal program offerings. It is our intent to still print twelve Maplewood In Motions, but four of the issues (Spring, Summer, Fall and Winter) would be larger to reflect the seasonal program offerings.

It is our intent to have the Maplewood In Motion remain visually the same, but the Parks and Recreation brochure would have a different look and a separate cover within the same publication. I have enclosed examples of how other communities have utilized a combined Parks and Recreation and city newsletter brochure.

Our department has also retained a desktop publisher as a temporary employee, rather than contracting this service out. This will be more cost effective, as well as provide greater continuity with the preparation of not only Maplewood In Motion, but also other city publications.

Recommendation

I recommend that the City Council award the 1995 Maplewood In Motion printing to Nystrom in the amount of \$41,387.90 as the low responsible bidder.

Maplewood in Motion Bid Opening
December 8, 1994

Held in the Maplewood Room at Maplewood City Hall - 1830 E. Co. Rd. B, 10:00 am.

1. Sutton Printing
Quote Price: 42,002.00 Bid Bond Attached ✓
2. PED
Quote Price: 39,921.60 Bid Bond Attached no
3. Nuptrum
Quote Price: 41,387.90 Bid Bond Attached ✓
4. _____
Quote Price: _____ Bid Bond Attached _____
5. _____
Quote Price: _____ Bid Bond Attached _____

Louis N. Bekm
Witness

Pauline Staples
Staff

12/8/94 10:10 am
Date Time

CITY OF MAPLEWOOD

Sealed bids will be received at Maplewood City Hall, 1830 East County Road B, Maplewood, Minnesota 55109, until 10:00 a.m. on Thursday, December 8, 1994, at which time they will be publicly opened and read aloud for the furnishing of the following:

- The printing and publishing of the monthly newsletter for the City of Maplewood.
- Specifications may be obtained from the Parks and Recreation Department, 1830 East County Road B, Maplewood, Minnesota 55109, or by calling the Parks and Recreation Department at 770-4570.
- No bids will be considered unless sealed and accompanied by a bid bond naming the City of Maplewood as obligee or a certified check or cashier's check, payable to the City Treasurer of the City of Maplewood, in the amount of five percent (5%) of the total bid price, which shall be forfeited to the City of Maplewood in the event the bidder fails to enter into a contract within 30 days of award by the City Council.
- The City Council reserves the right to retain the deposits of the bidders for a time period not to exceed 60 days after the date and time set for the opening of bids. No bid will be withdrawn for a period of sixty (60) days after the date and time set for the opening of bids. Payment for the work will be by check.
- The City Council reserves the right to reject any and all bids, or portions thereof, to waive irregularities and informalities therein, and further reserves the right to award the contract in the best interest of the City at its sole discretion.

**PRINTING SPECIFICATION
CITY OF MAPLEWOOD NEWSLETTER**

GENERAL

These specifications are for printing the City of Maplewood's newsletter, "Maplewood In Motion," using Desktop Publishing. The quantity to be printed each month is 13,800.

The newsletters are produced every month. The prices quoted herein must be valid for newsletter production twelve times per year. All prices set forth on the proposal page shall be considered fixed for a one-year period.

The newsletter will be published monthly and consist of 288 pages per year.

All bids shall be based upon the cost per page with one color ink (black) for text. The cover shall include two colors (black and one pms).

DESKTOP PUBLISHING

The City will provide a formatted floppy diskette containing the newsletter booklet pages which will be formatted using desktop publishing software.

PRINT VENDOR

Because timeliness of production is essential and face-to-face contact between the printer and City staff is required to accommodate last minute changes, bids will only be considered from printers whose production and administrative facilities are located within a 45-mile radius of the City of Maplewood City Hall. To ensure consistency in production quality, the same printing firm shall be responsible for all printing work under this contract unless otherwise authorized in writing by the City of Maplewood.

PRODUCTION/PROOFS

The City requires laser printer quality page proofs which are to be made from the disk the City will provide the printer. **A silverprint will also be required prior to printing.** The FINAL output of the newsletter must be from a Linotronic or equivalent. Laser quality output is not acceptable.

SIZE

The newsletter page size is 8.5" X 11".

PAPER STOCK

The newsletter will be printed on 60# base weight, white stock, Springhill offset, vellum finish (recycled).

If the printer substitutes a comparable paper, it must be a recycled paper and a sample must be provided with the bid.

INK

Two colors of ink will be used with each issue. The two colors will, black and one pms, apply only to the cover page. All text will be done in black. The second color on the cover page will be a standard pms color.

STAPLING AND FOLDING

Each newsletter shall be folded by the printer to a 8.5" X 11" page size. The publication must be saddle-stitched by the printer.

DELIVERY TIME

The printer shall meet the following delivery times for each stage of production. Delivery means that the proofs should be at the City of Maplewood within the specified time frame.

Receipt of disk providing City with page proofs: two working days for newsletter only.

Any changes in page proofs required by City: one working day.

Receipt of approved page proofs from City providing City with the silverprint: two working days for newsletter.

Silverprint to delivery to post office: three working days for newsletter.

Failure to delivery within any of the deadlines set forth above shall be cause for a 10-percent reduction in the price for that publication. Additional tardiness will result in termination of this contract at the City of Maplewood option.

DELIVERY TO CITY HALL AND POST OFFICE

The printer will appropriately bundle in carrier route pre-sort groups and deliver brochures to the St. Paul Post Office for mailing. Zip codes that would be covered will be 55109, 55117, and 55119. **Delivery will only be to Maplewood residents in those three zip codes.** A quantity of 200 newsletters shall be delivered to the City of Maplewood City Hall for each issue.

HALFTONES

The printer shall provide a cost per halftone.

COPY CHANGES

There shall be no additional charges at any time prior to the silverprint stage of production for minor changes in copy or page layout. Minor changes include changes in dates, names, numbers, locations, minor editing or articles and blocking of headlines.

OWNERSHIP OF PHOTOGRAPHS, ARTWORK AND NEGATIVES

All photographs, artwork and negatives are the property of the City of Maplewood and are to be returned to the City of Maplewood, together with the 200 copies per issue.

OTHER SERVICE

The printer shall note other services which will be available within the bid price, I.E., artwork, design, proofreading, pickup. (Identify on bid sheet.)

BILLING

All billing for the handling and production of the newsletter must originate from the contracted firm only and must be submitted to the City of Maplewood, Parks and Recreation Department, 1830 East County Road B, Maplewood, Minnesota 55109.

REFERENCES

Submit with bid the names of three organizations (preferably municipal), along with telephone numbers and contact people, for which your company has performed similar work within the past 18 months. Specifically not any companies for which you have created similar publications using desktop publishing. Also, provide at least three sample publications that you have created within the last two years and printed using desktop publishing.

BID BOND

Bids will only be considered if they are sealed and accompanied by a bidders bond naming the City of Maplewood as obligee, or a certified check or cashier's check, payable to the City Treasurer of the City of Maplewood, in the amount of five percent of the total bid price. The bond shall be forfeited to the City of Maplewood in the event that the bidder fails to enter into a contract within 30 days of the award by the City Council.

CITY CONTACT

Questions about the specification should be directed to Pauline Stapes, 779-3552.

RECEIPT OF BIDS

All sealed bids must be sent to: Pauline Stapes, City of Maplewood, 1830 East County Road B, Maplewood, Minnesota 55109. Bid envelopes shall be clearly marked "**Bid on Maplewood In Motion Newsletter.**" Sealed bids will be accepted until 10 a.m. on Thursday, December 8, 1994 at which time they will be opened and read aloud.

EVALUATION OF BIDS

Bids will be evaluated based upon:

- Compliance with specifications
- Cost
- Ability to use desktop publishing
- Cost of options/alternatives
- Experience working with municipalities on similar projects
- Availability of the specific type typefaces
- Location of printer
- Any other factors deemed important by the City of Maplewood

**MAPLEWOOD NEWSLETTER
BID PROPOSAL
FEBRUARY 1995 - JANUARY 1996**

Company: _____

Address: _____

Phone: _____

Fax Number: _____

Description: 12 issues for 1995, monthly publication

Paper Stock: 60# Springhill offset, white stock, vellum finish. Same color for all 12 issues.

Trim Size: 8.5" X 11" page size

Fold/Bind: Fold and saddle-stitch on 11". Prepare for carrier route pre-sort and delivery to the St. Paul Post Office.

No. of Pages: 288 per year

Composition: Desktop publishing

Presswork: Offset

Ink: Black text and one standard pms on the cover page.

Material

Furnished by

City: Formatted disk with hard copy

Material Furnished

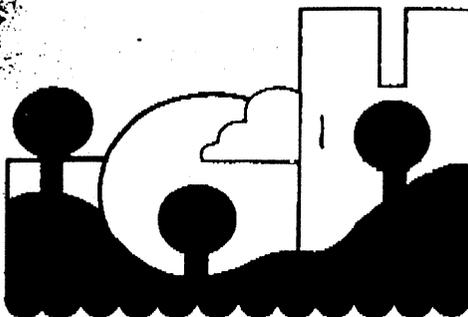
by Printer: Negatives, plates, paper, printing, package

Quantity & Price: 14,000 - \$ _____ - 288 pages per year

\$ _____ - Newsletter total cost for 12 issues

Add'l charges: Stat - \$ _____
Screen - \$ _____
Reverse - \$ _____
Halftones - \$ _____

Bidder hereby agrees that per page costs quoted in each category above reflect all layout and printing costs associated with each format listed. To determine total cost per issue, the per page cost is multiplied by the number of pages to yield to total cost for production run of the total units stipulated.



INSIGHTS

See other side for Parks & Recreation Brochure

AUTUMN 1994

NEW! ... UTILITY ... NEW! PAYMENT DROP BOX



For your convenience the City of Inver Grove Heights has installed a drive-up Utility Payment Drop Box. It has been installed with easy access from the window of your car. It is located in the parking lot in front of the main entrance to City Hall, and is available 24 hours a day, 7 days a week. The payment box is weather proofed, secured, and made of heavy gauge steel. Payments will be removed daily and credited to your account. Please attach your check, money order, or cashier's check to your payment stub.

We strongly recommend that you do not deposit cash. Cash payments can be made at City Hall during the regular business hours of 8:00 AM - 4:30 PM, Monday thru Friday.

Protect Your Possessions

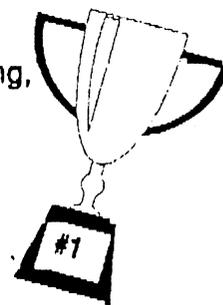
Keep your garage door closed and locked. If left open a police officer on patrol will have a letter sent to you telling the time and date your garage door was open.



IGH EXPLORER Takes First Place at State-Wide Competition

The Inver Grove Heights Police Explorers competed at the State-Wide Explorer Competition that was held last April at Breezy Point.

With over 100 runners competing, IGH Explorer Joel Krech took first place in the two mile run with a time of 12 minutes and 2 seconds. Mr. Krech was awarded a trophy by the Inver Grove Heights Police Department.



Carrier Route Presort

RESIDENT

BULK RATE
U.S. POSTAGE
PAID
PERMIT NO.24
IGH, MN 55078 & 55077

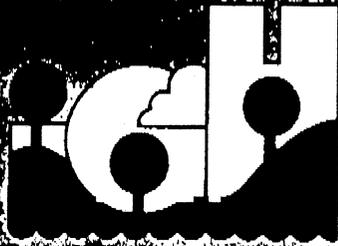
CITY OF INVER GROVE HEIGHTS

8150 Barbara Avenue
Inver Grove Heights, MN 55077
(612) 450-2500

CITY COUNCIL

- Joseph Atkins Mayor
- George Tourville Councilmember
- Bill Klein Councilmember
- Sheila Pokorny Councilmember
- Ron Schmidt Councilmember

SUMMER FUN FOR EVERYONE!

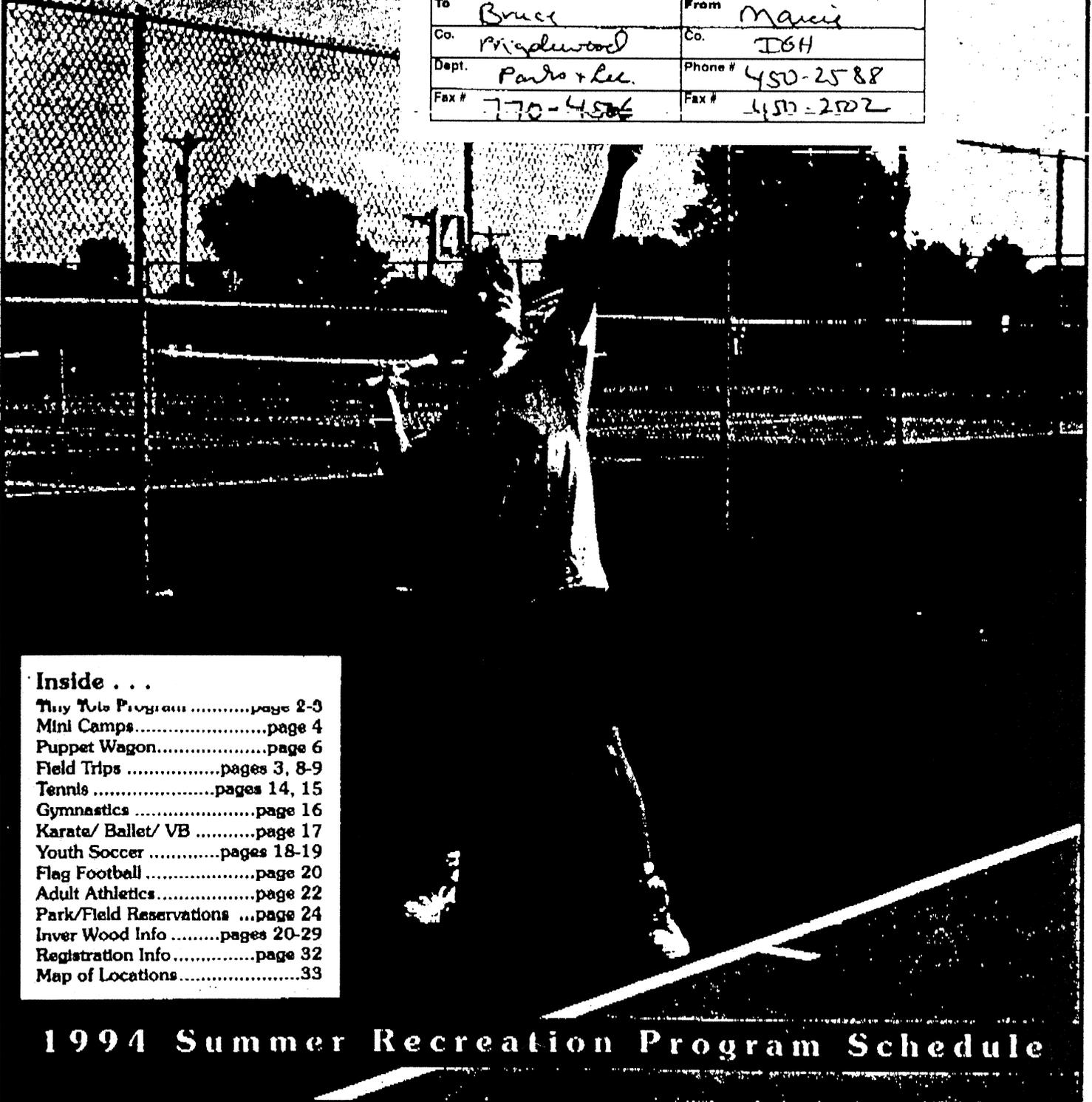


PARKS & REC DEPARTMENT

See other side for City news!

Fuel-It™ brand fax transmittal memo 7871 # of pages 8

To Bruce	From Marcie
Co. Priglewood	Co. IGH
Dept. Parks & Rec.	Phone # 450-2588
Fax # 770-4506	Fax # 450-2502



Inside . . .

- Tiny Tots Programpage 2-3
- Mini Camps.....page 4
- Puppet Wagon.....page 6
- Field Tripspages 3, 8-9
- Tennispages 14, 15
- Gymnasticspage 16
- Karate/ Ballet/ VBpage 17
- Youth Soccerpages 18-19
- Flag Footballpage 20
- Adult Athleticspage 22
- Park/Field Reservations ...page 24
- Inver Wood Infopages 20-29
- Registration Infopage 32
- Map of Locations33

1994 Summer Recreation Program Schedule

MEMORANDUM

To: Michael A. McGuire, City Manager
From: Bruce K. Anderson, Director of Parks & Recreation
Subj: Carver Elementary School/Community Center
Date: December 13, 1994
For the December 19, 1994, City Council Meeting

Introduction

The city and School District #622 staff have been meeting with architects from A.S.T.R. to finalize preliminary plans to expand the gymnasium space at Carver Elementary School. The architect firm has submitted two options for the city to consider for gymnasium expansion. Alternative No. 1 will provide an additional 3,400 square feet of gymnasium and storage space at a cost of \$325,000. Alternative No. 2 would provide for an additional 5,900 square feet at a cost of \$540,000.

Background

The City Council has reviewed the status of the Carver Elementary School/Community Center project on two separate occasions. The City Council has two issues that need to be resolved. The first issue is the status of the Joint Powers Agreement, which has been submitted and prepared under separate cover by the City Manager and the School District Superintendent.

The second issue for City Council consideration is to determine which Alternate the City Council desires to pursue for gymnasium expansion at Carver Elementary School. The city will be responsible for the up front design costs for either option, whether or not they proceed with the project. The design costs for Alternate A1 are approximately \$24,000 and the design costs for Alternate 2 are approximately \$40,000.

The city has allocated \$250,000 from the Park Acquisition and Development Fund. There has been no discussion regarding where the additional monies would be funded for this project.

Recommendation

I would recommend that the City Council provide direction to staff as to which Alternate should be given the proposed financing for this project, with the understanding that the city will be responsible for the up front design costs for the chosen Alternate.

I would recommend that the City Council pursue Alternate A1 at an estimated cost of \$325,000, due to financing limitations and other priorities within the Park Acquisition and Development Fund.

COOPERATIVE FACILITY USE AGREEMENT

THIS AGREEMENT, made and entered into by and between the City of Maplewood (hereafter "City") and the North St. Paul/Maplewood/Oakdale School District, Independent School District 622 (hereafter "School District").

WHEREAS, the School District intends to make certain physical improvements to Carver Elementary School (hereafter "Elementary School") located within the City.

WHEREAS, the City desires to provide recreational programs to its citizens using gymnasium and locker room facilities within the Elementary School.

WHEREAS, the usual and customary dimensions of gymnasiums located in the elementary schools in the School District are 40 feet by 60 feet; and

WHEREAS, the School District plans to construct a new gymnasium at Carver Elementary that will be 60 feet by 80 feet.

WHEREAS, by this Agreement the parties desire to establish a framework whereby the City will contribute financially to enhancing the improvements to gymnasium and locker room facilities in the Elementary School in consideration of being granted certain rights to use of said facilities.

NOW THEREFORE, it is hereby agreed by and between the parties as follows:

1. Size/Payment.

- A. The School District will bid Add Option #1 of 3,600 square feet at an estimated cost of \$325,000.
- B. The School District will bid Add Option #2 for an additional 2,400 square feet at an estimated cost of \$215,000.
- C. Based on bids received, the City will determine which, if any, option to accept.

- D. If the City accepts option(s), they agree to pay actual construction costs plus soil borings, plan review, building permit and inspection costs in the amount of \$7,900.
- E. In addition, the City agrees to pay \$23,493 (\$39,042) for design/engineering fee (in the event that the City elects not to proceed with either option, this will be billed at 80%).
- F. The School District agrees to give the City ongoing first priority use of the gymnasium and locker room facilities after school hours, weekends and during summer.
- G. The City's payment to the School District shall be due after the School District has completed payments to its contractors for the construction projects. The School District shall provide a statement to the City certifying that it has completed its payments to the contractor and payment shall be due within thirty (30) days following said statement.

2. Design of Improvements. At the time of the design of said gymnasium and locker room facilities, the City will be consulted regarding such designs and, before said designs are implemented, they shall be submitted to the City for approval, which approval shall not be unreasonably withheld. It is specifically contemplated that said designs shall provide for separate entrances, with building and street signage, adjacent office space and storage facilities to be used exclusively by the City, as well as common parking areas available to the City.

3. Use of Gymnasium and Locker Room Facilities.

- A. The City shall be entitled to the exclusive use of the gymnasium and locker room facilities at the Elementary School at the times set forth in Paragraph B. below.

- B. The City's exclusive use shall be:
- (i) From 4:00 p.m. until midnight on days when school is in session; provided, however, no earlier than 15 minutes following dismissal.
 - (ii) From 7:00 a.m. until midnight on days when school is not in session.
- C. The City's exclusive use of the gymnasium and locker room facilities is subject to use by the School District for special events, as follows:
- (i) A schedule of the dates of special events (e.g., holiday programs and concerts) shall be submitted to the City on or before August 1st preceding each school year.
 - (ii) The School District may designate a maximum of four dates for special events as a matter of right. The School District may request additional dates subject to the approval by the City which shall not be unreasonably withheld.
 - (iii) In the event the School District desires to modify such schedule during the school year, such modifications shall be submitted to the City for consideration at the earliest possible date. The City's approval shall not be unreasonably withheld.
 - (iv) It is understood by the parties that the School District will have use of the single gym for adventure connection from 4 to 6 p.m., Monday thru Friday, if requested; Star Lab, one gym for

three weeks; and Science Fair, one gym for three days. In no case should more than one gym be used by the School District.

4. Equipment and Offices

- A. Appropriate office and equipment storage space for the exclusive and secured use of the City shall be provided adjacent to the gymnasium or locker room facilities.
- B. All nonfixture equipment used by the City in conjunction with its use of the gymnasium and locker room facilities shall be provided and maintained by the City.

5. Use of Other Areas

- A. Subject to availability, the City may use other areas of the Elementary School, such as cafeterias and kitchen facilities, during the times of its exclusive use of the gymnasium and locker room facilities. The City shall be responsible for supervision of persons using such other areas and following use shall clean the premises and return the premises in the same condition as found at the commencement of its use. Any costs incurred by the School District arising out of the City's use other than utilities shall be billed by the School District to the City and the City shall reimburse the School District for such costs.
- B. Scheduling for use of other areas shall be through an individual to be designated by the School District. Such use shall be subject to availability; provided, however, permission for use shall not be unreasonably withheld.

6. Non-City Use.

A. It is contemplated that the City may permit other civic and community groups to use the gymnasium and locker room facilities during its hours of exclusive use. Said use shall be for civic and community purposes and shall not involve fees in excess of those charged at the Maplewood Community Center.

7. Operating Costs, Expenses and Insurance.

A. All utilities (heating, air conditioning, electricity, water), including insurance, fire and extended coverage, security and routine maintenance costs shall be assumed by the School District during the first ten years beginning at the date the City first receives occupancy rights to the new facility.

B. After the first ten years of this Agreement, the utility costs and expenses (listed above) shall be shared by the School District and the City, on a pro rata basis, based upon the rights of use by the respective parties. In the event that the parties are unable to reach agreement as to their respective obligations under this paragraph, either party may submit the matter for arbitration pursuant to the rules of the American Arbitration Association as hereinafter set forth.

C. Non-routine maintenance involving the gymnasium and locker room facilities (e.g. vandalism, damage) not covered by insurance, shall be borne by the parties on a 50/50 basis, unless the non-routine

maintenance is necessitated by an event caused by a party's use, in which event the party responsible shall assume the full cost of such non-routine maintenance.

- D. Liability. At all times during the term including any renewal term, the parties shall keep in full force and effect a policy or policies of liability insurance with respect to the premises described in this Agreement, with companies licensed to do business in the State of Minnesota. Each party shall name the other party as an additional named insured and shall provide adequate coverage under reasonable limits of liability of not less than the statutory limits for municipalities.
- E. Property Insurance. City shall be responsible for obtaining insurance on its trade fixtures, equipment, supplies, fixtures, furnishings including furniture, carpeting, wall coverings, drapes, and other personal property owned by City and located upon the premises described in this Agreement.
- F. Waiver of Subrogation. To the extent such waiver does not void or diminish the coverage under any policy, the parties hereby waive any rights each may have against the other on account of any loss or damage occasioned to either party, as the case may be, or their respective property, to the extent such loss or damage is covered by insurance.
- G. Certificates of Insurance. A certificate issued by the insurance carrier for each policy of insurance required to be maintained hereunder shall be delivered to the other party on or before the commencement date

hereof and thereafter, as to policy renewals, thirty (30) days prior to the expiration of the term of each such policy. Each of said certificates of insurance and each such policy of insurance required to be maintained by the parties hereunder shall expressly evidence insurance coverage as required by this Agreement, and shall contain an endorsement or provisions requiring not less than ten (10) days written notice to the City or the School District as applicable prior to the cancellation, diminution in the perils insured against, or reduction of the amount of coverage of the particular policy in question.

8. Sale of Elementary School.

- A. In the event the School District desires to sell an Elementary School covered by this Agreement, it must first give the City the option to match any offer received, less the depreciated value of the City's investment in the Elementary School building. In the event that the School District determines to sell the building, the School District shall provide a copy of the purchase agreement to the City along with its letter offering the City the right to purchase the building pursuant to the terms and conditions set forth in the purchase agreement, except that the purchase price shall be reduced as set forth herein. The City shall have sixty (60) days following receipt of said notice to provide to the School District its unconditional election to purchase as set forth above. In the event that the City fails to provide notice within sixty (60) days, this option to purchase shall be null and void and of no further force and effect.

B. In the event the City does not exercise its purchase option, it shall be entitled to an amount equal to the depreciated value of its investment in the Elementary School building at the time of closing.

C. The depreciated value of the City's investment shall be based upon a twenty-five (25) year straight-line depreciation schedule.

9. Equitable Treatment. It is understood by the parties that the payments made by the City are to be used to provide larger size and higher quality gymnasium and locker room improvements, office and storage space, and exclusive use provisions, all at no additional charge as outlined in this Agreement. The School District acknowledges the need to maintain equity in dealing with various municipalities in this matter. Accordingly, the School District affirms and represents that it is not presently engaged in any discussions nor does it contemplate entering into agreements with any other cities with substantially different terms than this Agreement. It is further recognized, however, that based upon legislative changes, changes in the needs of the School District and other unforeseeable circumstances, similar agreements in the future may encompass substantially different terms and conditions.

10. Arbitration. Any disputes regarding compliance with or interpretation of this Agreement shall be resolved by good faith negotiations. Failing that, such disputes shall be resolved by final and binding arbitration between the parties utilizing the American Arbitration Association. Either party may petition the American Arbitration Association for arbitration according to its rules applicable at that time; provided, however, notwithstanding the rules of the American Arbitration Association, such disputes shall be heard and decided by a single arbitrator. Fees for such arbitrations shall be shared equally by the parties and each party shall be responsible for its own costs.

11. Term of Agreement. This Agreement shall remain in full force and effect for twenty-five (25) years following adoption, except the City shall have the right to terminate the Agreement by giving the School District ninety (90) days written notice of its intent to cancel the entire Agreement or with regard to any individual Elementary School covered by the Agreement. In the event of cancellation, the parties will be mutually relieved of any further obligations as set forth in this Agreement. The City may extend said Agreement for a period of ten (10) years pursuant to the terms and conditions set forth herein; provided, however, that the City provides notice of such extension to the School District no more than 24 months and no less than 18 months prior to the termination date of the initial 25-year term. In the event notice is not given, said right to extend shall lapse and terminate and shall be of no further force and effect.

12. Notices. Any and all notices and demands by or from City to School District, or from School District to City, shall be in writing and shall be validly given or made if served either personally or if deposited in the United States mail, certified or registered, postage prepaid, return receipt requested. If such notice be served personally, service shall be conclusively deemed made at the time of such personal service. If such notice or demand be served by registered or certified mail in the manner herein provided, service shall be conclusively deemed made forty-eight (48) hours after the deposit thereof in the United States mail addressed to the party to whom such notice is to be given.

Any notice or demand to City shall be addressed to City at:

City of Maplewood
1830 East County Road B
Maplewood, MN 55109

Any notice or demand to School District shall be addressed to School District at:

Independent School District No. 622
2055 East Larpenteur Avenue
Maplewood, MN 55109

13. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties hereto and this Agreement may not be altered, changed or amended, except by an instrument in writing, signed by all parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands on this _____ day of _____, 1994.

CITY OF MAPLEWOOD

By _____
_____, Mayor

By _____
_____, City Manager

INDEPENDENT SCHOOL DISTRICT
NO. 622

By _____
Its Chair

By _____
Its Clerk

Action by Council:

MEMORANDUM

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: City Manager
FROM: Director of Community Development
SUBJECT: **Maplewood Townhouses**
DATE: December 13, 1994

On November 28, 1994, the City Council tabled this project to address the issues raised at the hearing. The Council was particularly concerned about more parking and screening the property to the north. The developer has revised their site plan. (See the attached site plan.) They added enough parking spaces to exceed the Code requirement. They now have 77 spaces for 31 units or 2.5 spaces per unit. The Code requires 2.0 spaces per unit. I have also attached a supplemental report on traffic and noise and a letter from the property owner's attorney.

p:sec11/townhom1.gwo

Attachments:

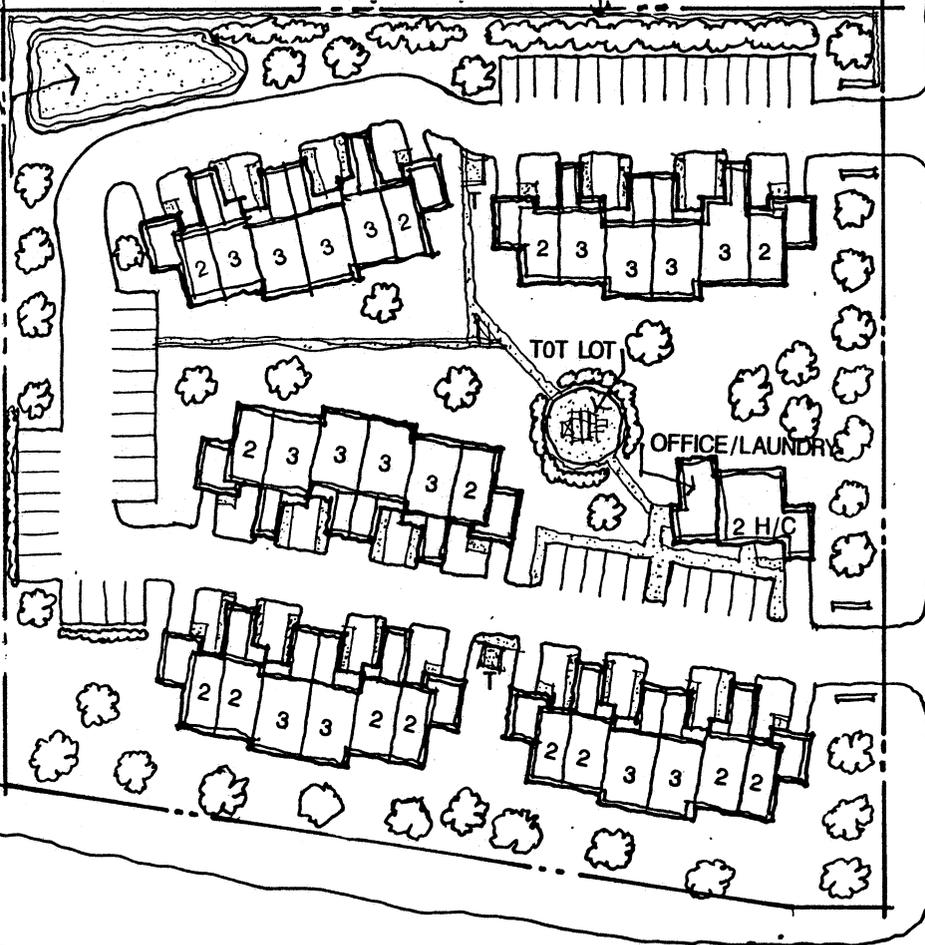
- 1. Site Plan
- 2. Traffic and noise report
- 3. Letter from Geoffrey Jarpe
- 4. December 5, 1994 staff report

RAMSEY COUNTY
OPEN SPACE

FLANDERS RD

SCREEN FENCE

STORM WATER
RETENTION AREA



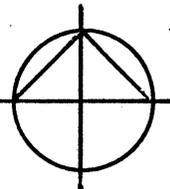
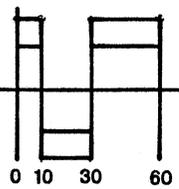
ARIEL STREET

11th AVENUE

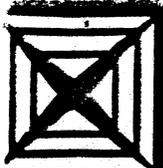
MAPLEWOOD TOWNHOUSES

12/12/94

SHELTER CORPORATION
WINSOR/FARICY ARCHITECTS, INC.



NORTH



Biko Associates

Technical Memorandum

DATE: November 28, 1994

TO: Geof Olson, City of Maplewood
Tom Ekstrand, City of Maplewood
Garrett Carlson, Shelter Corporation

FROM: William Smith, AICP

RE: Maplewood Townhouse Project
Traffic and Noise

In response to comments raised by community members at the November 7 Planning Commission meeting, Biko Associates, Inc. conducted field studies on traffic conditions along Ariel Street north of 11th Avenue and analyzed noise monitoring results from December 1990. This technical memorandum presents background information and results of additional traffic and noise analyses. Analysis conclusions are summarized on page 11.

BACKGROUND

Previous Traffic Study

The traffic study for the Maplewood Townhouse Project (Biko Associates, Inc.; October, 1994) demonstrated that the STOP-controlled intersection at 11th Avenue and Ariel Street would meet operating standards, with the addition of the proposed 31 unit townhouse project and the proposed retail center. Table 1 that follows shows forecast intersection levels of service (LOS) under four development scenarios that were analyzed in the traffic study.

As shown in the last column of Table 1, each of the critical turning movements at the 11th Avenue/Ariel Street intersection was forecast to exhibit acceptable LOS. Minimum acceptable intersection operations are at LOS D.

Despite results of the analysis, some of the Ariel Street residents commented that traffic volumes are so high at the 11th Avenue/Ariel Street intersection under the current condition that, rather than wait at the STOP sign, they choose to use 13th Avenue if they want to travel east to McKnight Road. They also mentioned that when the 11th Avenue/Ariel Street intersection is busier than they like, they drive north on Ariel Street to County Road C if they want to access White Bear Avenue or Trunk Highway 36.



**TABLE 1
INTERSECTION CAPACITY ANALYSIS RESULTS (LEVEL OF SERVICE)**

INTERSECTION	1994 Existing	1996 No Development	1996 Build Townhouse Project	1996 Build Townhouse Project and Retail Development
11th Avenue/Ariel Street	WB Lefts A	WB Lefts A	WB Lefts A	WB Lefts A
	EB Lefts A	EB Lefts A	EB Lefts A	EB Lefts A
	NB Lefts D	NB Lefts D	NB Lefts D	NB Lefts D
	NB Thrus C	NB Thrus C	NB Thrus C	NB Thrus D
	NB Rights A	NB Rights A	NB Rights A	NB Rights A
	SB Lefts C	SB Lefts D	SB Lefts D	SB Lefts D
	SB Thrus C	SB Thrus C	SB Thrus C	SB Thrus D
	SB Rights A	SB Rights A	SB Rights A	SB Rights A
11th Avenue/McKnight Road	B	B	B	B

Source: Biko Associates, Inc.; October 1994.

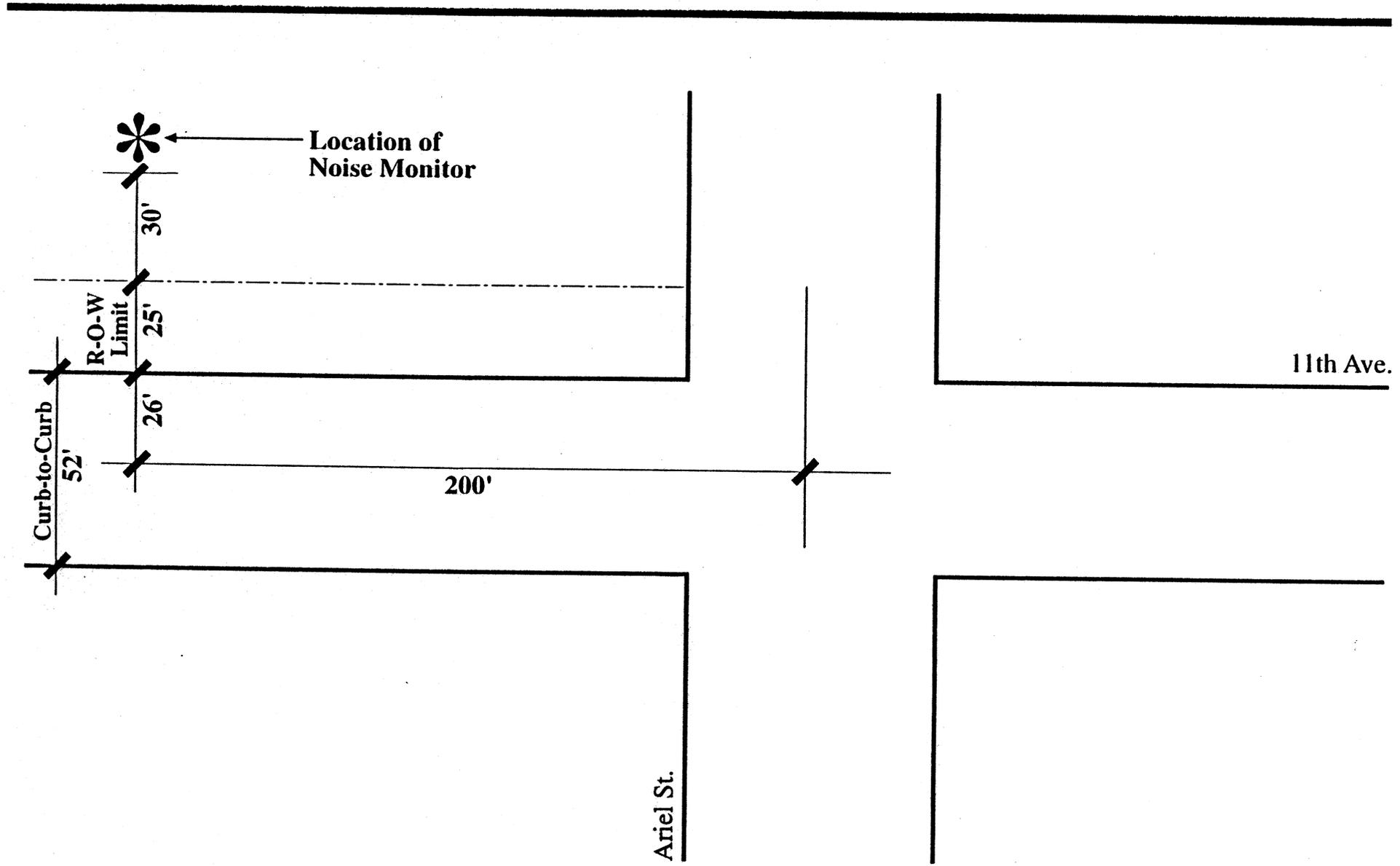
Previous Noise Monitoring

An additional concern of residents at the Planning Commission meeting was traffic-related noise. Specifically, residents commented that the noise levels had increased since they first moved to the neighborhood.

Noise is measured in decibels, which are counted on the logarithmic scale. Noise level standards have been established to assess short bursts of noise (L10) as well as sustained drones (L50). The L10 noise standard cannot be exceeded any longer than 10 percent of the time for a one-hour period (i.e., 6 minutes). The L50 noise standard cannot be exceeded any longer than 50 percent of the time for a one-hour period (i.e., 30 minutes). The L10 noise standard for residential land use is 65 decibels (dBA) for the daytime period (7:00 AM to 10:00 PM) and 55 dBA for the nighttime period (10:00 PM to 7:00 AM). The L50 noise standard for residential land use is 60 dBA during the daytime and 50 dBA during the nighttime.

In December 1990, the City of Maplewood conducted noise monitoring tests along 11th Avenue, west of the 11th Avenue/Ariel intersection. Figure 1 shows the approximate location of the City's noise monitor.

Shown on Figures 2 and 3 are the L10 and L50 noise levels that were recorded in 1990. As indicated, slight L10 and L50 noise level violations occurred during the daytime and nighttime periods. The L10 violations on Figure 2 are shown to occur between noon and 1:00 PM and between 10:00 and 11:00 PM. The L50 violations on Figure 3 are shown during the same time periods.



**MAPLEWOOD
TOWNHOUSE
PROJECT**



Shelter Corporation

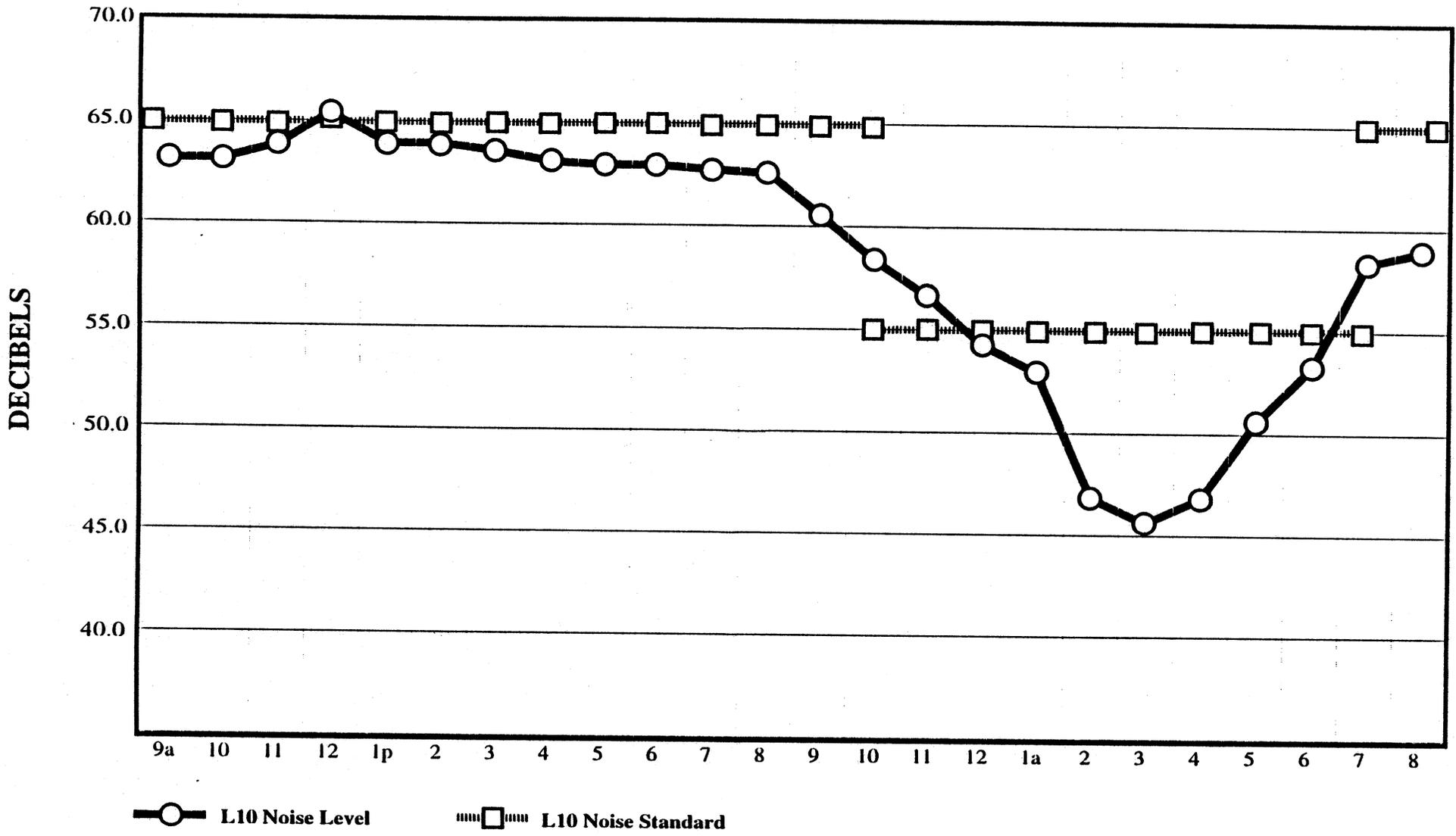


Biko
Associates
Inc.



No Scale

Figure 1
**Approximate Location of City of Maplewood Noise
Monitoring From December 1990**



**MAPLEWOOD
TOWNHOUSE
PROJECT**

SHELTER

Shelter Corporation



Biko
Associates
Inc.

Figure 2
**Maplewood-11th
Hourly L10 Noise Levels**
Source: City of Maplewood;
December 1990

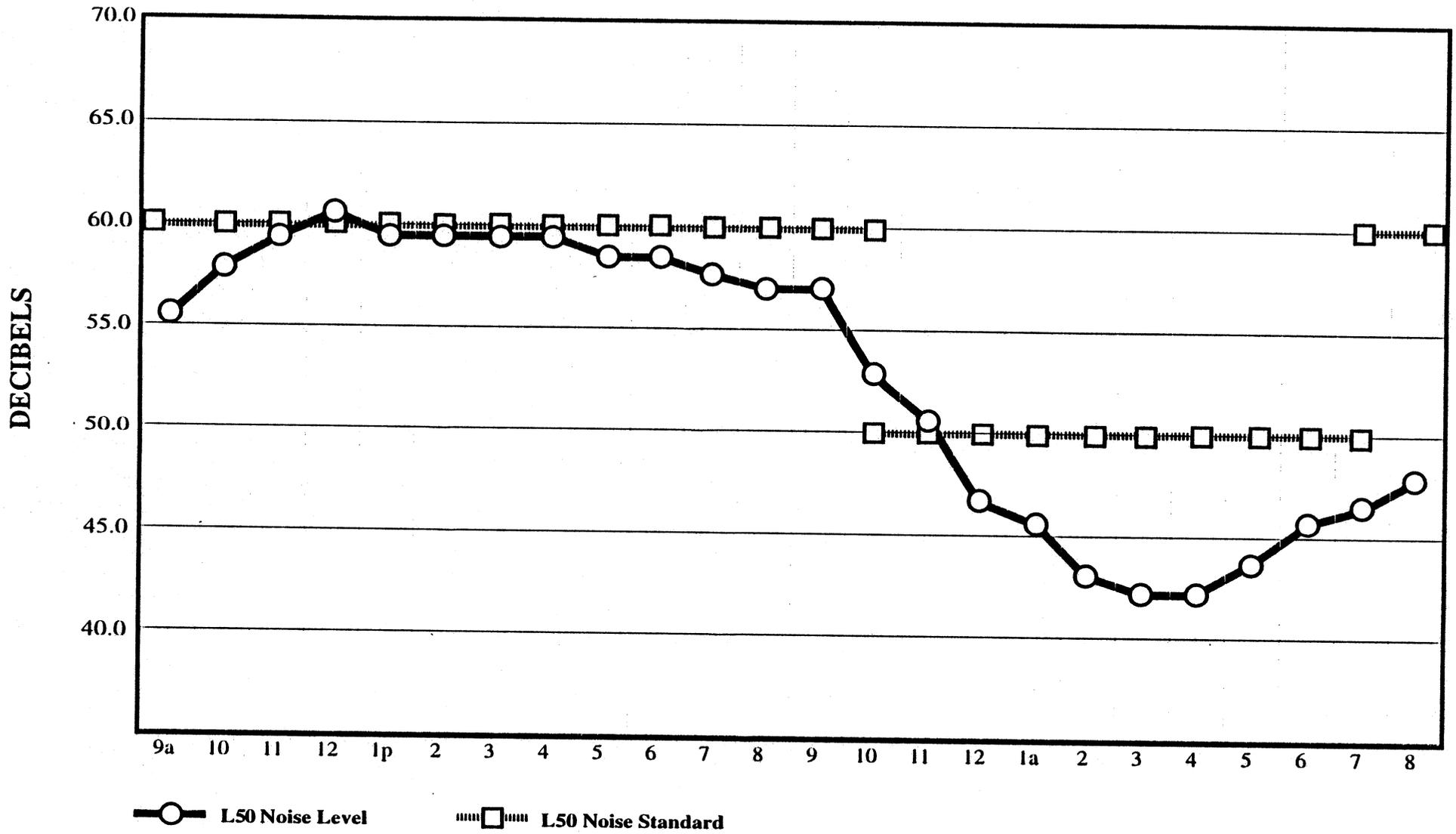


Figure 3
**Maplewood-11th
 Hourly L50 Noise Levels**
 Source: City of Maplewood;
 December 1990

**MAPLEWOOD
 TOWNHOUSE
 PROJECT**

SHELTER Shelter Corporation

Biko Associates Inc.

ANALYSIS

Traffic Analysis

Analysis was conducted to determine what traffic impacts might occur along Ariel Street if, as some of the residents commented, traffic volumes were too high to permit turns from occurring at the 11th Avenue/Ariel Street intersection.

Twenty-four (24) hour tube counts taken on Thursday, November 17, 1994, on Ariel Street indicated an existing 24 hour volume of 963 vehicles; 483 northbound vehicles and 480 southbound vehicles. This daily volume is consistent with the design of residential streets.

Typically, traffic volumes on residential streets do not grow as quickly or as much as they do on higher class streets. Therefore, application of the one percent growth per year growth rate that was used in Maplewood Townhouse Project traffic study is a conservative treatment. Based on the one percent per year growth rate, the 1996 forecast daily volumes on Ariel Street would be:

- Daily, 983
- Northbound, 493
- Southbound, 490

This 1996 forecast daily volume is also consistent with the design of a residential street.

PM peak hour turning movements at the intersection of 13th Avenue/Ariel Street were counted on the same day the tube counts were taken. Table 2 shows the results of the counts. Application of the one percent per year growth rate to these turning movements did not increase them beyond their current levels.

Figure 4 illustrates 1996, forecast PM peak hour turning movements to and from the townhouse development, assuming they would be diverted to the 13th Avenue/Ariel Street intersection. Forecast PM peak hour turning movements shown on Figure 4 include the 1996 forecast turns from Table 2 and 1996 forecast turns to/from the townhouses that were assigned to the 11th Avenue/Ariel Street intersection in the Maplewood Townhouse Project traffic study. Analysis of intersection operations that would occur with these turns resulted in the following:

- PM Peak Hour LOS at the 13th Avenue/Ariel Street Intersection:
 - Westbound Left, LOS A
 - Westbound Right, LOS A
 - Southbound Left, LOS A

Under this worst case condition where turns to/from the townhouses would be diverted to the 13th Avenue/Ariel Street intersection, northbound and southbound daily traffic volumes on Ariel Street would increase to the following:

- Daily, 1,233
- Northbound, 618
- Southbound, 615

**TABLE 2
PM PEAK HOUR TURNING MOVEMENTS
13TH AVENUE/ARIEL STREET
1994 (EXISTING) AND 1996 (FORECAST)**

	NORTH APPROACH			EAST APPROACH			SOUTH APPROACH			WEST APPROACH		
	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left
1994	15	0	8	0	10	7	21	15	0	0	0	0
1996	15	0	8	0	10	7	21	15	0	0	0	0

Source: Biko Associates, Inc.; November 17, 1994

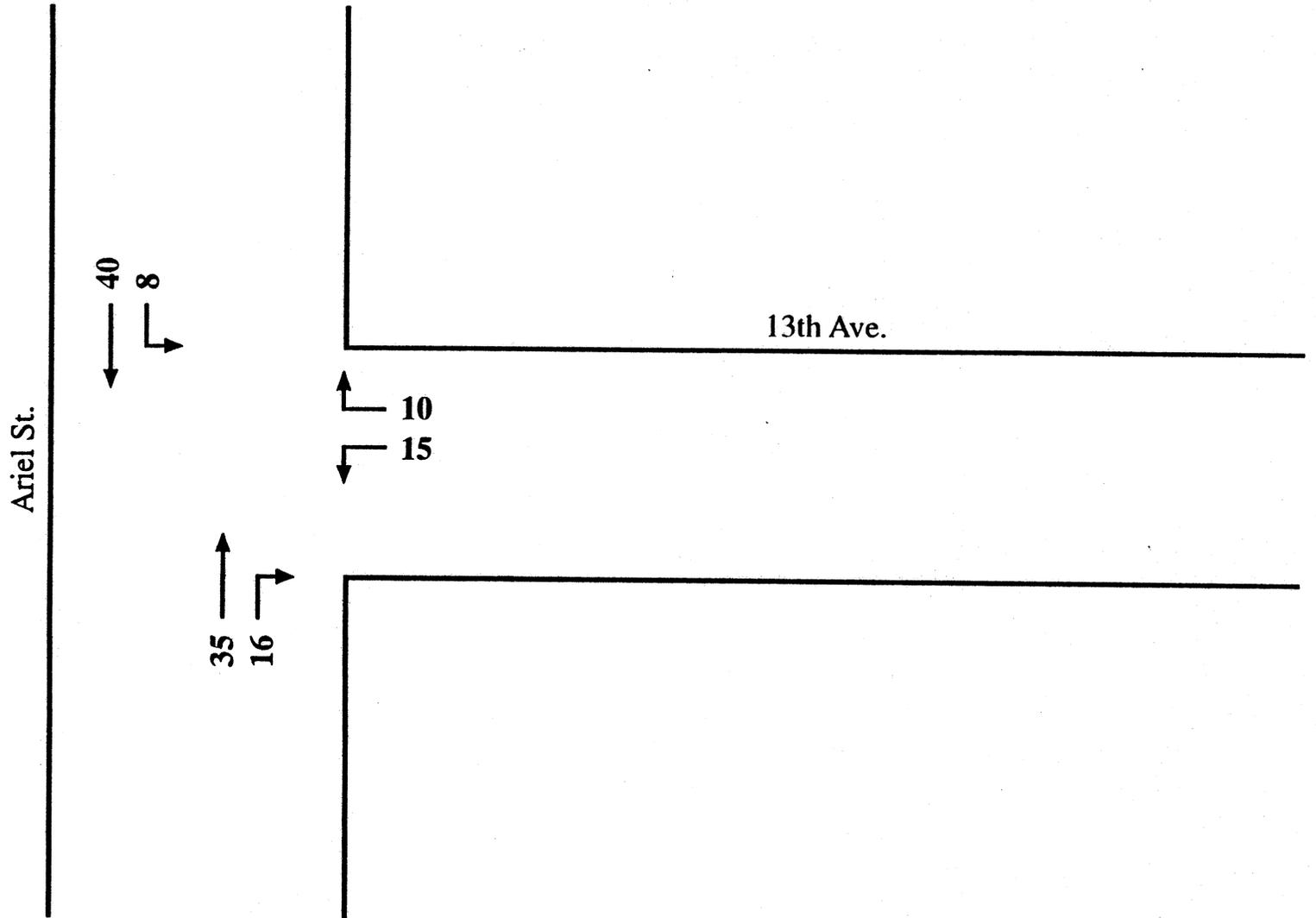
This forecast, daily volume (1,233 vehicles per day) is within the range of volumes that can be accommodated by a two-lane street, such as Ariel Street, although average vehicular speed would be low. The range of residential street daily volumes has been observed to be between 400 to 1,200 vehicles per day, depending on the type of residential street. Ariel Street's northbound and southbound travel lanes, between 13th Avenue and Flanders Road, provide a total of 19 feet of pavement without parking lanes or curb and gutter. Between Flanders Road and 11th Avenue, the width of the travel lanes on Ariel Street is 27.5 feet and there is a 9 foot-wide parking lane on the east side of the street.

Therefore, if vehicles from the townhouse project could not use the 11th Avenue/Ariel Street intersection and were forced to divert to 13th Avenue/Ariel Street, the following would occur:

- The 13th Avenue/Ariel Street intersection would provide adequate capacity for the forecast intersection movements. Analysis showed this intersection currently operates at LOS A and would continue to do so under the worst case scenario.
- Ariel Street, between 11th and 13th Avenues would provide adequate capacity to accommodate forecast northbound and southbound daily traffic flows. Under the worst case scenario, the approximate hourly volume on Ariel Street would be 50 vehicles per lane during the PM peak hour. This volume could be accommodated by the street, but would probably be noticeable as an intrusion to the residents.

It should be mentioned again that all the turning movements at the 11th Avenue/Ariel Street intersection are forecast to operate at LOS D or better in 1996 with the townhouse development and the retail development in place. Although the stop-delay time residents spend at the intersection waiting for opportunities to make their turns may seem excessive, the delays residents currently experience are within acceptable limits. Their perception that the 11th Avenue/Ariel Street intersection does not operate efficiently could be based on two factors:

- 1) Comparisons of the current stop-delay time to what they experienced when they first moved to the neighborhood several years ago.
- 2) Reminders of an automobile accident that occurred at the intersection, when the STOP sign controlling southbound movements had been knocked down by one vehicle, and a second vehicle went through the intersection without stopping and was hit by a vehicle on 11th Avenue.



**MAPLEWOOD
TOWNHOUSE
PROJECT**



Shelter Corporation



Biko
Associates
Inc.



No Scale

Figure 4

**PM Peak Hour Turning Movements with
11th Avenue/Ariel Street Townhouse Traffic
Diverted to 13th Avenue/Ariel Street**

Noise Analysis

Distance Doubling

Based on the location of the City's noise monitor, approximately 80 feet from the centerline of 11th Avenue, the recorded noise levels describe conditions that would be experienced by a first row of houses fronting on 11th Avenue. Noise levels that would reach existing residences that front on Ariel Street, north of 11th Avenue, would be less than those the City recorded. Since the City's noise monitor was approximately 80 feet from the centerline of 11th Avenue, recorded noise levels would be reduced by 3 decibels with each doubling of the distance. Thus, a 65 dBA reading at 45 feet would be 62 dBA at 160 feet (80 feet x 2).

Noise from line sources, like moving traffic, travels along line of sight. If constructed, the townhouses would block the line of sight between existing residences on Ariel Street and 11th Avenue. Because of this, they would shield existing residences on Ariel Street from traffic-generated noise on 11th Avenue.

Human Hearing Capability and Noise Level Doubling or Halving

It should be mentioned that the human ear is not capable of perceiving noise level changes that are less than 3 dBA. Because decibels are logarithmic expressions, they are added differently than numbers on the ordinal scale. For example, 65 dBA plus 65 dBA equals 68 dBA, and a doubling or a halving of sound from a noise source is required to produce a 3 decibel change. Therefore, the traffic volume along 11th Avenue would have to be doubled or halved before a change in the noise level could be perceived by humans.

The 1990 noise monitoring results on Figures 2 and 3, show there were slight violations of the L10 and L50 noise standards. Specifically, the results indicated the following:

- 0.1 dBA exceedance of the daytime L10 standard (65 dBA)
- 3.0 dBA exceedance of the nighttime L10 standard (55 dBA)
- 2.0 dBA exceedance of the daytime L50 standard (60 dBA)
- 3.0 dBA exceedance of the nighttime L50 standard (50 dBA)

The 1990 traffic volume along 11th Avenue, west of Ariel Street, was 8,950 vehicles per day, and the 1996 forecast traffic volume along 11th Avenue would have to be doubled (17,900 vehicles per day) before residents would be able to perceive any noise level increase from the traffic. As stated in the Maplewood Townhouse Project traffic study, the 1996 daily traffic volume on 11th Avenue is forecast to be 11,700 vehicles per day, which is not high enough for a detectable change.

Therefore, the addition of traffic to 11th Avenue (from a general increase in regional vehicle-miles of travel, the proposed retail project, and the proposed townhouse project) will only lead to modest increased noise levels. The expected noise increases will be less than 3 dBA, however, and should not be perceived by the residents.

In its review of Indirect Source Permit (ISP) applications for proposed developments, the Minnesota Pollution Control Agency (Mn/PCA) recognizes the minimum 3 dBA change in noise levels to determine if noise impacts are significant enough to require mitigation or denial of a permit. In cases where there

is an existing noise violation, the PCA will issue a permit for the development as long as traffic from the proposed development does not increase the noise level by 3 dBA or more. As presented, traffic from the proposed townhouse development will not result in 3 dBA noise level increases.

CONCLUSIONS

This technical memorandum has been prepared to address traffic and traffic-related noise concerns that were raised at the November 7 Planning Commission meeting where the Maplewood Townhouse Project was discussed. The traffic issues specifically dealt with a condition where east/west traffic along 11th Avenue would be so high that vehicles would not be able to use the 11th Avenue/Ariel Street intersection. Under this worst case scenario, additional traffic to the intersection (to/from the proposed townhouse project) would be diverted to the 13th Avenue/Ariel Street intersection.

The traffic-related noise issue involved a review of noise monitoring results from December 1990. The monitoring was conducted by the City of Maplewood, on the north side of 11th Avenue and approximately 200 feet west of the 11th Avenue/Ariel Street intersection. Monitored noise levels at that time showed slight exceedances of the state's L10 and L50 daytime and nighttime noise standards.

Traffic

It should be stated that the traffic study for the Maplewood Townhouse Project found that under full development (proposed townhouse project and proposed retail project), the 11th Avenue/Ariel Street intersection would continue to operate acceptably with a STOP sign in 1996. Residents, nevertheless, have commented that the intersection does not operate efficiently. In response, it is the consultant's opinion that the current stop-delays at the intersection are probably longer than they were when residents first moved to the neighborhood, and what the residents perceive is an actual worsening of intersection operations. However, if when they moved to the neighborhood all turns at the intersection operated at LOS A or LOS B, it may be difficult to understand that LOS D is the minimum acceptable standard for intersection operations.

Analysis showed if traffic from the 11th Avenue/Ariel Street intersection were to be diverted to the 13th Avenue/Ariel Street intersection, all turning movements would operate at LOS A in 1996. The analysis also showed that existing Ariel Street, with its current cross-section, would accommodate the forecast traffic volume, but the average vehicular speed would be low and the volume of vehicles would probably be viewed as an intrusion.

Noise

Studies have shown that a noise level increase that is less than 3 dBA is not detectable by humans. The analysis of traffic-related noise showed that the traffic volume on 11th Avenue would have to be increased from its 1990 level (8,950 vehicles per day) to 17,900 vehicles per day in 1996, before there would be any perceptible change in the noise levels that were monitored in 1990.

The forecast 1996 daily traffic volume on 11th Avenue is 11,700 vehicles per day. Based on the forecast increase in daily traffic from 8,950 to 11,700, there will be an increase in the noise level that is generated by traffic on 11th Avenue. Because the source of the noise will not reach 17,900 vehicles per day, however, the noise level increase will not be perceptible to the human ear.

Analysis also showed that construction of the townhouse project will help to decrease noise levels from 11th Avenue that affect residences that front on 11th Avenue. Noise from line sources, like moving traffic, travels along lines of sight. The townhouses will block the line of sight between 11th Avenue and existing residences. because of this, the townhouses themselves will act as a noise barrier and will shield the residences from traffic noise on 11th Avenue.

DEC

MAUN & SIMON, PLC

LAWRENCE J. HAYES*
JEROME B. SIMON
JOHN C. JOHANNESON
JAMES W. BREHL*
BRUCE G. ODLAUG
ALBERT A. WOODWARD
GARRETT E. MULROONEY*
WILLIAM J. HASSING*
JAMES A. GALLAGHER
CHARLES BANS
BARRY A. GERSICK
GEOFFREY P. JARPE*
RICHARD M. GAALSWYK
LARRY B. GUTHRIE
SETH M. COLTON
HAROLD LEVANDER, JR.

SAINT PAUL OFFICE

2300 WORLD TRADE CENTER
30 EAST 7TH STREET
SAINT PAUL, MINNESOTA 55101-4904
TELEPHONE 612-229-2900
TELECOPIER 612-229-2800

MINNEAPOLIS OFFICE

2900 NORWEST CENTER
90 SOUTH SEVENTH STREET
MINNEAPOLIS, MINNESOTA 55402-4133
TELEPHONE 612-338-1113
TELECOPIER 612-338-2271

J. PATRICK BRINKMAN*
RICHARD C. SALMEN
JOHN J. BOWDEN
STEVEN E. RAU
PHILIP T. COLTON
TREVOR R. WALSTEN
RUTH SILSETH MARCOTT
JOHN R. LANDIS
MARK R. GLEEMAN
LAURA J. DAVIS
STEPHEN E. YOCH
JENNIFER A. TENENBAUM
JEANNE M. GLADER
TIMOTHY J. SAWINA

OF COUNSEL
JOSEPH M. NEMO, JR.

RETIRED
MERLYN C. GREEN

JOSEPH A. MAUN
1909-1991

*ALSO ADMITTED IN WISCONSIN

REPLY TO: **St. Paul**

December 2, 1994

The Honorable Mayor and City Council
City of Maplewood
Maplewood Municipal Building
1830 East County Road B
Maplewood, MN 55109

Re: **Maplewood Townhouses (11th Avenue and Aerial Street)
Comprehensive Plan Change and Rezoning**

Dear Mayor and Members of the City Council:

We are attorneys for Hillcrest Development, which owns the above-referenced property. We have appeared before you in the past on various matters involving Hillcrest and its property.

As you know, Shelter Corporation has entered into a purchase agreement with respect to a substantial portion of this property, contingent upon zoning of the property for residential multi-family use, and issuance of building permits on that basis. We understand that the property is for the most part so designated under the comprehensive land use plan, and that rezoning of the property for such use was recommended by city staff and overwhelmingly approved by the Maplewood Planning Commission.

We further understand that, at the public hearing on this matter that was held on Monday, November 28, the matter was tabled until Monday, December 19, ostensibly to study parking issues. We are reliably informed and believe that the proposed development for this tract complies with all applicable ordinances and standards, including parking requirements. Therefore, it was arbitrary and improper, and frankly a fabrication, to create this issue and delay approval.

MAUN & SIMON, PLC

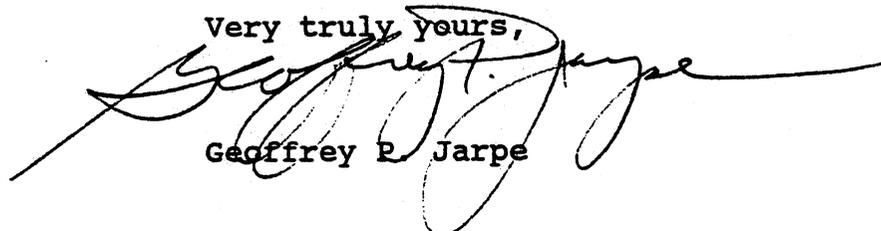
The Honorable Mayor and City Council
January 19, 1993
Page 2

Even more astonishing, however, was the stark contrast between the Shelter-Hillcrest hearing and the Maplewood Retail Addition hearing that immediately followed. There, the requested land use plan change, zoning change, conditional use permits, street vacations, and associated matters were expeditiously approved. There was no justification for the way Hillcrest, a long-time property owner and taxpayer in Maplewood, was treated compared to the developers of the property immediately across the street.

When Hillcrest has been mistreated in Maplewood in the past, it has had no alternative but to resort to available legal remedies. Regrettably, this may once again present such a situation. We hope that is not the case, and that you will grant the requested approvals on December 19.

If you or your staff wish to discuss any aspect of this, Hillcrest Development will be available.

Very truly yours,



Geoffrey R. Jarpe

GPJ:bb

cc: Mr. Geoffrey Olson
Mr. Patrick J. Kelly
Hillcrest Development

MEMORANDUM

TO: City Manager
FROM: Thomas Ekstrand, Associate Planner
SUBJECT: Comprehensive Plan Change and Rezoning
PROJECT: Maplewood Townhouses
LOCATION: Northwest Corner of 11th Avenue and Ariel Street
APPLICANT: Shelter Corporation
DATE: December 5, 1994

CONTENTS

INTRODUCTION	2
Project Description	2
Requests	2
BACKGROUND	2
DISCUSSION	3
Comprehensive Plan Change and Rezoning	3
Density	3
Traffic	4
Noise	4
Opposition to Rental Dwellings	5
Crime Increase	5
RECOMMENDATION	5
CITIZENS' COMMENTS	6
REFERENCE INFORMATION	8
SITE DESCRIPTION	8
SURROUNDING LAND USES	8
PLANNING	8
PUBLIC SAFETY	9

INTRODUCTION

Project Description

The Shelter Corporation is proposing to build 31 rental town houses at the northwest corner of Eleventh Avenue and Ariel Street. (See the maps on pages 10 and 13 and the site plan on page 15.) There would be 16 two-bedroom and 15 three-bedroom units. (See the "Project Description" in the narrative on page 18.)

Requests

The Shelter Corporation is requesting the following:

1. A change in the City's land use plan from LBC (limited Business Commercial) to R-3H (high-density multiple dwellings) along the 11th Avenue frontage. The City is already planning the north part of the site for R-3H. (See the existing and proposed maps on pages 11 and 12 and the written statement on page 18.)
2. A rezoning from F (farm residential) to R-3 (multiple dwellings). (See the existing and proposed maps on pages 13 and 14 and the written statement on pages 19-21.)

The developer will apply for the site and building design approval if the City approves the land use plan and zoning changes.

BACKGROUND

On January 7, 1991, the Planning Commission held a public hearing on the land use plan and zoning on this property. This hearing was part of a City-wide zoning and land use study. The Commission recommended that the City Council change the LBC designation on 11th Avenue to R-3(H). The Commission gave the following reasons:

1. An R-3M or R-3H classification will generally produce less traffic than an office use, especially since the Council reduced the maximum densities allowed for multiple dwellings. This is important because of the growing traffic congestion at the intersection of 11th and White Bear Avenues.
2. Multiple dwellings may help the City meet regional housing goals. The City could particularly use modest-cost housing, such as town houses, small apartment buildings and double dwellings.
3. Multiple dwellings are a practical use for Hillcrest Development (the property owner). Multiple dwellings were recently built on the south side of 11th Avenue in North St. Paul.

4. The change would be consistent with the goals and policies in the Comprehensive Plan.
5. The R-3(H) classification would allow the property to develop as one project. This would allow the City more flexibility in requiring designs that protect the homes on Ariel Street.

On January 28, 1991, the City Council tabled the land use plan change until the City finished updating the comprehensive plan.

DISCUSSION

Comprehensive Plan Change and Rezoning

The City does not require specific findings to change the land use plan. A land use plan change, however, should be consistent with the goals and policies in the Comprehensive Plan. (See the housing policies on pages 8-9.) The proposed development is consistent with these. The four findings for approval of a rezoning are in the resolution on page 44. The proposed rezoning meets these findings.

Residents suggested that this property be used for open space, a small golf course, a park, single dwellings or owner-occupied town houses. The City's Open Space Committee ranked this site 53 out of 67 sites. The City is not planning to buy this site for open space or park. The City Attorney had advised me that the City cannot deny a zoning change because the units are rental versus owner-occupied. The only other option is to change the land use plan to single dwellings. However, the City has been planning the north part of this site for high density multiple dwellings since the City adopted its original land use plan in 1972. A multiple-dwelling development on the south part of the site would be a logical extension of this classification. The City Attorney feels that "In light of the present application and the staff analysis/memorandum, there does not appear to be any 'reasonable' basis for denial of this application." (See the Attorney's memo on page 47-48.)

Density

Several neighbors thought that the density would be too high. The land use plan and zoning allow the developer to build town houses or apartments. Because the developer is proposing town houses, there would be fewer units per acre than if the developer proposed apartments. For this three-acre site, the R-3H classification allows a maximum density of 9.5 to 14.3 units per acre, depending on the type of unit. Apartment units generally produce fewer people per unit than town house units, so the City allows more apartment units per acre than town house units per acre. As an example, a developer could build 43 apartment units on this site or 31 town house units. Because there are fewer town house units per acre, town houses create less building mass and density than apartments.

Traffic

Traffic on Ariel Street is an important concern of the neighbors. Eleventh Avenue has more than enough capacity to handle the traffic from this development. The City planned 11th Avenue as a major collector street. The City Engineer told me that 11th Avenue is designed to carry about 15,000 vehicle trips each day. The 1993 traffic counts show that 11th Avenue is carrying 8,300 vehicles each day. The proposed town houses would increase the traffic on 11th Avenue by 254 trips or a total of 8,554 vehicle trips per day. This is an insignificant increase. Eleventh Avenue could carry almost twice the traffic it now carries.

The developer had a traffic study for this project. The study included the traffic from the town houses and the proposed retail development to the south. The study made the following findings:

- Traffic impacts from the town houses would not be significant.
- There would be acceptable service levels at the intersection of Ariel Street and 11th Avenue. The existing stop sign would be adequate to control traffic. The intersection would not need traffic lights.
- All driveways should be on Ariel Street. Minimizing the driveways on 11th Avenue would result in safer driving conditions, a higher level of service on 11th Avenue and would ensure that 11th Avenue operates efficiently as a collector street.

(See the traffic study starting on page 22.)

The land use plan change may reduce the potential traffic from this site. A one-story office building would produce about the same amount of traffic as town houses. Traffic would increase if someone built a two-story office building.

Noise

Several neighbors said that the area was already too noisy. One party stated that it was especially bad around the holidays. The traffic from this development would not significantly change the noise levels on 11th Avenue. This development would only increase the traffic from about 8,300 vehicles a day to 8,554 or a 3% increase.

In 1991, the staff did sound tests on the north side of 11th Avenue at the thirty-foot setback. The sound tests just met the State's regulations. As the north and south sides of 11th Avenue develop, traffic and sound levels may increase and exceed State standards. The developer may have to provide more setback or sound screening for the town houses from 11th Avenue. Particularly if the proposed retail center to the south develops. The City should consider this when the developer applies for plan approval.

Opposition to Rental Dwellings

The owners of five surrounding properties were opposed to rental dwellings. These owners thought there were enough rental units in the area. The City Attorney has advised me that the City cannot deny a land use change because there may be too many of a type of business or because the dwellings are for rent versus owner-occupied. The City must leave those decisions to the free market system. The developer has had a market study done. The study shows that there is a shortage of two and three bedroom rental units for families.

Some neighbors said that this proposal would lower the market value of their homes. The County Assessor's Office told me that there is no indication that this town house development would decrease market values. The developer believes that their project will increase property values in the neighborhood. They state that they would hire an appraiser to verify this if the City requests it. (See page 20)

Crime Increase

Some neighbors were concerned that the proposed town homes would bring an increase of crime into the area. The City's Director of Public Safety, Ken Collins, told me that with more people, the potential for crime increases. He said that this was true with single dwellings as well. Chief Collins said that rental units did not mean that there would likely be more crime than owner-occupied units.

RECOMMENDATION

1. Adopt the resolution on page 45. This resolution changes the land use plan on the north side of 11th Avenue, west of Ariel Street. The change is from LBC (limited business commercial) to R-3H (high-density multiple dwellings). This change is based on the following reasons:
 - a. It would be consistent with the Comprehensive Plan's goals and policies.
 - b. It would be consistent with the property planned for R-3H to the north.
 - c. The present LBC (limited business commercial) land use classification could generate more traffic than town houses.
2. Adopt the resolution on page 46. This resolution changes the zoning on the northwest corner of Ariel Street and 11th Avenue from F (farm residential) to R-3 (multiple dwellings). This change is based on the findings required by Code.

CITIZENS' COMMENTS

I surveyed owners of the 30 surrounding properties within 350 feet of this site. Of the 17 replies, four were in favor and 13 objected.

In Favor

1. I am in favor of this change to the multiple dwelling town house plan. (Kelt, 2444 White Bear Avenue)
2. It could be nice to have some new neighbors. (Jones, 2453 Crestwood Drive, North St. Paul)

Opposed

1. If these are to be owner occupied units I question the market for same, given the length of time it takes to sell units in Crestwood. I AM NOT in favor of any more rental property in this immediate area. (Hildebrandt, 2443 Crestwood Drive, North St. Paul)
2. The area has enough rental units as is. That corner area is not large enough for that type of project. Make it a small park or leave it alone. We will all fight this proposal! (Ebensperger, 2510 Ariel Street, North St. Paul)
3. I object because of the added traffic and the age of the added people with a retirement housing on the other side of the street. (Roubik, 2040 13th Avenue, North St. Paul)
4. There should be single family homes or a par-three golf course here instead. (Malsom, 2466 Ariel Street, North St. Paul)
5. I object because of overcrowding, noise and traffic congestion in such a small area. Develop with self-owned houses or self-owned one-level town houses. (Kamrath, 2499 Ariel Street, North St. Paul)
6. The density of the living units are about three times too much. You probable should develop German Street to draw off some traffic from Ariel. Your zoning map is ridiculous. No one has lots the size you show in Maplewood here anyway. (Landsom, 2035 Flanders Road, North St. Paul)
7. There are about three times as many units as the size of the site should allow. The number of the units should be reduced 50%. German Street should be developed as an additional exit. Your maps are obsolete. (Anderson, 2047 Flanders Road, North St. Paul)

8. Too many people on a small and too busy corner. The maps are old. (Fernow, 2500 White Bear Avenue, Maplewood)

9. See the letters on pages 36 to 42 from the following persons:

Jeanne McPhee and Germain Smith, 2492 Ariel Street, North St. Paul

Gary J. Beuthling, 2480 Ariel Street, North St. Paul

Louis J. and Patricia Kamrath, 2499 Ariel Street, Maplewood

Dorothy J. Lillmars, 2038 Flanders Road, North St. Paul

10. See the petition on pages 43–44.

REFERENCE INFORMATION

SITE DESCRIPTION

Site size: 3 acres

Existing land use: Undeveloped

SURROUNDING LAND USES

North: A house and County open space

South: 11th Avenue and undeveloped land planned for LBC (limited business commercial) and R-1(single dwellings). The City is considering a rezoning of this land to BC (business commercial) and R-3 (multiple dwellings).

West: Undeveloped property planned for LBC and R-3H

East: Houses

PLANNING

Comprehensive Plan Policies

The land use plan has eleven general land use goals. Of these, three apply to this proposal. They are: minimize land planned for streets, minimize conflicts between land uses and provide many housing types.

The land use plan also has several general development and residential development policies that relate to this project. They are:

- Transitions between distinctly differing types of land uses should not create a negative economic, social or physical impact on adjoining developments.
- Include a variety of housing types for all types of residents, regardless of age, ethnic, racial, cultural or socioeconomic background. A diversity of housing types should include apartments, town houses, manufactured homes, single-family housing, public-assisted housing and low- and moderate-income housing, and rental and owner-occupied housing.
- Protect neighborhoods from encroachment or intrusion of incompatible land uses by adequate buffering and separation.

- Promote a variety of housing types, costs and ownership options throughout the City. These are to meet the life-cycle needs of all income levels, those with special needs and nontraditional households.
- The City will continue to provide dispersed locations for a diversity of housing styles, types and price ranges through its land use plan.

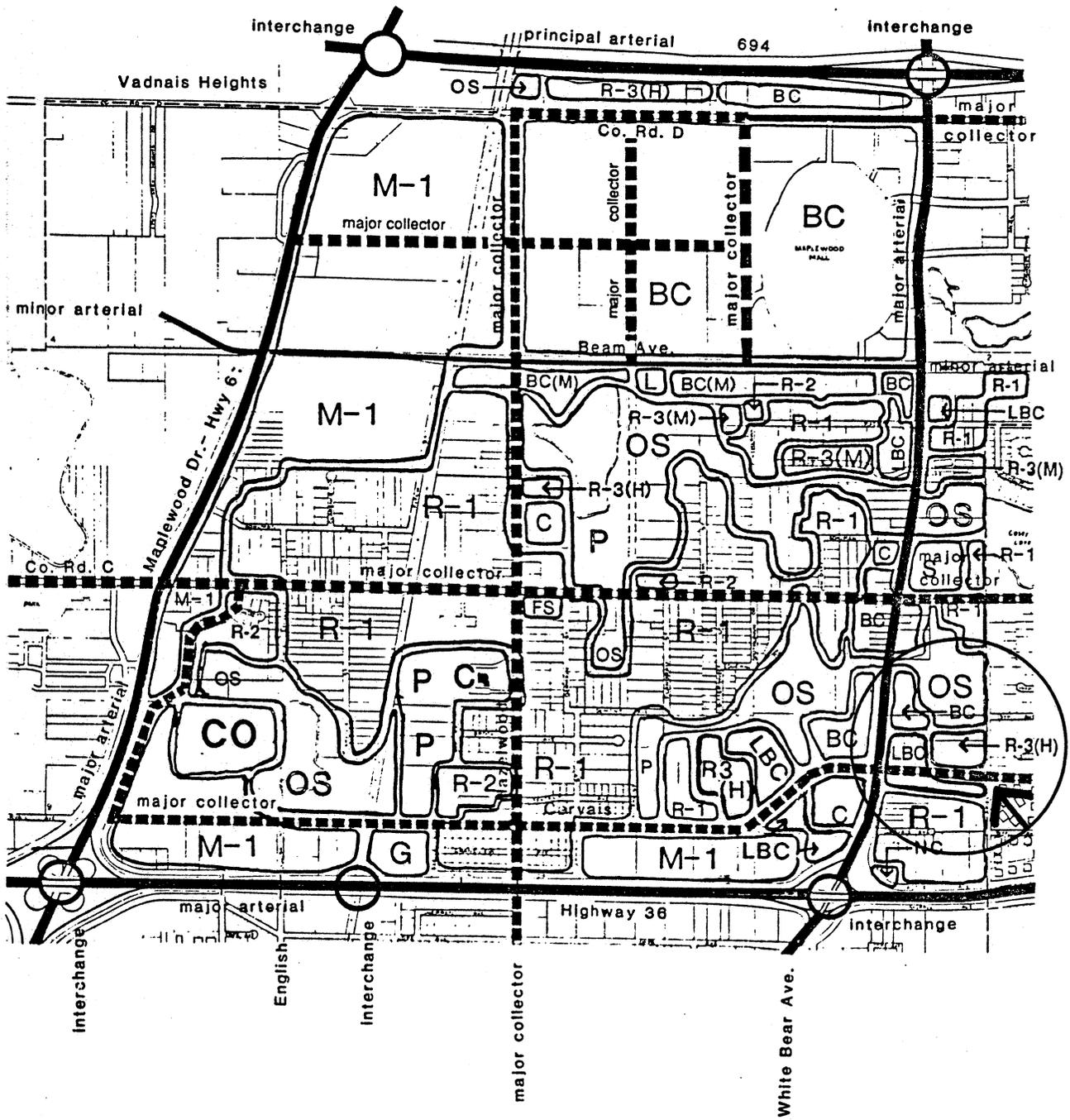
PUBLIC SAFETY

The Fire Marshal recommends that the applicant install on-site fire hydrants and stop signs at Ariel Street.

p:\sec11\townhome.mem

Attachments:

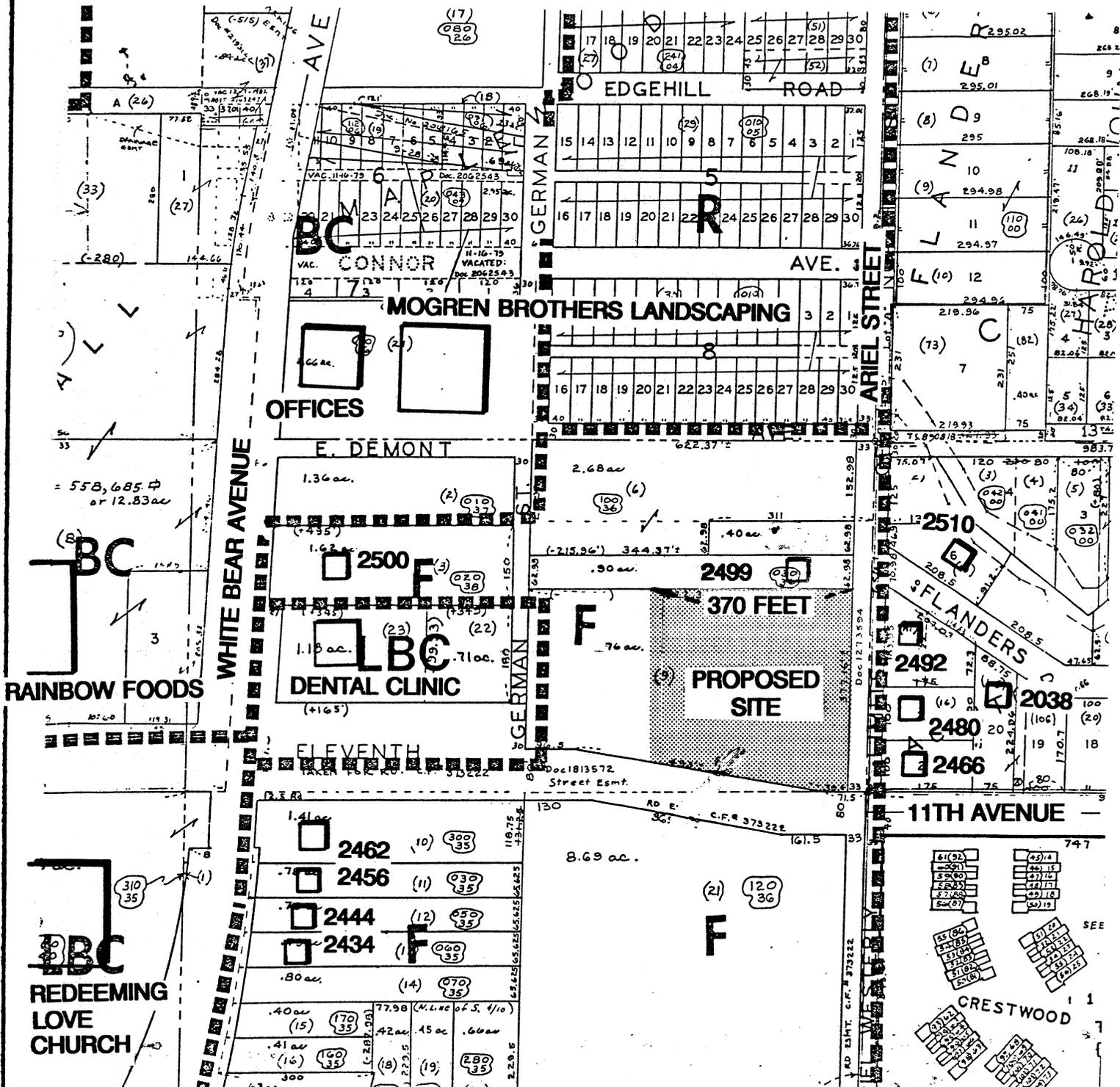
1. Location Map
2. Existing Land Use Plan Map
3. Proposed Land Use Plan Map
4. Property Line/Zoning Map—Existing
5. Property Line/Zoning Map—Proposed
6. Site Plan
7. Front Elevation
8. Side and Rear Elevation
9. Comprehensive Plan Change Statement
10. Rezoning Statement
11. Traffic Study
12. Letter from Jeanne McPhee and Germain Smith
13. Letter from Gary Beuthling
14. Letter from Louis J. and Patricia Kamrath
15. Letter from Dorothy J. Lillmars
16. Petition
17. Land Use Plan Change Resolution
18. Zoning Map Change Resolution
19. Letter from the City Attorney



PROPOSED

LAND USE PLAN

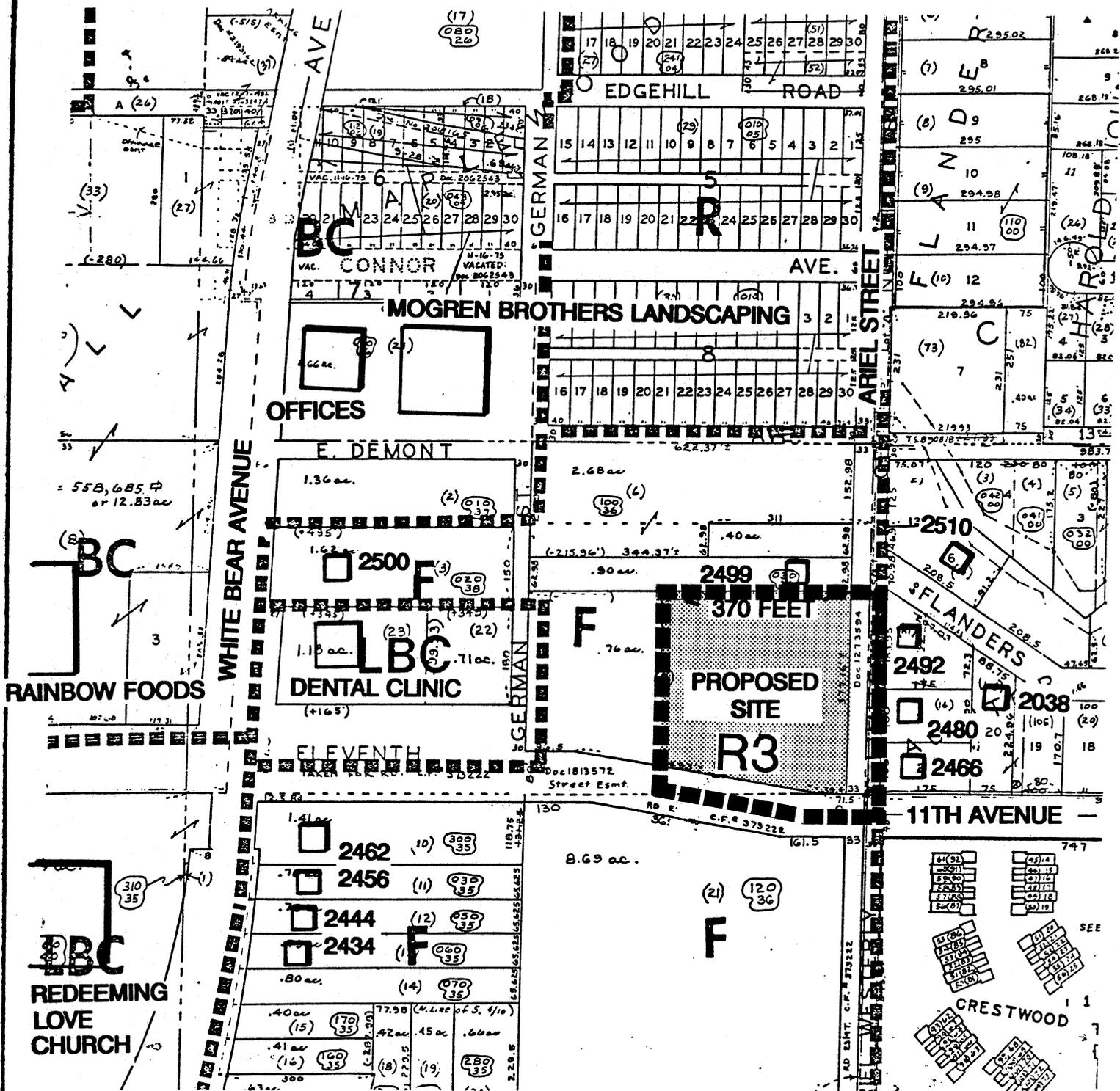




PROPERTY LINE / ZONING MAP

EXISTING



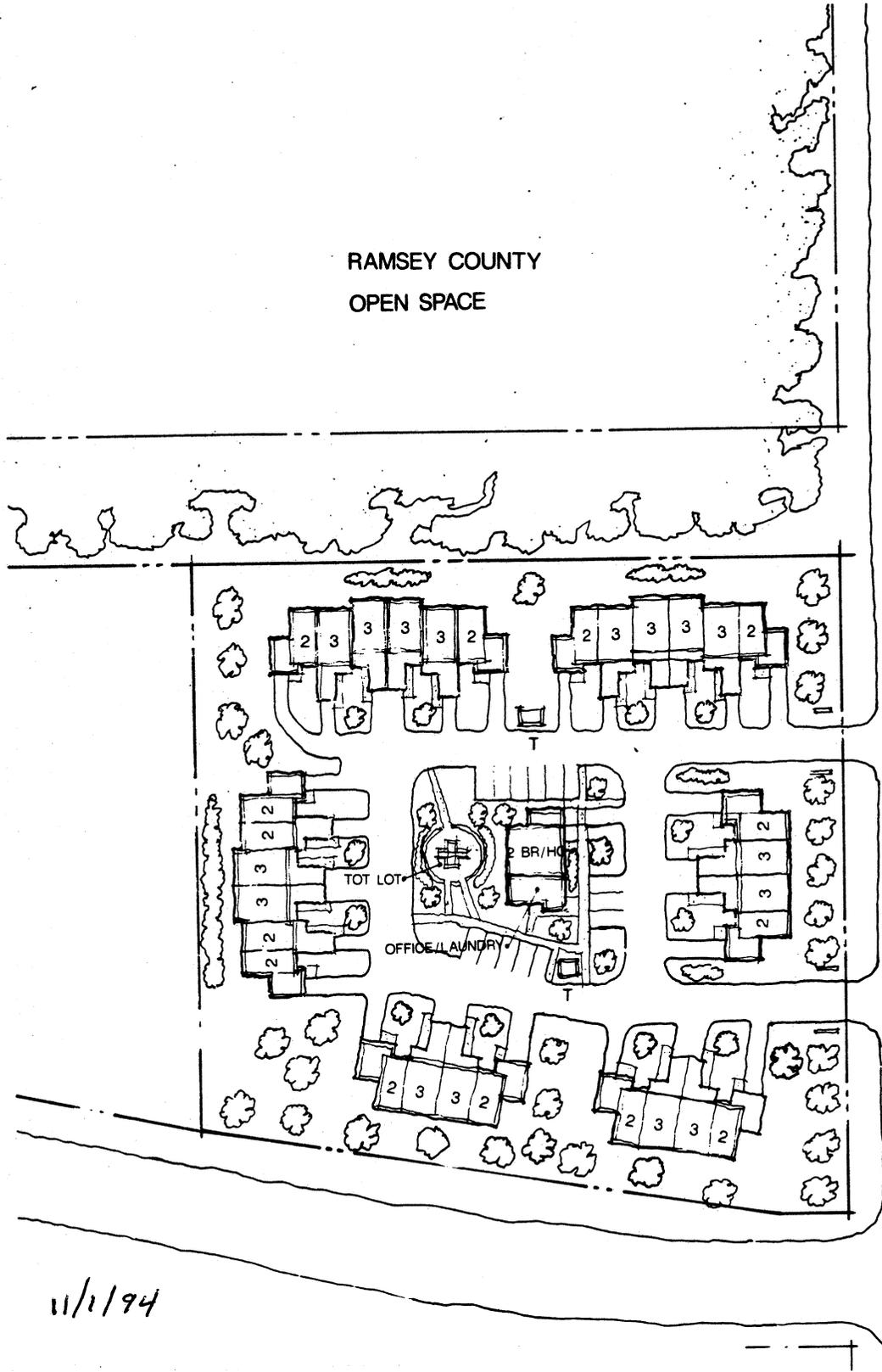


PROPERTY LINE / ZONING MAP

PROPOSED



RAMSEY COUNTY
OPEN SPACE



13th AVE.

FLANDERS RD.

ARIEL STREET

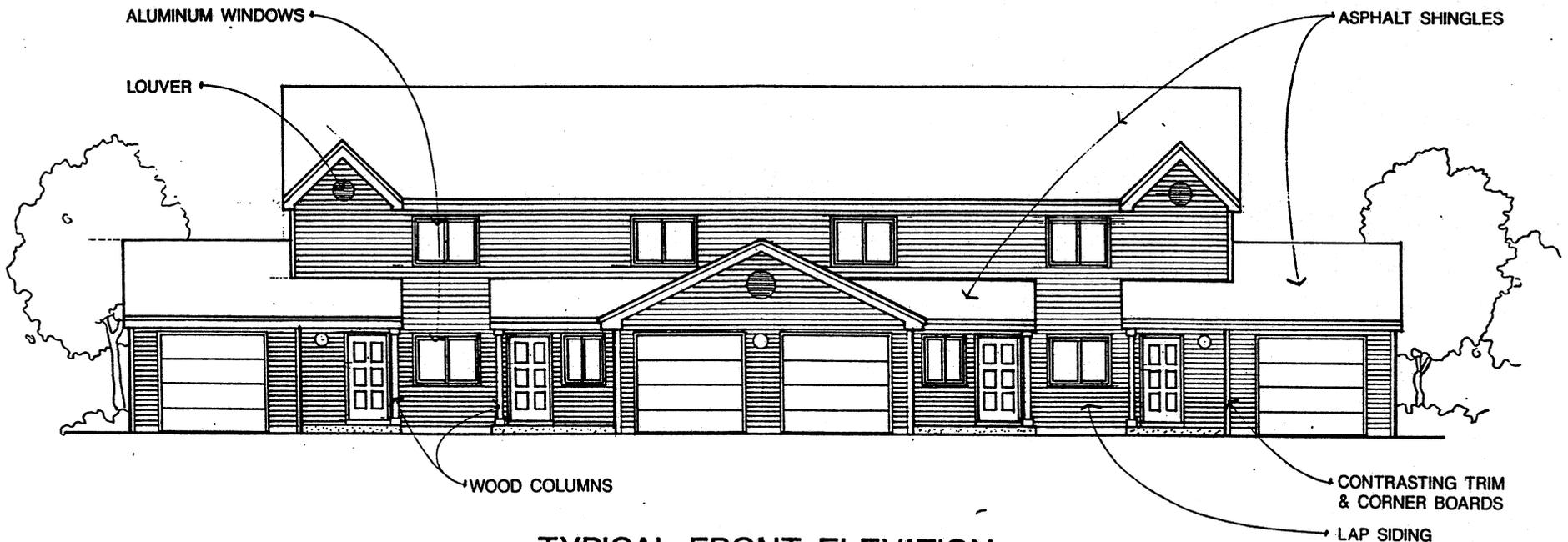
11th AVENUE

11/1/94

SITE PLAN



16



TYPICAL FRONT ELEVATION

Winsor/Faricy Architects, Inc.

Suite 375, 28 West Fifth Street
Saint Paul, Minnesota 55102
612-227-0655

Scale 1/8" = 1'-0"

Date _____

Drawn By: *MZ*

Proj. No. _____

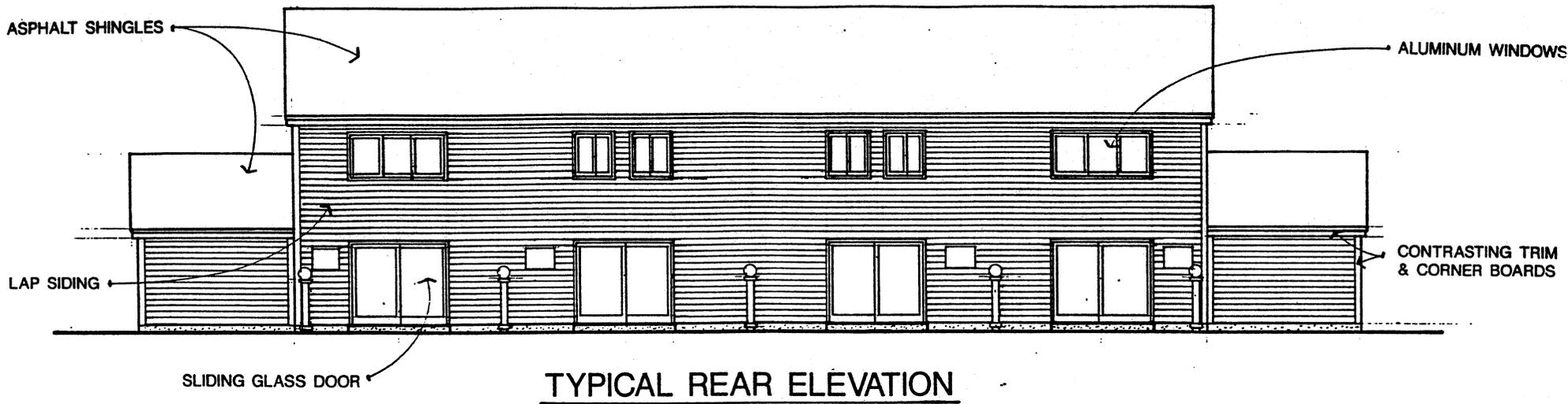
Project

MAPLEWOOD TOWNHOUSES

Attachment
7
Sheet No. 7

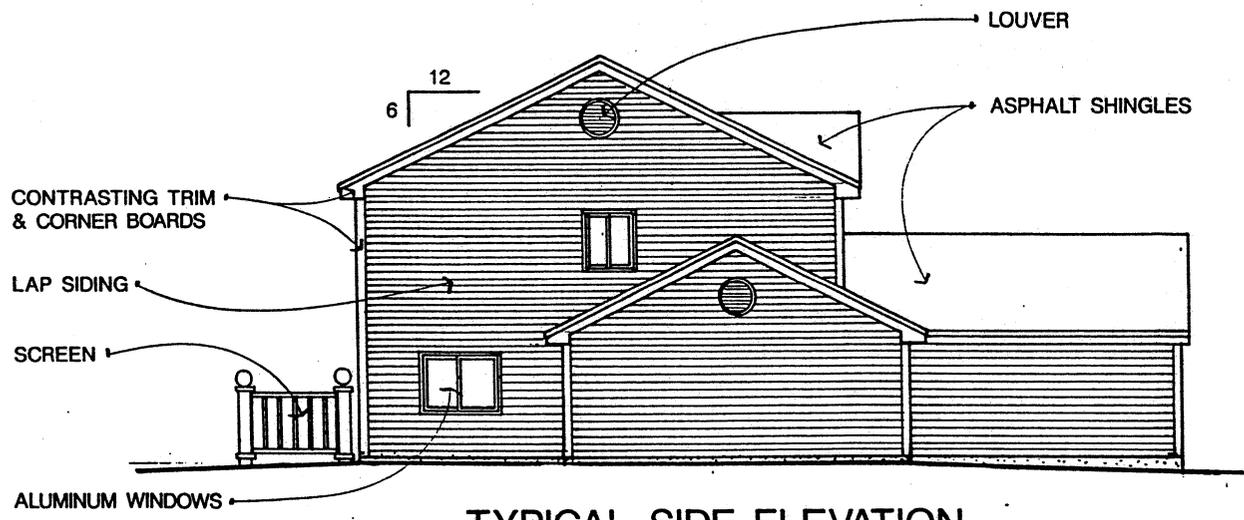
A-7

582542



TYPICAL REAR ELEVATION

17



TYPICAL SIDE ELEVATION

Attachment 8

Winsor/Farcy Architects, Inc.

Suite 375, 28 West Fifth Street
 Saint Paul, Minnesota 55102
 612-227-0655

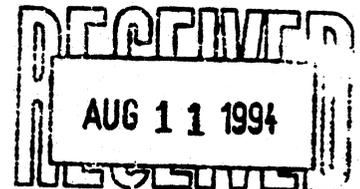
Scale 1/8" = 1'-0"
 Date _____
 Drawn By ML
 Proj. No. _____

Project **MAPLEWOOD TOWNHOUSES**

Sheet No.

A-8

**Public Purpose Statement
Comprehensive Plan Amendment Application**



Dear Maplewood City Council/Staff:

The following is a brief description of Shelter Corporation's proposed Maplewood Townhouse project located on the Northeast corner of the intersection of Ariel and 11th streets. In addition to the project description, is a brief public purpose statement addressing a number of reasons why this project would meet specific needs of the City of Maplewood.

Project description:

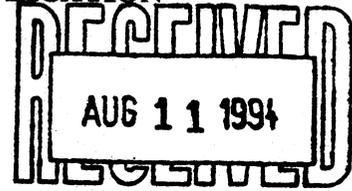
Maplewood Townhouses is a proposed 33 unit townhouse project consisting of 17 2BR/1 bath and 16 3BR/2 bath units. Site amenities include on-site management office, common laundry facility, children's tot lot and ample on-site parking. Each townhouse has individual front entry. Each unit will have its own attached garage entry. Unit amenities include a spacious 981 sq. ft and 1226 sq. ft. floor plan that provide extra storage, individual patio/decks with privacy fences. Each unit will also be equipped with its own gas operated hot water heater and forced air furnace. The kitchens will include a full amenity of stove, hood vent, 16 sq. ft. refrigerator, garbage disposal, dish washer and extensive counter space.

Public purpose:

With the recent completion of the new affordable senior cottages built by Morgin and the senior cottages located in North St. Paul, Shelter has identified a tremendous need for a similar property but targeted to family in the City of Maplewood. For further statistics documenting the demand for affordable family housing, please refer to the attached market survey completed in February of this year by Shenehon Company. Along with this identified demand, the current legislation lead by legislator Orfield has been pushing for more first, second and third tier suburbs to provide affordable quality clean housing for individuals of moderate incomes. This is an opportunity for the City of Maplewood to be proactive and increase this type of affordable housing in their community.

The site location, Northeast corner of Ariel and 11th streets is a perfect politically correct location with the designated Ramsey county open space to the north and already up and exiting commercial facilities to the west. Also, the city, in the early stages of development, will have ample opportunity to dictate what exactly will be built on this site along with the physical attractiveness of the project. Another advantage of Shelter's purposed project is that it would actually be a down zoning of the current comprehensive zoning plan, which would help address neighbor's concerns with regards to traffic issues.

Shelter Corporation, unable to detail all of the benefits of its proposed townhouse project within this short summary, would like to request an informal meeting with any city staff/council members, in order to provide a better understanding of what Shelter is proposing.

PUBLIC PURPOSE STATEMENT REZONING APPLICATION

Dear Maplewood,

Project description

Maplewood Townhouses is a proposed 33 unit townhouse project consisting of 17 2BR/1 bath and 16 3BR/2 bath units. Site amenities include on-site management office, common laundry facility, children's tot lot and ample on-site parking. Each townhouse has individual front entry. Each unit will have its own attached garage entry. Unit amenities include a spacious 981 sq. ft or 1226 sq. ft. floor plan that provides extra storage, individual patio/decks with privacy fences. Each unit will also be equipped with its own gas operated hot water heater and forced air furnace. The kitchens will include a full amenity package of stove, hood vent, 16 sq. ft. refrigerator, garbage disposal, dish washer and extensive counter space.

Public Purpose:

The public welfare of the community will benefit from the development of the proposed project in a number of ways.

1. Reducing traffic congestion.

By granting the requested down zone for the proposed project from its current comprehensive plan of light industrial to high-density residential the City would eliminate the possibility of development of a strip mall or gas station type facility from being built in place of Maplewood Townhomes. Traffic congestion would be far less with a townhouse project than with a gas station facility due to the reduced average trips of residents cars from those of customers cars. Increased traffic relating to the townhomes would occur at acceptable hours rather than early morning and late evening hours the neighborhood would experience from a gas station or convenience store.

2. Improving safety from fire and other dangers.

The current site is undeveloped land that contains an enormous amount of prairie grass and brush especially the Ramsey County designated open space that lies adjacent to the site along its northern boundary. By developing this site into a townhouse rental community, the developer would be eliminating an unsupervised fire hazard, especially when considering that the project will be equipped with individual fire extinguishers and meet or exceed all local and state fire codes. Other dangers that would be resolved by the development would be the elimination of wooded open space in which disruptive juvenile activity can take place. By the development of the proposed project, the site would be supervised by an employee of Shelter Corporation.

3. Providing adequate light and open space.

Pursuant to the local city of Maplewood and State of Minnesota building codes the proposed project will have ample on-site light provided by 25 foot high light poles using shoebox style high pressure sodium lamp and is controlled by photocell. The fixtures are to be provided with cutoff lens to control light and site perimeter. It has been Shelter's experience most recently, with regards to its newest development, Andrew's Pointe Townhouses, that this system provides ample lighting and in some cases has reduced the overall crime rate in and around its specific neighborhood.

The open space will be more than adequate by following in building and site design. The addition of a on-site tot lot which will provide tenants with a specific recreational facility. In addition, Ramsey County has designated an open space adjacent to the sites northern boundary. This open space designation restricts development in and around this area and will provide an enormous amount of open space for this local community.

4. Avoiding overcrowding.

In general, by granting the zoning request, the city would be down grading the zoning designation in its comprehensive zoning plan. The would greatly attribute to any overcrowding that may occur with a strip mall or convenience store facility. In addition the unit design, with its excess storage capacity and additional storage in the attached garages, will address any tenant storage needs. The additional open space designation as referenced in question 3 above will further contribute to any overcrowding issues or concerns that the city may have.

5. Conserving property values.

This issue has typically arisen with regards to neighbors concerns whenever a new development is contemplated. As the land is designated for development rather than open space, the neighbors concerns must ultimately be addressed. The current development cost on a per unit basis for the proposed development is approximately \$67,000/unit. Due to the proposed aesthetics of the development, Shelter strongly believes that this development would greatly appreciate the property values in the surrounding community. If Shelter proceeds to move forward through the rezoning process, Shelter would, upon request by the City, commission an appraiser to verify the above referenced statement.

- B. The proposed zoning change will not injure or detract from the neighboring property due to the fact that the proposed request would actually be a down zoning from what has been established in the current comprehensive zoning plan. As stated above, the request would actually be less dense than what was intended for its initial use.

The townhouse style development with its attached garages and individual entries would give the property a neighbor feel that's consistent with the current surrounding facilities:

- C. The site currently has ample capacity for all utility and SAC/WAC that will be needed for the proposed development. For additional services that will be provided with relatively close proximity to the proposed development, please reference the following:

<u>Amenity</u>	<u>Name</u>	<u>Address</u>	<u>Distance from proposed development</u>
Grocery Store	Rainbow Foods	White Bear Ave	2/10 miles
Drug Store	Walgreens	White Bear Ave	2/10 miles
Church	Mplwd Covenant	White Bear Ave	3/10 miles
Hospital	St. Johns	1575 Beam Ave	3/10 miles
Health Clinic	Mplwd Surgery	1655 Beam Ave	3/10 miles
Bank	Norwest	2945 White Bear	4/10 miles
Post Office	North St. Paul	2523 7th Ave E	2/10 miles
Clothing Store	Fashion Bug	White Bear Ave	2/10 miles
Library	Ramsey Cty Public	1460 Skillman Ave	1.5 miles
Day Care Center	New Horizon	2251 VanDyke St.	7/10 miles
Elementary School	Beaver Lake Elem.	1010 Sterling St. N	1.5 miles
Secondary School	Hill Murry High	2625 Larpenteur Ave	2 miles

NOTE: Shelter has attempted to address all of these concerns in a short statement as requested by this application. However, Shelter believes that addressing all of these issues is imperative to a successful development. Shelter is organizing an informal meeting with the local neighborhood and would welcome any participation from the City staff or council.

**MAPLEWOOD TOWNHOUSE PROJECT
SITE TRAFFIC IMPACT REPORT**

**Prepared for Shelter Corporation
900 Second Avenue South
Suite 880
Minneapolis, Minnesota 55402**

**Prepared by Biko Associates, Inc.
2501 Dupont Avenue North
Minneapolis, Minnesota 55411**

October 1994

TABLE OF CONTENTS

INTRODUCTION	1
Zoning and Adjacent Land Use	1
Previous Traffic Study	1
TRAFFIC IMPACT ANALYSIS	3
Existing Background Traffic and 1996 Background Traffic Forecasts	3
Trip Generation	5
Trip Distribution	5
PM Peak Hour and Daily Traffic Assignments	5
Intersection Capacity Analysis and Traffic Operations Analysis	10
CONCLUSIONS	12

LIST OF FIGURES

1. Site Plan	2
2. 1994 and 1996 No Development Two-Way Daily Traffic Forecasts	4
3. 1994 and 1996 No Development PM Peak Hour Turning Movements	7
4. 1995 Forecast PM Peak Hour Turning MOvements for Build MTP and Build MTP and Proposed Retail Development	8
5. 1996 Build MTP and Build MTP and the Retail Development Two-Way Daily Traffic Volumes	9

LIST OF TABLES

1. Trip Generation for Proposed Townhouse Development	5
2. Intersection Capacity Analysis Results	10

INTRODUCTION

This report documents analyses conducted to identify the extent of traffic impacts that would occur with implementation of a proposed residential development in the City of Maplewood, Minnesota. The development (the Maplewood Townhouse Project) is proposed by the Shelter Corporation to include 31 townhouses on approximately 3 acres of land. The development site is located in the northwest quadrant of the intersection formed by 11th Avenue and Ariel Street. The site plan for the development is illustrated on Figure 1. As shown, the site's access drives would be located on Ariel Street.

While the development site is located in the City of Maplewood, it is immediately adjacent to the City of North St. Paul. Existing residences that front on Ariel Street are located in North St. Paul, and would be directly east of the proposed development. As part of the study process, city engineers from both Maplewood and North St. Paul were contacted for input in the study.

ZONING AND ADJACENT LAND USE

The proposed development site is currently zoned Farm/Residential, and allowed uses are agricultural and single family residential. The site is identified in the Maplewood Comprehensive Plan for business/light industry and high density residential. As mentioned, the development is proposed to consist of 31 townhouses. Therefore, a rezoning and a Comprehensive Plan amendment are being sought by the developer.

The development site is bordered to the north and east by single family residences along Ariel Street. A 215,500 square foot retail center has been proposed for the northeast quadrant of the intersection formed by TH 36/White Bear Avenue. The retail center site is south of the proposed townhouse development site and extends to the southwest quadrant of the 11th Avenue/Ariel Street intersection.

PREVIOUS TRAFFIC STUDY

A traffic impact study for the proposed retail development (Barton-Aschman Associates, Inc.) was submitted to Ramsey County and the City of Maplewood in September, 1994. The traffic study analyzed 1996 traffic impacts, representing conditions forecast to occur one year after the opening of the retail development. The traffic study focused on four intersections along White Bear Avenue, which are under county jurisdiction, and one intersection along 11th Avenue immediately east of the 11th Avenue/White Bear Avenue intersection.

The study showed that traffic generated by the retail development, when added to 1996, forecast background traffic, will generally not affect intersection operations. Existing (1994) intersection levels of service (LOS) without the retail development were found to be above average at LOS B and C. The analysis showed that those same levels of service would occur in 1996 with implementation of the retail development.

The analysis also discussed the potential for stacking problems at the intersections of White Bear Avenue and the TH 36 North and South Ramps. Stacking problems occur when the space provided for vehicles queued at a red light is not long enough to meet demand. Further analysis indicated that the stacking problems could be resolved by adjusting the traffic signals along White Bear Avenue.

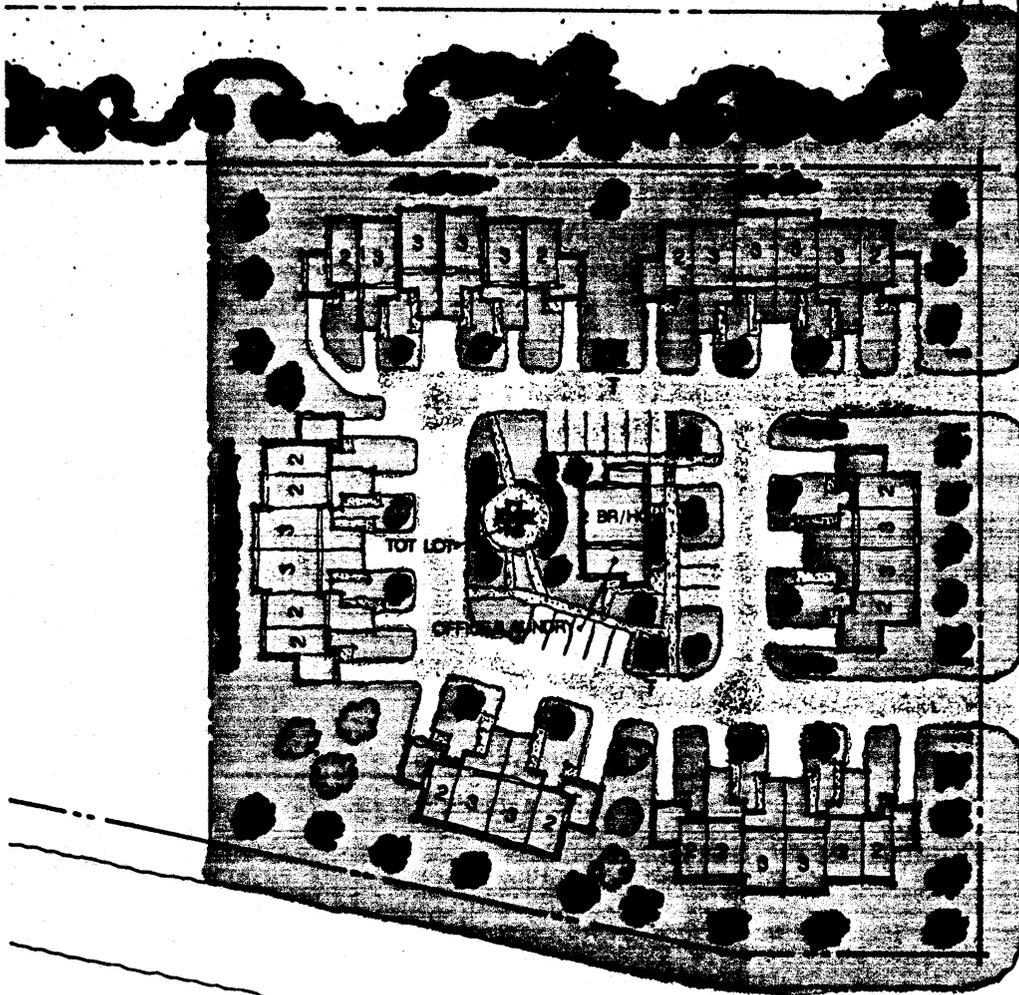
RAMSEY COUNTY
OPEN SPACE

13th AVE.

FLANDERS RD.

ARIEL STREET

11th AVENUE



**MAPLEWOOD
TOWNHOUSE
PROJECT**



Shelter Corporation



Biko
Associates
Inc.

North



No Scale

Figure 1
Site Plan

TRAFFIC IMPACT ANALYSIS

MAPLEWOOD TOWNHOUSE TRAFFIC STUDY APPROACH

The study approach followed the standard traffic impact analysis methodology. This methodology includes background traffic forecasting and trip generation, trip distribution, traffic assignment, and intersection capacity and traffic operations analyses.

Year 1996 background traffic forecasts were prepared by assuming a 1 percent annual growth rate for traffic currently using streets in the study area. This growth rate was identified by Barton-Aschman Associates in the traffic study for the retail development and is supported by field studies conducted on other projects in the Maplewood area.

Trip generation for the townhouse development was calculated based on data provided by the Institute of Transportation Engineers in *Trip Generation, Fifth Edition*; 1991. Weekday trip distribution was estimated based on the geographic distribution of employment centers in the Twin Cities region. Traffic assignments to the street system were based on the shortest travel time and distance between the residential development and the employment centers.

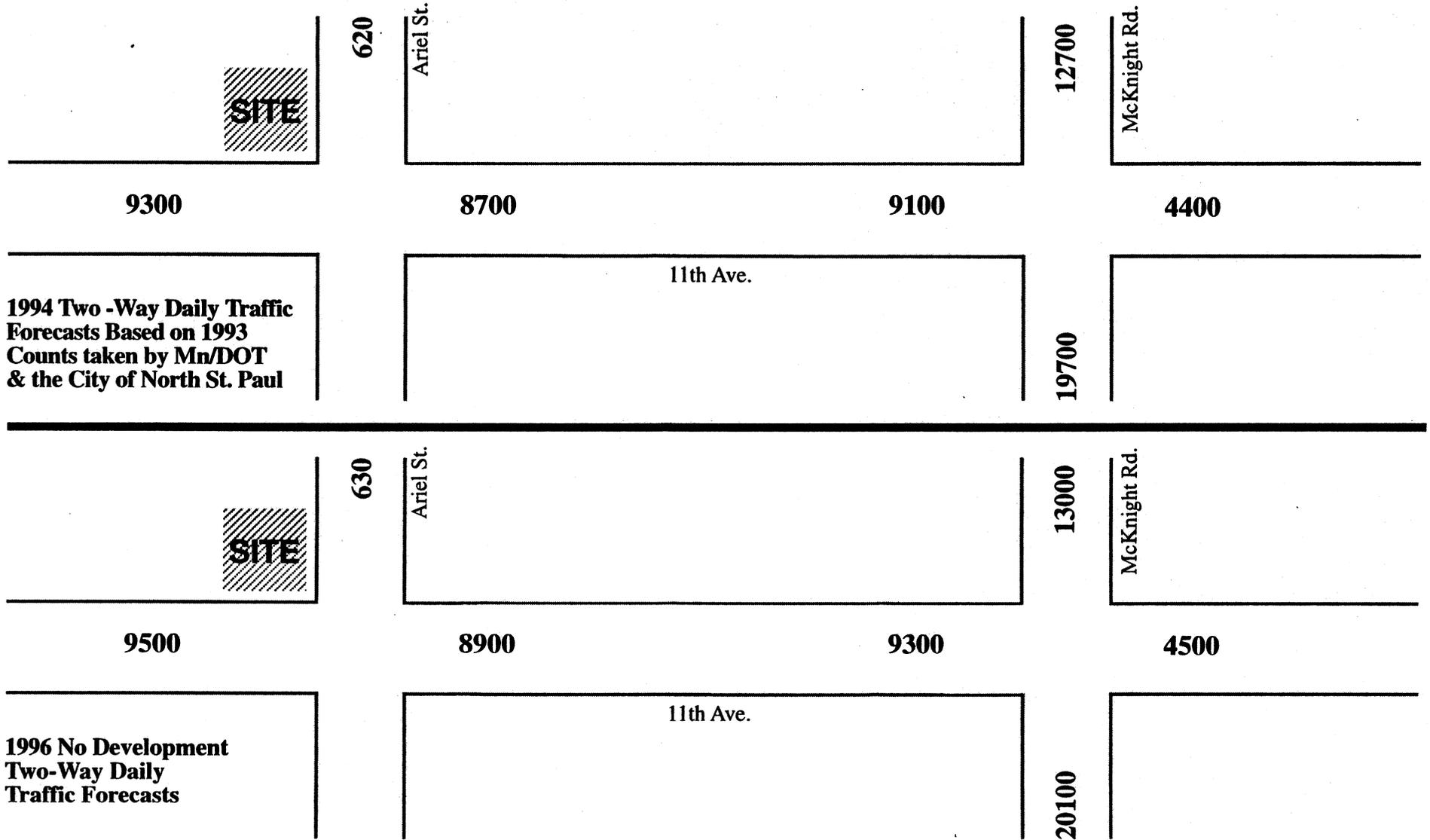
Because of the potential for the combined traffic volumes from the proposed residential and retail developments to negatively impact the system of streets and intersections, this traffic study addressed 1996 conditions with both projects in place. This was accomplished by analyzing the following development scenarios:

- 1994 Existing Condition
- 1996 No Development
- 1996 Build Maplewood Townhouse Project (MTP)
- 1996 Build MTP and the Retail Development

The traffic study was based on the assumption that the Maplewood Townhouse Project would be developed and in place before the retail development.

EXISTING BACKGROUND TRAFFIC AND 1996 BACKGROUND TRAFFIC FORECASTS

Figure 2 shows two-way daily traffic volumes in the study area for 1994. These are shown for Ariel Street, 11th Avenue, and McKnight Road. The 1994 volumes were forecasted from 1993, unadjusted counts taken by Mn/DOT and the City of North St. Paul. Figure 2 also shows the 1996, two-way daily traffic forecasts for the No Development condition. These were forecasted based on the 1994 volumes and a 1 percent annual growth rate.



Shelter Corporation

Biko Associates Inc.

North
No Scale

Figure 2
1994 and 1996 Two-Way Daily Traffic Forecasts
Source: Mn/DOT and the City of North St. Paul

TRIP GENERATION

Table 1 presents average trip generation for the average weekday. As shown, the proposed residential development will generate 254 daily trips. Twenty-one (21) trips will take place during the AM peak hour, and 29 trips will take place during the PM peak hour.

TABLE 1
TRIP GENERATION FOR PROPOSED TOWNHOUSE DEVELOPMENT

Land Use	Variable	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Townhouse	31 Dwelling Units	254	4	17	21	19	10	29

Source: *Trip Generation, Fifth Edition*, Institute of Transportation Engineers; 1991
Biko Associates, Inc.; October 1994.

TRIP DISTRIBUTION

Trip distribution for the project is presented below:

- 7 percent to/from the north on Ariel Street
- 15 percent to/from the east on 11th Avenue
- 2 percent to/from the south on Ariel Street
- 75 percent to/from the west on 11th Avenue

PM PEAK HOUR AND DAILY TRAFFIC ASSIGNMENTS

PM peak hour traffic assignments for the four development scenarios described earlier are illustrated on Figures 3 and 4. These traffic assignments, which are presented as turning movements, were made to two intersections, 11th Avenue/Ariel Street and 11th Avenue/McKnight Road. These are the two intersections that the Cities of Maplewood and North St. Paul identified for analysis in this report.

The PM peak hour was selected as the time period for analysis because it represents the busiest period of the day for traffic. PM peak hour traffic largely consists of commuters and is defined as the 60 minute period between 4:30 and 6:00 PM when traffic volumes are at their highest.

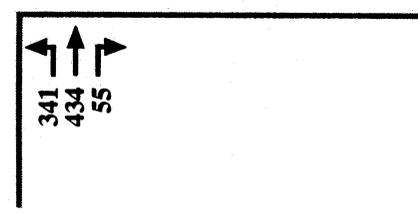
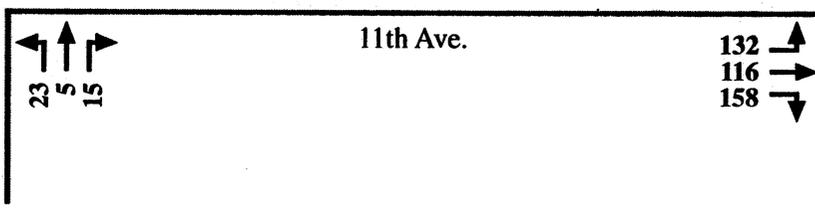
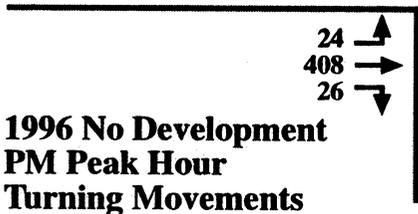
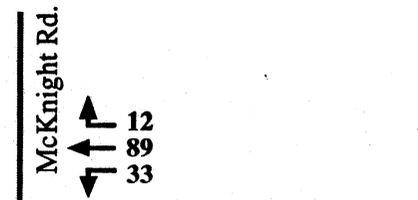
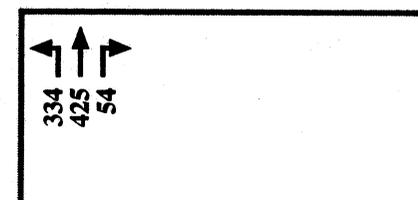
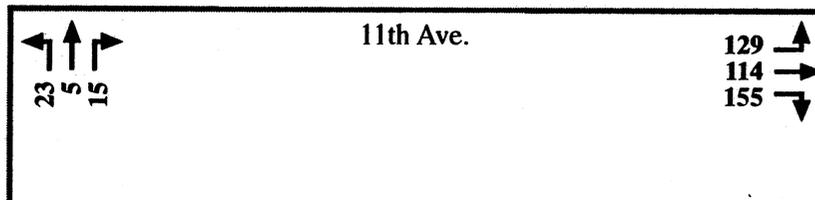
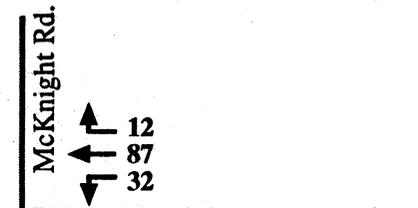
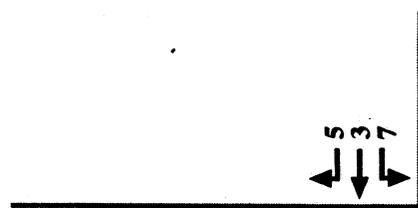
Figure 3 shows intersection turning movements for the existing condition. These turning movements were counted by Biko Associates, Inc. during field studies conducted on Wednesday, October 19 and Thursday, October 20, 1994. Also shown on Figure 3 are PM peak hour turning movement forecasts for the 1996 No Development condition. Under this condition, neither the residential nor the retail development have been implemented in 1996. The 1996 turning movement forecasts were calculated by

applying the 1 percent annual growth rate to the 1994 turning movements that were observed during the field studies.

Figure 4 shows turning movements for the 1996 Build Maplewood Townhouse Project (MTP). These were derived by adding assigned traffic from the proposed residential project to the 1996 No Development, turning movement forecasts.

Turning movements are also shown on Figure 4 for the 1996 Build MTP and the Retail Development condition. These turning movements represent full build-out of both the proposed residential and retail developments. Turning movements for the retail development were based on information from the traffic study that was prepared by Barton-Aschman Associates. That study indicated that 20 percent of the daily trips to/from the retail development would use 11th Avenue east of the retail site.

Figure 5 illustrates 1996 two-way daily traffic volumes forecast to occur under the 1996 Build Maplewood Townhouse Project condition and the 1996 Build MTP and the Retail Development condition.



**MAPLEWOOD
TOWNHOUSE
PROJECT**



Shelter Corporation



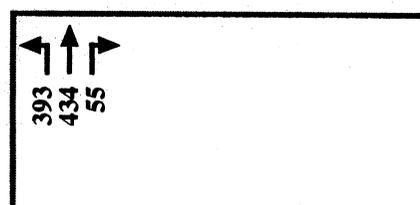
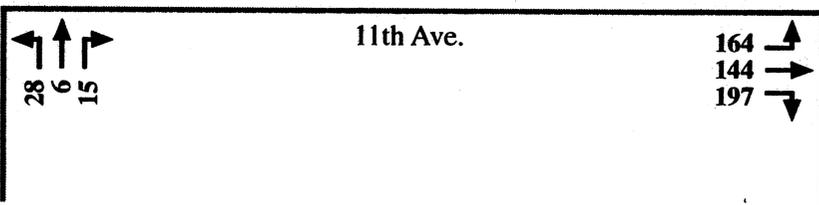
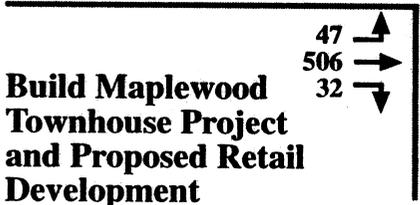
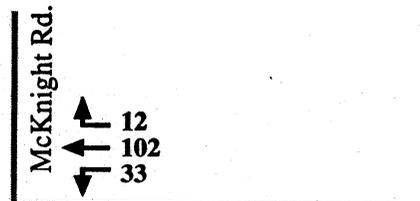
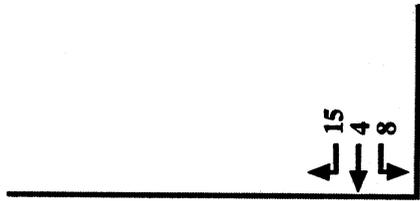
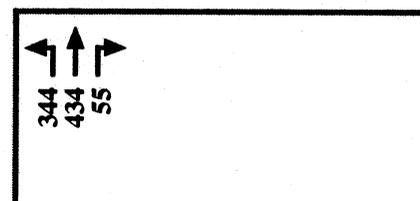
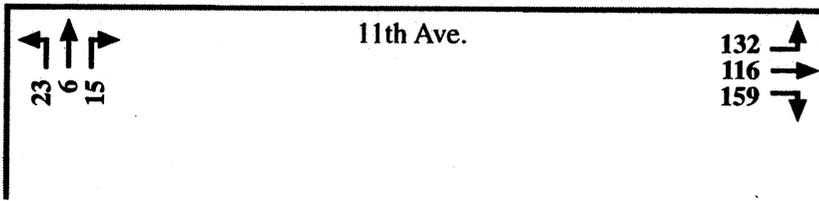
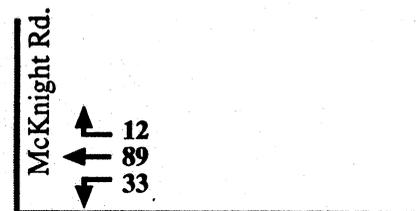
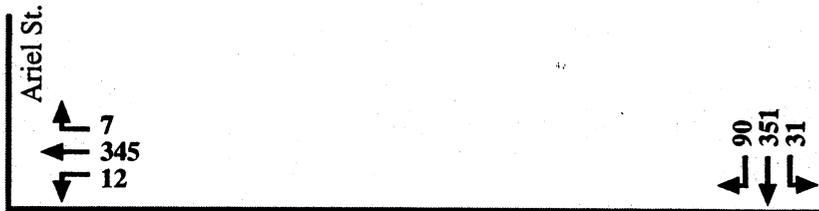
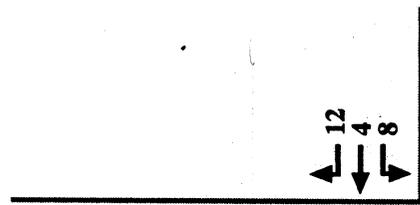
Biko
Associates
Inc.



No Scale

**Figure 3
1994 Existing and 1996 No Development
PM Peak Hour Turning Movements**

Source: Counts taken by BIKO Associates, Inc.
on 10/19/94 & 10/20/94



**MAPLEWOOD
TOWNHOUSE
PROJECT**



Shelter Corporation

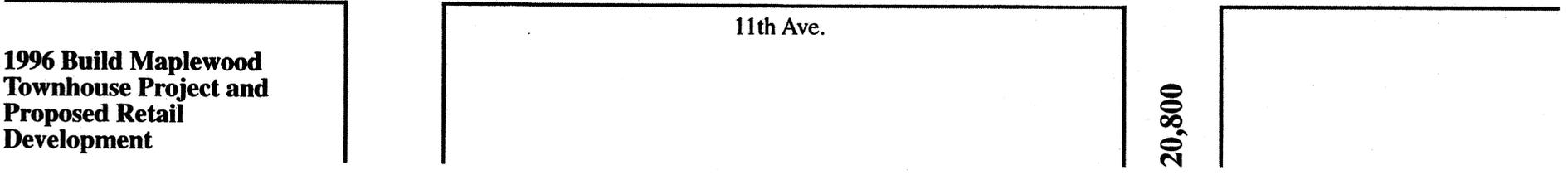
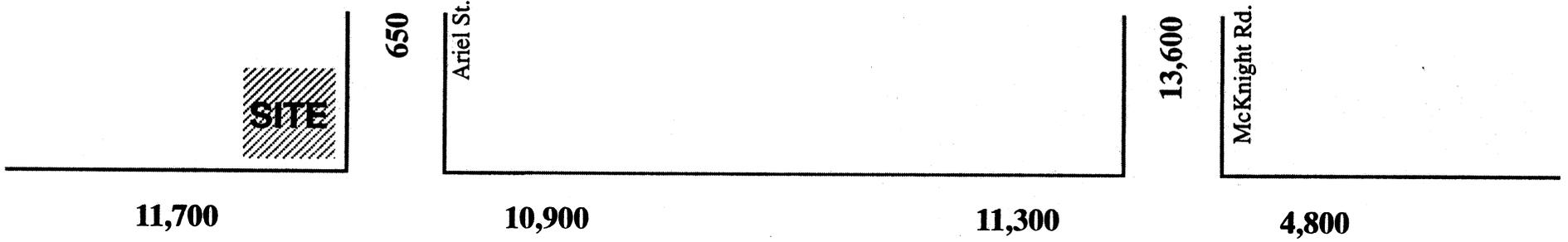
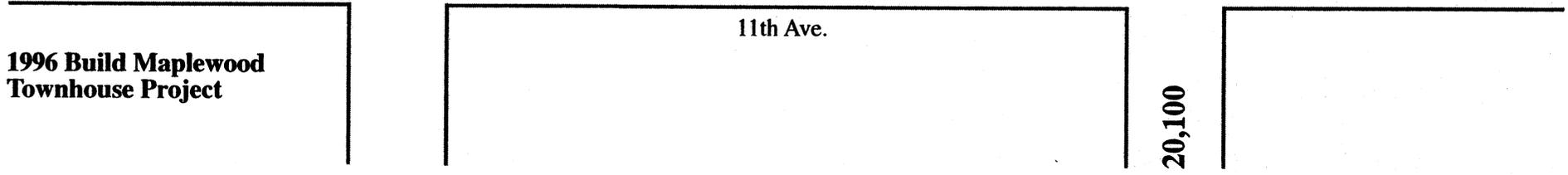
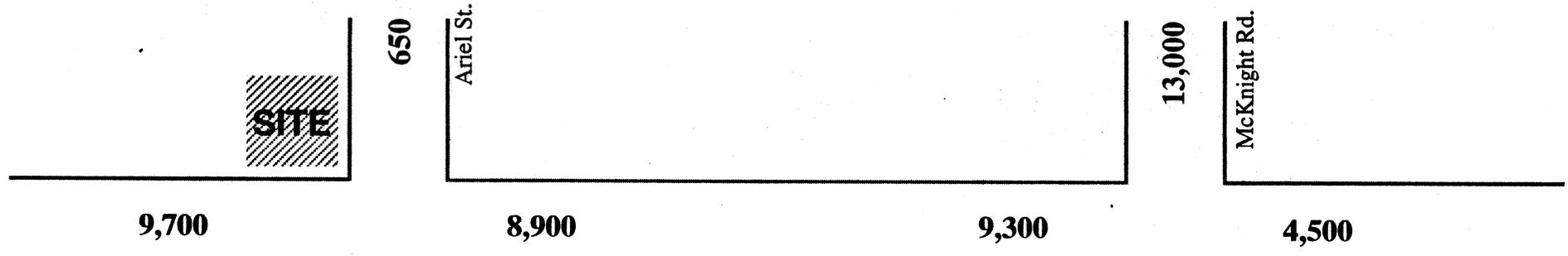


Biko Associates Inc.



Figure 4
1996 Forecast PM Peak Hour Turning Movements
Build Maplewood Townhouse Project and Build Maplewood
Townhouse Project and Proposed Retail Development

Source: Barton-Aschmang, Inc; September, 1994
BIKO Associates, Inc; October, 1994



MAPLEWOOD TOWNHOUSE PROJECT



Shelter Corporation



Biko Associates Inc.



No Scale

Figure 5
1996 Build Two-Way Daily Traffic Forecast

Source: BIKO Associates, Inc.

INTERSECTION CAPACITY AND TRAFFIC OPERATIONS ANALYSES

Intersection Capacity

Current traffic control at the intersection of 11th Avenue and Ariel Street is a STOP sign. Traffic on Ariel Street is stopped to allow 11th Avenue traffic to pass through the intersection. The intersection of 11th Avenue and McKnight Road is controlled by a traffic signal. Exclusive left-turn lanes have been constructed on the north and south legs of the intersection, and the traffic signal currently operates on a maximum 140-second, vehicle-actuated signal cycle.

Analysis was conducted in this study to determine how the current traffic controls would work under the various development scenarios. The analysis evaluated intersection level of service (LOS), which is a measure of the average stop delay vehicles experience at either STOP signs or traffic signals. LOS A represents the shortest delay, and LOS F represents extremely long delays and congestion. LOS A, B, C, and D are acceptable, LOS E is tolerable, and LOS F is unacceptable.

As shown in Table 2, existing and forecast LOS at the two intersections is no lower than LOS D. The intersection levels of service shown in Table 2 are based on results of the Highway Capacity Manual's computerized intersection capacity analyses for unsignalized and signalized intersections. Computer print outs from the analysis are provided in an Appendix to this report.

**TABLE 2
INTERSECTION CAPACITY ANALYSIS RESULTS (LEVEL OF SERVICE)**

INTERSECTION	1994 Existing	1996 No Development	1996 Build Townhouse Project	1996 Build Townhouse Project and Retail Development
11th Avenue/Ariel Street	WB Lefts A	WB Lefts A	WB Lefts A	WB Lefts A
	EB Lefts A	EB Lefts A	EB Lefts A	EB Lefts A
	NB Lefts D	NB Lefts D	NB Lefts D	NB Lefts D
	NB Thrus C	NB Thrus C	NB Thrus C	NB Thrus D
	NB Rights A	NB Rights A	NB Rights A	NB Rights A
	SB Lefts C	SB Lefts D	SB Lefts D	SB Lefts D
	SB Thrus C	SB Thrus C	SB Thrus C	SB Thrus D
	SB Rights A	SB Rights A	SB Rights A	SB Rights A
11th Avenue/McKnight Road	B	B	B	B

Source: Biko Associates, Inc.; October 1994.

Traffic Operations

As shown on the site plan, Figure 1, the proposed project's two driveways would be located on Ariel Street. City of Maplewood standards require minimum 20-foot spacing between driveways on local (residential) streets. The centerline to centerline distance between the two driveways on the site plan is shown to be approximately 135 feet apart, and, therefore, within City guidelines.

The City has asked that this study analyze the impacts of locating the two driveways on 11th Avenue. This alternative driveway location would result in higher levels of service for the northbound and southbound turning movements at the 11th Avenue/Ariel Street intersection, than those shown in Table 2. The improvements in level of service would occur because the volume of vehicles at the intersection would be reduced.

However, level of service on 11th Avenue and safety could possibly be negatively affected by this alternative driveway location. Collector streets like 11th Avenue have higher permitted speeds than residential streets and are designed to carry more traffic than residential streets. Because of these factors collector streets should not have as many driveways as residential streets.

If the proposed project's two access drives were to be located on 11th Avenue, the most easterly drive should be spaced a minimum of 120 feet (centerline to centerline) west of the 11th Avenue/Ariel Street intersection. The most westerly of the two driveways should be spaced a minimum of 120 feet (centerline to centerline) west of the first drive. Additionally, the easterly drive should be designed for inbound movements, with outbound movements taking place at the westerly drive.

The 120-foot distance may seem excessive compared to the City of Maplewood's 30-foot minimum spacing specification. However, this distance provides adequate spacing so that eastbound vehicles turning left onto Ariel Street would not interfere with those turning left to enter the site.

CONCLUSIONS

Analysis results showed that traffic impacts resulting from the proposed Maplewood Townhouse Project will not be significant. Generating only 254 trips on the average weekday, 21 trips during the AM peak hour, and 29 trips during the PM peak hour, traffic from the site will be an insignificant addition to the background traffic.

Based on input from the Cities of Maplewood and North St. Paul, two intersections were analyzed in this study; 11th Avenue/Ariel Street and 11th Avenue/McKnight Road. The intersection capacity analysis showed that acceptable levels of service (LOS no lower than D) would occur at both of these intersections under each of four development conditions that were analyzed in this report. The four development conditions are listed below:

- 1994 Existing Condition
- 1996 No Development
- 1996 Build Maplewood Townhouse Project (MTP)
- 1996 Build MTP and the proposed retail development at the intersection of TH 36/White Bear Avenue

As shown by the results in Table 2, the STOP sign at the 11th Avenue/Ariel Street intersection would continue to efficiently control traffic in 1996 with implementation of the Maplewood Townhouse Project. The analysis also showed that the STOP sign will continue to function efficiently when traffic from the proposed retail development is added to traffic that would be generated by the townhouse development.

The analysis showed that the traffic signal at the intersection of 11th Avenue/McKnight Road will operate at acceptable LOS B in 1996 with the townhouse development in place. Furthermore, LOS B operations would occur at this intersection with the addition of traffic from the proposed retail development.

The overall opinion of the analysis is that the Maplewood Townhouse Project driveways should be located on Ariel Street, as shown on the site plan. Minimizing the number of driveways on 11th Avenue will result in safer driving conditions, a higher level of service on 11th Avenue, and will ensure that 11th Avenue operates efficiently as a collector street.

The analysis did show, however, that the proposed project's driveways could be located on 11th Avenue. If the driveways were to be located on 11th Avenue, the following recommendations should be followed:

- Minimum 120-foot spacing (centerline to centerline) between the easterly driveway and the intersection of 11th Avenue/Ariel Street.
- Minimum 120-foot spacing (centerline to centerline) between the easterly driveway and the westerly driveway.
- Design the easterly driveway for inbound turns to the Maplewood Townhouse Project.
- Design the westerly driveway for outbound turns from the Maplewood Townhouse Project.

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



North St. Paul City Council
2526 East Seventh Avenue
North St. Paul, MN 55109

Dear Council Members:

As residents at 2492 Ariel, we strongly object to the proposed building of the Shelter Corporation on the northwest corner of Ariel and Eleventh Street. We protest this proposal for the following reasons.

- 1) The property on the northwest corner of Ariel & Eleventh is NOT zoned for apartment buildings. It is zoned for light industrial/condos and that is what I believe it should remain zoned for. We do NOT believe the zoning restrictions should be lifted or shifted to accomodate Shelter Corporation.
- 2) The number of units, (33 two and three bedroom units) and therefore the number of people Shelter is proposing for these apartments is totally unacceptable.
 - a) Ariel Street is NOT able to handle the amount of increased in traffic. As a border road, Ariel is not a polished, well-kept road. As residents who both drives Ariel every day, we had no problor with the current conditions or the current traffic. To increase traffic with possibly 60 more vehicles, however, is outrageous.
 - b) Maplewood and North St. Paul already have the problem of noise polution in this section. Shelter's proposal would increase that problem by 130-150 people.

3) There is a significant water drainage problem in this section of Maplewood/North St. Paul. The fact that the acreage on the northwest corner of Ariel and Eleventh is low serves as a reminder that we need areas for water run-off.

4) There is life existing there already. That piece of property is home to much wildlife: deer, fawn, fox, racoon, rabbits, pheasants, geese, wild flowers, blooming shrubs, etc. As residents, we enjoy the life already that exists there.

There ARE areas that should not be developed. Those areas should stand as a testament to our need for nature. We do not believe all development is "bad"; we do believe development should be held accountable for principles higher than increasing revenues or convenience.

5) There is no need for another apartment building. For 12 of the last 14 years, I lived in apartment buildings in the inner city and in the suburbs. There is NOT a shortage of living spaces.

For those reasons, we do not believe the northwest corner of Ariel and Eleventh should be rezoned for Shelter Corporation. Please vote to maintain the present restrictions.

Sincerely,



8/19/94

Jeanne McPhee and Germaine Smith
2492 Ariel
North St. Paul

C: Mike McGuire

August 31, 1994

City of Maplewood
1830 E County Road B
Maplewood MN 55109

SEP 1 1994

Attn: Thomas Ekstrand

Re: Project: Maplewood T.H. (Section: 11)

My name is Gary Beuthling, I have owned and lived at 2480 Ariel St. North for 6 years. I am very concerned that the proposal Shelter Corporation's 33 unit townhouse development project could be disastrous for the surrounding residents and community.

Traffic on 11th Avenue is already very, very busy. Many cars cut through Ariel St. from the over-abundance of shopping and apartment buildings in the area. There have been many accidents to Ariel St. and 11th Avenue, one of which I know of caused a death. The addition of 66 plus cars in and out of Ariel would be a serious mess.

Currently, the noise levels from 11th Avenue and White Bear Ave. are already intolerable. According to the site plan layout, the townhouse entrance and exit would be directly in front of my house. Headlights would shine through my front windows every night.

It is very clear that the addition of multiple dwelling housing across Ariel would reduce the current market value of the surrounding homes considerably and make it more difficult to sell. The existing homes in front of the proposal site have a value of \$100,000 - \$200,000. I have worked hard for this home. I don't feel I should sacrifice my home's value and the neighborhood's environment for the financial gain of a developer who has no other interest than to profit from the developing the project.

There are already far too many low income dwellings within a 6 block radius, including apartment buildings, townhomes and cottage development.

My home was featured on Channel 4's Dimension Report on crime several years ago. Crime in the area is on the rise. I believe more congested housing would attract more crime.

I would be more receptive to middle to upper bracket homes with lots similar in size to the existing ones on North Ariel. This would still allow most of the land intact and not be so congested. I would also be in favor of leaving the land natural or adding wetland and wildlife habitat. I would be more than happy to pay additional taxes to develop a park or wildlife area. The destruction of the current natural wildlife habitat would be a tragedy.

Sincerely,



Gary J. Beuthling

Louis J Kamrath
2499 Ariel St
Maplewood, Mn.

Aug 25th 1994

Attachment 14

117 no E Island,

we are writing you
our concerns about the 33 unit
townhouse development.

we have lived in the
area for 35 yrs and feel we
know it pretty well.

This area has Cedar Hts
Apts up on the hill of Ariel St.
we have a Townhouse
development on the lower
corner of Ariel and 11th St
we have the Senior Citizens
Cottages in the middle of 11th
and in back of the Senior
Cottages there is a self owned
4 unit townhouse complex
which was built two months
ago.

Then we come to Target
and the small shop complex

across for it.

It is very hard to get on to 11th from Ariel because of all the on coming traffic which comes from White Bear ave and also goes to White Bear ave.

Ariel St is barely a two lane st and can hardly hold the local traffic it gets now.

Our other concerns are the water runoff, noise pollution, starting the month of Oct getting on to White Bear ave is the pits. Traffic is bumper to bumper because of all the holiday shopping, and every weekend it is awful.

Ask any of the neighbors who live on White Bear ave near 11th and they will tell you

the same thing
I could write you a
small book on all my
concerns, but I feel we've
given you enough for now.

Respectfully,

Louis & Patricia Hammett

P.S. Our phone No. is 777-2972
if you have any questions.

8-29-94

AUG

TO: Mr. Thomas Ekstrand

RE: Neighborhood Survey Letter of 8-23-94

I attended the informational meeting put on by the Shelter Corporation and I object to the proposed use of this property.

1. Rental property of the proposed type would lower our property values
2. Unattractive structures and too many
3. Traffic routed in and out on Ariel would cause much congestion and backup to get onto 11th - it is hard to turn east from the north now 4-way stop would not be enough in the a.m. and p.m.
4. Noise levels in this neighborhood are extremely high now
5. This area would become overly saturated ^{with} this proposal
6. I OBJECT TO ANY PROJECT THAT WOULD ENTER & EXIT ON ARIEL

I would not object to:

1. Owned townhomes, but fewer than the rental proposed project
2. Senior townhomes similar to those east of Ariel on 11th, but fewer than the proposed
3. Recreational uses
4. Senior citizens home/Daycare facility

I think an overall plan should be developed with the vacant property east of White Bear Avenue and north and south of 11th. This would provide for better community balance.

Sincerely,



Dorothy J. Lillmars

cc: City of North St. Paul
Engr. Dept.

PETITION

We, the undersigned, oppose the construction of 33 rental townhome units, known as Maplewood Townhomes, to be built on three and one-half acres on the parcel of land located on the northwest corner of 11th Avenue and Ariel Street in Maplewood, MN. We feel the location of these buildings will greatly jeopardize the wildlife that abounds in that as well as connecting areas, and may pollute the wetlands just north of the proposed construction. Any construction on this land will also immensely increase noise and air pollution and will cause major traffic difficulties.

Judy Malsom	Flanders Rd
Mary Olila	Flanders Rd
Pamela Baco	2070 FLANDERS RD No. 57. Paul.
Paul Luning	2076 FLANDERS N ST. Paul
Debra Gudley	2069 Flanders Rd N. St Paul
George M. Ely	2072 Flanders rd
_____	2047 Flanders rd
Karen Jean Eberspiger	2510 Ariel
_____	2565 Ariel
Elizabeth Kraemer	2584 No Ariel
Patricia Stromquist	2612 Ariel St. N. St. Paul, MN
Mike Larkin	2587 Ariel St N
Louis Kamrath Jr	2499 Ariel St
Vicki J. Snoyer	2599 Ariel St
Gwen Varland	2592 No. Ariel St.
Arenis Varland	2592 N. ARIEL
John M. Finn	2602 ARIEL St.

PETITION

We, the undersigned, oppose the construction of 33 rental townhome units, known as Maplewood Townhomes, to be built on three and one-half acres on the parcel of land located on the northwest corner of 11th Avenue and Ariel Street in Maplewood, MN. We feel the location of these buildings will greatly jeopardize the wildlife that abounds in that as well as connecting areas, and may pollute the wetlands just north of the proposed construction. Any construction on this land will also immensely increase noise and air pollution and will cause major traffic difficulties.

Mr and Mrs Ron Jones

2026 17TH Ave East North ST Paul

Mr & Mrs. Hollerbach

2595 Ariel St No.

Joe King

2023 E 13th Ave

Debra Smith

2492 Ariel,

Jean M. Meyer

2492 Ariel St. N.

Debbie Siemens

2038 Flanders Rd.

James E. Wath

2099 Flanders Rd N.S.P

Melissa Fran Marozzo

2086 Flanders Rd N.S.P

Michael & Donna Kuralle

2066 Flanders Rd.

LAND USE PLAN CHANGE RESOLUTION

WHEREAS, the Shelter Corporation applied for a change to the City's land use plan from LBC (limited business commercial) to R-3H (high-density multiple dwellings).

WHEREAS, this change applies to the north side of 11th Avenue, west of Ariel Street. The legal description is:

The East 347 feet of the NE 1/4 of SE 1/4 of NW 1/4 in Section 11, Township 29, Range 22, except the North 278.94 feet, thereof.

WHEREAS, the history of this change is as follows:

1. On November 7, 1994, 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 _____ the land use plan change.
2. On _____, 1994, the City Council discussed the land use plan change. They considered reports and recommendations from the Planning Commission and City staff.

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

- a. It would be consistent with the Comprehensive Plan's goals and policies.
- b. It would be consistent with the property planned for R-3H to the north.
- c. The present LBC (limited business commercial) land use classification could generate more traffic than town houses.

The Maplewood City Council approve this resolution on _____, 1994.

ZONING MAP CHANGE RESOLUTION

WHEREAS, the Shelter Corporation applied for a change in the zoning map from F (farm residential) to R-3 (multiple dwelling residential).

WHEREAS, this change applies to the northwest corner of Ariel Street and Eleventh Avenue. The legal description is:

The East 370 feet of the NE 1/4 of SE 1/4 of NW 1/4 in Section 11, Township 29, Range 22, except the North 278.94 feet, thereof.

WHEREAS, the history of this change is as follows:

1. On November 7, 1994, the Planning Commission recommended that the City Council approve the change.
2. On _____, 1994, 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.

The Maplewood City Council adopted this resolution on _____, 1994.

Bannigan & Kelly, P.A.
ATTORNEYS AT LAW

1750 NORTH CENTRAL LIFE TOWER
445 MINNESOTA STREET
SAINT PAUL, MINNESOTA 55101

JOHN F. BANNIGAN, JR.
PATRICK J. KELLY
JAMES J. HANTON
JANET M. WILEBSKI
JOHN W. QUARNSTROM

(612) 224-3781
FAX (612) 223-8019

November 14, 1994

Mr. Michael McGuire
City Manager
Maplewood City Hall
1830 East County Road B
Maplewood, MN 55109-2797

*RE: Maplewood Townhouses/Comprehensive Plan
Change and Rezoning*

Dear Mr. McGuire:

The City Council will be considering an application by Shelter Corporation for a comprehensive plan change and rezoning for the property located at the northwest corner of 11th Avenue and Ariel Street. Mr. Ekstrand has prepared a staff memorandum dated November 1, 1994. This office has reviewed that application and the staff memorandum.

The comprehensive plan is legally considered to be primarily a policy statement by the City. As such, it is considered to be almost entirely a legislative decision and therefore an exercise of pure discretionary authority. The courts are *extremely* reluctant to interfere with the discretionary/legislative actions of elected officials. There is virtually no judicial precedent which discusses the standards for a revision of a comprehensive plan. In general terms, the courts are likely to interpret any action upon a comprehensive plan amendment under the general standard of "reasonableness".

In light of the present application and the staff analysis/memorandum, there does not appear to be any "reasonable" basis for denial of this application.

The question of the rezoning is somewhat more regulated. According to state law, zoning ordinances are defined to be "official controls". Minn. Stat. Section 473.865 requires the City to adopt "official controls" that are consistent with the comprehensive plan. In this particular case, the City appears to have an affirmative obligation to rezone the subject property to conform to the existing LBD plan designation or the proposed R-3(H) plan designation. The existing zoning classification of F is not appropriate.

To deny a rezoning application, the City Council must identify reasons which are legally sufficient and factually supported. There are a variety of reasons which have been accepted by the courts as "legally sufficient". Those reasons include traffic, noise, smell, environmental problems, neighborhood compatibility, effect upon neighboring market value, and conformance between the zoning ordinance and the comprehensive plan. In this case, it would be proper to deny an R-3 rezoning if the plan is left as LBD. However, if the plan is left as LBD, then the zoning must be changed to conform to that plan.

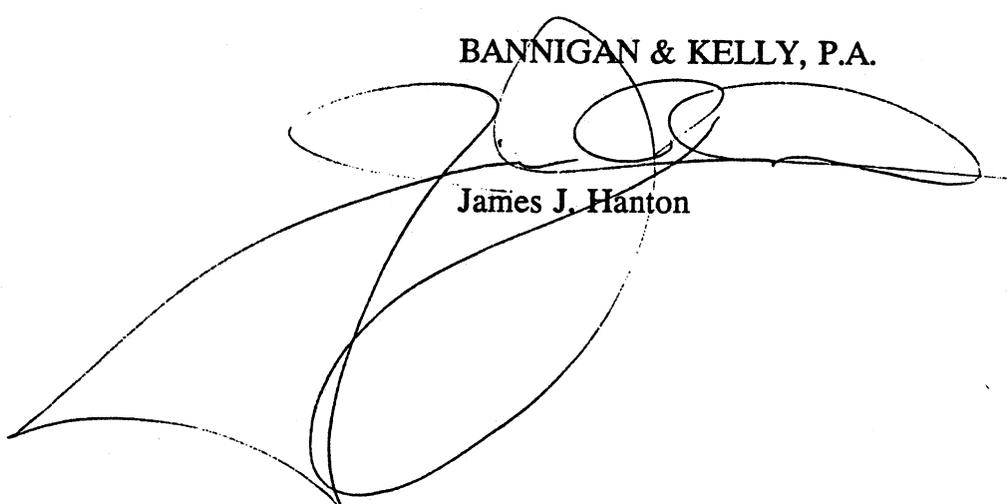
It is extremely important to recognize that market economics should not be considered a legally reasonable factor. Please find attached a copy of a 1973 decision entitled Metro 500, Inc. vs. City of Brooklyn Park. This is the key case in Minnesota restricting the ability of cities to interfere with market conditions. However, the City does have some ability to act to prevent or eliminate economic blight. Attached is another decision from 1988 entitled Parranto Brothers, Inc. vs. City of New Brighton. In order to sustain a reason related to economic blight, there needs to be strong, verifiable facts of economic blight.

As a final note, it should be made clear that the City Council must not differentiate between owner and renters. Although renters are not by themselves considered to be a "protected class", many protected categories tend to fall within the renter group. For example, many women and people of color can be found within rental groups. The decision of the City Council in acting against rental groups could be constitutionally challenged if shown to have a disparate impact upon those protected groups. Furthermore, there is the possibility that such an action could be found to be a violation of the federal fair housing act.

Please advise this office if you have any further questions regarding this pending application.

Sincerely yours,

BANNIGAN & KELLY, P.A.



James J. Hanton

JJH:kmi

~~Commissioner Sigmundik moved to add Menard's to the agenda as item 7 A.~~

~~Commissioner Rossbach seconded Ayes- all~~

~~The motion passed.~~

V. PRESENTATIONS

~~Chair Axdahl presented resolutions of appreciation to Sherry Allenspach and Roger Anitzberger and thanked them for their time spent on the Planning Commission.~~

VI. PUBLIC HEARINGS

A. Comprehensive Plan Change and Rezoning: Maplewood Townhouses (11th Avenue and Ariel St.)

Secretary Olson read the public hearing notice and presented the staff report. Mr. Olson said that, even though the land use plan is a guide, a city would need justification to deny a use that is consistent with the plan. Ken Haider, Director of Public Works, explained how traffic flow and capacities are calculated. Garrett Carlson, representing Shelter Corporation, introduced Mike Jordan of Winsor/Faricy Architects, Inc., the architect for the project. Mr. Jordan stated that there would be 31 rental town houses (one unit would be completely handicap-accessible), an office and laundry, and a play area. He also stated that landscaping would be used to provide a buffer and discussed parking availability.

Chairperson Axdahl opened the public hearing for comments from the public. Louis Kamrath, 2499 Ariel Street, said he is opposed to the project because of noise, traffic and drainage conditions. Patricia Kamrath, 2499 Ariel Street, was concerned about the number of children that would live in the units, the length of the leases, and the separation planned between her house and the development. Jim Malsom, 2466 Ariel, asked how these town houses effect the value of surrounding homes and felt that some type of traffic control was needed on 11th Avenue. Carl Keller of Keller Properties, a property management company that manages the neighboring Crestwood Townhome Association, spoke of the traffic problems on 11th Avenue.

Bradley King, 2033 13th Avenue had questions about the traffic study done on Ariel Street, particularly as it related to 13th Avenue and East County Road C. William Smith, with Biko Associates, Inc. of 2501 Dupont Avenue North in Minneapolis, gave details of a traffic study they prepared for the project. Robert and Vicki Smoyer, 2599 Ariel Street, said they were against the town houses because of traffic and potential water problems. Kathy Stuempert, 2612 Ariel Street, wanted more area left

open for watershed. Dorrie Paycer, 2452 Crestwood Drive, spoke about the additional number of children that would be attending district schools. Since there were no further comments, the public hearing was closed.

The Commission discussed drainage in this area, especially the property to the north. Ken Haider, Director of Public Works, stated that a number of things could be done on site to make sure that drainage does not go off site to this property. Grading would be such that the new impervious areas, i.e. roofs, driveways, etc., would have to drain internally and then be collected in pipes and probably deposited in the ditch system north on Ariel or to the west in the existing 30-inch outlet. The only external drainage would probably be off an adjacent backslope that would be deterred by grass or turf.

Commissioner Kittridge moved the Planning Commission recommend:

1. Adoption of the resolution which changes the land use plan on the west side of Ariel Street, north of 11th Avenue. The change is from LBC (limited business commercial) to R-3H (high-density multiple dwellings). This change is based on the following reasons:
 - a. It would be consistent with the Comprehensive Plan's goals and policies.
 - b. It would be consistent with the property planned for R-3H to the north.
 - c. The present LBC (limited business commercial) land use classification would generate significantly more traffic than town houses.

Commissioner Fischer seconded

Ayes—Axdahl, Fischer, Frost, Kittridge,
Kopesky, Pearson, Sandell, Sigmundik,
Thompson

Nays—Rossbach

The motion passed.

Commissioner Kittridge moved the Planning Commission recommend:

1. Adoption of the resolution which changes the zoning on the northwest corner of Ariel Street and 11th Avenue from F (farm residential) to R-3 (multiple dwellings). This change is based on the findings required by Code.

Commissioner Pearson seconded

Ayes—Axdahl, Fischer, Frost, Kittridge,
Kopesky, Pearson, Sandell, Sigmundik,

Thompson

Nays--Rossbach

The motion passed.

Secretary Olson stated that this item would be heard by the City Council on November 28, 1994. Public hearing notices will be sent.

B. ~~Maplewood Retail Addition~~

~~Ken Roberts, Associate Planner, presented the staff report. Mr. Roberts stated that when staff wrote the report they were waiting for additional traffic analysis. Ramsey County does not have all the traffic information at this time that they need from the developer. Recommendations in the staff report were based on the assumptions that the traffic studies would be all worked out and Ramsey County traffic concerns would be satisfied. Since this has not happened, staff would recommend the tabling of this request until those issues are answered. Mr. Roberts discussed the project because residents were present for the public hearing.~~

~~Marc Kruger of 11395 Fifth Avenue North in Plymouth, Minnesota, the developer, introduced Alan Kretman and John Dietrich, planners with RLK Associates, and Ron Krank of KKE Architects, to present the project. Commissioner Kittridge asked if the developer would comply with the traffic requirements of Ramsey County, when available. Mr. Kruger said they would like the Commission to consider all recommendations, and make approvals subject to satisfaction of County requirements for traffic. The Commission discussed traffic issues on White Bear Avenue.~~

~~Chairperson Axdahl opened the public hearing for comments from the public. Carl Keller, representing Crestwood Townhomes, asked the developer to explain the east side of the project. Mr. Keller had questions about the closing of Castle Avenue and the density of the multi-family units that will be built. Edmund Berggren (2456 White Bear Avenue), Jerry Crew (2462 White Bear Avenue), Darrel Berkowitz (2428 White Bear Avenue), Zelma Pitzl (2005 Castle Avenue), Todd Thomas (2031 9th Avenue E.), and other residents of the area spoke in favor of the project.~~

~~Commissioner Kittridge moved the Planning Commission recommend, contingent on an approved traffic agreement by the Ramsey County Engineer, the Maplewood City Engineer and the developer,:~~

- ~~A. Adoption of the resolution which changes the land use plan from LBC (limited business commercial), R-1 (single dwellings) and NC (neighborhood~~

MEMORANDUM

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager
FROM: Thomas Ekstrand, Associate Planner
SUBJECT: **Sign Size Variance**
PROJECT: **Maplewood II Movies Pylon Sign**
LOCATION: 1793 Beam Avenue
DATE: November 10, 1994

INTRODUCTION

Ben Lindberg is requesting a 34-square-foot sign size variance for United Artists Theaters. Mr. Lindberg is representing Leroy Signs, Inc. He is proposing this sign expansion for the Maplewood II movie theater at 1793 Beam Avenue. (See the location and property line maps on pages 5 and 6.) Mr. Lindberg is proposing to add one-foot, ten-inches of sign height to the existing pylon sign. The proposed addition would increase the sign's area from 286 square feet to 334 square feet. This is an addition of 48 square feet. The City Code allows a maximum of 300 square feet. (See the proposed sign drawing on page 7.)

BACKGROUND

On September 23, 1980, the Community Design Review Board (CDRB) approved the design plans for this theater. Condition 13 required compliance with the sign ordinance.

DISCUSSION

There is no justification for this variance. State law requires that, to grant a variance, the City Council must find that strict enforcement would cause United Artists "undue hardship because of circumstances unique to the property." There are no such circumstances here. The applicant simply wants more sign area than the Code allows. The applicant has stated in his letter that "the reason for this size increase is to display a larger letter size to identify this facility to the automobile traffic on Beam Avenue." (See the applicant's letter on page 9.)

It is true that the "United Artists - Maplewood II" sign copy cannot be read as easily as one gets further away from the sign. However, this is true of all signs. The applicant could enlarge the sign height by six inches to get the maximum area allowed and expand the sign copy within this panel or he could redesign the panel to use all of the blank space. These options would not need a variance. The applicant has large easily-read wall-mounted signs on the theater. These clearly identify the theater as a United Artists theater from distances where the copy on the pylon sign is hard to read. In 1993, United Artists put up their sign for the Maplewood I movie theater. This sign advertises six screens and is only 173 square feet. (See the drawing on page 8.)

RECOMMENDATION

Deny the request for a 34-square-foot sign size variance for the Maplewood II United Artists theater at 1793 Beam Avenue, on the basis that:

1. Strict enforcement of the ordinance would not cause undue hardship because of circumstances unique to the property under consideration. The applicant's sign copy dilemma is due to the sign's design and not due to unique circumstances with the property.
2. The United Artists sign for Maplewood I movie theater advertises six screens and is only 173 square feet.
3. The applicant could enlarge the sign copy and stay within the size limits required by the Code.

REFERENCE INFORMATION

SITE DESCRIPTION

Site size: 4.41 acres

Existing land use: Maplewood II Movie Theater

SURROUNDING LAND USES

North: Maplewood Mall

South: Beam Avenue and Chili's Restaurant

West: Southlawn Drive and the Olive Garden Restaurant

East: Maplewood Mall parking lot

PLANNING

Land Use Plan designation: BC (business and commercial)

Zoning: BC (business commercial)

Ordinance requirements

Section 36-351(2) allows the maximum area of a freestanding sign of 300 square feet if the lot size exceeds one acre.

Findings for Variance Approval

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

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

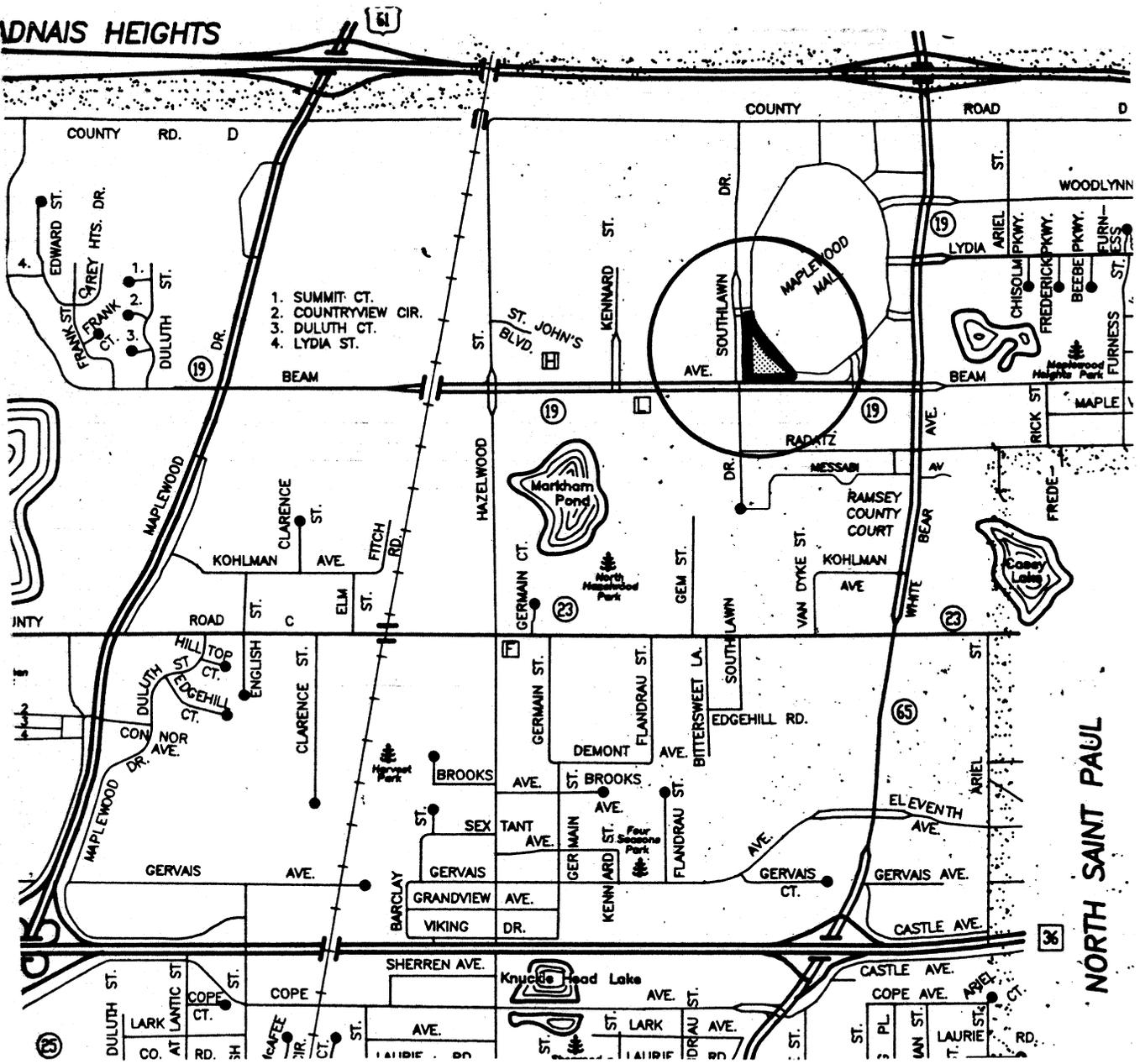
“Undue hardship”, as used in granting a variance, means the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls. The plight of the landowner is due to circumstances unique to his property, not created by the landowner, and the variance, if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

p:sec2n/movies. var

Attachments:

1. Location Map
2. Property Line/Zoning Map
3. Sign Sketch—Maplewood II Theater
4. Sign Sketch—Maplewood I Theater
5. Applicant's letter dated September 21, 1994

INDNAIS HEIGHTS



LOCATION MAP



MAPLEWOOD

35.29
1,537.2
5

MAPLEWOOD MALL

BC

LOT-7 BLK-

(9)
McDONALDS
TOTAL = 0.85 ac.

(1.79 ac)

LOT-8 BLK-
OLIVE GARDEN

BC

UNITED ARTISTS THEATRE

PYLON SIGN

AVE.

BEAM

M

CHILIS

MEDICAL CLINIC

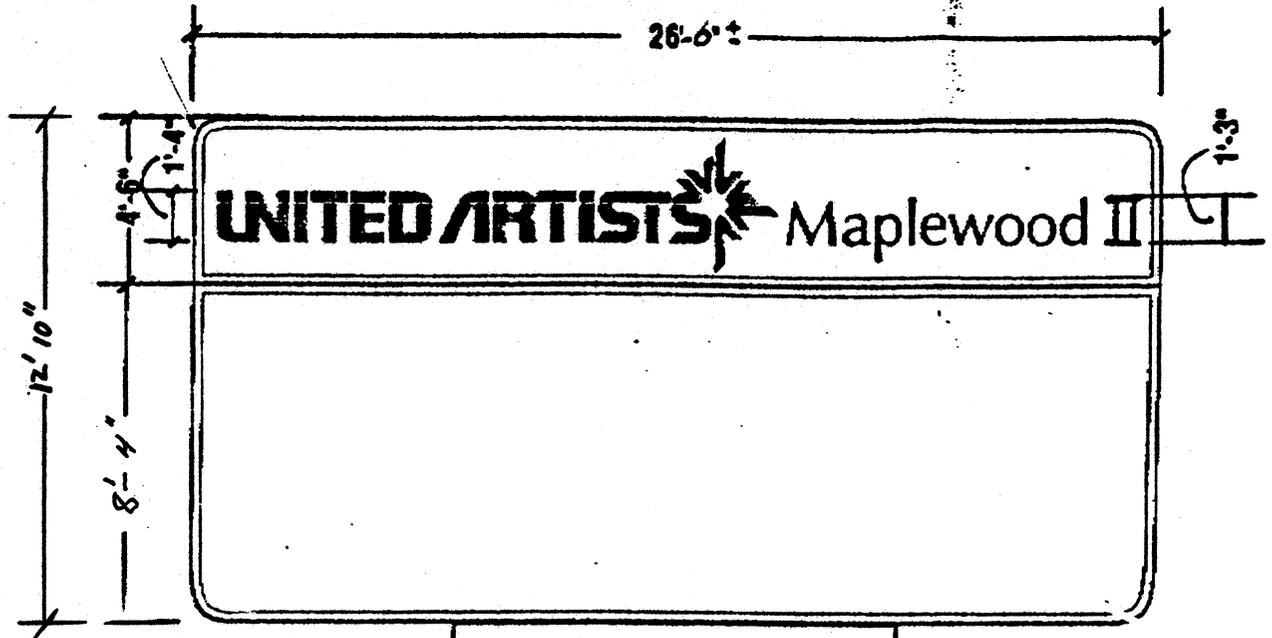
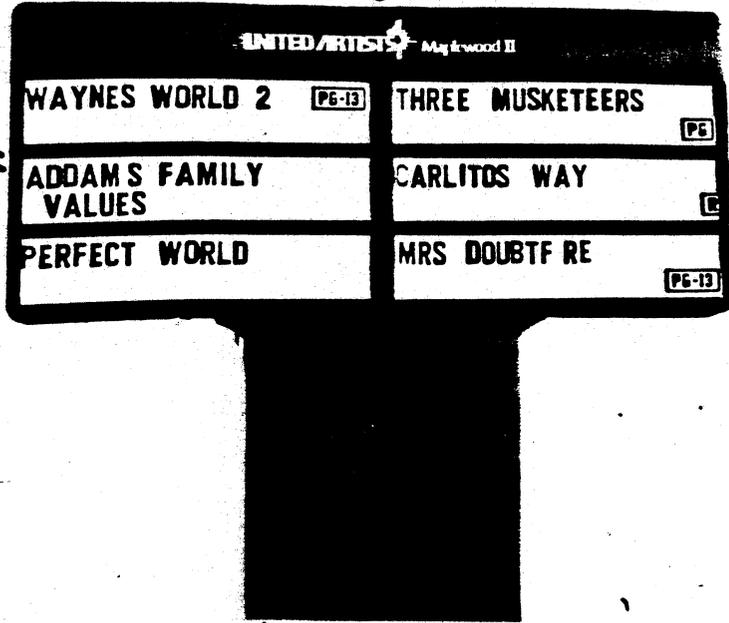
BC

M

PROPERTY LINE / ZONING MAP

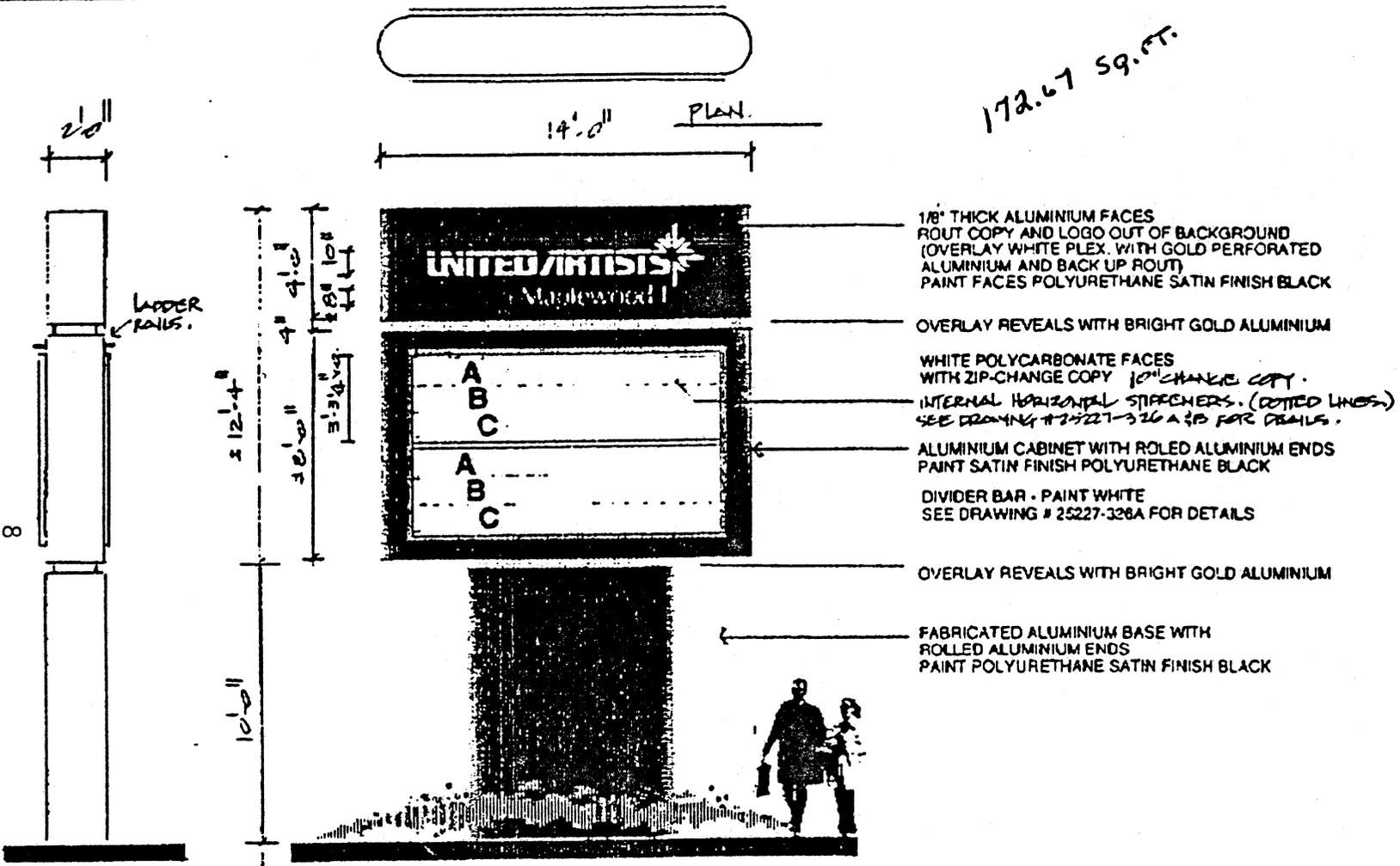


26'



PROPOSED SIGN - WITH 1 FOOT, 10 INCHES OF ADDITIONAL HEIGHT

PROPOSED SIGN



DOUBLE FACE DISPLAY T-12 ILLUMINATION

MAPLEWOOD I THEATER

CLIENT:
UNITED ARTISTS -
MAPLEWOOD I

ADDRESS:
3091 WHITE OAK
MAPLEWOOD, MN.

DATE:
6-30-93

SCALE:
1/4" = 1'-0"

DRAWN BY:
PH.

SALESPERSON:
Tavel

ATTACHMENT 4

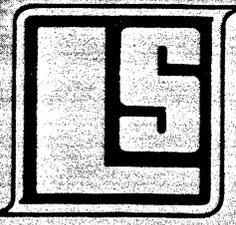


Gordon
Sign Company
2930 West 9th Avenue
Denver, Colorado
(303) 629-6821

DRAWING NUMBER
25227-352

Design is the exclusive property of Gordon Sign Company and cannot be reproduced either in whole or in part without their written consent

Creators and Designers — Wholesale — Neon Tubing — Neon Signs — Theatre Canopies — Porcelain Fronts — Plastic Fronts
Manufactured Complete under one roof



LEROY SIGNS INC.
Quality has no substitute.

ATTACHMENT 5
6325 "Welcome" Ave. North
Minneapolis, Minnesota 55429
612-535-0080
FAX: 612-533-2593

September 21, 1994

City of Maplewood
1830 E. County Road "B"
Maplewood, MN 55109
Attn: Geoff Olson,
Dir. of Community Development

United Artists
RE: Maplewood II
1793 Beam Avenue
Maplewood, MN

Dear Mr. Olson:

Please accept this letter as a request by Gordon Sign Co. and Leroy Signs, Inc. for a variance to increase the size of the Maplewood II Theatre pylon sign.

We propose to increase the size of the top cabinet from 2'8" x 26'0" to 4'6" x 26'0"; thereby increasing the size of the pylon sign from 286 square feet to 334 square feet. The sign code allows a maximum of 300 square feet so, in effect, we are asking for an additional 34 square feet.

The reason for this increase in size is to display a larger letter size to identify this facility to the automobile traffic on Beam Avenue. The existing top sign cabinet does not have enough height to accomplish this.

The photo survey I have included will show that the "United Artists" letters cannot be read from 300', 200' or even 100'. In fact, you would be almost passing the sign before you are able to identify the name of this Theatre.

We believe this slight increase in size would not alter the essential character of the area and because we will maintain the same copy, lighting and configuration, it should be in keeping with the spirit and intent of the ordinance.

Respectfully,

Ben Lindberg
Ben Lindberg

cc: Steve Youle

**MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD
1830 EAST COUNTY ROAD B, MAPLEWOOD, MINNESOTA
NOVEMBER 22, 1994**

I. CALL TO ORDER

Chairperson Erickson called the meeting to order at 7 p.m.

II. ROLL CALL

Marvin Erickson	Present
Bruce Thompson	Present
Marie Robinson	Absent
Roger Anitzberger	Present
Ananth Vidyashankar	Present

III. APPROVAL OF MINUTES

There were no minutes.

IV. APPROVAL OF AGENDA

Boardmember Thompson moved approval of the agenda as submitted.

Boardmember Anitzberger seconded. Ayes—all

V. UNFINISHED BUSINESS

There was no unfinished business.

VI. DESIGN REVIEW

A. Sign Size Variance—Maplewood II Movies, 1793 Beam Avenue

Steve Eull of Gordon Sign Company (Denver), the national sign contractor for United Artists, said United Artists has an ongoing, nationwide program of building and renovating theaters. This includes updating the signs with a new starburst logo which requires taller letters (a 3:1 ratio) and, therefore, a bigger top on the sign. Mr. Eull also said the letters on the building are not very visible and create a hardship in identifying the theater. Tim Hinsen, the district manager for United Artists, commented on the various changes in movie theaters and how the new sign complemented the local upgrading. Some Board members felt particular movies attracted consumers, not the theater name.

Boardmember Thompson moved the Community Design Review Board recommend denial of the request for a 34-square-foot sign variance for the Maplewood II United Artists theater at 1793 Beam Avenue, on the basis that:

1. Strict enforcement of the ordinance would not cause undue hardship because of circumstances unique to the property under consideration. The applicant's sign copy dilemma is due to the sign's design and not due to unique circumstances with the property.
2. The United Artists sign for Maplewood I movie theater advertises six screens and is only 173 square feet.
3. The applicant could enlarge the sign copy and stay within the size limits required by the Code.

Boardmember Anitzberger seconded.

Ayes—all

~~B. Building Addition—Edgerton Elementary School, 1929 Edgerton Street~~

~~Diana Bellgowan and Dick Daniels, of RSP Architects, explained the reasons for the revision in the plans and described the changes. Mr. Daniels said the school district was receiving funds from the City of Maplewood and would use the gym in partnership with the school. Ms. Bellgowan also said they would be using a clay-like, 8- by 16-inch structural brick that would closely match the existing brick and all of the windows in the building will also be replaced. There would be one piece of roof-top equipment over the cafeteria area.~~

~~Commissioner Thompson moved the Community Design Review Board recommend:~~

- ~~D. Approval of the plans stamped August 29, 1994 for the Edgerton Elementary School expansion. The following conditions apply:~~
- ~~1. This approval supersedes the previous plan approval of March 28, 1994.~~
 - ~~2. Repeat this review in two years if the City has not issued a building permit for this project.~~
 - ~~3. Submit the following for staff approval before the City issues a building permit:~~
 - ~~a. A revised site plan showing the following:~~
 - ~~(1) Striping for ninety-degree parking east of the bus striping.~~

AGENDA REPORT

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager
FROM: Assistant City Manager *Gretchen Maglich*
RE: PURCHASE OF OPEN SPACE - SITE #153A (PRIORY)
DATE: December 12, 1994

INTRODUCTION

At the October 24 meeting, the City Council referred the purchase of Open Space Site #153A to the Parks & Recreation Commission and the Planning Commission for review. The proposed acquisition is back before the City Council for consideration.

BACKGROUND

Last November, the citizens of Maplewood approved the \$5 million bond referendum for the acquisition of open space. This is the fourth property to come before the City Council for consideration.

The property, Site #153A, is located south of Larpenteur Avenue and west of Century Avenue. A location map is part of Community Development's memorandum. The total purchase price of the 39 ares is \$1,200,000.

The negotiations for this property were handled by the Trust For Public Land. Ms. Peg Kohring, representing TPL, feels that the site contains excellent examples of wetlands, oak stands, and prairie. TPL coordinated a Phase I environmental study of the site. That study stated that there is a high probability that the bedrock layer and groundwater associated with it could have been contaminated by a 3M dump. Materials from that dump have probably migrated to the Priory site. This situation only impacts the site if a well were drilled to the bedrock layer and used for drinking water. The State is aware of the problem, and one of the monitoring wells is located on Century Avenue in the right-of-way. There are no other indications of recognized environmental conditions in connection with the Site.

There is a well on the property which will be sealed by the Priory. In addition, all debris will be removed from the site before a possible closing.

Commissions Review

The Planning Commission conducted a public hearing on December 5 to consider whether the proposed acquisition follows the Comprehensive Plan. The land use plan changes would be from R-3(M) (multiple dwellings - medium density), R-1 (single dwellings), OS (open space) and M-1 (light manufacturing) to OS and R-1. The Planning Commission voted unanimously that if the City purchased the site, the land use plan should be changed to reflect the open space designation. Geoff Olson's staff report is a separate part of this agenda item.

The Parks & Recreation Commission reviewed the acquisition on September 19. A copy of their report is attached. The consensus of the Parks Commission was that the site has several advantages as open space including size, location and relationship to Jim's Prairie.

Progress Report On Other Open Space Sites

<u>Site Number</u>	<u>Location</u>	<u>Acres</u>	<u>Price</u>
#142	English/Frost	24	\$827,000
Status: City closed on the property on December 1.			
#140	Trail Heads near #142	1.6	\$80,000
Status: City Council requested that Park money be used for purchase.			
#103C	County Road D/Woodlynn	23	\$655,000
Status: Under consideration.			
#153A	Priory, Century/Larpenteur	39	\$1,200,000
Status: Under consideration.			
TOTAL		88	\$2,762,000

Possible purchases currently being negotiated.

#173	South end, Bonsell	38.5
Status: Offer has been made by City.		
#108	Pearson, Hazelwd/Beam	7.5
Status: Owner is ordering his own appraisal.		
#151	County Rd. B/Rice	17-29
Status: Joint project with I.S.D. 624 and 623 being considered.		
#116	Spoon Lake, Mapleleaf Dev.	?32
Status: Negotiations with owners continue.		
#161B	South of Linwood, Kayser	?30
Status: Currently being appraised.		

An estimate of the total purchase price for these five properties is \$1.7 million to \$2.9 million. Expenses for the acquisition program are estimated at \$300,000 which includes studies, appraisals, legal fees, and taxes. This leaves approximately \$4.7 million for land costs.

RECOMMENDATION

It is recommended that the City Council consider the purchase of Open Space Site #153A and if they decide to acquire it : 1) direct staff to take the appropriate actions to close; and 2) adopt the attached resolution. This resolution changes the land use plan for Site #153A to OS (open space) and R-1 (single dwellings) and drops Hoyt Avenue between Sterling Street and Century Avenue as a collector street upon closing.

LAND USE PLAN CHANGE RESOLUTION

WHEREAS, the Director of Community Development is proposing a change to the City's land use plan. The change is from R-3(M) (multiple dwellings-medium density), OS (open space) and M-1 (light manufacturing) to OS (open space) and R-1 (single dwellings) and to drop Hoyt Avenue between Sterling Street and Century Avenue as a collector street.

WHEREAS, this change applies to the area south of Larpenteur Avenue and west of Century Avenue.

WHEREAS, the history of this change is as follows:

1. On December 5, 1994, 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 plan amendment.
2. On _____, the City Council discussed this land use plan change. They considered reports and recommendations from the Planning Commission and City staff.

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

1. The City plans to buy this site for open space.
2. The City's Open Space Committee ranked this site first out of the 67 sites they studied.
3. This site would expand the open space corridor that the City has planned in this area.
4. The purchase would preserve a variety of natural features on this site, including upland grass and a wetland.
5. Neither the City or property owner to the south plan to build Hoyt Avenue as a collector street.

The City shall not make these changes until the City closes on the property.

The Maplewood City Council adopted this resolution on _____, 1994.

MEMORANDUM

To: Gretchen Maglich, Assistant City Manager
From: Bruce K. Anderson, Director of Parks & Recreation
Subj: Open Space Site 153A
Date: December 7, 1994
For December 19, 1994, City Council Meeting

Introduction

The Park and Recreation Commission reviewed the possible acquisition of Open Space Site 153A at their regular scheduled meeting on September 19, 1994. The Park Commission has reviewed each of the Open Space parcels from a Parks and Recreation perspective and have not specifically made a motion regarding prioritization of the sites and specific acquisition recommendations, but rather it has been their intent to provide issues for City Council consideration.

Background

Open Space Site 153A is more commonly referred to as the Priory property totaling 39 acres. The Park and Recreation Commission raised the following issues regarding the possible acquisition of this property:

1. The site would provide an excellent connecting link to Jim's Prairie, which is a 3 acre site of undisturbed natural prairie land. Jim's Prairie currently has poor access and does not have any type of relationship to existing Park and/or Open Space.
2. The Priory property could serve as a good piece of property for Outreach Programs for the Maplewood Nature Center.
3. The site has excellent accessibility with access off of both Century and Larpenteur Avenues.
4. Site 153A is currently a Study Area for Park and Open Space Systems within the Maplewood Comprehensive Plan.
5. The site has outstanding vegetation and topographic relief.

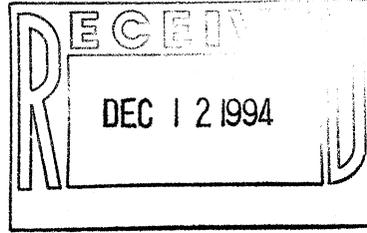
The Park and Recreation Commission felt that the strongest advantage to the possible acquisition of this site would be its relationship to Jim's Prairie and use by the Maplewood Nature Center for Outreach Programs.

Recommendation

The Park and Recreation Commission general consensus was that the Priory property, due its size, location and relationship to Jim's Prairie, had advantages as an Open Space site. Staff would concur with the recommendations as outlined by the Park and Recreation Commission.

Maplewood Open Space Committee

December 12, 1994



Maplewood City Council
Maplewood City Hall
1830 E. County Rd. B
Maplewood, MN 55109

Dear Council Members:

The council will decide tonight whether to purchase two parcels of land for the open space program: number 153A (the Priory property), and number 103C (Co. Rd. D and Woodlyn).

The Maplewood Open Space Committee encourages you to purchase number 153A (the Priory property).

Because of conflicts of interest, we are not making a recommendation on number 103C (Co. Rd. D and Woodlyn).

Thank you for taking the time to read this letter.

Sincerely,

A handwritten signature in cursive script that reads "Dominic Ramacier".

Dominic Ramacier, Chairman
865 Lakewood Dr. S.
Maplewood, MN 55119
(w) 296-3722, (h) 735-3436

J-1

MEMORANDUM

TO: City Manager
FROM: Ken Roberts, Associate Planner
SUBJECT: **Land Use Plan Change—Open Space Site #153A**
LOCATION: Southwest Corner of Larpenteur and Century Avenues (Priory Property)
DATE: November 30, 1994

INTRODUCTION

The City Council directed the Planning Commission and Parks and Recreation Commission to review the purchase of a property for open space. Maplewood's Open Space Committee has numbered this site 153A. It comprises 39 acres that are south of Larpenteur Avenue and west of Century Avenue. (See the maps on pages 3 and 4.) The City staff has negotiated a price of \$1,200,000.

State law requires that the Planning Commission advise the Council whether proposed public acquisitions follow the Comprehensive Plan. The City has not shown all this site on the land use plan for open space, so we have scheduled a public hearing to consider changing the land use plan. The changes would be from R-3(M) (multiple dwellings—medium density), R-1 (single dwellings), OS (open space) and M-1 (light manufacturing) to OS and R-1. (See the maps on pages 7 and 8.)

The staff is recommending that the City drop Hoyt Avenue between Sterling Street and Century Avenue as a collector street on the land use plan. Neither the City nor the property owner to the south plan to build Hoyt Avenue as a collector street.

BACKGROUND

On November 2, 1993, the voters approved the open space referendum. The voters authorized the City to sell up to \$5 million in general obligation bonds to purchase land for open space.

The Open Space Committee recommended that the City Council consider buying open space from a list of nineteen sites. The list included the fourteen top-rated sites in Maplewood and five additional sites that the Committee has rated top in their respective neighborhoods, but not City-wide. Since then, the City has narrowed the list to nine properties. (See the list on page 5 and the map on page 6.) These are the properties that the owners have expressed an interest in selling. The City Council has authorized the staff to negotiate the purchase of one of these sites—Site 142 (Frost Avenue and English Street). The City should close on this site by December 1, 1994.

On September 19, 1994, the Parks and Recreation Commission reviewed the purchase of Site 153A. They made the following observations:

- The site would be a connecting link to Jim's Prairie.
- The site would have advantages to the Nature Center for outreach programs.
- The site would have good accessibility.
- The Comprehensive Plan includes this site in a study area for a new neighborhood park.

RECOMMENDATION

Adopt the resolution on page 9. This resolution changes the land use plan for the area south of Larpenteur Avenue and west of Century Avenue. The changes are from R-3M (residential medium density), R-1 (single dwellings), OS (open space) and M-1 (light manufacturing) to OS (open space) and R-1 (single dwellings). This resolution also drops Hoyt Avenue as a collector street between Sterling Street and Century Avenue. The City should make these changes because:

1. The City plans to buy this site for open space.
2. The City's Open Space Committee ranked this site first out of the 67 sites they studied.
3. This site would expand the open space corridor that the City has planned in this area.
4. The purchase would preserve a variety of natural features on this site, including upland grass and a wetland.
5. Neither the City or property owner to the south plan to build Hoyt Avenue as a collector street.

The City shall not make these changes until the City closes on the property.

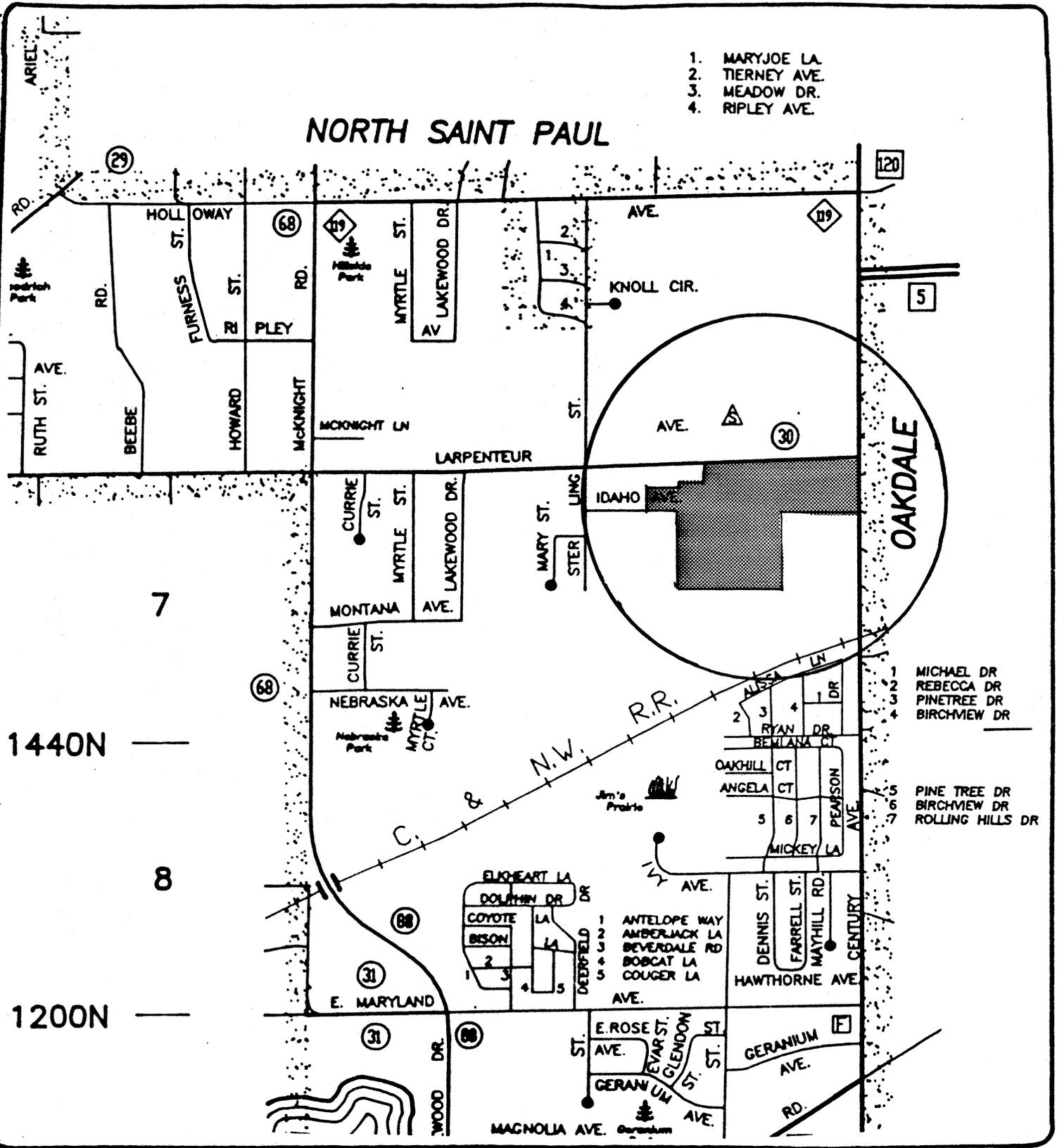
p:sec24-29/openlan3.gwo

Attachments:

1. Location Map-Site 153A
2. Property Line/Zoning Map-Site 153A
3. List of Top-Rated Sites
4. Map of Top-Rated Sites
5. Existing Land Use Map-Site 153A
6. Proposed Land Use Map-Site 153A
7. Land Use Plan Change Resolution

NORTH SAINT PAUL

1. MARYJOE LA.
2. TIERNEY AVE.
3. MEADOW DR.
4. RIPLEY AVE.



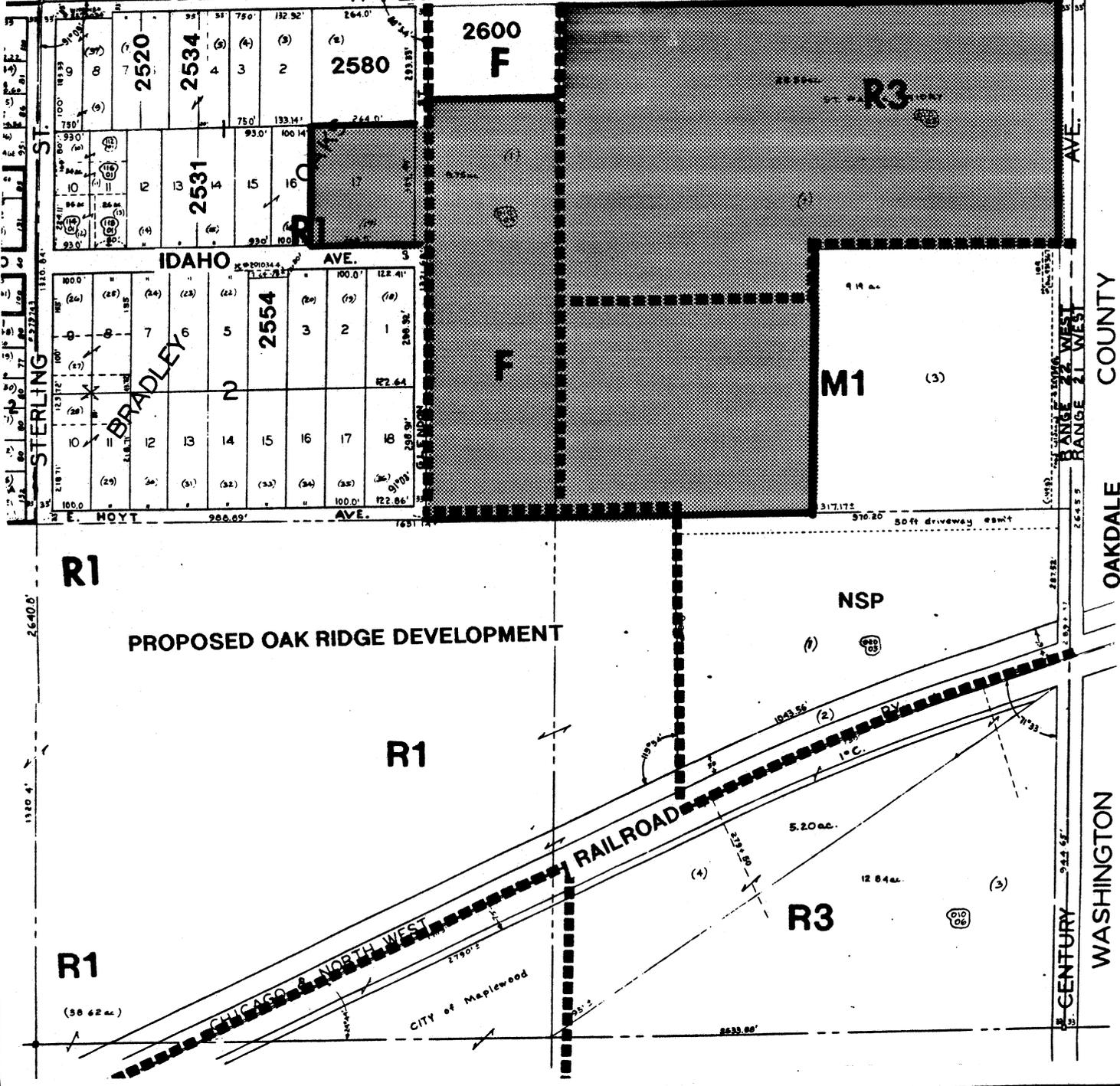
LOCATION MAP



HILL-MURRAY

PRIORY

"A" LARPENTEUR AVENUE AVE.

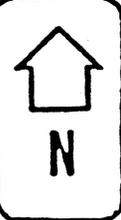


OAKDALE COUNTY

WASHINGTON

PROPERTY LINE / ZONING MAP

 OPEN SPACE SITE #153A

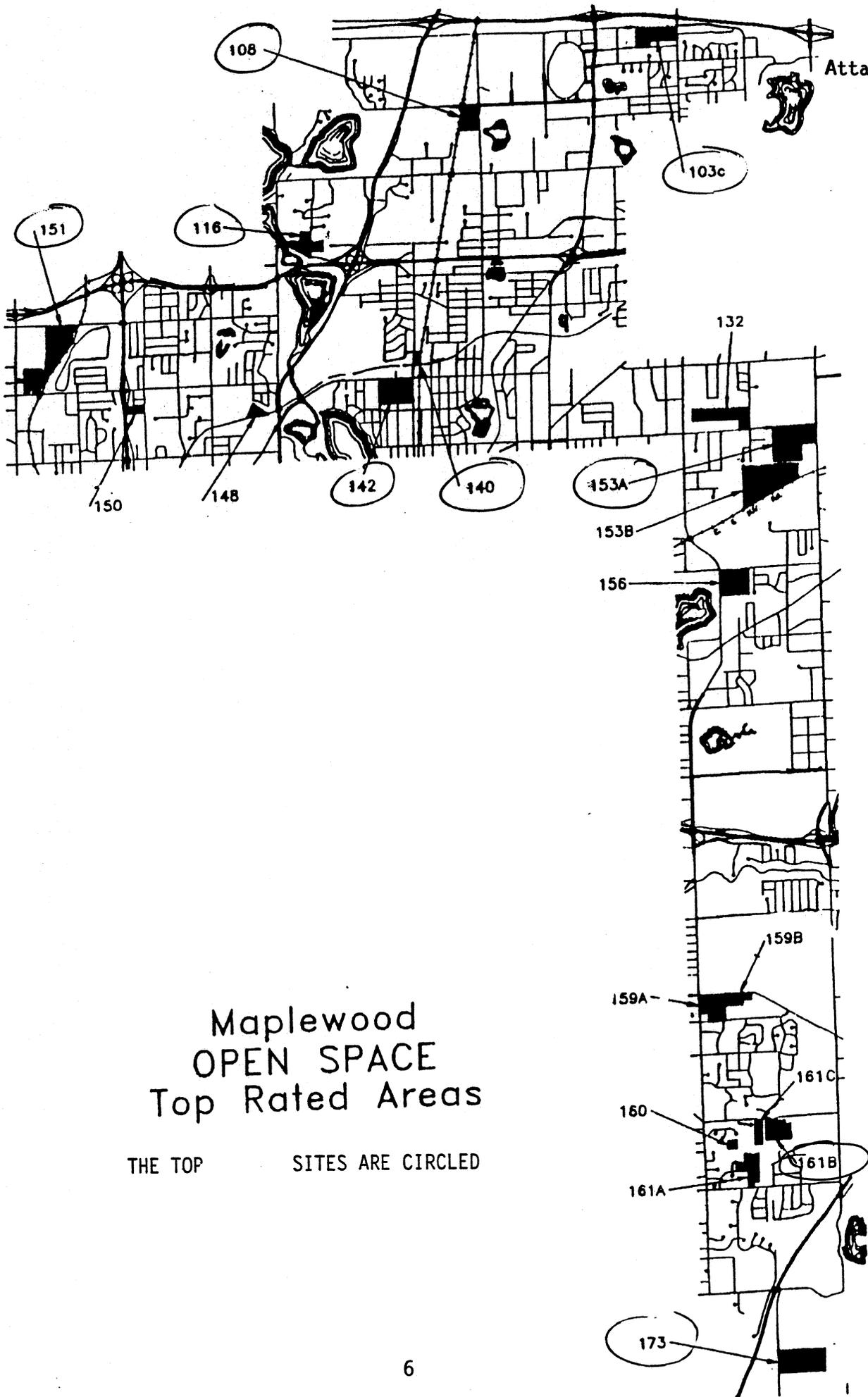


**TOP NINE OPEN SPACE SITES FROM THE OPEN SPACE COMMITTEE'S
RECOMMENDED OPEN SPACE LIST**

<u>City ID#</u>	<u>Open Space Ranking (67 Sites)</u>	<u>Property Location—Owner</u>	<u>Acres</u>	<u>Estimated Cost</u>
153A	1	Priory	39	\$1,200,000
151	6	East of Rice, South of B—Zittel & Oren	29	+
142	6	English and Frost	24	\$827,000
161B	6	South of Linwood Ave., East of Sterling St.- Kayser	30	*
108	9	Hazelwood and Beam—Pearson	8	+
116	13	Near Spoon Lake—Kuslich & Pillsbury	32	+
173	21	Sterling, south of Carver	40	+
140	38	Crossing of Trails, N. of Frost on English	2	\$80,000
103C	57	Between County Road D and Woodlynn	23	\$655,000

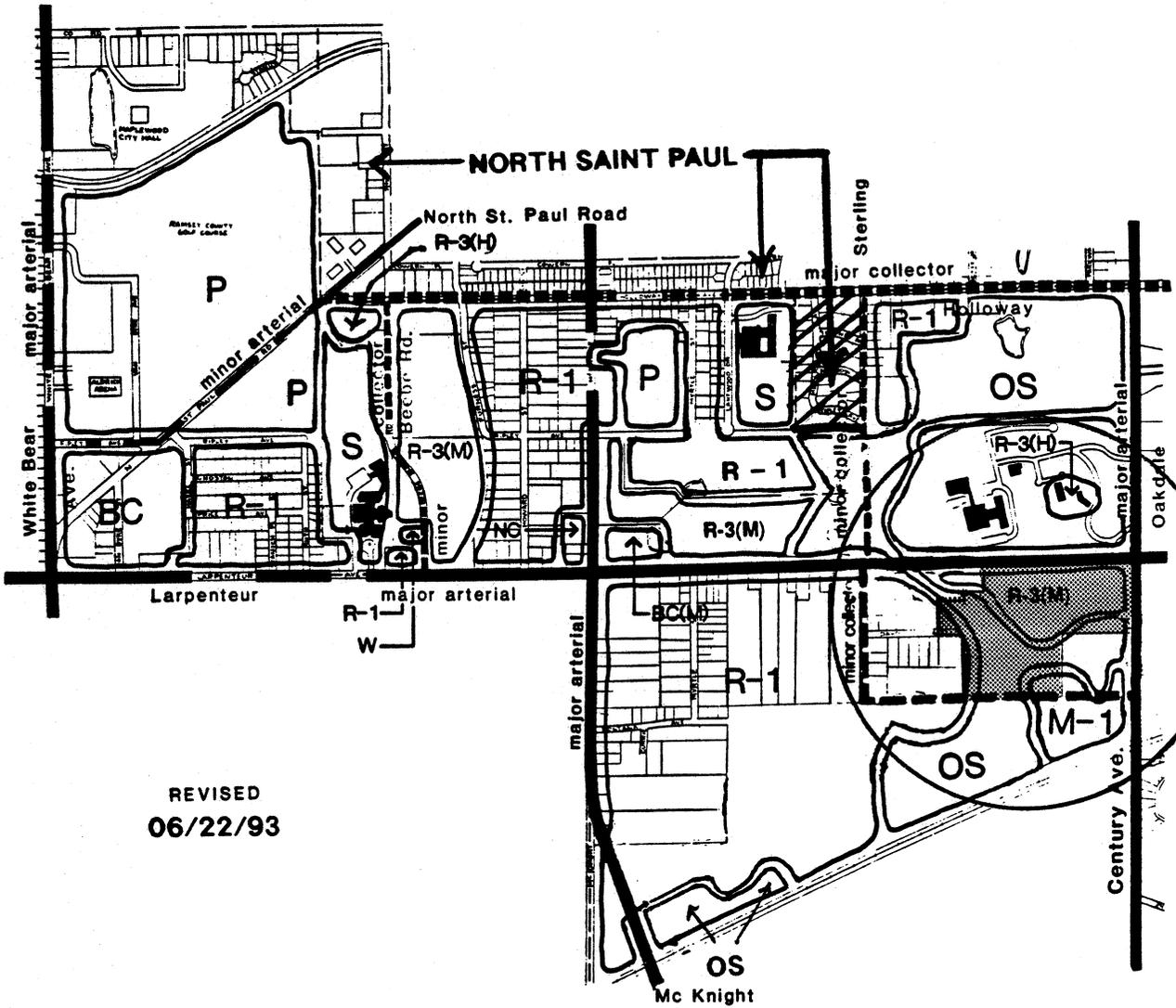
+ Total estimate to buy these four sites is \$1.7 million

* Appraisals being done, but may be difficult to acquire because of legal complications.



Maplewood OPEN SPACE Top Rated Areas

THE TOP SITES ARE CIRCLED

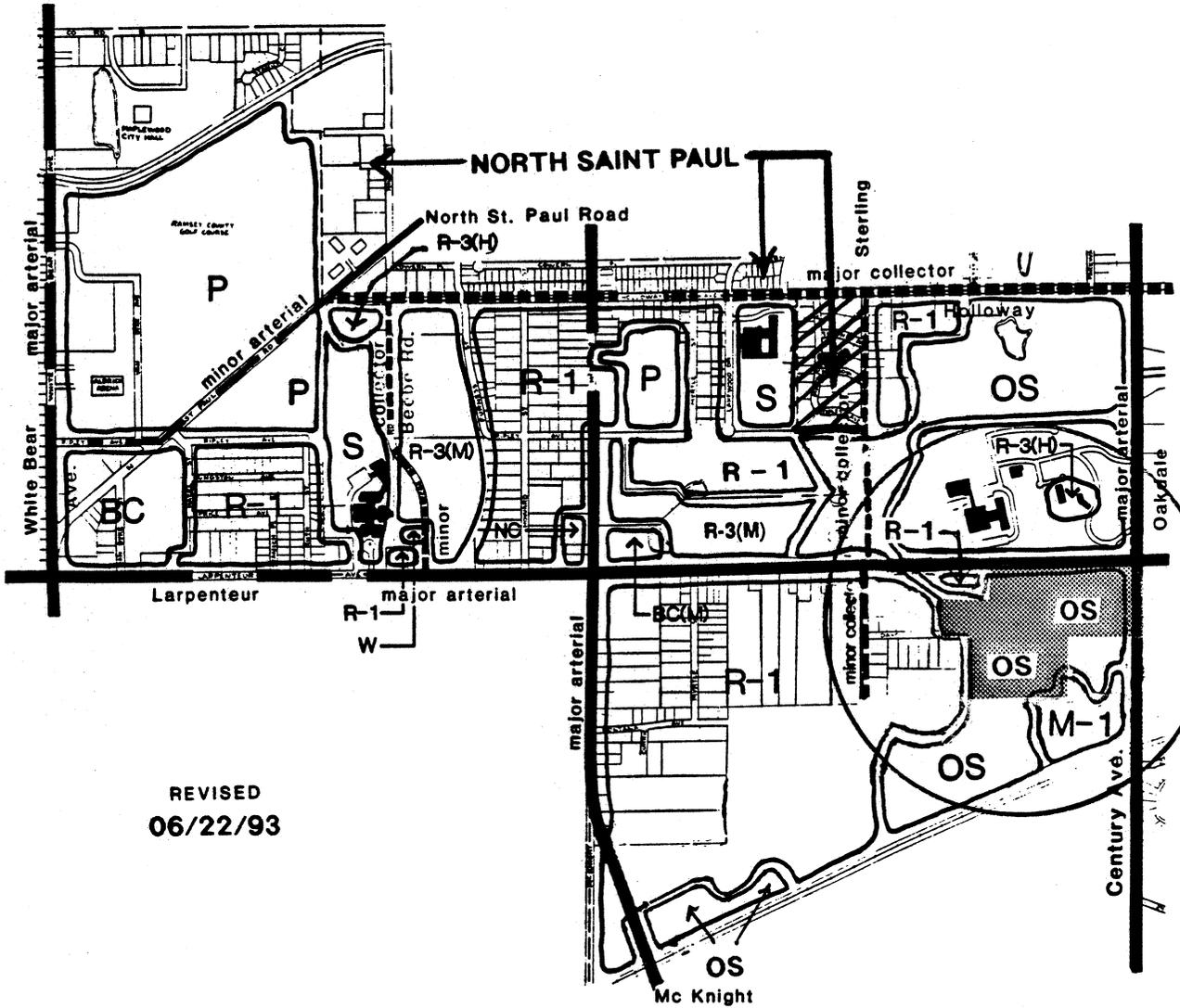


REVISED
06/22/93

HILLSIDE NEIGHBORHOOD LAND USE PLAN

PLANNING AREA NUMBER 8
(EXISTING)

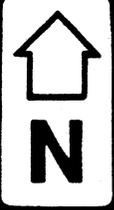




REVISED
06/22/93

HILLSIDE NEIGHBORHOOD LAND USE PLAN

PLANNING AREA NUMBER 8
(PROPOSED)



LAND USE PLAN CHANGE RESOLUTION

WHEREAS, the Director of Community Development is proposing a change to the City's land use plan. The change is from R-3(M) (multiple dwellings-medium density), OS (open space) and M-1 (light manufacturing) to OS (open space) and R-1 (single dwellings) and to drop Hoyt Avenue between Sterling Street and Century Avenue as a collector street.

WHEREAS, this change applies to the area south of Larpenteur Avenue and west of Century Avenue.

WHEREAS, the history of this change is as follows:

1. On December 5, 1994, 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 plan amendment.
2. On _____, the City Council discussed this land use plan change. They considered reports and recommendations from the Planning Commission and City staff.

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

1. The City plans to buy this site for open space.
2. The City's Open Space Committee ranked this site first out of the 67 sites they studied.
3. This site would expand the open space corridor that the City has planned in this area.
4. The purchase would preserve a variety of natural features on this site, including upland grass and a wetland.
5. Neither the City or property owner to the south plan to build Hoyt Avenue as a collector street.

The City shall not make these changes until the City closes on the property.

The Maplewood City Council adopted this resolution on _____, 1994.

V. PUBLIC HEARINGS

A. Land Use Plan Change—Open Space Site 153A (Larpenteur and Century Avenues)

Ken Roberts, Associate Planner, read the hearing notice, presented the staff report, and answered questions from the Commission. Char Brooker, 2172 Woodlynn Avenue, spoke for the Open Space Committee.

The public hearing was opened for comments. Peg Kohring, 1940 Wisconsin Avenue North in Golden Valley, showed pictures of the property and commented on its beauty. There were no further comments, so the public hearing was closed.

Commissioner Fischer moved the Planning Commission recommend adoption of the resolution which changes the land use plan for the area south of Larpenteur Avenue and west of Century Avenue. The changes are from R-3M (residential medium density), R-1 (single dwellings), OS (open space) and M-1 (light manufacturing) to OS (open space) and R-1 (single dwellings). This resolution also drops Hoyt Avenue as a collector street between Sterling Street and Century Avenue. The City should make these changes because:

1. The City plans to buy this site for open space.
2. The City's Open Space Committee ranked this site first out of the 67 sites they studied.
3. This site would expand the open space corridor that the City has planned.
4. The purchase would preserve a variety of natural features on this site, including upland grass and a wetland.
5. Neither the City or property owner to the south plan to build Hoyt Avenue as a collector street.

The City shall not make these changes until the City closes on the property.

Commissioner Martin seconded. Ayes—all

The motion passed.

~~The public hearing for Land Use Plan Change—Open Space Site 103C (County Road D) was scheduled for 7:20 so the Commission moved ahead to 8.a., Commission Presentations, November 28 Council Meeting. Commissioner Kittridge reported on this meeting.~~

MEMORANDUM

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: City Manager
FROM: Ken Roberts, Associate Planner
SUBJECT: **Final Plat**
PROJECT: Caves English Street Third Addition
LOCATION: McAfee Circle and County Road B
DATE: December 13, 1994

INTRODUCTION

Samuel Cave is requesting that the City Council approve Caves English Street Third Addition final plat. Mr. Cave represents Cave and Associates, Ltd. This final plat would create ten lots for houses and one outlot for a ponding area. The plat is south of County Road B across from McAfee Circle and east of English Street. (See the maps on pages 3 and 4 and the proposed final plat on page 5.)

BACKGROUND

On August 22, 1994, the City Council approved a drainage and utility easement vacation and a preliminary plat for ten lots for Caves English Street Third Addition. (See the preliminary plat on page 6 and the minutes starting on page 7.)

DISCUSSION

Cave and Associates have not yet started building this project. However, the developer and City staff want to satisfy the judge presiding over this case by getting final plat approval. The preliminary plat conditions require that the developer submit a letter of credit or a financial guarantee for the unfinished public improvements before approving a final plat. The developer has not yet done this. Mr. Cave wants to submit the financial guarantee to the City in the spring before starting construction. He has met all the other conditions that the Council required to approve the final plat.

RECOMMENDATION

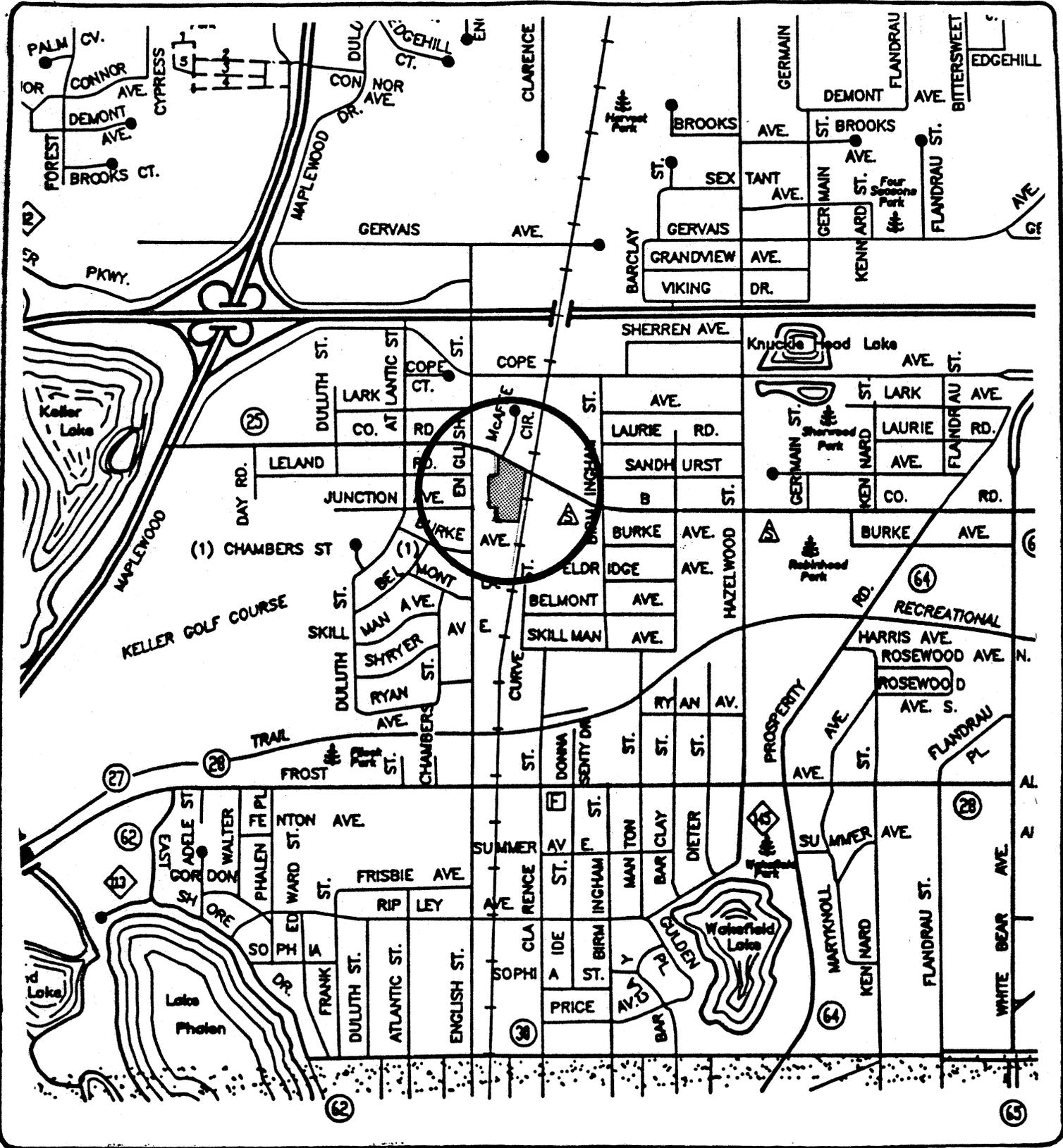
Approve Caves English Street Third Addition final plat. Approval is subject to the following conditions:

1. The County recording the deed restrictions, covenants and deeds required by the City. The wording of these documents shall be subject to staff approval.
2. The staff shall not release the plat for recording until the developer does the following:
 - a. Satisfies all the preliminary plat conditions, including the letter of credit or other financial guarantee for the public improvements.
 - b. Submits the final copies of the required deeds, deed restrictions and covenants to the staff for review before taking them to the County with the plat.

p:sec10-29/eng13fin.gwo

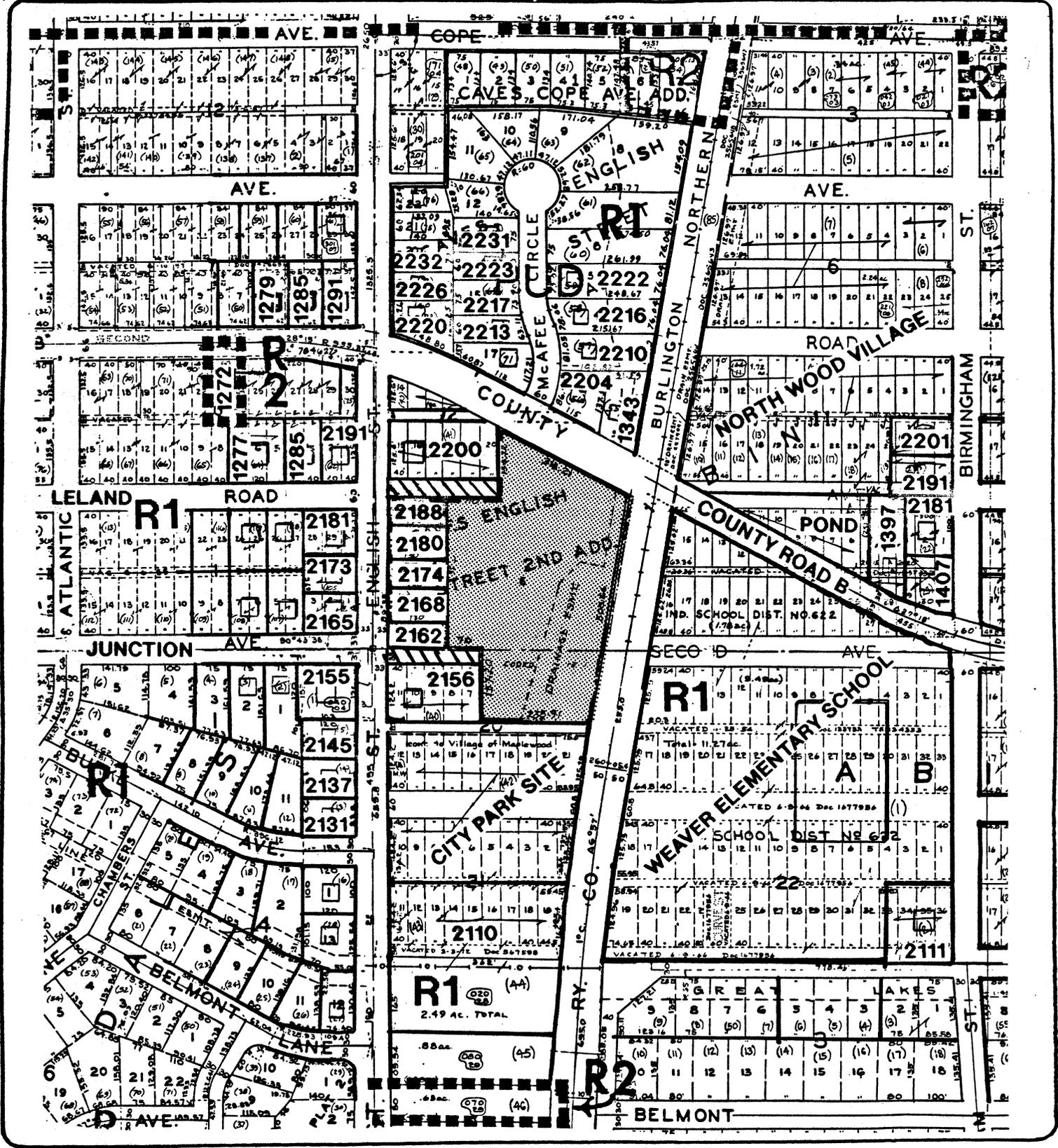
Attachments:

1. Location Map
2. Property Line/Zoning Map
3. Final Plat
4. Preliminary Plat
5. 8-22-94 Council minutes



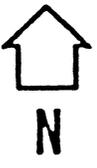
LOCATION MAP

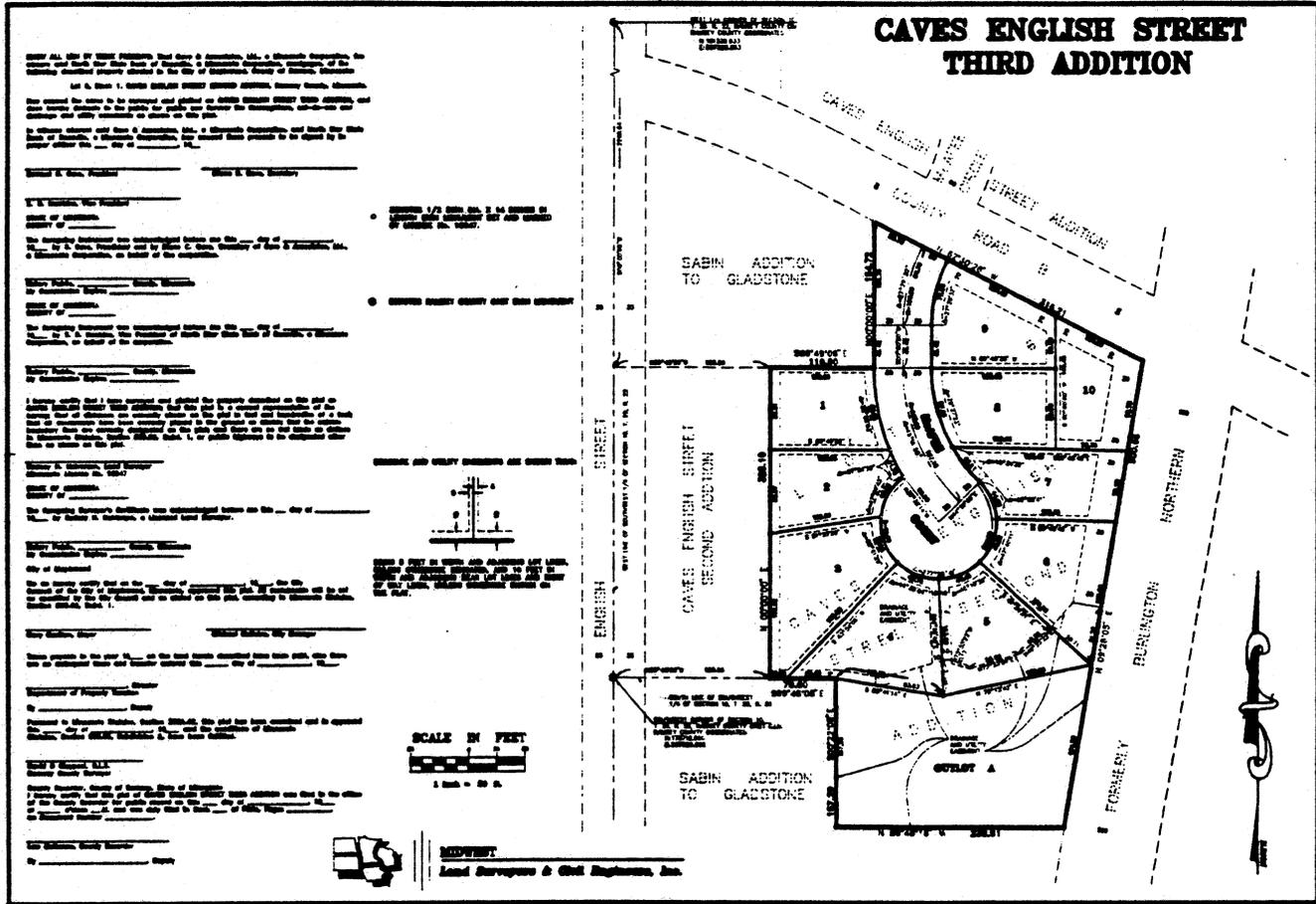




PROPERTY LINE / ZONING MAP

 SITE





PROPOSED FINAL PLAT



CAVES ENGLISH STREET THIRD ADDITION

PRELIMINARY PLAT

Attachment 4

Scale: 1" = 50'
 • Denotes Iron Monument
 Bearings are assumed
 OWNER / DEVELOPER
 CAVE B ASSOCIATES
 2489 RICE STREET
 ROSEVILLE, MINNE

PRELIMINARY PLAT

DESCRIPTION OF PROPERTY
 Lot & Block: Caves English Street Second Addition,
 Ramsey County, Minnesota

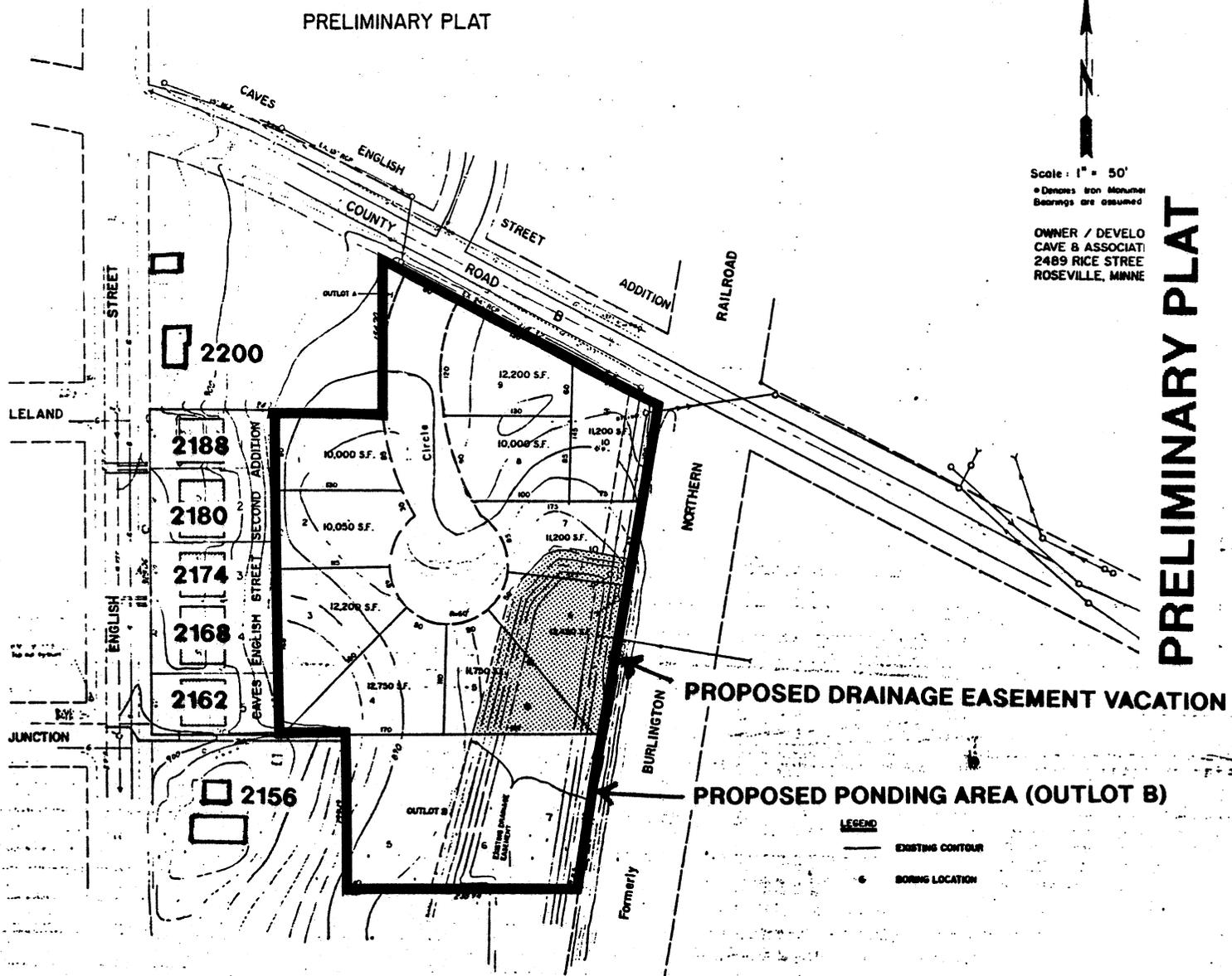
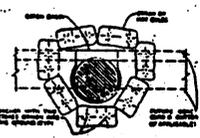
MINIMUM SETBACKS
 30 FEET FRONT YARD;
 5 FEET SIDE YARD; 10 FEET REAR & ROOF;
 20% OF LOT DEPTH FOR REAR YARD.

MINIMUM AREA OF LOTS = 10,000 SQUARE FEET

TOTAL NUMBER OF SINGLE FAMILY LOTS = 10
 AVERAGE LOT AREA = 10,490 SQ. FT.

TOTAL AREA = 4.2 ACRES
 AREA OF STREETS = .7 ACRES
 NET AREA = 3.5 ACRES
 OUTLOT AREA = .9 ACRES

INDEXED 01



LEGEND
 — EXISTING CONTOUR
 • BORING LOCATION

MIDWEST
 Land Surveyors & Civil Engineers, Inc.
 180 Cass Street
 Cass Park, MN 55005
 Ph. 612-766-0200 Fax 612-766-0205

I hereby certify that this plat complies with the provisions of Chapter 462B, Minnesota Statutes, and that the same have been duly recorded in the office of the County Recorder of Ramsey County, Minnesota, on this 11th day of August, 2002.

 Date: 8/11/02

G. PUBLIC HEARINGS - Continued**2. 7:10 P.M. (7:15 P.M.). Cave's English Street Third Addition**

- a. Acting Mayor Rossbach convened the meeting for a public hearing regarding a proposal to develop lots for ten homes South of County Road B and East of English Street.
- b. Manager McGuire presented the staff report.
- c. Director of Community Development Olson presented the specifics of the report.
- d. Commissioner Frost presented the Planning Commission report.
- e. Acting Mayor Rossbach opened the public hearing, calling for proponents or opponents. The following persons were heard:

Sam Cave, representing Cave and Associates, Ltd.
 Robert Hensley, of Doherty, Rumble, Butler, representing the applicant
 Jules Loipersbeck, 2156 English Street
 Bill Karel, 2180 English Street

- f. Acting Mayor Rossbach closed the public hearing.

Drainage Easement

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

94 - 08 - 93

DRAINAGE AND UTILITY EASEMENT VACATION

WHEREAS, Sam Cave, representing Cave and Associates, Ltd. applied for the vacation of the following described easement:

The drainage and utility easement on Lot 6, Block 1, of Cave's English Street Second Addition.

WHEREAS, the history of this vacation is as follows:

- 1) On August 1, 1994, the Planning Commission recommended that the City Council vacate this easement.
- 2) The City Council held a public hearing on August 22, 1994. The City staff published a notice in the Maplewood Review and sent a notice to the abutting property owners. The Council gave everyone at the hearing a chance to speak and present written statements. The Council also considered reports and recommendations from the City staff and Planning Commission.

WHEREAS, after the City approves this vacation, public interest in the property will go to the following abutting property:

Lot 6, Block 1 of Cave's English Street Second Addition.

8-22-94

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

- 1) It is in the public interest.
- 2) The vacation will allow a more efficient lot design.
- 3) The developer will dedicate a new drainage area.

This vacation is subject to the developer recording this Resolution with the final plat. The City shall not release this Resolution until the City approves the final plat.

Seconded by Councilmember Carlson

Ayes -all

Preliminary Plat

h. Councilmember Koppen moved to approve the Cave's English Street Third Addition preliminary plat (received by the City on June 27, 1994), with the developer required to complete the following conditions before approval of a final plat:

- 1) Sign an agreement with the City that guarantees that the developer or contractor will:
 - a) Complete all grading for overall site drainage and the pond, complete all public improvements and meet all City requirements.
 - b)* Place temporary orange safety fencing and signs at the grading limits.
 - c) Pay the City for the cost of traffic-control and street identification signs.
 - d) Widen County Road B by 4 feet to provide a walkway between McAfee Circle and the County trail property. The developer shall widen County Road B with the new street. The City and County Engineers must approve these plans. The City is requiring this walkway because:
 - (1) it will provide a safe place for the residents of the new plat to walk to the County trail and Gladstone Park.
 - (2) The walkway is to provide safer access to the trail.
 - (3) These requirements follow City policy as stated in the Comprehensive Plan.
 - e)* Provide all easements required by the City Engineer.
 - f) Remove the existing fence and gate from around the vacated part of the pond and install a fence and gate around the new pond in Outlot B. This fence shall match the existing fence in height and materials. The developer or contractor may salvage the fence and gate materials not used to fence the pond, subject to the City Engineer's approval.

8-22-94

- 2)* Have the City Engineer approve final construction and engineering plans. These plans shall include: grading, utility, drainage, fence, erosion control, tree, trail and street plans. the plans shall meet the following conditions:
 - a) The erosion control plan shall be consistent with the Ramsey Soil and Water Conservation District Erosion and Sediment Control handbook.
 - b) The grading plan shall include proposed building pad elevation and contour information for each home site.
 - c) The tree plan shall show:
 - (1) Where the developer will remove, save or replace large trees.
 - (2) The size and species of trees that the developer will plant as replacement trees.
 - (3) Enlarge the pond capacity to the maximum practical capacity by changing the side slopes to 3:1.
- 3) Show the following on the final plat:
 - a) A twenty-foot-wide utility easement between Lots 4 and 5 for the proposed storm sewer.
 - b) A drainage and utility easement on the east side of Lots 5, 6, 7 and 10, Block 1, subject to the City Engineer's approval. This easement shall be for the proposed storm sewer pipes.
 - c) A drainage and utility easement on the north side of Lots 9 and 10, subject to the City Engineer's approval. This easement shall be for the proposed sanitary sewer pipe.
 - d) Show drainage and utility easements along all property lines on the final plat. These easements shall be ten feet wide along the front and rear property lines and five feet wide along the side property lines.
- 4) Record covenants or deed restrictions with the final plat that do the following:
 - a) Require the builder of the house on Lot 10 to install a driveway turn-around when they build the driveway.
 - b) Prohibit the driveway on Lot 9 from going onto County Road B.
- 5) Change "Circle" on the plans to "McAfee Circle".
- 6) Deed Outlot B to the City.
- 7) If they will accept it, deed Outlot A to the property owners to the west. If they will not, include Outlot A in the McAfee Circle right-of-way.
- 8)* Obtain a permit from the Watershed Board.

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

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

MEMORANDUM

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: City Manager
FROM: Ken Roberts, Associate Planner
SUBJECT: **Tax-Exempt Financing**
PROJECT: **Carefree Cottages of Maplewood (Phase III)**
LOCATION: Gervais Avenue, West of White Bear Avenue
APPLICANT: Carefree Cottages of Maplewood (Gerald Mogren)
DATE: December 13, 1994

INTRODUCTION

The applicant is requesting Council approval for \$9 million in tax-exempt housing revenue bond financing. This request is for Phase III of the Carefree Cottages of Maplewood. The applicant is proposing to develop about 140 cottage-style senior housing units on about eighteen acres. The proposed site is on both sides of Gervais Avenue between the Carefree Cottages and Rainbow Foods. (See the maps on pages 6 and 7.) The developer has not submitted any plans.

In return for this financing, the developer would keep the rents affordable for low- and moderate-income seniors for at least fifteen years. The developer is proposing similar rents in this phase to the existing Carefree Cottages.

BACKGROUND

Tax-exempt financing reduces the interest rate for the developer's financing. This helps the developer get construction financing and improve the project's cash flow. There is no loss of City money. Nor does the City have any liability for the bonds. This is money that normally would have gone to the Federal treasury.

Maplewood has approved tax-exempt financing for four previous senior housing projects. These are Hazel Ridge, the Harmony School site (never built), the Village on Woodlynn senior project (formerly the Cottages of Maplewood) and the Carefree Cottages (Phases I and II).

DISCUSSION

Tax Exempt Financing

Maplewood has several filing requirements when applying for tax-exempt financing. The developer is asking the City to waive two of these requirements. They are the zoning-type approvals (land use plan change, conditional use permit (CUP) and Community Design Review

Board) and a market study about housing demand and income requirements. This is so they may apply to the State for tax-exempt financing in January, 1995. They want to be in this round of applications to try to get financing ready for spring 1995 construction. To make the State's January application date, the developer needs a resolution of preliminary approval from Maplewood by the end of December. (See the letter starting on page 8.) As such, the developer has not yet had time to develop the site and design plans and market study for the project.

RECOMMENDATIONS

- A. Waive two of the filing requirements for tax-exempt financing for Phase III of the Cottages of Maplewood. These requirements are the conditional use permit and Community Design Review Board applications and the market study about housing demand and income requirements. The developer shall supply these materials and the City shall approve these applications before the City approves final financing.
- B. Adopt the resolution on page 10. It approves tax-exempt mortgage revenue financing for \$9 million to construct Phase III of the Carefree Cottages of Maplewood. Approval is subject to the following conditions:
 1. The developer meeting the City's requirements for tax-exempt mortgage revenue financing and the following income and rent requirements:
 - a. At least 20% of the units shall have households with an adjusted gross income of 50% or less of the metropolitan median income or at least 40% of the units shall have households with an adjusted gross income of 60% of the median income.
 - b. At least 75% of the units shall have households that have an adjusted gross income of not more than 110 percent of the metropolitan median income.
 - c. At least 51% of the units shall be affordable to households that have adjusted gross incomes of no more than 80% of the metropolitan median income.
 2. The developer shall provide a market study to the City documenting there will be enough demand from seniors over 59 years old for these units over the life of the bonds. Maplewood must approve this study.
 3. The City Council must approve a comprehensive plan amendment, a conditional use permit for a planned unit development, any reduction in parking spaces and the final design plans.

REFERENCE

Past Actions on other Senior Housing Financing

- 1-14-85: The Council gave preliminary approval for \$5.8 million of tax-exempt financing for up to 100 units for the Hazel Ridge Seniors Residence at 2696 Hazelwood Avenue.
- 11-25-85: The Council gave preliminary approval for \$6.5 million of tax-exempt financing for the 116-unit Harmony School (Casey Lake) Seniors Residence (County Road C and White Bear Avenue). This was subject to construction beginning within one year. (The developer never built this project.)
- 1987-88: The Council approved \$2,448,100 of tax-exempt housing revenue bonds for the 60-unit Cottages of Maplewood (Village on Woodlynn) project. In addition, the Council approved \$275,000 of tax-increment financing (TIF).
- 1988: The City received a Federal grant (CDBG) of \$252,500 in 1988 for the Village on Woodlynn project. The developer used this money to buy the land for the project.
- 1991: The City Council approved tax-exempt and tax-increment financing for the Carefree Cottages of Maplewood (Phases I and II). In 1993, the Council asked the County to approve a low-interest loan for this project. The Council also revised the TIF to allow the developer to keep 100 percent of the TIF.

Comparison of Waiting Lists and Rents

The waiting lists and rents for the existing senior residences in the area are:

	Waiting <u>List</u>	Market Rate Units-Rent <u>(Includes Utilities)</u>
1. Archer Heights -	50+	\$379 (1 bedroom)
2. Concordia Arms -	100+	\$572 (1 bedroom)
3. Franklyn Park -	170+	\$600 (1 bedroom)
4. Village on - Woodlynn	30+	\$635 (1 bedroom) \$735 (2 bedroom)
5. Cottages of - North St. Paul	50+	\$460 (1 bedroom) \$560 (2 bedroom)

	<u>Waiting List</u>	<u>Market Rate Units-Rent (Includes Utilities)</u>
6. Carefree Cottages -	400	\$550 (1 bedroom) \$650 (2 bedroom)

The applicant is proposing the following 1995 rents for this phase of the Carefree Cottages:

\$435 plus \$40 for utilities = \$475 per month for a one-bedroom unit;

\$545 plus \$50 for utilities = \$595 per month for a two-bedroom unit; and

\$575 plus \$60 for utilities = \$635 per month for a three-bedroom unit.

Required Income and Rent Limitations

1. Federal law requires the City to enforce one of two income limitations for the life of the bond to qualify for tax-exempt housing revenue bond financing:
 - a. Households with adjusted gross incomes of 50 percent or less of the metropolitan median income must occupy at least 20 percent of the units, or;
 - b. Households with adjusted gross incomes of 60 percent or less of the metropolitan median income must occupy at least 40 percent of the units.

MAXIMUM ALLOWABLE ADJUSTED GROSS INCOME FOR 1994

<u>Percent of Median Income</u>	<u>One Adult</u>	<u>Two Adults</u>
50%	\$17,850	\$20,400
60%	\$21,420	\$24,480
100%	\$35,700	\$40,800

2. Ramsey County requires that 51 percent of the units must be affordable (not more than 30 percent of gross income) to households with adjusted gross incomes of 20 percent or less of the metropolitan median income.

For one-person households in 1994, the 80 percent annual income ceiling is \$28,560. For two-person households, the 80 percent annual income ceiling is \$32,640.

3. Maplewood's financing policies for tax-exempt financing requires that at least 75% of the units shall have households that have an adjusted gross income of not more than 110 percent of the metropolitan median income.

Competitiveness with Existing Senior Residences

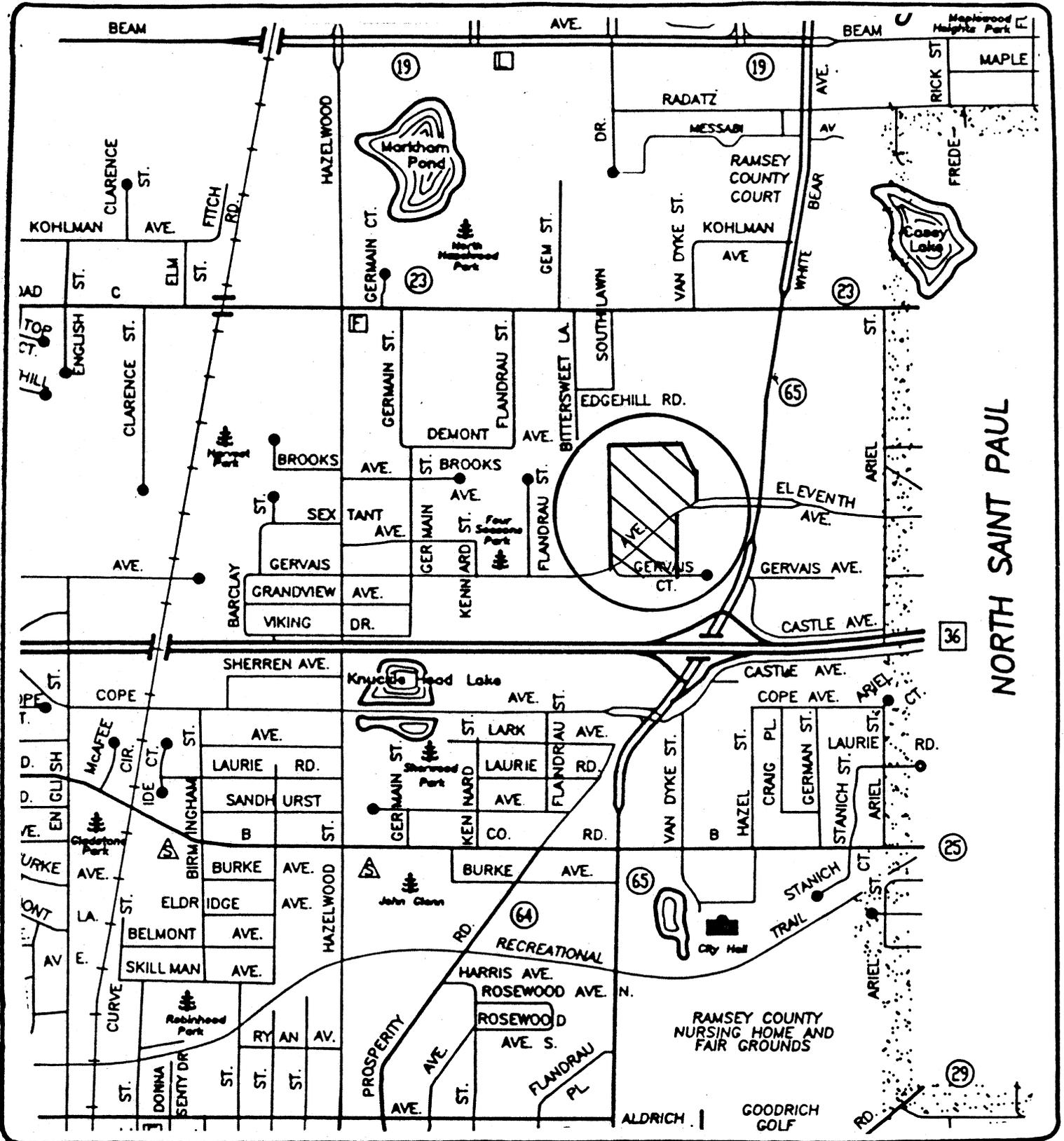
The design of this development will attract persons usually younger and more independent (transportation and socially) than the Archer Heights and Concordia Arms residences. Archer Heights and Concordia Arms require their residents to be 62 or older. The City required a minimum age of 60 for the Village on Woodlynn project. Staff is recommending the same requirement for this project. Archer Heights and Concordia Arms also have meeting areas that this proposal will not have. This project also should not compete directly with the Hazel Ridge units. Hazel Ridge's rents range from \$700 to \$900 for one-bedroom units and \$980 to \$1,300 for two-bedroom units. These rents include wellness programs that will not be available at the proposed development.

This project would directly compete with the Cottages of North St. Paul, the Village on Woodlynn and the existing Carefree Cottages (Phases I and II).

p:sec 11/Cottxex.gwo

Attachments:

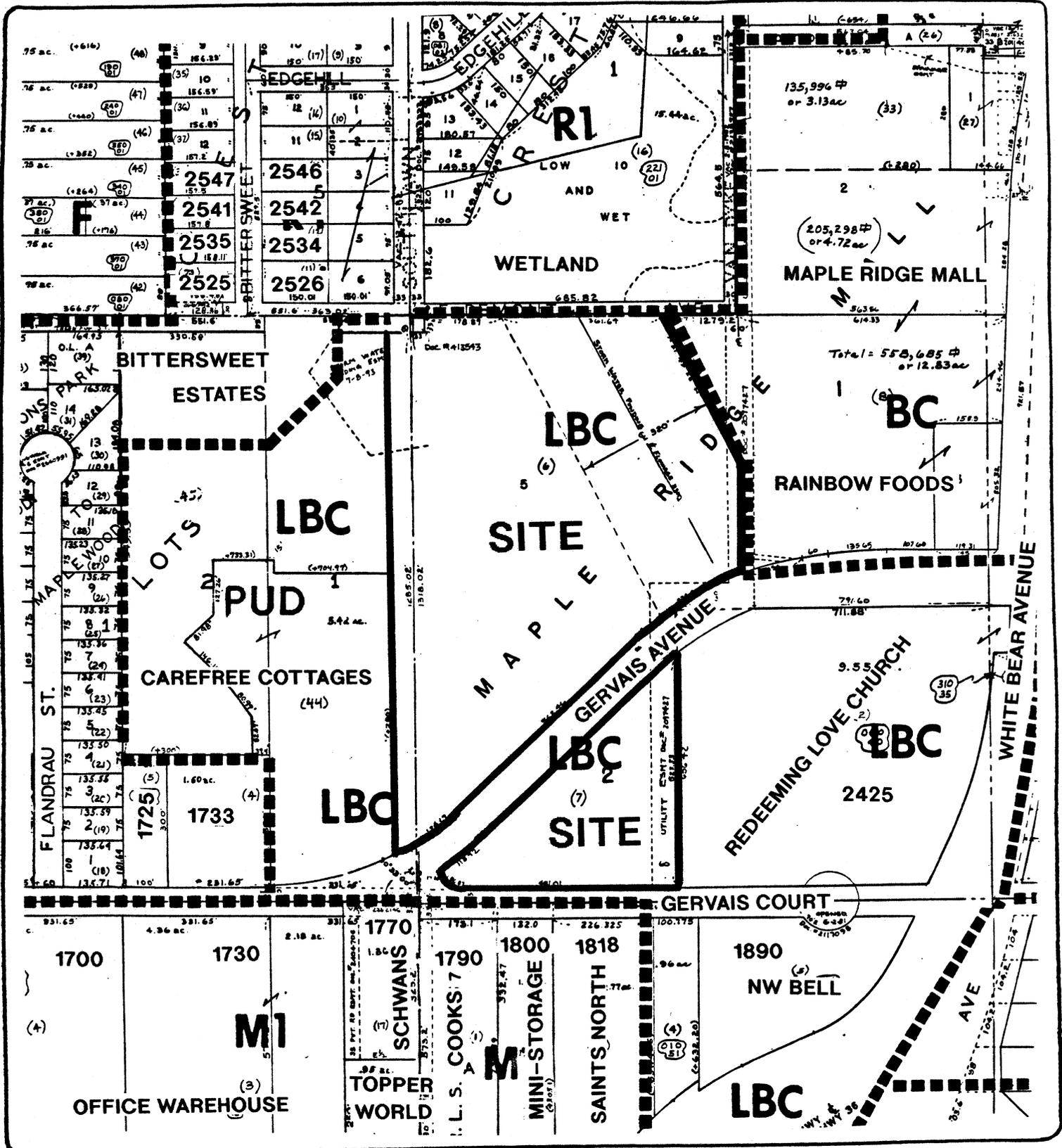
1. Location Map
2. Property Line/Zoning Map
3. 12-5-94 letter from Winthrop and Weinstine
4. Resolution: Tax Exempt financing



NORTH SAINT PAUL

LOCATION MAP





PROPERTY LINE / ZONING MAP



WINTHROP & WEINSTINE

A PROFESSIONAL ASSOCIATION

Attorneys and Counselors at Law

3200 Minnesota World Trade Center
30 East Seventh Street
Saint Paul, Minnesota 55101
Telephone (612) 290-8400
Fax (612) 292-9347

3000 Dain Bosworth Plaza
60 South Sixth Street
Minneapolis, Minnesota 55402
Telephone (612) 347-0700
Fax (612) 347-0600

December 5, 1994

JULIE WIDLEY SCHNELL
THOMAS H. BOYD
JEFFREY L. SHLOSBERG
JOSEPH C. NAUMAN
DANIEL C. BECK
ERIC J. NYSTROM
KRISTIN PETERSON LeBRE
JOANNE L. MATZEN
EVAN D. COOBS
THOMAS A. WALKER
GINA M. GROTHE FOLLEN
PATRICK W. WEBER
CHARLES A. DURANT
TIMOTHY J. BETTENGA
CRAIG A. BRANDT
MICHAEL A. DUFFY

*Reply To**Minneapolis*

JAMES W. DIERKING
CATHERINE A. DOMINGUEZ
THERESE M. MARSO
MELISSA A. GALINDO
SUZANNE M. SPELLACY
TREVOR V. GUNDERSON
BLAIR A. ROSENTHAL
MICHAEL P. NORTH
KAREN L. YASHAR
RACHEL A. ARMSTRONG
MATTHEW T. BOOS

JOSEPH S. FRIEDBERG
of Counsel

DANIEL W. HARDY
of Counsel

SHERMAN WINTHROP
ROBERT R. WEINSTINE
RICHARD A. HOEL
ROGER D. GORDON
STEVEN C. TOUREK
STEPHEN J. SNYDER
MARVIN C. INGBER
HART KULLER
DAVID P. PEARSON
THOMAS M. HART IV
DARRON C. KNUTSON
JOHN A. KNAPP
ERIC O. MADSON
MICHELE D. VAILLANCOURT
DAVID E. MORAN, JR.
DONALD J. BROWN

JON J. HOGANSON
SANDRA J. MARTIN
GARY W. SCHOKMILLER
TODD B. URNESS
TIMOTHY M. BARNETT
SCOTT J. DONGOSKE
PETER J. GLEEKEL
EDWARD J. DRENTTEL
JEFFREY R. ANSEL
LAURIE A. KNOCKE
LLOYD W. GROOMS
JULIE K. WILLIAMSON
BETSY J. LOUSHIN
MARK T. JOHNSON
JENNIFER WIRICK BREITINGER
BROOKS F. POLEY

Direct Dial
(612) 347-0657

Mr. Geoff Olson
Director of Community Development
City of Maplewood
1830 East County Road B
Maplewood, MN 55109

Dear Mr. Olson:

As you may be aware, this firm represents the Carefree Cottages of Maplewood III Limited Partnership, a Minnesota limited partnership formed for purposes of acquiring, constructing, developing, owning and operating a senior, cottage style rental townhome project to be located in the City of Maplewood, Minnesota on two sites bordering Gervais Avenue (the "Project"). The Partnership has determined that the development of the Project is not feasible absent tax exempt bond financing.

In this regard, the Partnership anticipates making an application to the Minnesota Department of Finance for an allocation of tax exempt authority to finance a portion of the acquisition and construction costs relative to the Project. In that context, you have requested a letter from the Partnership explaining the need to bypass an HRA review and approval of this development and go directly to the Maplewood City Council for our inducement resolution.

As you are aware, the amount of tax exempt authority allocated to housing (both single and multi-family) is limited. The Partnership is advised that this year there is approximately \$46.5 million dollars available in the housing pool in January of 1995. The Partnership has also been advised by its professional advisors and bond underwriter that the multi-family pool will be over subscribed in January. That is, the request for tax exempt allocation will exceed the available multi-family pool devoted to such projects. Accordingly, it is the expectation of those familiar with the market that the over subscription will result in a lottery system whereby projects are selected on a random basis for allocation.

Mr. Geoff Olson
December 5, 1994
Page 2

In order to make an application to the multi-family pool, the Partnership must have an inducement resolution by the last week of December. The Partnership does not believe there is adequate time to undertake an HRA review of the Project prior to submission to the City Council due to the fact that the bond inducement resolution must be received by the Partnership by the end of the year in order to participate in the expected lottery in January.

Please contact Bruce Mogren or the undersigned with any comments or questions you may have.

Very truly yours,

WINTHROP & WEINSTINE, P.A.

By - 
Todd B. Urness

TBU:ckm

cc: Mary L. Ippel, Esq.

Extract of Minutes of a Meeting of the
City Council of the
City of Maplewood, Minnesota

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Maplewood, Minnesota, was duly held at the City Hall in said City on Monday, the 19th day of December, 1994, at o'clock . M.

The following members were present:

and the following were absent:

Member introduced the following resolution and moved its adoption:

RESOLUTION RECITING A PROPOSAL FOR A
FINANCING PROGRAM FOR A MULTIFAMILY RENTAL
HOUSING DEVELOPMENT PROJECT, GIVING PRELIMINARY
APPROVAL TO THE PROJECT AND THE ISSUANCE OF HOUSING
REVENUE BONDS, PURSUANT TO MINNESOTA STATUTES, CHAPTER 462C,
AND AUTHORIZING THE PREPARATION OF A HOUSING PROGRAM
(CAREFREE COTTAGES OF MAPLEWOOD III PROJECT)

The motion for the adoption of the foregoing resolution was duly seconded by Member , and after full discussion thereof and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

RESOLUTION RECITING A PROPOSAL FOR A
FINANCING PROGRAM FOR A MULTIFAMILY RENTAL
HOUSING DEVELOPMENT PROJECT, GIVING PRELIMINARY
APPROVAL TO THE PROJECT AND THE ISSUANCE OF HOUSING
REVENUE BONDS, PURSUANT TO MINNESOTA STATUTES, CHAPTER 462C,
AND AUTHORIZING THE PREPARATION OF A HOUSING PROGRAM
(CAREFREE COTTAGES OF MAPLEWOOD III PROJECT)

(a) Minnesota Statutes, Chapter 462C (the "Act") confers upon cities, the power to issue revenue bonds to finance a program for the purposes of planning, administering, making or purchasing loans with respect to one or more multifamily

housing developments within the boundaries of the city;

(b) The City of Maplewood, Minnesota (the "City") has received from Carefree Cottages of Maplewood III Limited Partnership (the "Developer") a proposal that the City undertake a program to finance a Project hereinafter described, through the issuance of revenue bonds or obligations (in one or more series) (the "Bonds") pursuant to the Act;

(c) The City desires to facilitate the development of rental housing within the community; encourage the development of affordable housing opportunities for residents of the City; encourage the development of housing facilities designed for occupancy by elderly persons; and encourage the development of blighted or underutilized land and structures within the boundaries of the City; and the Project will assist the City in achieving these objectives;

(d) The Project to be financed by the Bonds is the acquisition, construction and equipping of a multifamily rental housing development of approximately 140 rental units all designed for elderly housing located on the north side of Gervais Avenue adjacent to the existing Carefree Cottages of Maplewood project, and consists of the construction and equipping of buildings thereon which will result in the provision of additional rental housing opportunities to elderly persons within the community;

(e) The City has been advised by representatives of the Developer that conventional, commercial financing to pay the capital costs of the Project is available only on a limited basis and at such high costs of borrowing that the economic feasibility of operating the project would be significantly reduced, but the Developer has also advised the City that with the aid of municipal financing, and resulting low borrowing costs, the Project is economically more feasible; and

(f) No public official of the City has either a direct or indirect financial interest in the Project nor will any public official either directly or indirectly benefit financially from the Project.

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

1. The City hereby gives preliminary approval to the proposal of the Developer that the City undertake the Project, described above, and the program of financing therefor, pursuant to Minnesota Statutes, Chapter 462C, consisting of the acquisition and construction of multifamily rental housing facilities within the City pursuant to the Developer's specifications and to a revenue agreement between the City and the Developer on such terms and conditions with provisions for revision from time to time as necessary, so as to produce income and revenues sufficient to pay, when due, the principal and interest on the Bonds in the total principal amount of not to exceed \$9,000,000 to be issued pursuant to the Act to finance the acquisition and construction of the Project; and said agreement may also provide for the entire interest of the

Developer therein to be mortgaged to the purchasers of the Bonds, or a trustee for the holder(s) of the Bonds; and the City, acting by and through the City, hereby undertakes preliminary to issue its bonds in accordance with such terms and conditions.

2. At the option of the City, the financing may be structured so as to take advantage of whatever means are available and are permitted by law to enhance the security for, or marketability of, the Bonds; provided that any such financing structure must be consented to by the Developer.

3. On the basis of information available to the City it appears, and the City hereby finds, that the Project constitutes a multifamily housing development within the meaning of subdivision 5 of Section 462C.02 of the Act; that the availability of the financing under the Act and the willingness of the City to furnish such financing will be a substantial inducement to the Developer to undertake the Project, and that the effect of the Project, if undertaken, will be to encourage the provision of additional multifamily senior rental housing opportunities to residents of the City, and to promote more intensive development and use of land within the City.

4. The Project, and the program to finance the Project by the issuance of revenue bonds, is hereby given preliminary approval by the City subject to the approval of the Metropolitan Council, the holding of a public hearing on the Project and housing program and subject to final approval by the City, the Developer and the purchasers of the Bonds as to ultimate details of the financing of the project.

5. The City Staff is hereby authorized and directed to prepare a housing program for financing the project prepared in accordance with the provisions of Minnesota Statutes, Section 462C.03.

6. The Developer has agreed and it is hereby determined that any and all costs incurred by the City in connection with the financing of the Project whether or not the Project is carried to completion will be paid by the Developer.

7. Briggs and Morgan, Professional Association, acting as bond counsel, is authorized to assist in the preparation and review of necessary documents relating to the Project, to consult with the City Attorney, Developer and the underwriter of the Bonds as to the maturities, interest rates and other terms and provisions of the Bonds and as to the covenants and other provisions of the necessary documents and submit such documents to the City for final approval.

8. Nothing in this Resolution or the documents prepared pursuant hereto shall authorize the expenditure of any municipal funds on the Project other than the revenues derived from the Project or otherwise granted to the City for this purpose. The Bonds shall not constitute a charge, lien, or encumbrance, legal or equitable, upon any property or funds of the City except the revenue and proceeds pledged to the payment thereof, nor shall the City be subject to any liability thereon. The holder of the Bonds shall never have the right to compel any exercise of the taxing power of the City to pay the outstanding principal on the Bonds or the interest thereon, or

to enforce payment thereon against any property of the City, except such property as may be expressly pledged for the security of the Bonds. The Bonds shall recite in substance that Bonds, including the interest thereon, are payable solely from the revenue and proceeds pledged to the payment thereof. The Bonds shall not constitute a debt of the City within the meaning of any constitutional or statutory limitation.

9. In anticipation of the approval by all necessary entities of the housing program and the issuance of the Bonds to finance all or a portion of the Project, and in order that completion of the project will not be unduly delayed when approved, the Developer is hereby authorized to make such expenditures and advances toward payment of that portion of the costs of the Project to be financed from the proceeds of the Bonds, as the Developer considers necessary, including the use of interim, short-term financing, subject to reimbursement from the proceeds of the Bonds if any when delivered but otherwise without liability on the part of the City.

10. The Developer shall enter into various agreements with the City which shall impose the following restrictions on the Developer and the Project:

(a) Construction must begin by December 19, 1995. The City Council may grant a time extension if just cause is shown;

(b) Contracts entered into with contractors doing work on the Project shall provide that:

(i) the contractor shall not discriminate in the hiring or firing of employees on the basis of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability or age.

(ii) the contractor shall compensate employees with wages and financial remuneration as provided under the United States Code, Section 276A, as amended through June 23, 1986, and under Minnesota Statutes 1985, Sections 177.41-177.44.

(iii) the contractor shall be required to employ Minnesota residents in at least 80% of the jobs created by the project; and, at least 60% of the group shall be residents of the seven-county metropolitan area. Resident status under both of the above categories shall be determined as of the date of this resolution. However, if the contractor can show that these quotas are not feasible because of a shortage of qualified personnel in specific skills, the contractor may request the City Council for a release from the two residency requirements. The requirements shall continue for the duration of the construction project.

(iv) the contractor shall be an active participant in a State of Minnesota apprentice program, approved by the Department of Labor and Industry.

(v) all provisions of these tax-exempt finance requirements shall apply to all subcontractors working on the Project.

(c) A written opinion, with supporting justification from a qualified expert acceptable to the City, shall be submitted with the application requesting tax exempt mortgage financing to document that:

(i) The Project will not adversely increase the vacancy rates of rental multiple dwellings in the City that are existing or have received preliminary City approval over the metropolitan average.

(ii) There is reasonable assurance that the Project will be able to comply with the federal, county and City low-to-moderate income requirements over the life of the bond issue.

(d) The bond indenture for the Bond shall require:

(i) The Developer to periodically certify to the City and trustee, compliance with the federal low-to-moderate income requirement. The frequency of certification shall be determined on a case-by-case basis.

(ii) The trustee is to inform the City of noncompliance trends with federal low-to-moderate income requirements.

(e) As a condition of approving the Project, a lump-sum fee at Bond closing or an annual fee over the life of the Bond will be required. The City reserves the right to choose the fee option that will be the most beneficial to the City. This choice will be made when the final resolution for the Project and the Bonds is adopted. Factors to be taken into account will include, but not be limited to:

(i) The size of the Bond issue.

(ii) Unbudgeted City funding needs at the time of the request.

(iii) The number of requests.

(iv) Federal arbitrage considerations.

(f) The formula for each fee option is as follows:

(i) Annual fee:

(1) Full bond maturity: An annual fee payable on each anniversary of the Bond issue of not less than one-eighth of one percent of the unpaid balance and one-quarter of one percent of the Bond issue shall

be paid at Bond closing, subject to federal arbitrage restrictions.

(2) Prepayment of Bonds: The same as the full Bond maturity requirement, except if all of the outstanding Bonds are prepaid prior to final Bond maturity, the developer shall pay, at the time of such prepayment, a lump-sum fee equal to the present value of the remaining annual fee payments, from the date of prepayment to final Bond maturity, subject to federal arbitrage restrictions.

(ii) Lump-sum fee: At Bond closing, a lump-sum fee shall be paid that is equivalent to the present value of the annual fee option. The present value must be determined by a qualified expert, acceptable to the City.

(g) 20% of the Project units shall be occupied by households that have an adjusted gross income of 50% or less of the metropolitan median income, unless the Developer elects to provide 40% of the Project units complying with the 60% of median income requirement; and

(h) 75% of the Project units shall be occupied by households that have an adjusted gross income of not more than 110% of the metropolitan median income,

Adopted by the City Council of the City of Maplewood, Minnesota this 19th day of December, 1994.

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF MAPLEWOOD

I, the undersigned, being the duly qualified and acting Clerk of the City of Maplewood, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated, insofar as such minutes related to a resolution granting preliminary approval to Carefree Cottages of Maplewood III Project.

WITNESS my hand this 19th day of December, 1994.

City Clerk

AGENDA REPORT

Action by Council:

TO: City Manager
 FROM: City Engineer *KSH*
 SUBJECT: Maplewood Innovative Storm Water Management Project Update
 DATE: December 12, 1994

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

The City of Maplewood and its cooperators, the Ramsey-Washington Metro Watershed District, Ramsey County, and the University of Minnesota, Department of Landscape Architecture, are finalists in the Legislative Commission on Minnesota Resources (LCMR) grant program. The proposed appropriation language for consideration by the 1996 legislature proposes a \$100,000 grant for this project. The city's cash match for the project is \$165,000. In addition, the city has received a grant of \$79,400 through the Minnesota Pollution Control Agency's 319 program. This funding package will be used to implement and evaluate a project that will limit the discharge of storm water runoff from an existing residential area. It is hoped that the lessons learned in the existing neighborhood can be translated to new neighborhoods and ultimately reduce the nonpoint pollution problems.

The LCMR grant, the 319 grant, and the city matching funds cannot be spent until July of 1995. Therefore, the main part of the project cannot begin until that time. There is, however, some preparatory work that should be started at this time in anticipation of the grant programs. This work would involve meeting with the neighborhood and establishing a small number of prototype designs and developing video imaging simulations of practices that may be employed as part of the project. The majority of this work would be performed by members of the University of Minnesota's Landscape Architecture Department. This activity is currently being funded by an additional grant of \$10,700 from the McKnight Foundation.

It is anticipated that contact with the neighborhood will begin in January 1995. Some preparatory work was done this fall such as photographing existing conditions prior to the leaves falling from the trees. It is expected that we will have general neighborhood meetings about the project and have individual meetings with select property owners to discuss recommendations for their particular home.

December 12, 1994

I have attached the current work program in the format required by LCMR as reference. There is no action required on the part of the city council at this time. However, as the project proceeds the city council would certainly be involved in the funding for the project and would be kept abreast of developments as they occur.

KGH

jc
Attachment

Date of Report: November 30, 1994.

LCMR Work Program 1995

I. Project Title and Project Number: Maplewood Innovative Storm Water Management Project - F3

Program Manager: Kenneth G. Haider
Agency Affiliation: City of Maplewood
Mail Address: City Hall
1830 E. County Road B
Maplewood, Mn. 55109

Phone: (612) 770-4550
Fax: (612) 770-4506

A. Legal Citation: ML 95, Chp. , Art. , Sec. , Subd. 8 (d)
Total biennial LCMR appropriation: \$100,000
Balance: \$100,000

Appropriation Language:
This appropriation is from the future resources fund to the commissioner of the pollution control agency for an agreement with the city of Maplewood to design, construct, and monitor a demonstration Storm Water management system. This appropriation must be matched by at least \$165,000 of nonstate money.

B. Status of Match Requirement:

The project and its match funds have been given preliminary approval by the city council. The funds are not budgeted at this time.

Match Required: \$165,000
Amount Committed to Date: \$0
Match Spent to Date: \$0

II. Project Summary:

Urban development is contributing increasing volumes of runoff as well as nutrients such as phosphorus that degrade water quality and impact use of lakes and rivers. Statewide and Metropolitan Area plans call for reductions in nonpoint source pollution. However, despite resource concerns, citizens and public officials continue to prefer to drain residential yards and streets as quickly as possible to storm sewers and other channels rather than hold water on site. This project will implement alternative storm water management methods to hold and infiltrate storm water in an older neighborhood that is currently without storm sewers, but where these would be a logical improvement to deal with existing problems. The neighborhood and a typical new development will be modeled and the methods evaluated to predict their effectiveness in other urban areas. The cooperators believe that this system will be less costly than typical storm sewer systems, and will prevent typical environmental impacts of storm sewer drainage to lakes or other surface waters, Lake Phalen in this case. A demonstration of the effectiveness and public acceptance of this method, along with its lower costs, will increase the likelihood of acceptance and implementation by local governments.

III. Six Month Work Program Update Summary:

N/A

IV. Statement of Objectives:

- A. Model Existing Neighborhood Conditions
Outcomes: Computer model of storm runoff quantity and quality
Gather base imagery of neighborhoods
Survey residents for landscape preferences
B. Design Storm Water System and Landscape Elements
Outcomes: Develop construction plans and specifications for project
Design landscape elements
Design water quality monitoring system
C. Construct Improvements
Outcomes: Conduct bidding and contract award
Monitor construction
Install water quality monitoring system
D. Monitor System Operation, Evaluate and Disseminate Result
Out comes: Conduct water quality monitoring program
Gather and analyze data on neighborhood acceptance
Produce final report
Disseminate results through various media and organizations

Timeline for Completion of Objectives:

Table with 6 columns (7/95, 1/96, 6/96, 1/97, 6/97) and 4 rows (Objective A, Objective B, Objective C, Objective D) showing completion status with X's.

V. Objectives/Outcome:

A. Title of Objective/Outcome: Model Existing Neighborhood Conditions

A.1 Activity: Model Existing Neighborhood Hydrology

A.1.a. Context within the project: Establishes the baseline for the test and control neighborhoods

A.1.b. Methods: Using existing computer software both watersheds will be modeled

A.1.c. Materials: none

**A.1.d. Budget \$5,000
Total Biennial LCMR Budget:\$5,000
LCMR Balance: \$5,000
MATCH: 0
MATCH BALANCE:**

A.1.e. Timeline:

	7/95	1/96	6/96	1/97	6/97
Product #1 Computer output of modeling results	XXXXX				

A.1.f. Workprogram Update:

A.2 Activity: Model Existing Water Quality

A.2.a. Context within the project: Establishes a baseline of water quality for the test neighborhood

A.2.b. Methods: Using existing software the test area will be modeled

A.2.c. Materials: None

**A.2.d. Budget \$5,000
Total Biennial LCMR Budget: \$5,000
LCMR Balance: \$5,000
MATCH: 0
MATCH BALANCE: 0**

A.2.e. Timeline:

	7/95	1/96	6/96	1/97	6/97
Product #1 Computer output	XXXXX				

A.2.f. Workprogram Update:

A.3 Activity: Design Water Quality Monitoring

A.3.a Context Within Project: This activity will define the water quality monitoring system used to evaluate the success of the project

A.3.b. Methods: Water quality specialists will evaluate different sampling methods based on topography and flow rates to design a system

A.3.c. Materials: None

**A.3.b Budget: \$6,000
Total Biennial LCMR Budget: \$6,000
LCMR Balance: \$6,000
MATCH: 0
MATCH BALANCE: 0**

A.3.e. Timeline

	7/95	1/96	6/96	1/97	6/97
Product #1 Plan and report	XXXXXXX				

A.3.f. Work Program Update:

A.4 Activity: Anticipate the Neighborhood Perception of the Ecological Stormwater System

A.4.a Context within the Project: Establish baseline condition in neighborhood and develop alternative designs with resident input

A.4.b. Methods: Gather photos and data about existing conditions, hold neighborhood meeting, develop small number (<3) of design prototypes, develop video imaging simulations

A.4.c Materials: none

A.4.d Budget: \$10,700
Total Biennial LCMR Budget: \$0
LCMR Balance: \$0
MATCH: 0
MATCH Balance: 0
McKnight Grant: \$10,700

A.1.e Timeline:

	7/94	1/95	6/95	1/96	6/96
Product #1		XXXXXXXXXXXXXXXXXX			
Video imaging simulation of prototypes					

A.4.f. Workprogram Update:

B. Title of Objective/Outcome: Design Improvements

B.1 Activity: Design Pavement and innovative Storm Water management Practices

B.1.a. Context within the project: This e documents will serve as the basis for contractor bids and construction

B.1.b. Methods: Professional Engineering design standards will be used for this project

B.1.c. Materials: None

B.1.d. Budget: \$13,000
Total Biennial LCMR Budget: \$3,000
LCMR Balance: 3,000
MATCH: \$10,000
MATCH BALANCE: \$10,000

B.1.e. Timeline:

	7/95	1/96	6/96	1/97	6/97
Product #1		XXXXXXX			
Plans and specifications					

B.1.f. Workprogram Update:

B.2 Activity: Design landscape Elements of the Storm Water System

B.2.a. Context: Integrate the landscape elements into the construction project

B.2.b. Methods: Interview residents and determine response to prototypes, incorporate landscape elements into project

B.2.c. Materials: None

B.2.d. Budget: \$13,300
Total Biennial LCMR Budget: \$0
LCMR Balance: \$13,300
MATCH: \$0
MATCH BALANCE: \$0
MPCA 319 Funds: \$13,300
MPCA 319 FundsBalance: \$13,300

B.2.e. Timeline

	7/95	1/96	6/96	1/97	6/97
Product #1		XXXXXXX			
Plans and specification					

B.2.f. Workprogram Update:

C. Title of Objective/Outcome: Construction

C.1 Activity: Award Contract and Monitor Construction

C.1.a. Context within the project: New pavement and innovative storm water system are installed

C.1.b. Methods: A contracting company and appropriate sub-contractors are hired to install the improvements according to the plans and specifications

C.1.c. Materials: None

C.1.d. Budget \$205,000
Total Biennial LCMR Budget: \$0
LCMR Balance: \$0
MATCH: \$155,000
MATCH BALANCE: \$0
MPCA 319 Funds: \$50,000
MPCA 319 Funds Balance: \$50,000

C.1.e. Timeline:

	7/95	1/96	6/96	1/97	6/97
Product #1 Completed construction and supporting inspections			XXXXXXX		

C.1.f. Workprogram Update:

C.2 Activity: Install Water Quality Monitoring Equipment

C.2.a Context within the Project: Initial step in measuring the success of the storm water management practices

C.2.b. Methods: Equipment will be installed according to the plans prepared in Activity A.3

C.2.c. Materials: None

C.2.d Budget \$11,000
Total Biennial LCMR Budget: \$9,000
LCMR Balance: \$9,000
MATCH: \$0
MATCH BALANCE: \$
MPCA 319 Funds: \$2,000
MPCA 319 Funds Balance: \$2,000

C.2.e Timeline:

	7/95	1/96	6/96	1/97	6/97
Product #1 Equipment installation			XXXXXXX		

C.2.f Workprogram Update:

D. Title of Objective/Outcome: Monitor, Evaluate and Final Report

D.1 Activity: Conduct Water Quality Monitoring Program

D.1.a. Context within the Project: Effectiveness of the storm water practices are monitored

D.1.b. Methods: The rented equipment installed in Activity C.2 are monitored and maintained

D.1.c. Materials: None

D.1.d. Budget \$35,100
Total Biennial LCMR Budget: \$31,000
LCMR Balance: \$31,000
MATCH: \$0
MATCH BALANCE: \$0
MPCA 319 Funds: \$4,100
MPCA 319 Funds Balance: \$4,100

D.1.e. Timeline

	7/95	1/96	6/96	1/97	6/97
Product #1			XXXXXXXXXXXXXX		
Water quality data					

D.1.f. Work[rogram Update

D.2 Activity: Evaluate Neighborhood Response to Ecological Storm Water System

D.2.a. Context within the Project: Neighborhood acceptance of the project is critical to the success of this project

D.2.b. Methods: Through neighborhood meetings and survey the residents attitudes and reaction are identified and documented

D.2.c. Materials: None

D.2.d Budget: \$39,000
Total Biennial LCMR Budget: \$29,000
LCMR Balance: \$29,000
MATCH: \$0
MATCH BALANCE: \$0
MPCA 319 Funds: \$10,000
MPCA 319 Funds Balance: \$10,000

D.2.e. Timeline

	7/95	1/96	6/96	1/97	6/97
Product #1				XXXXXXXXXXXXXX	
Executive summary report					

D.2.f. Workprogram Update:

D.3 Activity: Assemble and compare water quality data

D.3.a. Context within the Project: The success of the project is identified through the comparison of before and after water quality data

D.3.b. Methods: The data is assembled in a usable format for comparison, project team evaluates the results and conclusions are reached

D.3.c. Materials: None

D.3.d. Budget: \$6,000
Total Biennial LCMR Budget: \$6,000
MATCH: \$0
MATCH BALANCE: \$0

D.3.e. Timeline

	7/95	1/96	6/96	1/97	6/97
Product #1 Data compilation				XXXXXXXXXX	

D.3.f. Workprogram Update:

D.4 Activity: Produce final Report

D.4.a. Context within the Project: Results are published and disseminated

D.4.b. Methods: Project team will write the final report and disseminate the information through direct distribution, news releases and presentations to organizations

D.4.c. Materials: None

D.4.d. Budget: \$6,000
Total Biennial LCMR Budget: \$6,000
MATCH: \$0
MATCH BALANCE: \$0

D.4.e. Timeline:

	7/95	1/96	6/96	1/97	6/97
Product #1 Final report					XXX

D.4.f. Workprogram Update:

VI. Evaluation: Success of the innovative methods in effectively holding and infiltrating storm water will be measured through monitoring systems installed as part of the construction, and comparison of post-project runoff quality and quantity with pre-project conditions. Runoff conditions will also be compared to typical new development, which will be modeled to determine potential impacts of installing the alternative methods used in the older neighborhood project area.

Success of the methods will also be determined through pre and post-project surveys conducted among neighborhood residents to determine their attitudes and acceptance of current conditions and the alternative storm water methods implemented through this project.

VII. Context within Field: Some of the practices used in this project have been used individually before. This project proposes to integrate the application of a number of applications in a local setting and not only evaluate their effectiveness from a runoff perspective but evaluate the acceptance of property owners. This last step is often overlooked by much of the current research.

VIII. Budget Context:

(a) Activity A.4 is already in progress due to weather constraints. This work is being funded outside of this project but does produce important information and is therefore included in the Workprogram.

IX. Dissemination: A final report will be published describing the project and its results. Data collected during the project will be freely shared. It is anticipated that the local newspaper and the community newsletter will be used to keep the general public informed about the project. In addition opportunities for presentations to the North American Lake Management Society, City Engineers Association, Water Resources Conference, Minnesota Lake Association conference and others will be explored.

X. Time: The project has begun because certain photographic data must be gathered during the growing season. The funding is through a grant from the McKnight Foundation.

XI. Cooperation: The City of Maplewood, Ramsey Washington Metro Watershed District and Ramsey County will work jointly through all phases of the project. The University of Minnesota - Department of Landscape Architecture is providing expertise in the area of ecological landscape design, video imaging, and evaluating acceptance of the project.

XII. Reporting Requirements: Semiannual six-month workprogram update reports will be submitted not later than January 1, 1996, July 1, 1996, January 1, 1997, and a final six-month workprogram update and final report by June 30, 1997.

XII. Required Attachment:

1. Qualifications: Project Manager, Kenneth G. Haider - Current position Public Works Director / City Engineer with the city of Maplewood. Over 20 years experience in engineering and Management. Technical background is provided through design experience, maintenance experience, and formal as well as continuing education.

AGENDA REPORT

Action by Council:

TO: City Manager
 FROM: City Engineer *KSH*
 SUBJECT: Beltline Storm Sewer Reconveyance Resolution
 DATE: December 12, 1994

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

The beltline interceptor was a combined sewer in the City of St. Paul for many years. The beltline serves as the outlet for both Phalen chain of lakes and Beaver Lake in the City of Maplewood. As part of St. Paul's sewer separation program, the beltline interceptor was separated in the late 1980s. The resulting sanitary sewer interceptor became the responsibility of the Metropolitan Waste Control Commission. The storm drainage portion of the system likewise remained the responsibility of the Metropolitan Waste Control Commission.

Prior to the separation of the beltline system, the Mayors' Lake Overflow Task Force had made a recommendation that the storm water portion of the beltline interceptor be sold to St. Paul and/or the suburbs and that the appropriate watershed management agency eventually take over the maintenance of the interceptor. The City of St. Paul is determined that they should not be the responsible agency since they do not exercise land use control in the upper portion of the watershed.

In May 1994, the Metropolitan Council invited policy makers from various cities involved, as well as the watershed district, to discuss the issue of ownership and maintenance for the beltline interceptor. The Ad Hoc Reconveyance Study Group was created as a result of this meeting and began meeting on a bi-weekly basis in June. The group has reached consensus on a number of issues relative to the reconveyance of the beltline interceptor. They are as follows:

1. The beltline interceptor should be owned and operated by the Ramsey-Washington Metro Watershed District.
2. That the cost to reconvey the beltline interceptor to the watershed district shall not exceed \$952,678, of which \$24,998 should be paid to the City of St. Paul for easements and inspections.

3. St. Paul reserving its right to use its ponding areas developed as part of the project and the financing terms for transfer from the Metropolitan Council to the watershed district.

It is recommended that the city council adopt the attached resolution supporting the recommendations of the Beltline Interceptor Reconveyance Study Group.

KGH

jc
Attachments

**RESOLUTION SUPPORTING THE RECOMMENDATIONS OF
THE BELTLINE INTERCEPTOR RECONVEYANCE STUDY GROUP
ON OWNERSHIP OF THE BELTLINE INTERCEPTOR**

- WHEREAS,** at the urging of the Metropolitan Council, the Mayors' Lake Overflow Task Force was established by the Cities of Falcon Heights, Little Canada, Maplewood, North Saint Paul, Oakdale, Roseville, Saint Paul, Vadnais Heights, and White Bear Lake to plan for effective management of lake overflows from Beaver, Phalen, Como and McCarron's Lakes; and
- WHEREAS,** the Mayors' Lake Overflow Task Force in turn established the Lake Overflow Technical Advisory Committee (LOTAC), composed of staff of the Cities, the Metropolitan Council, and the former Metropolitan Waste Control Commission (MWCC) to evaluate alternatives for issues associated with the lake overflows; and
- WHEREAS,** the LOTAC evaluated alternatives and made recommendations that the former MWCC should construct a new Middle Beltline Interceptor, initiate a structural inspection of the Beltline Interceptor, classify the Beltline as unnecessary for metropolitan sewage management purposes, and negotiate an agreement for reconveyance of the interceptor to the City of Saint Paul for use as a storm water and lake overflow facility; and
- WHEREAS,** the LOTAC also recommended that the Beltline Interceptor be sold to Saint Paul and/or the suburbs and that the appropriate watershed management entity eventually take over maintenance of the interceptor; and
- WHEREAS,** the Cities and the Metropolitan Council adopted the LOTAC's recommendations and the former MWCC constructed the new Middle Beltline Interceptor at a cost of approximately \$13 million, paid one-half the cost of inspection of the Beltline interceptor with Saint Paul paying the other half, and initiated a process for reconveyance of the Beltline Interceptor to the City of Saint Paul at a depreciated value of \$1,399,381; and
- WHEREAS,** the City of Saint Paul determined that it was not advisable for Saint Paul to become sole owner of the Beltline Interceptor, due to its limited authority to control land use practices within the Beltline subwatershed and due to equitable considerations that all cities which benefit from the availability of the Beltline Interceptor should share the costs and responsibilities of owning and operating the interceptor as a storm water facility; and
- WHEREAS,** in May, 1994, the Metropolitan Council invited policymakers from the Cities of Saint Paul, Maplewood, Little Canada, Vadnais Heights, White Bear Lake, North Saint Paul, Gem Lake, and Oakdale, the Counties of Ramsey and Washington, and the Ramsey-Washington Metro Watershed District to a meeting to discuss issues of ownership and maintenance of the Beltline Interceptor; and
- WHEREAS,** as a result of the meeting of policymakers, the Interceptor Reconveyance Study Group was formed, made up of policymakers and/or staff of the watershed district and the affected cities and counties, and facilitated by staff of the Metropolitan Council, including staff from Metropolitan Council Wastewater Services; and
- WHEREAS,** the Study Group met biweekly from June through October and achieved consensus on a number of recommendations regarding ownership, operation, maintenance, value, and financing of the transfer of the Beltline Interceptor, for continued use by the cities for storm water management; and

WHEREAS, the Council convened a meeting on November 17, 1994, in the Maplewood Community Center, at which time the Study Group's findings and recommendations were presented and explained to policymakers from the affected entities; and

WHEREAS, the City [or County] of _____ supports the consensus process used to resolve these difficult issues and desires to endorse the recommendations of the Beltline Interceptor Reconveyance Study Group.

NOW, THEREFORE, BE IT RESOLVED:

1. That the City [or County] of _____ supports the recommendation of the Beltline Interceptor Reconveyance Study Group that the Ramsey-Washington Metro Watershed District become the owner and operator of the Beltline Interceptor, which will continue to be used for storm water and surface water management.
2. That the City [or County] of _____ supports the recommendation of the Beltline Interceptor Reconveyance Study Group that the Metropolitan Council receive a fair value for transferring the interceptor to the Watershed District, in an amount determined between the Watershed District and the Metropolitan Council, but not to exceed \$952,678, of which \$24,998 should be paid to the City of Saint Paul for interceptor easement costs and Saint Paul's portion of the inspection costs.
3. That the City [or County] of _____ supports the recommendations of the Beltline Interceptor Reconveyance Study Group regarding joint use of the City of Saint Paul's ponding easements and financing terms of the Interceptor transfer from the Council to the Watershed District.

Adopted this ____ day of December, 1994.

CITY [COUNTY] OF _____

AGENDA REPORT

Action by Council:

TO: City Manager
FROM: City Engineer *KSH*
SUBJECT: Storm Water Pond Design Standard
DATE: December 12, 1994

Endorsed _____
Modified _____
Rejected _____
Date _____

In 1990 the U.S. EPA and the Minnesota Pollution Control Agency agreed on a goal of reducing nonpoint-source pollution to the Minnesota River by 40 percent. The two agencies set a target date for 1996. To accomplish this goal land use controls and agricultural practices will have to be changed.

While the Minnesota River is presently the most acute problem, the same nonpoint-source pollution affects all of the water bodies in the Twin City area. For this reason, the Metropolitan Council has adopted an interim strategy to reduce nonpoint-source pollution in the metropolitan area. In order to comply with this interim strategy, cities are required to do a number of things. There are three priorities for the City of Maplewood.

The first is to adopt a standard that addresses erosion control within the city. The city has recently adopted a new erosion control ordinance that fully complies with the Metropolitan Council requirements.

The second action concerns adoption of the shoreland ordinance as required by the Department of Natural Resources. The City of Maplewood has recently revised its shoreland ordinance and the draft is being reviewed at the present time by the various agencies. The city is, again, in full compliance with the Metropolitan Council requirements in this regard.

The third concern centers around the city's standard for storm water pond design. The city has no formal policy at the present time. The Metropolitan Council's strategy indicates the city should use the National Urban Runoff Program (NURP) standard for design of new storm water ponds. This design standard is very similar to the engineering standards that are now employed to review new storm water pond proposals.

In order to comply with the Metropolitan Council's recommendation and to continue Maplewood's efforts in controlling nonpoint-source pollution, it is recommended that the

city council adopt the National Urban Runoff Program standards for new storm water pond design. When the city council adopts the new storm water pond design standard, the Metropolitan Council will be notified that the city is now in compliance with their interim strategy to reduce nonpoint-source pollution to metropolitan water bodies.

KGH

jc

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

MEMORANDUM

To: Michael A. McGuire, City Manager
From: Bruce K. Anderson, Director of Parks & Recreation
Subj: Timber Park Master Plan
Date: December 5, 1994
For The December 19, 1994, City Council Meeting

Introduction

Timber Park has been identified in the 1995 Capital Improvement Plan to have new playground equipment and a shelter. Upon reviewing of the site, it is my recommendation that Timber Park should be completely renovated and that new playground equipment will not resolve the current poor design and deteriorating condition. The enclosed Master Plan, prepared jointly by city staff and Brauer & Associates, proposes a new look and/or concept for small mini-parks.

Background

Timber Park was intially developed in 1973 and has served the neighborhood well for the past twenty years. The initial concept of the park was to provide for a single tennis court that could be flooded in the winter for winter skating and a Tot-Lot or creative play area.

The current park is in deteriorating condition with the retaining wall needing to be replaced and blacktop needing to be overlaid or removed. The playground equipment was removed in the Spring of 1994, due to unsafe conditions.

The Timber Park Plan proposes to open up the park with additional landscaping and green space areas and include the addition of a Sand Volleyball Court.

Specific features that have been included in the Timber Park design are as follows:

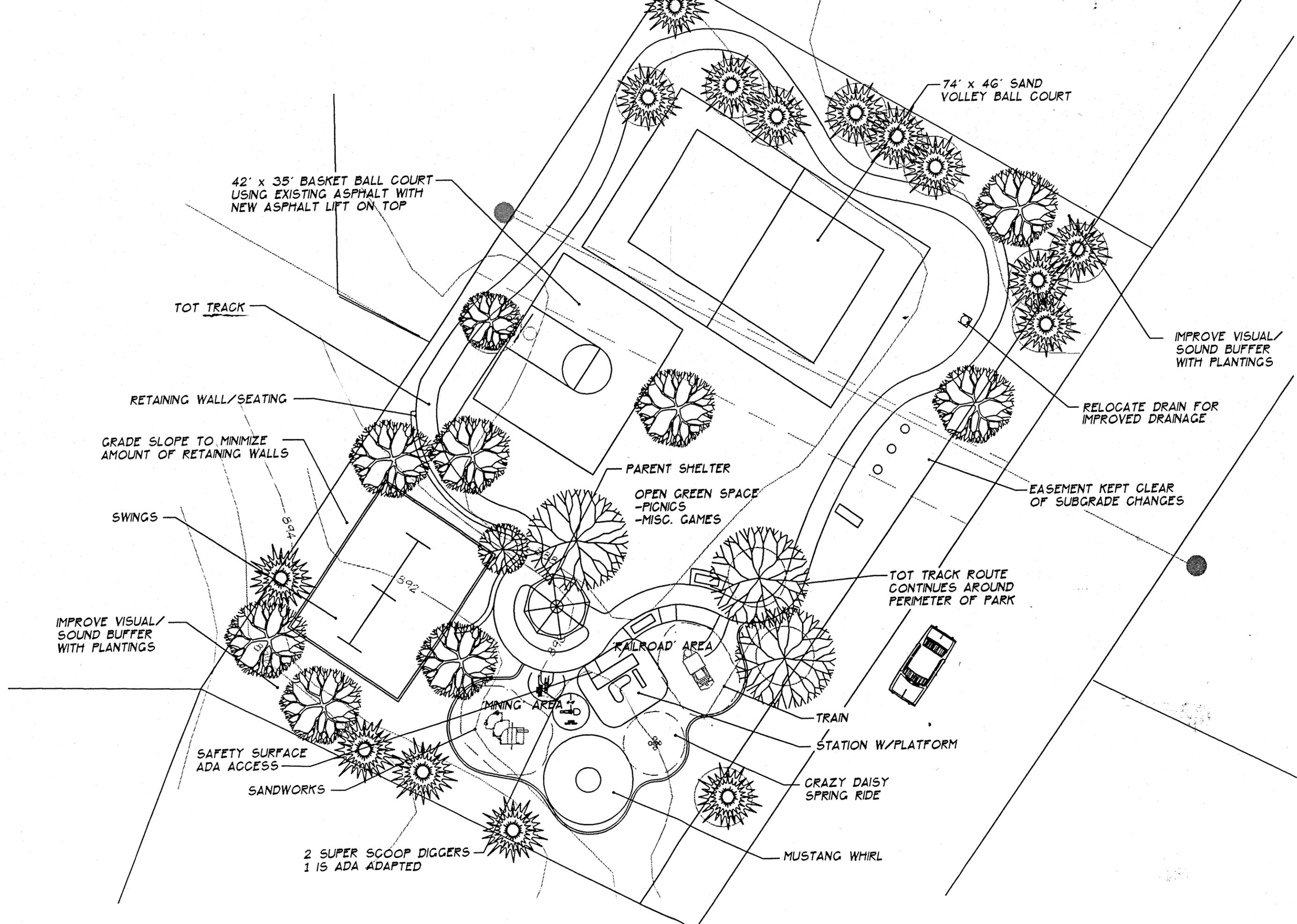
1. A separation of the swing sets from the rest of the creative play area. It is my professional opinion that swings should be separated whenever possible, due to their potential danger.
2. The perimeter of the Tot-Lot is proposed to be a concrete curb, which not only lasts longer but also provides ease of maintenance.
3. A small parent shelter has been included, which will provide good visual access for the entire park area.
4. The half-court basketball area will utilize the existing asphalt, assuming a new lift will be placed on top.
5. A Sand Volleyball Court has been located on the northern border.
6. The playground equipment that is being proposed is by a European company called KOMPAN, which is the world's largest playground equipment manufacturer and relatively new to the United States.
7. The plan proposes to eliminate the majority of retaining walls currently in existence and utilize existing trees, wherever feasible.

The estimated cost for this site is \$50,000. The Capital Improvement Plan has \$30,000 budgeted for 1995.

The Park and Recreation Commission held two public neighborhood meetings to review the proposed Master Plan. Based on public review and staff reports, the Park Commission unanimously recommended on November 21, 1994, that the City Council adopt the Master Plan for Timber Park as proposed with the development monies to not exceed \$50,000 allocated from the PAC Fund.

Recommendation

It is my recommendation that the city proceed with the redevelopment of Timber Park at an estimated construction cost to not exceed \$50,000, with the remaining \$20,000 to be either identified through the Commercial PAC monies or through re-allocation of other proposed Capital Improvement projects for 1995. I further recommend that Brauer & Associates be retained to prepare plans and specifications at a cost of 5% of construction budget.



42' x 35' BASKET BALL COURT
 USING EXISTING ASPHALT WITH
 NEW ASPHALT LIFT ON TOP

74' x 46' SAND
 VOLLEY BALL COURT

TOT TRACK

IMPROVE VISUAL/
 SOUND BUFFER
 WITH PLANTINGS

RETAINING WALL/SEATING

RELOCATE DRAIN FOR
 IMPROVED DRAINAGE

GRADE SLOPE TO MINIMIZE
 AMOUNT OF RETAINING WALLS

PARENT SHELTER

EASEMENT KEPT CLEAR
 OF SUBGRADE CHANGES

SWINGS

OPEN GREEN SPACE
 -PICNICS
 -MISC. GAMES

TOT TRACK ROUTE
 CONTINUES AROUND
 PERIMETER OF PARK

IMPROVE VISUAL/
 SOUND BUFFER
 WITH PLANTINGS

RAILROAD AREA

SAFETY SURFACE
 ADA ACCESS

TRAIN

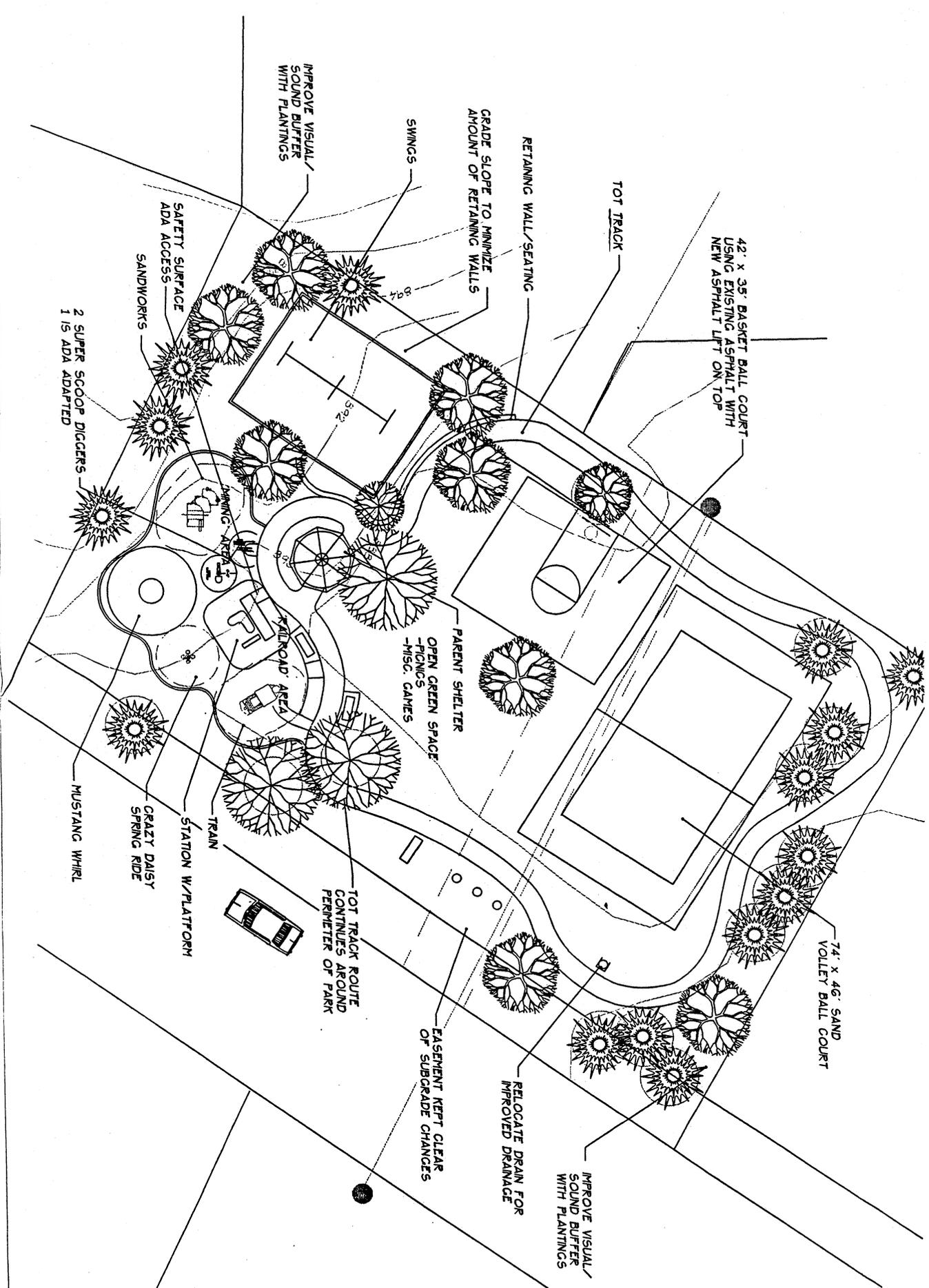
STATION W/PLATFORM

SANDWORKS

CRAZY DAISY
 SPRING RIDE

2 SUPER SCOOP DIGGERS
 1 IS ADA ADAPTED

MUSTANG WHIRL



Timber Park
City of Maplewood

Land Use Planning and Design
Prauer and Associates, Ltd.

7501 Glen Lane - Suite #500
Minneapolis, Minnesota 55425
Phone # (612) 822-8478

Project No.	14-158
Client	City of Maplewood
Date	11-07-14
Scale	AS SHOWN
Author	...
Checker	...
Approver	...

Project Name	Timber Park
Location	City of Maplewood
Client	City of Maplewood
Design Firm	Prauer and Associates, Ltd.
Project No.	14-158
Date	11-07-14
Scale	AS SHOWN

Project Name	Timber Park
Location	City of Maplewood
Client	City of Maplewood
Design Firm	Prauer and Associates, Ltd.
Project No.	14-158
Date	11-07-14
Scale	AS SHOWN

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

MEMORANDUM

To: Michael A. McGuire, City Manager
From: Bruce K. Anderson, Director of Parks & Recreation
Subj: Master Plan For Western Hills Park
Date: December 5, 1994
For the December 19, 1994, City Council Meeting

Introduction

The city retained Brauer & Associates to provide landscape architecture services for the development of a Master Plan for Western Hills Park. The Park and Recreation Commission coordinated the park Master Plan review process and held three public meetings with the neighborhood to review and refine the proposed Master Plan.

The 1995 Capital Improvement Plan proposes to redevelop Western Hills Park with an estimated budget allocation of \$125,000.

Background

Western Hills Park currently has minimal development, including two tennis courts, parking lot, picnic shelter, and a free-form play structure. The neighborhood has changed significantly during the past twenty years and park use has been reduced, due to the deteriorating condition of the Neighborhood Park.

The Park and Recreation Commission has held five public meetings with neighbors, residents, abutting property owners, city staff and consultants to finalize the proposed Master Plan. A Public Hearing was held at Edgerton Elementary School on Monday, October 24. The Park and Recreation Commission recommended the enclosed Master Plan be adopted by the City Council at their regular scheduled meeting on November 21, 1994.

The redevelopment of Western Hills Park includes:

1. Reconstruction and relocation of the two tennis courts from the low drainage area to the western edge of the park. A single tennis court will be constructed in concert with a full basketball/hardcourt facility.
2. A Sand Volleyball Court has been proposed.
3. Two Tot-Lot areas; one for preschool, one for elementary play area.
4. The site will be re-graded to provide for a formal playfield, better access and visual aesthetics of the site while not compromising the sledding hills and required berming from Hwy. 35E.
5. The winter skating area will be relocated to the low drainage area where the existing tennis courts are.
6. An extensive loop Trail System has been proposed with accesses to Adolphus Street and Summer Avenue.

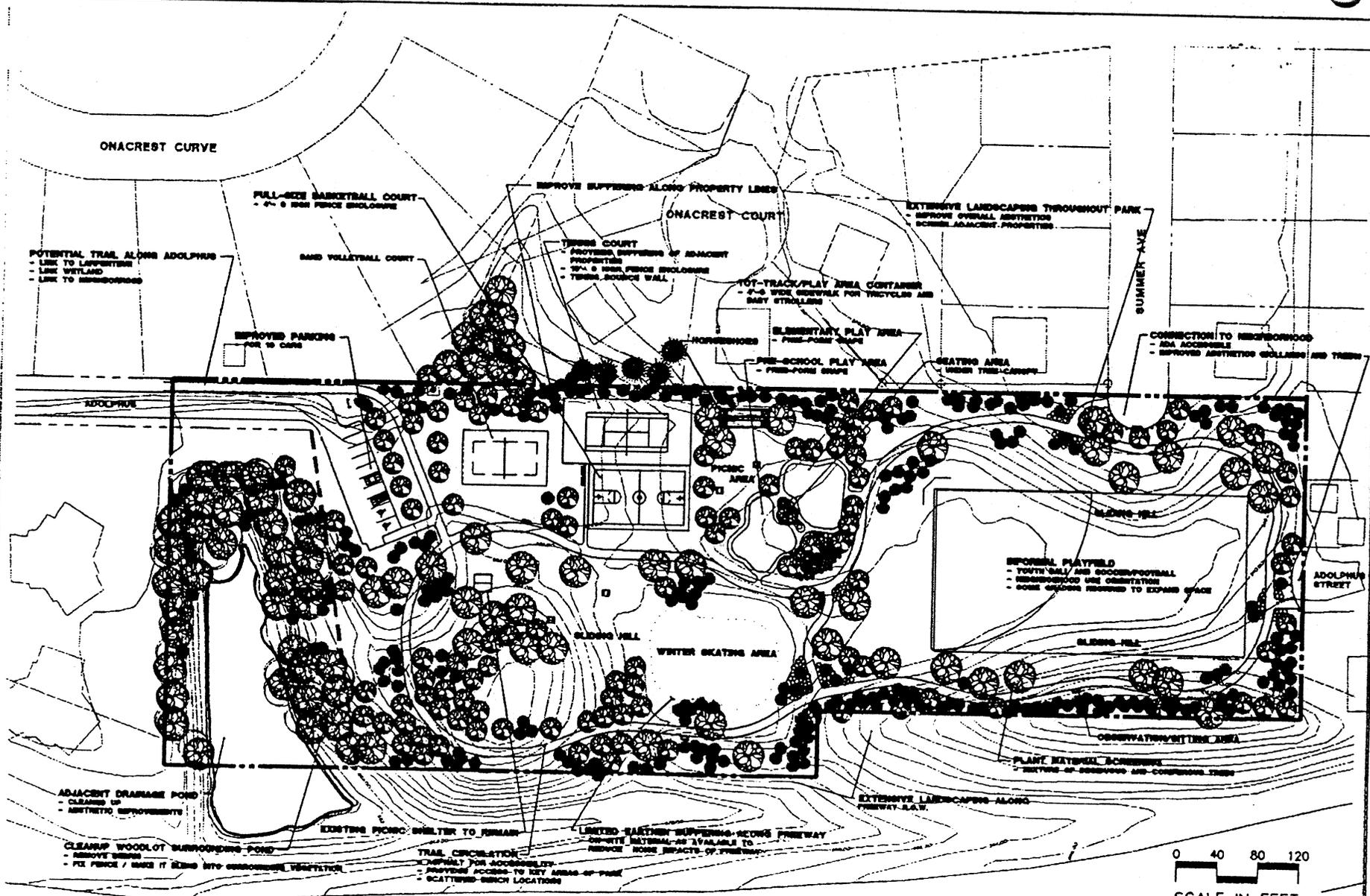
The proposed budget adopted by the Park and Recreation Commission should not exceed \$250,000. All funds for the development of Western Hills Park will be allocated from the PAC Fund.

The policy which allocates PAC money for specific neighborhoods and is being reviewed by the Park and Recreation Commission. I envision that a recommendation will be forwarded to the City Council that the Park Planning Districts be either eliminated or reduced, which will permit the allocation of existing Pac monies for this project or Commercial/Industrial monies will be utilized.

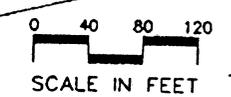
The redevelopment of Western Hills Park will require increased allocation of time and resources for Park Maintenance. I am currently working with Park Foreman Mark Maruska to develop a cost analysis of Park Maintenance on a per acre cost. I have established this as a 1995 priority and plan to utilize our data in preparation of the 1996 budget and for policy makers to understand the fiscal impact of developing new parks and renovating existing facilities.

Recommendation

Staff concurs with the Park and Recreation Commission recommendation and proposes that the City Council adopt the proposed Master Plan for Western Hills Park to be developed in the Spring of 1995 at a cost to not exceed \$250,000 with monies to be allocated from the PAC Fund. Brauer & Associates is currently under City contract to prepare plans and specifications at 5% of actual construction cost.



35 E



PRELIMINARY MASTER PLAN

Lead Use Planning and Design
Draper and Associates, Ltd.
 1500
 1500
 1500

DATE	

WESTERN HILLS PARK
 CITY OF MAPLEWOOD

Western Hills Master Plan Cost Analysis

Overview

The Cost Analysis defines the potential costs associated with developing the site as illustrated on the Master Plan (attached).

The Quality Issue

Maintaining a high level of quality for all park components is important in that public parks such as this have extended lifecycles (15 to 20 years) and are subject to heavy use. Although quality is a key concern, cost accountability must also be maintained to ensure that public funds are appropriately spent.

It must be kept in mind, however, that cost control can only be taken to a certain point before the level of quality becomes suspect and unacceptable. The adage that you get what you pay for usually holds true, especially in public projects such as this where long lifecycles are expected and maintenance budgets are limited. To this end, the cost figures used in this estimate are based on the use of materials and construction techniques that have proven to be durable, promote a safe recreational environment, and minimize lifecycle costs.

Development Options

The range of potential development scenarios is quite broad. Recognizing that a phasing program may be required, the cost estimate is broken down on a facility by facility basis to allow the city flexibility with respect to phasing scenarios and project funding.

Development Costs

The cost figures are intended to be used for budgeting purposes, project phasing, and comparing the relative cost of one item to another. The costs are based on 1994 dollars and reflect the current bidding atmosphere. Although the intent is to be conservative, actual costs will vary depending on the bidding environment when the project is bid.

Costs Summary

The following is a summary of anticipated development costs by section:

Section 1 - Removals:	\$ 15,200
Section 2 - Earthwork/General Utilities:	39,000
Section 3 - Pavements:	55,400
Section 4 - Misc. Site Improvements:	37,522
Section 5 - Play Areas	40,960
Section 6 - Landscaping/Seed and Sod:	23,000
Section 7 - Site Lighting	4,000
<hr/>	
Construction Total:	\$215,082
5% Construction Contingency:	10,754
Construction Total Plus Contingency:	225,836
10% Design, Engineering, Surveying, Testing:	22,583
<hr/>	
Grand Total:	\$248,420

BRAUER & ASSOCIATES
 TEL No. 612-832-9475
 Dec 6, 94 8:44 No. 001 P. 02

Comprehensive Cost Analysis for Western Hills Park

Units Legend: LS = Lump Sum, CY = Cubic Yard, SF = Square Feet, SY = Square Yard, EA = Each, LF = Lineal Feet, AC = Acre

Section 1 - Removals

Criteria: Removal items are individually listed and described. Estimates are based on quantity estimates from available base mapping and on-site field review.

#	Section 1 - Removals Item Description	Estimated Qty.	Unit	Unit Price (In Dollars)	Total Cost (In Dollars)
1	Remove existing play structure and surrounding appurtenances	1	LS	1,500.00	1,500.00
2	Remove existing parking lot asphalt curb and surface	1	LS	3,000.00	3,000.00
3	Remove existing chainlink fence around tennis court and tennis nets	1	LS	2,300.00	2,300.00
4	Remove existing tennis court asphalt surface	1	LS	4,400.00	4,400.00
5	Remove existing retaining wall adjacent to tennis courts	1	LS	1,200.00	1,200.00
6	Remove existing backstop	1	EA	300.00	300.00
7	Miscellaneous site removals	1	LS	2,500.00	2,500.00
Section 1 - Removals Total:					15,200.00

BRAUER & ASSOCIATES
 TEL No. 6128329475
 DEC 6, 94 8:44 No. 001 P. 05

Section 2 - Earthwork and General Utilities

Criteria: Earthwork estimate is based on a rough quantity take-off and the consultant's experience with projects of similar scale and complexity. These costs do not take into consideration the need for unforeseen soils corrections, such as under tennis courts and parking lots. Storm sewer costs are based on the assumption that on-site drainage can be directed to either on-site ponding areas or into the municipal storm-sewer system.

#	Section 2 - General Utilities Item Description	Estimate Quantity	Unit	Unit Price (In Dollars)	Total Price (In Dollars)
1	Earthwork - including topsoil strip and stockpile, rough grading, and topsoil respread.	1	LS	24,000.00	24,000.00
2	Storm sewer system to control on-site drainage.	1	LS	10,000.00	10,000.00
3	Water fountain by play areas (assumes water service is available near park entrance)	1	LS	5,000.00	5,000.00
Section 2 - Earthwork and General Utilities Total:					39,000.00

Section 3 - Pavements

Criteria: The master plan calls for a new parking lot and access drive. It also calls for new paths and walkway paving throughout the park.

#	Section 3 - Pavements	Estimate Quantity	Unit	Unit Price (In Dollars)	Total Price (In Dollars)
1	3" asphalt surfacing (two lifts) with 6" crushed aggregate base for parking lot	700	SY	11.50	8,050.00
2	B612 concrete curb and gutter for parking lot	400	LF	6.50	2,600.00
3	2" asphalt surfacing with 6" crushed aggregate base for trail	2,500	SY	11.00	27,500.00
4	3" asphalt surfacing (two lifts) with 6" crushed aggregate base for tennis and basketball court	1,500	SY	11.50	17,250.00
Section 3 - Pavements Total:					55,400.00

Section 4 - Miscellaneous Site Improvements

Criteria: General site amenities are as defined below.

#	Section 4 - Miscellaneous Site Improvements Item Description	Estimate Quantity	Unit	Unit Price (In Dollars)	Total Price (In Dollars)
1	Tennis court fencing	362	LF	25.00	9,050.00
2	Basketball court fencing	230	LF	12.00	2,760.00
3	Tennis bounce wall	1	EA	2,300.00	2,300.00
4	Basketball goal outfit	2	EA	1,650.00	3,300.00
5	Colorcoat surfacing for tennis and basketball courts	1,450	SY	3.25	4,712.50
6	Tennis court net outfit	1	EA	700.00	700.00
7	Backstop	1	EA	2,000.00	2,000.00
8	Sand volleyball court (12" sand) and net posts	1	EA	1,800.00	1,800.00
9	Horseshoe pits	2	EA	700.00	1,400.00
10	Benches, picnic tables, and grills on concrete slab	1	LS	6,500.00	6,500.00
11	Bike rack	1	LS	500.00	500.00
12	Improvements to park access points at end of streets.	1	LS	2,500.00	2,500.00
Section 4 - Miscellaneous Site Improvements Total:					37,522.50

BRAUER & ASSOCIATES TEL No. 612-329-475 Doc 6, 94 8:44 No. 001 P. 05

Section 5 - Play Areas					
<p>Criteria: The cost estimate for the play areas includes concrete tot-track/play area container, sand, and play equipment. The play areas are listed as described on the master plan. The cost for underdrainage is included under the storm sewer item in Section 2 above.</p>					
#					
#	Section 5 - Play Areas Item Description	Estimate Quantity	Unit	Unit Price (In Dollars)	Total Price (In Dollars)
1	Play area concrete tot-track/play area container	470	LF	28.00	13,160.00
2	Sand in play areas	200	CY	14.00	2,800.00
3	Play equipment in pre-school and elementary play area (budget figure)	1	LS	25,000.00	25,000.00
Section 5 - Play Areas Total:					40,960.00
Section 6 - Landscaping and Seed/Sod					
<p>Criteria: Landscaping costs includes trees and shrubs to augment existing site vegetation. The budget figure is based on parks of similar character and level of development. Seed and sod costs refer to general site restoration in areas impacted by development.</p>					
#	Section 6 - Landscaping and Seed/Sod Item Description	Estimate Quantity	Unit	Unit Price (In Dollars)	Total Price (In Dollars)
1	General landscaping (Phase 1 only -- other phases to follow)	1	LS	13,000.00	13,000.00
2	Seeding and sod areas not otherwise defined.	1	LS	10,000.00	10,000.00
Section 6 - Landscaping and Seed/Sod Total:					23,000.00

Section 7 - Site Lighting					
<i>Criteria:</i> Parking lot and entrance drive is based on providing a minimal level of lighting for basic security. Walkway lighting along park trails has not been included.					
#	Section 7 - Site Lighting Item Description	Estimate Quantity	Unit	Unit Price (In Dollars)	Total Price (In Dollars)
1	Security lighting for parking lot	1	LS	4,000.00	4,000.00
Section 7 - Site Lighting Total:					4,000.00
Construction Subtotal:					215,082.50
Construction Contingency (5%):					10,754.13
Construction and Contingency Total:					225,836.63
Design, Engineering, Surveying and Testing Fees (10%)					22,583.66
Grand Total					248,420.29

Programming Worksheet
Summary Statement

for

**Western Hills
Neighborhood Park**

City of Maplewood

Planning Agency:
Park and Recreation Commission

Prepared By:
Brauer & Associates, Ltd.
7301 Ohms Lane, Suite 500
Minneapolis, MN 55439
(612) 832-9475

Date: Comments taken during Park Commission meeting on September 19, 1994

General Project Overview

Advisory Committee

Parks and Recreation Commission for the City of Maplewood and city staff.

Liaison between Advisory Committee and Brauer & Associates

Bruce Anderson, Director of Parks and Recreation,
City of Maplewood

Consultant Team

Brauer & Associates, Ltd.

Project Manager: Jeff Schoenbauer, RLA, Vice President

Project Design: George Watson, RLA, President
Bill Delaney, MLA, Landscape Architect
In-Training

Project Engineer: Steve Harvey, PE, Director of Engineering

Advisory Committee Role in the Project

The Parks and Recreation Commission will oversee the project from a design standpoint. The ultimate design of the project will largely be based on the Commission's recommendations, although the citizens of the community and City Council will have the opportunity to voice their concerns and opinions, as appropriate. Staff will represent the interests of the city to ensure that the design outcomes are consistent with other city-wide concerns, policies, and planning efforts.

Project Schedule

Establishing a regular meeting schedule is important to maintain continuity in the project. A typical scenario is to meet on the Commission's regular monthly schedule and add meetings as necessary. The meeting schedule will be discussed during the September 19th meeting.

Meeting Outcome

The following establishes the project schedule:

<u>Date</u>	<u>Agenda</u>
October 17	Concept meeting w/Park Commission
October 24	Public meeting to review concepts
November 21	Preliminary Concept meeting with Park Commission (Public Invited)
December ...	Submit final plan to Park Commission

Regulatory / Outside Agency Involvement

A number of agencies may be involved in the project at some point. The Watershed District, DNR, MPCA, and Corp of Engineers, are possible candidates for involvement. They will be brought in for review as appropriate.

Meeting Outcome

Continuing to look into with staff.

Programming Worksheet

Overview

The following identifies issues and topic areas that will need to be considered in the development of the master plan for the park. The program essentially defines the overall project parameters, including needs, facility demands, and priorities. Naturally, the more complete the program, the greater the opportunity to explore a variety of design solutions.

Please take the opportunity to consider the following prior to our next meeting.

Neighborhood Group Involvement/Public Meetings

Naturally, those living close to the park will have legitimate concerns about its future development. Given this, the process allows for and encourages their involvement. This includes a public meeting to review alternative concepts and a follow-up meeting to review the preliminary master plan.

Beyond that, do you feel that additional public involvement is needed?

Meeting Outcome

Public involvement meets city established park planning process.

Is there any groups or individual that should be directly contacted that may want to have input into the process?

Meeting Outcome

The Park Commission felt it important to seek input from the following:

- 1) **Apartment complex south of the site.**
- 2) **Owners of Champs**
- 3) **Adjacent property owners with concern for trail access points. Names given were Marla Rostrono (488-8732) and Susan Kramer (489-2860)**

Site Parameters

Generally speaking, the project area includes the park property and the adjacent wetland on the south end of the site. Are there any other areas that should be included?

Meeting Outcome

In addition to the defined area, consideration should also be given to linking the wetland area off of Adolphus into the park via trails. Also, a trail link from Onacrest Curve should be looked into to allow for greater access to the site from the neighborhood.

Site Analysis

A site analysis will be undertaken as part of this project. This will include all site features and buildings.

Based on your knowledge of the site, what specific concerns do you have about the existing facilities?

Meeting Outcome

Review "Western Hills File" to gain understanding of timing of past development. Also, discuss soil conditions and existing sanitary sewer line with city engineer to determine development parameters.

General Design Considerations

At this point, we do not want to place any limits on the design possibilities for the site. Doing so only hampers creativity and limits our ability as designers to come up with a unique or innovative design. The idea is that it is better to consider an idea and discard it as part of the process than not consider it at all. Some of the most off-the-wall suggestions can turn out to be major influences on design. That being said, please consider the following.

Who do you see as the primary users of the facility?

Meeting Outcome

The demographic profile of the area tends to indicate a transition from an older age group of residents to younger couples with children. It is important to recognize, however, that the senior group remains a significant part of the user population and therefore require adequate facilities. Beyond families (in a general sense) and seniors, the development of the park must also provide for the following more specific user groups:

- ***Minority groups -- especially Asian***
- ***Children***
- ***Teens***

As defined, it is clear that the park has to be developed to accommodate a diverse user group.

Do you see any up-front design limits?

Meeting Outcome

Aside from budget, no specific limitations were defined.

The overall project budget is not defined. The design process should seek to fulfill neighborhood needs first, then consider overall costs associated with that level of development. There is, however, a Phase 1 budget limit of between \$120,000 and \$130,000. Phase 1 priorities are to be determined as part of the planning process.

What are the site's key shortcomings?

Meeting Outcome

Simply stated, the park lacks functional facilities that meet contemporary user needs. The current park design has reached the end of its effective lifecycle and needs to be redone.

Where is the greatest opportunity for improvement?

Meeting Outcome

No specific single item. Instead, creating an interesting and unique park setting that serves a broader set of user groups by incorporating desirable program elements into the design is what will improve this park.

What recreational programming opportunities do you envision?

Meeting Outcome

Being that the park is largely for neighborhood use, recreational programming will not be extensive. However, certain facilities, like a basketball or volleyball courts, that are desirable neighborhood park facilities may be programmed on a limited basis. The key is that these facilities must first and foremost serve the needs of the neighborhood.

Attached is some background information about neighborhood needs and concerns based on a neighborhood survey and other input. Based on this information and what you know about this park, which activities and amenities merit further consideration?

Meeting Outcome

In general terms, providing a pallet of facilities and amenities that appeal to a variety of user groups is most desirable. As the survey illustrates, the demand for specific facilities is fairly balanced, indicating significant diversity of user needs.

Although a balanced approach is desired, it is also clear that certain facilities and amenities should be strongly considered given the demographics of the area. These include (in no specific order of priority):

- Basketball court (with accompanying hardsurface play area for four-square, hopscotch, etc)***
- Volleyball court***
- Preschool and elementary play areas***
- Trails (accessible to all users were feasible) with possible fitness stations.***
- Sitting/observation areas (especially geared toward seniors)***

- **Tennis court (perhaps only one).**
- **Landscaping Theme**
- **Small shelter structure**
- **Improved neighborhood-level ballfield and soccer field.**
- **Sliding hill.**
- **Security lighting.**
- **Improved signage**
- **Ice skating (perhaps overlay a summer-use area).
Consideration should be given to placing a resilient or sport surfacing under the skating area to avoid undesirable dead grass problem in the summer.**
- **Picnic facilities.**

Which should have the highest priority?

Meeting Outcome

Given the diversity of need, no single item stands out as a priority (at this time) over any other item. It is recognized, however, that priorities will need to be discussed during the process to determine the Phase 1 development package.

What site access and parking concerns do you have?

Meeting Outcome

Vehicular access and parking are significant considerations, with no ready solution. Given that this is a neighborhood park, parking is not always desirable. The intent, of course, is to encourage those living in the area to walk and discourage those from other communities or other park service areas from excessive use of this park.

Unfortunately, circumstances in this case may dictate that a limited amount of parking may be necessary (i.e. up to 10 cars). This is largely driven by two factors: 1) lack of trail access from the southwest; and 2) the use of the site by daycare providers.

Some concerns about providing parking include the potential for increased crime and non-park use of the parking lot by nearby businesses.

Clearly, several options need to be explored in this regard.

What trail linkage concerns do you have?

Meeting Outcome

As stated, trail access to the park is limited. Given this, additional consideration needs to be given to trail access from Onacrest Curve, the roads that dead end at the park, and along Adolphus from Larpenter (which is considered

dangerous to walk or ride a bike along).

Linking the wetland along Adolphus into the park via trail connection should also be considered.

List any remaining ideas or concerns you may have.

Meeting Outcome

The following defines additional considerations:

- ***Consider moving "center" of the park toward the north end of the site (to improve security and reduce noise impact of freeway).***
- ***Consider reasonable ways to reduce noise impact on the site.***
- ***Meet the intent of ADA requirements.***
- ***Consider space for "Summer-in-the-Park" programs.***
- ***Try to expand winter use of the park.***
- ***Consider ways to improve safety and security of the park, such as improving sight lines into the park.***

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

AGENDA REPORT

TO: City Manager
FROM: Assistant City Manager *Gretchen Maglieri*
RE: **RELEASE OF RETAINAGE - STEININGER CONSTRUCTION**
DATE: December 6, 1994

INTRODUCTION

Steininger Construction Co., Inc. is the contractor responsible for the site utility work and soils corrections for the Community Center project. The purpose of this report is to request the release of his retainage - \$28,223.62 for the contract.

BACKGROUND

Steininger Construction was the second contract awarded for the Community Center project. The original contract amount for utility work and grading was \$124,000.00. With the planned additional soils corrections, change orders totalled \$158,236, and the final contract amount was \$282,236.21. Steininger's work was completed in the fall. Based on the Construction Manager's advice, staff is recommending that the retainage be returned.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution which authorizes the return of Steininger Construction's retainage in the amount of \$28,223.62.

**RESOLUTION FOR THE
RETURN OF RETAINAGE FOR A COMMUNITY CENTER PROJECT
CONTRACT FOR SITE UTILITIES AND SOILS CORRECTIONS**

WHEREAS, the City Council of Maplewood, Minnesota has heretofore ordered the construction of a City-owned community center, Community Center Project, and has let a contract with Steininger Construction Co., Inc. for site utilities and soils corrections; and

WHEREAS, the City is holding 10% of the \$282,236 contract amount as retainage; and

WHEREAS, the Architect and Construction Manager evaluated the construction and acknowledged substantial completion on September 23, 1994.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA that the Mayor and City Clerk are hereby authorized and directed to release the retainage in the amount of \$28,223.62 to Steininger Construction Co., Inc.

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES

TO (OWNER): City of Maplewood
1830 E. County Rd. B
Maplewood, MN 55109

PROJECT: Maplewood Community Center

APPLICATION NO: 5

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

PERIOD TO: 11-15-94

FROM (CONTRACTOR): Steininger Construction
3070 Lexington Ave. S.
Eagan, MN 55121

VIA (ARCHITECT): Ankeny, Kell, Richler
Walsh

ARCHITECT'S
PROJECT NO: 92076.00

CONTRACT FOR: Soil Correction and Site Utilities

CONTRACT DATE: June 8, 1993

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date Approved	
TOTALS		
Net change by Change Orders		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Martin Steininger Date: 11-15-94

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 124,000.00
2. Net change by Change Orders \$ 158,236.21
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 282,236.21
4. TOTAL COMPLETED & STORED TO DATE \$ 282,236.21
(Column G on G703)
5. RETAINAGE:
 - a. 10 % of Completed Work \$ 28,223.62
(Column D + E on G703)
 - b. ___ % of Stored Material \$ _____
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 28,223.62
6. TOTAL EARNED LESS RETAINAGE \$ 254,012.59
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 247,397.62
8. CURRENT PAYMENT DUE Retainage \$ 28,223.62
9. BALANCE TO FINISH, PLUS RETAINAGE \$ 0.00
(Line 3 less Line 6)

GREGORY STEININGER
State of: MN Dakota
Subscribed and sworn to before me this 11 day of November, 1994
Notary Public: Gary Steinhilber
My Commission expires: 6-9-99

AMOUNT CERTIFIED \$ 28,223.62
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT: ANKENY KELL RICHLER WALSH

By: Paul N. Anderson Date: 12/1/94

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AGENDA REPORT

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager

FROM: Finance Director *Burst*

RE: COMMUNITY CENTER 11-30-94 INCOME STATEMENT

DATE: December 12, 1994

The resolution adopting budget policies for the community center provided that the income statement be placed on the Council agenda every three months for public discussion. Attached is a copy of this resolution and a copy of the income statement for the period ended 11-30-94.

The income statement indicates that for November there was a net loss of \$32,351. This compares with a net loss of \$28,770 for October. November operating revenues were \$66,960 which was \$18,486 and 38% higher than October. Most of the increase was in revenues from memberships and daily fees which increased by \$15,256. November operating expenses were \$114,212 which was \$36,091 and 46% higher than October. Most of the increase was in maintenance expenses which increased by \$29,779. This was due primarily to the receipt of the first bills for utilities which covered approximately two months. Depending on the weather, utilities expense for December should be approximately \$13,000 less than November utilities expense of \$27,000 which covered two months. November non-operating revenues included an \$8,000 donation from Coca-Cola and a rebate of \$7,013 from NSP for installation of an energy efficient air conditioning chiller.

The second page of the November financial statement indicates cash flow for the Community Center Operations Fund. During November, cash receipts exceeded disbursements by \$33,929. This caused the cash balance for the fund to increase to \$161,249.

Ayes: Allenspach, Bastian, Carlson and Koppen
Nays: Rossbach

G. BUDGET POLICY FOR COMMUNITY CENTER OPERATIONS FUND

City Manager McGuire explained that the proposed policy allows the Community Center to operate with a "bottom line" philosophy. The total revenue and expenditures are not important. What is important is the net income. Mayor Bastian indicated that the resolution be revised to include a provision that the Community Center income statement be placed on the Council agenda quarterly for discussion. Following some discussion, Mayor Bastian moved that revised Resolution No. 94-09-101 be adopted to formalize this Community Center operations policy and adopt an initial net income budget for 1994. The motion was seconded by Councilmember Koppen and was approved.

RESOLUTION ADOPTING BUDGET POLICIES FOR THE COMMUNITY CENTER OPERATIONS AND ADOPTION OF INITIAL 1994 BUDGET

WHEREAS, it is the intent of the City of Maplewood to operate the Community Center as a business, and

WHEREAS, it is important that management have the flexibility to incur expenses as needed so that customers can be properly served, and

WHEREAS, the Finance Department will prepare and distribute a monthly income statement to monitor the financial transactions for the Community Center operations.

NOW THEREFORE BE IT RESOLVED, that the annual budget for the Community Center Operations Fund consist solely of a planned net income amount, and

BE IT FURTHER RESOLVED, that the Community Center income statement be placed on the Council agenda quarterly for discussion, and

BE IT FURTHER RESOLVED, that City management staff shall have the flexibility to incur expenses as needed so that customers can be properly served, and

BE IT FURTHER RESOLVED, that the budgeted 1994 net income for the Community Center Operations Fund be set at \$15,810.

Ayes: All

H. INSURANCE FOR OPEN MEETING LAW

Mayor Bastian moved that the insurance coverage from the League of Minnesota Cities Insurance Trust for open meeting law defense costs be obtained for the estimated premium cost of \$1,600. The motion was seconded by Councilmember Koppen and was approved.

Ayes: All

CITY OF MAPLEWOOD, MINNESOTA
Community Center Operations Fund
Statement of Revenues, Expenses and Changes in Retained Earnings

November 30, 1994

PROG. NO.	November Actual	YTD Actual	Estimate	Percent of Actual to Estimate
Operating Revenues:				
001	\$ 48,913	82,570	276,900	29.8%
002	8,790	16,592	12,200	136.0%
021	(90)	(90)	4,400	-2.0%
022	4,356	6,251	7,800	80.1%
023	694	1,561	0	N/A
061	866	3,131	10,000	31.3%
062	343	742	1,600	46.4%
063	2,270	3,047	8,850	34.4%
064	818	1,625	10,200	15.9%
Total	66,960	115,429	331,950	34.8%
Operating Expenses:				
001	28,643	72,797	105,510	69.0%
002	19,380	31,931	26,400	121.0%
021	0	0	6,200	0.0%
022	757	757	1,200	63.1%
023	3,842	11,160	5,640	197.9%
024	0	66	200	33.0%
061	11,448	28,597	44,020	65.0%
062	1,483	4,350	4,120	105.6%
063	54	54	1,100	4.9%
064	6,662	7,109	12,000	59.2%
	41,943	58,527	107,750	54.3%
Total	114,212	215,348	314,140	68.6%
Operating income (loss) before other revenues (expenses)				
	(47,252)	(99,919)	17,810	-561.0%
Other revenues (expenses):				
	266	846	0	N/A
	8,000	8,500	0	N/A
	7,013	7,048	0	N/A
	0	0	0	N/A
	0	0	(2,000)	0.0%
	(63)	(136)	0	N/A
	(315)	(245)	0	N/A
Net Total	14,901	16,013	(2,000)	-800.7%
Income (loss) before operating transfers				
	(32,351)	(83,906)	15,810	-530.7%
Operating transfers in:				
From Charitable Gambling Fund	0	5,625	0	N/A
Net income (loss)				
	(32,351)	(78,281)	15,810	-495.1%
Retained earnings - beginning				
	(45,930)	0	0	N/A
Retained earnings - ending				
	\$ (78,281)	(78,281)	15,810	-495.1%

C: City Council, City Manager, Park and Recreation Director, Community Center Manager

CITY OF MAPLEWOOD, MINNESOTA
 Community Center Operations Fund
 Statement of Sources and Applications of Cash

November 30, 1994

	November Actual	YTD Actual	Estimate	Percent of Actual to Estimate
	-----	-----	-----	-----
Sources of cash:				

Net income (loss)	\$ (32,351)	(78,281)	15,810	-495.1%
Add depreciation	0	0	0	N/A
Deferred revenue	26,981	172,061	0	N/A
Increase in liabilities	39,299	67,469	0	N/A
	-----	-----	-----	
Total	33,929	161,249	15,810	1019.9%
	-----	-----	-----	
Applications of cash:				

Purchase of fixed assets	0	0	0	N/A
	-----	-----	-----	
Net increase (decrease) in cash	33,929	161,249	15,810	1019.9%
Beginning cash balance	127,320	0	0	N/A
	-----	-----	-----	
Ending cash balance	\$ 161,249	161,249	15,810	1019.9%
	=====	=====	=====	

AGENDA REPORT

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: City Manager

FROM: Assistant City Manager *Gretchen Maglich*

RE: **RAMSEY/WASHINGTON COUNTIES CABLE COMMISSION**

DATE: December 12, 1994

INTRODUCTION

The Ramsey/Washington Counties Cable Commission is composed of twelve different communities. A special meeting of the elected officials and administrators from all twelve communities has been scheduled for Thursday, January 5, 1995, 7 p.m. at White Bear Lake City Hall. The purpose of the meeting is to discuss the franchise renewal process with Meredith Cable and the structure of the Commission in 1998 when the current joint powers agreement expires. Since more than two Councilmembers may be present at the meeting, staff is recommending that this meeting be formally announced.

RECOMMENDATION

It is recommended that the City Council announce the Cable Commission meeting on Thursday, January 5, 1995, 7 p.m. at White Bear Lake City Hall.

MEMORANDUM

TO: Elected Officials and Administrators/Managers representing members communities of the Ramsey/Washington Suburban Cable Commission

FROM: Ad Hoc Committee to study cable franchise renewal: Gretchen Maglich, Maplewood; Ellen Richter, White Bear Lake; and Ron Rogstad, Oakdale

DATE: December 12, 1994

RE: MEETING TO DISCUSS ISSUES REGARDING RAMSEY/WASHINGTON SUBURBAN CABLE COMMISSION AND FRANCHISE RENEWAL PROCESS

The purpose of this memo is to invite the Mayor, members of the City Council, and the City managers/administrators to attend a meeting about the future of the Ramsey/Washington Suburban Cable Commission (R/WSCC).

When: Thursday, January 5
Time: 7:00 p.m. - 10:00 p.m.
Location: White Bear Lake City Council Chambers
Moderator: Mr. Greg Moore, Executive Director, Northwest Cable Commission and Community Television

In July of this year, an ad hoc committee of staff members from Maplewood, Oakdale and White Bear Lake agreed to prepare a report identifying the present organizational structure of the Ramsey/Washington Suburban Cable Commission (R/WSCC), issues regarding the upcoming franchise renewal process, and alternative courses of action. The report, which was sent to each of the member R/WSCC communities, provides background information and was meant to serve as a primer for discussion of impending governance and franchise policy issues.

As a follow-up to that report and an effort to initiate discussion regarding the preferred courses of action of each of the member communities, a meeting will be held at the White Bear Lake City Hall on Thursday, January 5, 1995 at 7:00 p.m. Mr. Greg Moore, Executive Director of Northwest Cable Commission has agreed to facilitate the meeting. Northwest Cable Commission represents the communities of Brooklyn Center, Brooklyn Park, Crystal, Golden Valley, Maple Grove, New Hope, Osseo, Plymouth, and Robbinsdale. Mr. Moore has been involved in cable franchise administration since the mid-1970s and is quite familiar with related issues and trends. It was considered to be

in the best interest of member communities for a disinterested, yet knowledgeable party to moderate the meeting. After a brief summary of the technical and procedural issues surrounding the franchise renewal process, Mr. Moore will moderate discussion of the issues and concerns with the joint powers agreement and franchise renewal process raised by each of the member communities.

The current cable franchise agreement between the Cable Commission and the cable television company, Meredith Cable, expires in 1998. In addition, the joint powers agreement that created the Commission terminates in 1998. Federal law states that the cable company may initiate the process of franchise renegotiation three years prior to the franchise expiration. This means that as early as next May, Meredith Cable may request to speak to someone about renegotiating the franchise. The current joint powers agreement that created the R/WSCC does not give the Commission the authority to negotiate a new franchise. So, the purpose of the January 5 meeting is two fold: 1) discuss whether or not the Cable Commission will be given the authority to renegotiate the franchise agreement, and if not, how do the member communities wish to proceed; and 2) establish a process to develop the structure of a new joint powers entity to succeed the current Cable Commission in 1998.

In preparation for this meeting, we recommend that you review the Ad Hoc Committee's CABLE FRANCHISE RENEWAL study report sent to you in September.

We hope to see you at the meeting on January 5th. It is important that your community is represented at this meeting. The outcomes of the meeting will likely affect the future of the Cable Commission.

RSVP - If you plan to attend, please call Joyce Jacobs at White Bear Lake City Hall by December 30th, 429-8526.

AGENDA REPORT

Action by Council:

TO: City Manager
FROM: City Engineer
SUBJECT: Gervais Avenue Feasibility Study
DATE: December 14, 1994

Endorsed _____
Modified _____
Rejected _____
Date _____

Attached are the pages from a previous feasibility study that addresses Gervais Avenue improvements. Cost estimate is based on a 40-foot wide street with concrete curb and gutter and a minimal amount of storm sewer. The estimated construction cost in April 1993 was \$202,000. When indirect costs for administration, engineering, fiscal, and legal fees are added, the cost for the entire project is estimated at \$270,000.

The location of the road, and therefore the cost estimate, does not address the loading dock situation along the south side of Gervais Avenue. If Northern Wholesale does not alter their operations, trucks unload or loading at the facility will continue to encroach into the driving lanes of the street. I have talked to representatives from Northern Wholesale. It is their opinion that their operation cannot be changed or altered to alleviate the problems at the loading docks. If the city improves the street, and prevents Northern Wholesale from utilizing their loading area in its present condition, it is the opinion of the owners that they would have to relocate the business.

If the city council wishes to pursue this project, they should order an update to the previous feasibility study. It is estimated that a budget of \$1,000 would be sufficient to bring this project to public hearing.

KGH

jc
Attachment

FEASIBILITY STUDY
FOR
STREET AND UTILITY IMPROVEMENTS
ON
TRUNK HIGHWAY 61 FRONTAGE ROADS
MAPLEWOOD, MINNESOTA

PROJECT 93-02

APRIL 1993

I hereby certify that this Feasibility Study was written by me or under my direct supervision and that I am a duly registered Professional Engineer under the laws of the State of Minnesota.

Terry J. Maurer
Terry J. Maurer, P.E.
Reg. No. 15316

April 14, 1993
Date

665-004-10

The estimated costs for the proposed improvements shown by Exhibit 14 will be discussed in detail in the Implementation Considerations section of this report.

E. GERVAIS AVENUE

Existing Conditions

Gervais Avenue is not a MnDOT TH 61 frontage road; however, it is adjacent to the northwest frontage road and is in poor condition. The 0.25 mile road is a bituminous paved surface approximately thirty feet wide and does not contain curb and gutter. Gervais Avenue is located within a sixty-six foot right-of-way and serves as an access street to the existing commercial business and two residential properties. The existing pavement contains numerous potholes and distressed areas. Due to the narrow width of the road and the absence of any curb, large vehicles drive off of the existing pavement while accessing the loading docks located along the south side of Gervais. Parking restrictions are not posted along either side of the frontage road; however, parking along the south side of Gervais Avenue is not feasible due to the numerous loading docks. In order to provide adequate off-street parking for their employees, Twin City Vending rents the gravel parking lot north of Gervais Avenue directly across from their building.

Storm water runoff is collected by two sets of catch basins located at the west end of the street, which are connected by a fifteen-inch pipe that flows east to an eighteen-inch pipe. The eighteen-inch pipe conveys the runoff south to the northwest frontage road. The runoff is joined by flows from the existing twenty-four inch pipe that collects runoff from the northwest frontage road. This combined flow is then routed west to an existing thirty-six inch pipe that outlets to Keller Lake.

Existing utilities include a sixteen-inch watermain that extends from the northwest frontage road to the west end of Gervais Avenue. This line is looped to the existing twelve-inch line that serves Carsgrove Meadows 1st and 2nd Additions. Currently, an eight-inch clay sanitary sewer collects sewage from properties

adjacent to Gervais Avenue and routes it east to the eight-inch pipe under the northwest frontage road.

Proposed Improvements

It is proposed that Gervais Avenue be reconstructed to a forty-foot wide street section, including barrier curb and gutter. The additional width will allow commercial vehicles adequate space for gaining access to the numerous loading docks. The barrier curb will help confine the heavy vehicles to the paved surface. Exhibit 13 shows the typical section for the proposed 9-ton design. Gervais Avenue is currently a dead-end street and heavy vehicles that drive past their respective loading docks have very limited space available to make a U-turn. Therefore, it is proposed that a turnaround be constructed at the west end of Gervais Avenue, within a forty-five foot by one-hundred foot easement that must be obtained. The turnaround will be designed to maintain access to the existing parking lot located on the west side of the Hermanson Dental Lab. The proposed alignment is shown by Exhibit 10.

Parking could be allowed on the north side of Gervais Avenue, if an additional four feet of pavement is provided. The additional width, if this option is chosen, would increase the project cost for Gervais Avenue by approximately 10%.

Currently, storm water runoff is collected by four (4) catchbasins located at the west end of Gervais Avenue. The widening of the road will require the removal of the existing structures and replacement with new catchbasins located at the proposed curb line. It is proposed that additional fifteen-inch pipe be extended westerly, to collect runoff from the proposed turnaround. The storm water will be conveyed to the existing eighteen-inch pipe that outlets to the existing ditch north of the northwest frontage road. Catchbasins installed at the intersection of Gervais Avenue and the frontage road would collect runoff from the east side of Gervais Avenue and direct flow to the proposed sedimentation pond located at the south end of the northwest frontage road.

The existing hydrants adjacent to Arcade Street do not meet existing City standards and should be replaced. The existing sanitary services are clay and will be replaced.

The estimated costs for the proposed improvements shown by Exhibit 10 will be discussed in detail in the Implementation Considerations section of this report.

IV. IMPLEMENTATION CONSIDERATIONS

A. ENVIRONMENTAL IMPACTS

While implementation of any construction project impacts the immediate area, the temporary negative effects of development will be minimized by using appropriate erosion control methods during construction such as silt fencing. The use of sedimentation ponds can reduce the impact of surface runoff to Keller Lake.

B. PERMITS/EASEMENTS AND LAND ACQUISITION

The proposed improvements will require the following permits and easements:

1. Water extension permit from the Minnesota Health Department.
2. Sanitary sewer permit from the Minnesota Pollution Control Agency and Metropolitan Waste Control Commission.
3. Permits from the Ramsey-Washington Watershed District and the U.S. Army Corps of Engineers.
4. Temporary and permanent easements will be required for the proposed street and utility improvements.

C. TRAFFIC CONTROL AND PROPERTY ACCESS

Traffic flow to the retail shops and the commercial properties will have to be maintained if the proposed improvements are constructed. Phasing of the work will most likely be required. In anticipation of this, additional costs have been included for traffic detouring during construction.