

AGENDA

MAPLEWOOD CITY COUNCIL
7:00 P.M., Monday, April 27, 1987
Municipal Administration Building
Meeting 87 - 9

(A) CALL TO ORDER

(B) ROLL CALL

(C) APPROVAL OF MINUTES

1. Meeting No. 87-6 (March 23, 1987)

(D) APPROVAL OF AGENDA

(E) CONSENT AGENDA

1. Accounts Payable
2. Plan approval - Bid Authorization - Beam Avenue Water Main - Project 84-12
3. Investment Agreement
4. Financing For Project 86-04
5. Financial Transfer to Close Project 84-10
6. Resolution Reaffirming - Beaver Creek Apartments - Revenue Bonds
7. Budget Transfer

(F) PUBLIC HEARINGS

1. 7:00 P.M., Miggler Rezoning : 2444 Maplewood Drive (4 Votes) _____
2. 7:10 P.M., Code Amendment : Temporary (2nd Reading) (4 Votes) _____
3. 7:20 P.M., Upper Afton Road (McKnight to Century) - Project 86-07
(4 Votes) _____
4. 7:30 P.M., PUD Revision Preliminary Plat and Rezoning : Cave's Century
5th Addition (4 Votes for Rezoning) _____
5. Code Amendment - Smaller Single Dwelling Lots - 1st Reading _____
7:40 P.M., Rezoning and Preliminary Plat : Lynnwood Terrace (4 Votes For
Rezoning Only) _____

(G) AWARD OF BIDS

1. Hillwood Drive (Crestview to Marnie) Project 86-05 _____
2. Lease Purchase Financing For Computer System _____

(H) UNFINISHED BUSINESS

1. Code amendment : Freestanding Signs in LBC and CD Zones (2nd Reading)
(4 Votes) _____
2. Code Amendment : Exterior Siding (2nd Reading) _____

(I) NEW BUSINESS

1. Paratransit _____
2. Order Public Hearing - Water District 8 Improvements - Project 86-15

3. Public Improvement Petition - Meyer Street Water Main (Bush to Minnehaha)
Project 87-13 _____
4. Developer Project Financing and Construction Report _____
- _____
5. 1986 Annual Financial Report and Audit _____
6. Council Approval : Hire Permanent Part-Time Clerk Typist (Fill a Vacancy)

7. No Parking : Castle Avenue _____
8. Budget Transfer : Police Educational Incentive Pay Settlement _____
- _____

(J) VISITOR PRESENTATIONS

(K) COUNCIL PRESENTATIONS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

(L) ADMINISTRATIVE PRESENTATIONS

(M) ADJOURNMENT

MINUTES OF MAPLEWOOD CITY COUNCIL
7:00 P.M., Monday, March 23, 1987
Council Chambers, Municipal Building
Meeting No. 87-6

A. CALL TO ORDER

A regular meeting of the City Council of Maplewood, Minnesota, was held in the Council Chambers, Municipal Building, and was called to order by Mayor Greavu at 7:02 P.M.

B. ROLL CALL

John C. Greavu, Mayor	Present
Norman G. Anderson, Councilmember	Present
Gary W. Bastian, Councilmember	Absent
Frances L. Juker, Councilmember	Present
Charlotte Wasiluk, Councilmember	Present

C. APPROVAL OF MINUTES

None.

D. APPROVAL OF AGENDA

Mayor Greavu moved to approve the Agenda as amended:

1. Street Names
2. Remove H-1
3. Add Item I-8, South Oaks Final Plat
4. Informational Item - Community Development Block Grants

Seconded by Councilmember Juker. Ayes - all.

E. CONSENT AGENDA

Council removed Item E-2 to become Item I-9.

Mayor Greavu moved, seconded by Councilmember Wasiluk, Ayes - all, to approve the Consent Agenda, Items 1, 3 through 5 as recommended.

1. Accounts Payable

Approved the Accounts (Part I - Fees, Services, Expenses Check Register dated 3-11-87 through 3-13-87, \$717,432.85: Part II - Payroll dated 3-6-87, gross amount \$138,960.47) in the amount of \$856,393.32.

2. Policy Regarding Assessments on Parks

Discussed under Item I-9.

3. Federal Revenue Sharing

Approved the following:

- (1) the City Council appropriate the Federal revenue sharing

money received in 1987, plus accrued investment interest, to the General Fund to partly finance the 1987 contracts between the City and its three fire departments, and (2) that the City Council request that a financial plan, for the replacement of existing fire trucks owned by the City, be developed and included in the 1988 Proposed Budget.

4. H.R.A. Commissioner Appointment

Approved the reappointment of Greg Schmit as a Commissioner of the H.R.A. for a five (5) year term expiring in 1992.

5. Final Plat : Jefferson Fourth Addition

Approved the Jefferson Fourth Addition Final Plat.

F. PUBLIC HEARINGS

1. 7:00 P.M., Assessment Hearing - Arkwright Street, Project 86-12.

a. Mayor Greavu convened the meeting for a public hearing regarding the adoption of the proposed assessment roll for the Arkwright Street Construction Project 86-12.

b. Acting City Engineer Chuck Ahl presented the Staff report.

c. City Attorney Patrick Kelly explained the procedures of the assessment hearing.

d. Mayor Greavu called for proponents. The following were heard:

Mrs. Betty Hasse, 385 Eldridge

e. Mayor Greavue called for opponents. The following were heard:

Mr. Cliff Sandmeyer, 410 E. County Road B

Mr. Ray Nadeau, 407 Eldridge

A letter of opposition filed by Mr. Richard Schreier, 2125 DeSoto Street

f. Mayor Greavu closed the public hearing.

g. Councilmember Juker introduced the following resolution and moved its adoption:

87 - 3 - 46

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the construction of Arkwright Street from Eldridge Avenue to County Road B as described in the files of the City Clerk as Project 86-12, and has amended such proposed assessment as it deems just,

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

1. Such proposed assessment, as amended, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 20 years, the first of the installments to be payable on or after the first Monday in January, 1988, and shall bear interest at the rate of nine (9) percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 1987. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. It is hereby declared to be the intention of the Council to reimburse itself in the future for the portion of the cost of this improvement paid for from municipal funds by levying additional assessments, on notice and hearing as provided for the assessments herein made, upon any properties abutting on the improvement but not made, upon any properties abutting on the improvement but not herein assessed for the improvement, when changed conditions relating to such properties made such assessment feasible.
4. To the extent that this improvement benefits nonabutting properties which may be served by the improvement when one or more later extensions or improvements are made, but which are not herein assessed, therefore, it is hereby declared to be the intention of the Council, as authorized by Minnesota Statutes Section 420.051, to reimburse the City by adding any portion of the cost so paid to the assessments levied for any of such later extension or improvements.
5. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

Seconded by Councilmember Wasiluk. Ayes - Councilmembers Anderson,
Juker, and Wasiluk

Nay - Mayor Greavu.

2. 7:10 P.M., Assessment Hearing - County Road C Water Main, Project 86-04.

a. Mayor Greavu convened the meeting for a public hearing regarding the adoption of the proposed assessment roll for the County Road C Water Main, Project 86-04.

b. Acting City Engineer Ahl presented the Staff report.

c. City Attorney Kelly explained the assessment hearing procedures.

d. Mayor Greavu called for proponents. None were heard.

e. Mayor Greavu called for opponents. The following were heard:

Mr. William Mitchell, 1003 E. County Road C

Mr. Donald McClellan, 961 E. County Road C, requested that the number of water services he was given be reduced from 4 to 1.

Mrs. Rita Huot, 999 E. County Road C, stated she was over charged by $4\frac{1}{2}$ feet.

Received a written objection from Edward and Frances Kath, 1011 E. County Road C.

f. Mayor Greavu closed the public hearing.

g. Councilmember Anderson moved to (1) reduce the assessment of Mrs. Rita Huot, 999 E. County Road C (04-29-22-34-0007) by 4.52 feet; (2) reduce the number of water services from 4 to 1 as requested by Donald McClellan, 961 E. County Road C (04-29-22-34-0010).

Seconded by Councilmember Wasiluk.

Ayes - all.

h. Councilmember Anderson introduced the following resolution and moved its adoption:

87 - 3 - 47

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the construction of the County Road C water main as described in the files of the City Clerk as Project 86-04, and has amended such proposed assessment as it deems just,

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

1. Such proposed assessment, as amended, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessment shall be payable in equal annual installments extending over a period of 20 years, the first of the installments to be payable on or after the first Monday in January, 1988, and shall bear interest at the rate of ten (10) percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 1987. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. It is hereby declared to be the intention of the Council to reimburse itself in the future for the portion of the cost of this improvement paid for from municipal funds by levying additional assessments, on notice and hearing as provided for the assessments herein made, upon any properties abutting on the improvement but not made, upon any properties abutting on the improvement but not herein assessed for the improvement, when changed conditions relating to such properties make such assessment feasible.
4. To the extent that this improvement benefits nonabutting properties which may be served by the improvement when one or more later extensions or improvements are made, but which are not herein assessed, therefore, it is hereby declared to be the intention of the Council, as authorized by Minnesota Statutes Section 420.051, to reimburse the City by adding any portion of the cost so paid to the assessments levied for any of such later extension or improvements.
5. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

Seconded by Councilmember Wasiluk. Ayes - all.

Mayor Greavu recessed the meeting at 8:00 P.M.

Mayor Greavu reconvened the meeting at 8:12 P.M.

3. 7:20 P.M., Variance and Preliminary Plat : Cave's Gervais Addition

a. Mayor Greavu convened the meeting for a public hearing regarding the request of Ed Cave and Son's to approve Cave's Gervais Addition preliminary plat and a corner lot variance to create eight single dwelling lots and two outlots.

b. Director of Community Development Geoff Olson presented the Staff report.

c. Mayor Greavu called for proponents. The following were heard:

Sam Cave, representing Ed Cave and Sons.

d. Mayor Greavu called for opponents. The following expressed their opinions:

Mr. LeRoy Tuil, 2352 Barclay

e. Mayor Greavu closed the public hearing.

f. Councilmember Anderson introduced the following resolution and moved its adoption:

87 - 3 - 48

WHEREAS, Ed Cave and Sons, Incorporated, applied for a corner lot width variance for Lot Seven, Cave's Gervais Addition.

WHEREAS, Section 30-8 (f) (2) of the Maplewood Code of Ordinances requires a minimum of 100 feet of width for single-dwelling corner lots;

WHEREAS, the applicant is proposing 87.17 feet, requiring a variance of 12.83 feet.

WHEREAS, the procedural history of this variance is as follows:

1. This variance was applied for on March 6, 1987.
2. This variance was reviewed by the Maplewood Planning Commission on March 16, 1987. This Planning Commission recommended to the City Council that said variance be approved.
3. The Maplewood City Council held a public hearing on March 23, 1987, to consider this variance. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the City Staff and Planning commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described variance be approved on the basis of the following findings of fact:

1. Strict enforcement would cause undue hardship because of circumstances unique to this property, because:
 - a. The variance would not alter the essential character of the neighborhood. Existing corner lots in this vicinity range from 84 feet to 90 feet of width.
 - b. Denial of the variance would be unreasonable because Lot One would have an undesirable 33 feet of buildable width, unless the developer voluntarily drops one lot.
 - c. A lot with only 33 feet of buildable width would result in a structure that is out-of-character with the area.

d. The plight of the landowner is due to circumstances unique to his property that were created by the City when the trunk sanitary sewer was sited without regard to the location of future lot lines.

2. The variance would be in keeping with the spirit and intent of the ordinances because:

a. The proposed corner lot would be compatible with area development.

b. The interior lots fronting on Gervais Avenue would be more compatible with existing development than if the variance were to be denied.

c. Council has approved similar variances.

Seconded by Councilmember Juker. Ayes- all.

g. Councilmember Anderson moved to approve Cave's Gervais Addition preliminary plat, subject to the following conditions being met before final plat approval:

a. City engineer approval of final grading, utility and drainage plans. These plans shall include, but not be limited to, a drainage swale along the west property line of Lot One. This swale is to function as a positive overflow for the pond.

b. A signed developer's agreement and surety shall be submitted to the City Engineer which shall include, but not be limited to:

(1) Repair of Hazelwood and Gervais Avenues following utility construction within the right-of-ways.

(2) Removal of the dwelling and/or accessory structures at 2411 Hazelwood Avenue, unless a survey is submitted showing that the structures meet City setback requirements.

c. Submittal of recordable deeds to the Director of Community Development to combine Outlots A and B with the properties abutting to the west. The developer shall pay all costs of recording these deeds. As an alternative, that plat may be expanded to include the area shown as Outlots A and B combined with a replat of the two lots to the west.

Seconded by Councilmember Juker. Ayes - all.

4. 7:30 P.M., Preliminary Plat : Cave's Nevada Addition

a. Mayor Greavu convened the meeting for a public hearing regarding the request of Ed Cave & Sons for preliminary plat approval to create 55 single dwelling lots and five outlots.

- b. Director of Community Development Olson presented the Staff report.
- c. Commissioner Lorraine Fischer presented the Planning Commission report.
- d. Mayor Greavu called for proponents and opponents. None were heard.
- e. Mayor Greavu closed the public hearing.
- f. Councilmember Juker moved to table this Item and to hold a new hearing on April 13, 1987.

Seconded by Councilmember Anderson. Ayes - all.

5. 7:40 P.M., Conditional Use Permit : 131 No. Century (Brookview Manor Apartments)

a. Mayor Greavu convened the meeting for a public hearing regarding the request of H and I Investments for approval of a Conditional Use Permit to demolish and rebuild an existing ten-car garage structure (the existing garage is nonconforming since it does not meet the required five foot setback from the north lot line).

b. Director of Community Development Olson presented the Staff report.

c. Board Member Don Moe presented the Community Design Review Board recommendation.

d. Mayor Greavu called for proponents. The following were heard:

A representative from H and I Investments

e. Mayor Greavu called for opponents. None were heard.

f. Mayor Greavu closed the public hearing.

g. Councilmember Wasiluk introduced the following resolution and moved its adoption:

87 - 3 - 49

WHEREAS, H and I Investments initiated a conditional use permit to reconstruct a nonconforming garage building at the following-described property:

Lots twenty-six (26), Thirty (30) and thirty-one (31), Block six (6), Brower Park, all of Lot twenty-seven (27) except that part described as follows: Beginning at the Northeast corner of Lot twenty-seven (27), thence West along the Northerly line of Lot twenty-seven (27), seventy (70) feet to a point; thence South in a straight line to the Southwest corner of Lot twenty-nine (29); thence Northeasterly along the Easterly line of Lot twenty-seven (27) to the point of beginning, all in Block six (6), Brower Park, according to the plat thereof filed of record in the office of the Registrar of Titles within and for said County, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

This property is also known as 131 N. Century Avenue, Maplewood

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

1. This conditional use permit was initiated by H and I Investments, pursuant to the Maplewood Code of Ordinances.
2. This conditional use permit was reviewed by the Maplewood Community Design Review Board on February 24, 1987. The Community Design Review Board recommended to the City Council that said permit be approved.
3. The Maplewood City Council held a public hearing on March 23, 1987. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the City Staff and Community Design Review Board.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described conditional use permit be approved on the basis of the following findings-of-fact:

1. The use is in conformity with the City's Comprehensive Plan and with the purpose and standards of this chapter.
2. The establishment or maintenance of the use would not be detrimental to the public health, safety or general welfare.
3. The use would be located, designed, maintained and operated to be compatible with the character of that zoning district.
4. The use would not depreciate property values.
5. The use would not be hazardous, detrimental or disturbing to present and potential surrounding land uses, due to the noises, glare, smoke, dust, odor, fumes, water pollution, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
6. The use would generate only minimal vehicular traffic on local streets and shall not create traffic congestion, unsafe access or parking needs that will cause undue burden to the area properties.
7. The use would be serviced by essential public services, such as streets, police, fire protection, utilities, schools and parks.
8. The use would not create excessive additional requirements at public cost for public facilities and services; and would not be detrimental to the welfare of the City.

9. The use would preserve and incorporate the site's natural and scenic features into the development design.
10. The use would cause minimal adverse environmental effects.
11. The new structure would be safer and more attractive than the existing one.
12. The new structure would be built entirely on the applicant's property.

Approval is subject to the following conditions:

1. Adherence to the site plan, date stamped February 9, 1987, unless a change is approved by the City's Community Design Review Board.
2. Stop signs shall be provided at the apartment complex exits to Brookview Drive and Century Avenue.
3. All bituminous drives and parking areas shall be patched as code requires.
4. The siding shall be aluminum, so no future painting will be needed.

Seconded by Mayor Greavu.

Ayes - Mayor Greavu, Councilmembers
Anderson and Wasiluk

Nay - Councilmember Juker.

6. 7:50 P.M., Code amendment : Free Standing Signs in LBC and CO Zones (1st Reading).
 - a. Mayor Greavu convened the meeting for a public hearing regarding the proposal to increase the 80 square foot maximum area for pylon signs in the LBC, limited business commercial and CO, commercial office districts.
 - b. Director of Community Development Olson presented the Staff report.
 - c. Board Member Moe presented the Community Design Review Board recommendation.
 - d. Mayor Greavu called for proponents. The following were heard:

Mr. Jack Hillstrom, Maplewood State Bank
 - e. Mayor Greavu called for opponents. None were heard.
 - f. Mayor Greavu closed the public hearing.

g. Councilmember Wasiluk moved first reading of an ordinance amending Section 36-330 of the Municipal Code as follows:

The maximum area of a freestanding business sign shall be as follows:

<u>Lot Area</u>	<u>Total Sign Copy Area</u>
6,000 sq. ft. or less	80 sq. ft.
6,000 sq. ft. to 1 acre	150 sq. ft.
More than 1 acre	200 sq. ft.

Seconded by Councilmember Anderson.

Ayes - Mayor Greavu, Councilmembers Anderson and Wasiluk

Nay - Councilmember Juker

G. AWARD OF BIDS

None.

H. UNFINISHED BUSINESS

1. Code Amendment : Building Code (Second Reading)

Removed from Agenda

I. NEW BUSINESS

1. Code Amendment : Banners (First Reading)

a. Director of Community Development Olson presented the Staff report.

b. Councilmember Anderson moved first reading on an ordinance regulating banners.

Seconded by Councilmember Juker. Ayes - Councilmembers Anderson, Juker, and Wasiluk

Nay - Mayor Greavu

2. Consultant For Lighting of Goodrich Softball Diamond No. 1

a. Director of Parks and Recreation Bob Odegard presented the Staff report

b. Mayor Greavu moved to approve the hiring of Wunderlich Engineering, Inc. to provide electrical design services for the lighting of Goodrich Softball Diamond #1 for a maximum fee of \$500.00. Funds are to be provided from the PAC Commercial Fund.

Seconded by Councilmember Anderson.

Ayes - all.

3. Reorder Public Hearing - McKnight Road - Beaver Lake to Larpenteur, Project 81-20.

a. Acting City Engineer Chuck Ahl presented the Staff report.

b. Mayor Greavu introduced the following resolution and moved its adoption:

87 - 3 - 50

WHEREAS, the City Council of the City of Maplewood has previously held a public hearing on April 28, 1986, for the reconstruction of McKnight Road from Beaver Lake to Larpenteur Avenue, City Project 81-20, and

WHEREAS, a contract will not be let within one year of April 28, 1986, as required by Minnesota Statute 429.041, Subdivision 1, and

WHEREAS, the City Engineer has revised and presented to the City Council the feasibility report from the April 28, 1986 public hearing, dated April 4, 1986;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. The report, dated April 4, 1986, and revised by the City Engineer, that advises this Council that the proposed reconstruction of McKnight Road from Beaver Lake to Larpenteur Avenue, City Project 81-20, is feasible and should best be made as proposed, is hereby received.
2. The Council will consider the aforesaid improvement in accordance with the reports and the assessment of benefited property for all or a portion of the cost of the improvement according to MSA Chapter 429, at an estimated total cost of the improvement of \$6,523,585.00.
3. A reholding of the public hearing will be held in the Council Chambers of the City hall at 1830 East County Road B on Monday, the 13th day of April, 1987, at 7:10 P.M. to consider said improvement. The City Clerk shall give mailed and published notice of said hearing and improvement as required by law.
4. The council shall approve the letting of a construction contract by Ramsey County for all or a portion of said improvement no later than December 31, 1988.

Seconded by Councilmember Juker.

Ayes - all.

4. No Parking Ordinance - Ramsey County Overlay

a. Acting City Engineer Ahl presented the Staff report.

b. Councilmember Anderson introduced the following resolution and moved its adoption:

WHEREAS, plans for projects:

Lydia Avenue	McKnight Road to Bellaire Avenue	S.A.P. 62-619-12
County Road C	Oxford Street to Victoria Street	S.A.P. 62-623-31
Larpenteur Avenue	Edgerton Street to Parkway Drive	S.A.P. 62-630-28
McKnight Road	I-94 to Third Street	S.A.P. 62-668-27
Old Highway 8	County Road D to Sixth Street N.W.	S.A.P. 62-677-13

showing proposed alignment, profiles, grades and cross sections for the construction, reconstruction or improvement of County State Aid Highways No. 19, 23, 30, 68 and 77, within the limits of the City as a State Aid project have been prepared and presented to the City.

NOW, THEREFORE, BE IT RESOLVED: That said plans be in all things approved.

Seconded by Mayor Greavu. Ayes - all.

c. Councilmember Anderson introduced the following resolution and moved its adoption:

RESOLUTION REQUESTING RAMSEY COUNTY
TO RESTRICT PARKING ALONG A PORTION OF McKNIGHT ROAD

WHEREAS, the County has planned the improvement of McKnight Road (CSAH 68) from I-94 to East Third Street; and

WHEREAS, the County will be expending County State Aid Highway funds (S.A.P. 62-668-27) on the improvement of said street; and

WHEREAS, said improvement does not conform to the approved minimum standards as previously adopted for such County State Aid streets and that approval of the proposed construction as a County State Aid street project must, therefore, be conditioned upon certain parking restrictions; and

WHEREAS, the extent of these restrictions, that would be a necessary prerequisite to the approval of this construction as a County State Aid project in the City, has been determined.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City requests the County to restrict the parking of motor vehicles on the east side of McKnight Road from I-94 to East Third Street.

Seconded by Mayor Greavu. Ayes - all.

5. Cancellation of Park Development Projects and Addition of New Projects

a. Mayor Greavu moved to approve the following: (1) cancel the following projects and return the funds to their proper account:

- Project #321 - Lions Park Improvement - \$7,100 returned to Neighborhood #89
- Project #335 - Gethsemane Play Equipment - \$3,400 returned to Neighborhood #89
- Project #362 - Four Seasons Blacktop Parking Lot - \$10,600 returned to Account #94
- Project #375 - Play Equipment at Four Seasons, Lions, Pleasantview, Wakefield, Maplecrest and Robinhood Parts - \$15,450 returned to Account #94
- Project #381 - Afton Heights Backstop and Playground Equipment - \$2,775 returned to Account #94
- Project #385 - Goodrich Driveway and Parking Areas - \$1,920 returned to Account #94
- Project #388 - Maplecrest Grading, Trees and Shrubs - \$2,000 returned to Account #82
- Project #389 - Maplewood Heights Exercise Trail - \$3,500 returned to Account #85
- Project #393 - Western Hills Backstop - \$1,000 returned to Account #81
- Project #396 - Playground Equipment - \$6,445 returned to Account #94

(2) authorize the following expenditures:

- \$600 for Playground Equipment for Maplewood Heights Park - Account #85
- \$500 for Playground Equipment for Gloster Park from Neighborhood Account #96
- \$5,000 for Fencing at Harvest Park from Commercial Account #94

Seconded by Councilmember Wasiluk. Ayes - all.

6. Order Assessment Hearing - Hillwood Drive, Project 86-05

a. Mayor Greavu introduced the following resolution and moved its adoption:

87 - 3 - 53

WHEREAS, the Clerk and the Engineer have, at the direction of the Council, prepared an assessment roll for the construction of Hillwood Drive, City Project 86-05, and the said assessment roll is on file in the office of the City Clerk;

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

1. A hearing shall be held on the 13th day of April 1987, at the City Hall at 7:50 P.M. to pass upon such proposed assessment and at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

2. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published in the official newspaper, at least two weeks prior to the hearing, and to mail notices to the owners of all property affected by said assessment.
3. The notice of hearing shall state the date, time, and place of hearing, the general nature of the improvement, the area proposed to be assessed, that the proposed assessment roll is on file with the Clerk, and that written or oral objections will be considered.
4. Prepayment of each parcels' assessment shall be allowed, without an interest charge, from the date of adoption of said assessment roll to May 15, 1987. All unpaid assessments shall bear interest at the rate of nine (9) percent per annum from the date of adoption of the assessment roll.

Seconded by Councilmember Anderson.

Ayes - Mayor Greavu, Councilmembers Anderson and Wasiluk

Nay - Councilmember Juker.

7. Aerial Repairs

- a. Acting Manager Haider presented the Staff report.
- b. Fire Marshal Jim Embertson spoke on behalf of the proposal.
- c. Mayor Greavu moved to approve the budget transfer of \$12,210 to cover the cost of the cab enclosures for the aerial truck.

Seconded by Councilmember Anderson.

Ayes - all.

8. South Oaks Final Plat

- a. Councilmember Anderson moved to approve the South Oaks 2nd Addition Final Plat.

Seconded by Mayor Greavu.

Ayes - Mayor Greavu, Councilmembers Anderson and Wasiluk

Nay - Councilmember Juker

9. Policy Regarding Special Assessments On Parks

- a. Councilmember Wasiluk introduced the following resolution and moved its adoption:

87 - 3 - 54

WHEREAS, parks are owned by and available to all citizens, and

WHEREAS, all citizens are benefited by parks, and

WHEREAS, parks provide physical, social and emotional outlets,
and

WHEREAS, parks improve the physical environment of the City and
enhance and preserve the overall quality and character of land develop-
ment within the City, and

WHEREAS, parks further the interest of the health, welfare and
safety of the people of the City, and

WHEREAS, this policy is intended and designed to provide equitable
and consistent benefits to all citizens of Maplewood;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
MAPLEWOOD that it shall be the policy of the City of Maplewood that
all assessments on lands purchased or presently owned or leased for
parks shall be financed by property taxes.

Seconded by Councilmember Anderson.

Ayes - Councilmembers Anderson
and Wasiluk

Nays - Mayor Greavu, Council-
member Juker

J. VISITOR PRESENTATIONS

1. Mr. James Trapp

a. Mr. Trapp, representing Precision Tuning, requested Council's help
in resolving their problem of their building being constructed in the
wrong location.

b. Council directed Staff to work with the owners of Precision Tuning
to try and resolve the problem.

K. COUNCIL PRESENTATIONS

1. Street Names

a. Councilmember Juker questioned how streets are named.

b. Staff stated if the streets are within a new plat, the developer
provides street names and Staff tries to aline street's name with
existing street.

L. ADMINISTRATIVE PRESENTATIONS

1. Community Development Block Grants

a. Acting City Manager Haider presented the Staff report.

b. Council directed Acting Manager Haider to apply for the block
grants by the deadline, March 31, 1987.

M. ADJOURNMENT

9:38

Endorsed _____

Modified _____

Rejected _____

MANUAL CHECKS DATED THRU APRIL 10, 1987 Date _____ Page: 1

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
091032	04/14/87	28.00 28.00 *	BLUEBERRY CO	PROGRAMS

091128	04/14/87	52.80 52.80 *	PERSONAL POOL MN	TEMP WAGES

091A83	04/14/87	4,293.00 4,293.00 *	METRO MUNICIPAL	MEMBERSHIP

091B12	04/14/87	49.96 49.96 *	BEST PROD	SUPPLIES

091L30	04/14/87	46,146.00	L.M.C.I.T	CONTRACT PYM
091L30	04/14/87	32,315.50	L.M.C.I.T	CONTRACT PYM
		78,461.50 *		

091M69	04/14/87	386.00 386.00 *	MINN STATE TREASURER	LICENSE

091P96	04/14/87	3,600.00 3,600.00 *	PUBLIC MGMT CONS	CONTRACT PYM

092B30	04/14/87	195.77	BLUE CROSS	INSURANCE
092B30	04/14/87	222.38	BLUE CROSS	INSURANCE
092B30	04/14/87	2,097.27	BLUE CROSS	INSURANCE
		2,515.42 *		

092C40	04/14/87	128.50 128.50 *	CLERK OF COURT	FILING FEE

092G78	04/14/87	1,163.08	GROUP HEALTH	INSURANCE
092G78	04/14/87	5,813.27	GROUP HEALTH	INSURANCE
		6,976.35 *		

092M01	04/14/87 *	1,424.50	MAPLEWD ATHL ASSOC	PROGRAMS

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
1,424.50 *				

092M69	04/14/87	11,538.23	MINN STATE TREASURER	LICENSE
092M69	04/14/87	221.00	MINN STATE TREASURER	LICENSE
11,759.23 *				

092S28	04/14/87	172.88	SHARE	INSURANCE
092S28	04/14/87	345.42	SHARE	INSURANCE
092S28	04/14/87	2,788.30	SHARE	INSURANCE
3,306.60 *				

093024	04/14/87	15.00	ST ANTHONY CITY	TRAVEL TRAINING
093024	04/14/87	34.00	ST ANTHONY CITY	TRAVEL TRAINING
093024	04/14/87	68.00	ST ANTHONY CITY	TRAVEL TRAINING
093024	04/14/87	17.00	ST ANTHONY CITY	TRAVEL TRAINING
093024	04/14/87	34.00	ST ANTHONY CITY	TRAVEL TRAINING
168.00 *				

093L45	04/14/87	61.50	LESLIE PAPER	SUPPLIES
093L45	04/14/87	98.34	LESLIE PAPER	SUPPLIES
093L45	04/14/87	146.66	LESLIE PAPER	SUPPLIES
093L45	04/14/87	230.22	LESLIE PAPER	SUPPLIES
093L45	04/14/87	285.33	LESLIE PAPER	SUPPLIES
093L45	04/14/87	310.55	LESLIE PAPER	SUPPLIES
093L45	04/14/87	73.33	LESLIE PAPER	SUPPLIES
1,205.93 *				

093M69	04/14/87	6,393.13	MINN STATE TREASURER	LICENSE
093M69	04/14/87	6,941.33	MINN STATE TREASURER	LICENSE
093M69	04/14/87	363.00	MINN STATE TREASURER	LICENSE
13,697.46 *				

093N80	04/14/87	3.67	N.S.P	UTILITIES
093N80	04/14/87	75.50	N.S.P	UTILITIES
093N80	04/14/87	151.32	N.S.P	UTILITIES
230.49 *				

093P95	04/14/87	8,766.69	P.E.R.A.	P/R DEDUCT
093P95	04/14/87	11,723.19	P.E.R.A.	P/R DEDUCT
20,489.88 *				

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
096A05	04/14/87	429.65 429.65 *	AFSCME	UNION DUES

096A45	04/14/87	295.00 295.00 *	AMER PLANNING ASSOC	TRAVEL TRAINING

096C35	04/14/87	21,023.50 21,023.50 *	CTY CNTY CREDITUN	CREDIT UN

096I15	04/14/87	3,804.57	ICMA	DEFERRED COMP
096I15	04/14/87	1,783.93	ICMA	DEFERRED COMP
		5,588.50 *		

096L38	04/14/87	25.00 25.00 *	LK CNTY CHAPTR ICBO	TRAVEL TRAINING

096M15	04/14/87	5,201.58	MAPLEWOOD ST BANK	FICA
096M15	04/14/87	15,488.58	MAPLEWOOD ST BANK	FICA
096M15	04/14/87	287.50	MAPLEWOOD ST BANK	SAVINGS BONDS
096M15	04/14/87	5,201.58	MAPLEWOOD ST BANK	FICA
		26,179.24 *		

096M18	04/14/87	18.00 18.00 *	METRO SUPERVISORY	UNION DUES

096M61	04/14/87	446.15	MN MUTUAL LIFE INS	INSURANCE
096M61	04/14/87	13.85	MN MUTUAL LIFE INS	INSURANCE
		460.00 *		

096M65	04/14/87	7,671.89 7,671.89 *	MN ST COMM/REV.	SWT PBL

096M68	04/14/87	110.84	MN ST RETIREMENT SYS	DEFERRED COMP
096M68	04/14/87	46.16	MN ST RETIREMENT SYS	DEFERRED COMP
		157.00 *		
096M69	04/14/87	8,699.55	MINN STATE TREASURER	LICENSE

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
096M69	04/14/87	458.00 9,157.55 *	MINN STATE TREASURER	LICENSE

096M75	04/14/87	736.50 736.50 *	MN TEAMSTERS	UNION DUES

097030	04/14/87 *	53.00 53.00 *	MAC DONALDS	PROGRAMS

097C24	04/14/87	50.00 50.00 *	CAHANES ANTHONY	FUEL OIL

097L04	04/14/87	90,952.60 90,952.60 *	L&G REHBEIN INC	CONTRACT PYM

097M13	* 04/14/87	300.00 300.00 *	MAPLE-LEAF OFFICIALS	PROGRAMS

097M67	* 04/14/87	15.00 15.00 *	MINN TWINS	PROGRAMS

097M69	04/14/87	9,141.36	MINN STATE TREASURER	LICENSE
097M69	04/14/87	381.00 9,522.36 *	MINN STATE TREASURER	LICENSE

097P50	04/14/87	1,800.00 1,800.00 *	POSTMASTER	POSTAGE

098024	04/14/87	19.00	ST ANTHONY CITY	TRAVEL TRAINING
098024	04/14/87	17.00- 2.00 *	ST ANTHONY CITY	TRAVEL TRAINING

098M69	04/14/87	9,266.55	MINN STATE TREASURER	LICENSE
098M69	04/14/87	400.00 9,666.55 *	MINN STATE TREASURER	LICENSE

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION

099A07	04/14/87	193.21 193.21 *	ABRA	REPAIR

099C40	04/14/87	129.00 129.00 *	CLERK OF COURT	FILING FEE

099E64	04/14/87	1,000.00 1,000.00 *	EMPLOYEE BENEFIT	DENTAL INS

099M20	04/14/87	144,159.10 144,159.10 *	M.W.C.C.	SEWER SERVICE

099M69	04/14/87	13,790.77	MINN STATE TREASURER	LIDENSE
099M69	04/14/87	264.00	MINN STATE TREASURER	LIDENSE
		14,054.77 *		

099R09	04/14/87	6,406.40 6,406.40 *	RAMSEY COUNTY	CONTRACT PYM

100M69	04/14/87	10,851.39	MINN STATE TREASURER	LIDENSE
100M69	04/14/87	370.00	MINN STATE TREASURER	LIDENSE
		11,221.39 *		

100P75	04/14/87	225.00 225.00 *	HENN CNTY CHIEFS PT	TRAVEL TRAINING

		204,164.68	FUND 01 TOTAL	GENERAL
		6,406.40	FUND 11 TOTAL	PARK DEVELOPMENT
		90,952.60	FUND 63 TOTAL	86-3 CENTURY AVE
		145,959.10	FUND 90 TOTAL	SANITARY SEWER F
		1,000.00	FUND 94 TOTAL	DENTAL SELF-INSI
		61,783.05	FUND 95 TOTAL	PAYROLL BENEFIT
		510,265.83	TOTAL	

* NECESSARY EXPENDITURES LAST COUNCIL MEETING

ACCOUNTS PAYABLE DATED APRIL 27, 1987

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
117033	04/17/87	42.00 42.00 *	ENGINEERING	MEMBERSHIP
117034	04/17/87	252.00 252.00 *	HERMANN MARKETING	SUPPLIES
117035	04/17/87	3,014.00 3,014.00 *	LEAGUE OF MN CITIES	MEMBERSHIP
117036	04/17/87	53.00 53.00 *	MILE	SUPPLIES
117037	04/17/87	45.00 45.00 *	MINN TITLE	CONTRACT PYM
117038	04/17/87	38.00 38.00 *	SKS ELECTRIC	REFUND
117039	04/17/87	235.00 235.00 *	WILLETT PAULA	REFUND

117042	04/17/87	1,950.00 1,950.00 *	PEOPLES ELECTRIC	REPAIR MAINT

117066	04/17/87	47.00 47.00 *	SIGFORD&JOHNSON	SUPPLIES

117078	04/17/87	480.00 480.00 *	CENTRAL RAMSEY WATER	CONTRACT PYM

117A01	04/17/87	7.34	ACE HARDWARE	SUPPLIES
117A01	04/17/87	46.28	ACE HARDWARE	SUPPLIES
117A01	04/17/87	33.29	ACE HARDWARE	SUPPLIES
117A01	04/17/87	33.66	ACE HARDWARE	SUPPLIES
117A01	04/17/87	11.62	ACE HARDWARE	SUPPLIES
		132.19 *		

117A13	04/17/87	90.00	ACCURATE ELECTRIC	SUPPLIES
117A13	04/17/87	87.50	ACCURATE ELECTRIC	SUPPLIES
		177.50 *		

117A18	04/17/87	136.36 136.36 *	ALLANSON BUS PROD	SUPPLIES

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION

117A21	04/17/87	36.95 36.95 *	ACTION RADIO CTR	SUPPLIES

117A53	04/17/87	299.35 299.35 *	ARI MECH SERVICES	REPAIR MAINT

117A55	04/17/87	179.07	AMERI-DATA SYSTEM	CONTRACT PYM
117A55	04/17/87	599.00	AMERI-DATA SYSTEM	CONTRACT PYM
117A55	04/17/87	432.00	AMERI-DATA SYSTEM	MTNCE CONTRACT
117A55	04/17/87	87.13	AMERI-DATA SYSTEM	CONTRACT PYM
		1,297.20 *		

117A69	04/17/87	17.95	ARNALS AUTO SERV	REPAIR MAINT
117A69	04/17/87	152.50	ARNALS AUTO SERV	REPAIR MAINT VEH
117A69	04/17/87	418.81	ARNALS AUTO SERV	REPAIR MAINT
117A69	04/17/87	196.93	ARNALS AUTO SERV	REPAIR MAINT
		786.19 *		
117A70	04/17/87	26.29 26.29 *	ATCHISON JOHN H	TRAVEL TRAINING

117A75	04/17/87	3.55	A T & T	TELEPHONE
117A75	04/17/87	4.50	A T & T	TELEPHONE
117A75	04/17/87	12.75	A T & T	TELEPHONE
117A75	04/17/87	2.25	A T & T	TELEPHONE
		23.05 *		

117B05	04/17/87	3,187.50	BANNIGAN&KELLY P.A.	CONTRACT PYM
117B05	04/17/87	1,368.75	BANNIGAN&KELLY P.A.	CONTRACT PYM
		4,556.25 *		

117B07	04/17/87	1,481.05 1,481.05 *	BAREFOOT LAWN SERV	PREPAYMENT

117B14	04/17/87	51.00 51.00 *	BAILEY NURSERIES INC	SUPPLIES
117B15	04/17/87	307.00	BATTERY TIRE WHSE	EQUIP

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
307.00 *				

117B25	04/17/87	1,680.00	BEACON PRODUCTS	SUPPLIES
		1,680.00 *		
117B26	04/17/87	18.80	BERGERON JOSEPH	TRAVEL TRAINING
		18.80 *		

117B31	04/17/87	7.00	BLUE HERON BOOKSHOOP	SUPPLIES
		7.00 *		

117B35	04/17/87	1,903.00	BRACKE LOUIS	UTILITIES
		1,903.00 *		
117B36	04/17/87	10.00	BRIGGS CASSIOPI	TRAVEL TRAINING
117B36	04/17/87	10.00	BRIGGS CASSIOPI	TRAVEL TRAINING
		20.00 *		

117B45	04/17/87	17.58	BOARD OF WATER COMM	UTILITIES
117B45	04/17/87	52.76	BOARD OF WATER COMM	UTILITIES
117B45	04/17/87	25.64	BOARD OF WATER COMM	UTILITIES
117B45	04/17/87	8.56	BOARD OF WATER COMM	UTILITIES
117B45	04/17/87	12.12	BOARD OF WATER COMM	UTILITIES
117B45	04/17/87	12.12	BOARD OF WATER COMM	UTILITIES
		128.78 *		

117B94	04/17/87	30.47	BUILDERS Q	SUPPLIES
		30.47 *		

117C06 *	04/17/87	210.00	CANTERBURY DOWNS	PROGRAMS
		210.00 *		

117C13	04/17/87	85.50	CARX	REPAIR MAINT
		85.50 *		

117C17	04/17/87	213.45	CAPITOL RUBBER STAMP	SUPPLIES
		213.45 *		

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
117C24	04/17/87	30.79 30.79 *	CAHANES ANTHONY	TRAVEL TRAINING

117C31	04/17/87	27.85 27.85 *	CLAUSON DALE K	TRAVEL TRAINING

117C37	04/17/87	14.40 14.40 *	CLARK BOARDMAN LTD	BOOKS
117C38	04/17/87	33.75	CLEAN STEP RUGS	RUG CLEANING
117C38	04/17/87	32.75	CLEAN STEP RUGS	RUG CLEANING
		66.50 *		

117C49	04/17/87	1,537.50 1,537.50 *	CLINTON O GORMAN PA	CONTRACT PYM

117C55	04/17/87	256.10 256.10 *	COPY DUPLICATING	DUPLICATING COST

117D30	04/17/87	4.29	DALCO	SUPPLIES
117D30	04/17/87	70.56	DALCO	SUPPLIES
117D30	04/17/87	13.35	DALCO	SUPPLIES
117D30	04/17/87	85.73	DALCO	SUPPLIES
117D30	04/17/87	8.00-	DALCO	SUPPLIES
117D30	04/17/87	125.52	DALCO	SUPPLIES
		291.45 *		

117D33	04/17/87	38.63 38.63 *	DREGER RICHARD C	TRAVEL TRAINING

117D35	04/17/87	902.00 902.00 *	DALEY PAT	CONTRACT PYM

117D37	04/17/87	20.00 20.00 *	DATA DISPATCHING	DELIVERY

117D40	04/17/87	150.00	DEPT OF PUBLIC SFTY	MAINT

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		150.00 *		

117D46	04/17/87	492.76	DIRECTOR OF PROPERTY	TAXES
		492.76 *		

117E07	04/17/87	39.90	EASTMAN KODAK CO	DUPLICATING COSTS
117E07	04/17/87	26.60	EASTMAN KODAK CO	DUPLICATING COSTS
117E07	04/17/87	146.25	EASTMAN KODAK CO	DUPLICATING COSTS
117E07	04/17/87	252.60	EASTMAN KODAK CO	DUPLICATING COSTS
117E07	04/17/87	385.58	EASTMAN KODAK CO	DUPLICATING COSTS
117E07	04/17/87	66.48	EASTMAN KODAK CO	DUPLICATING COSTS
117E07	04/17/87	199.45	EASTMAN KODAK CO	DUPLICATING COSTS
117E07	04/17/87	212.75	EASTMAN KODAK CO	DUPLICATING COSTS
		1,329.61 *		

117G10	04/17/87	12.60	C & K SERVICES	UNIFORMS
117G10	04/17/87	12.60	C & K SERVICES	UNIFORMS
117G10	04/17/87	50.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	50.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	50.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	49.54	C & K SERVICES	UNIFORMS
117G10	04/17/87	50.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	50.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	12.60	C & K SERVICES	UNIFORMS
117G10	04/17/87	12.60	C & K SERVICES	UNIFORMS
117G10	04/17/87	37.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	37.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	37.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	37.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	37.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	37.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	37.80	C & K SERVICES	UNIFORMS
117G10	04/17/87	33.39	C & K SERVICES	UNIFORMS
117G10	04/17/87	33.39	C & K SERVICES	UNIFORMS
117G10	04/17/87	33.39	C & K SERVICES	UNIFORMS
117G10	04/17/87	30.56	C & K SERVICES	UNIFORMS
117G10	04/17/87	33.39	C & K SERVICES	UNIFORMS
117G10	04/17/87	18.00	C & K SERVICES	UNIFORMS
117G10	04/17/87	18.00	C & K SERVICES	UNIFORMS
117G10	04/17/87	18.00	C & K SERVICES	UNIFORMS
117G10	04/17/87	18.00	C & K SERVICES	UNIFORMS
117G10	04/17/87	18.00	C & K SERVICES	UNIFORMS
117G10	04/17/87	18.00	C & K SERVICES	UNIFORMS
117G10	04/17/87	12.60	C & K SERVICES	UNIFORMS
		809.66 *		

117G18	04/20/87	31.64	GLIDDEN CO	SUPPLIES
117G18	04/20/87	31.64-	GLIDDEN CO	SUPPLIES
117G18	04/17/87	31.64	GLIDDEN CO	SUPPLIES
		31.64 *		

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION

117G25	04/17/87	5.00 5.00 *	GEISSLER WALTER	NOTARY FILING
117G26	04/17/87	93.92 93.92 *	GLENWOOD	SUPPLIES

117G46	04/17/87	35.52	GENUINE PARTS	SUPPLIES
117G46	04/17/87	35.52-	GENUINE PARTS	SUPPLIES
117G46	04/17/87	35.52	GENUINE PARTS	SUPPLIES
117G46	04/17/87	10.37	GENUINE PARTS	SUPPLIES
117G46	04/17/87	35.52	GENUINE PARTS	SUPPLIES
117G46	04/17/87	35.52- 45.89 *	GENUINE PARTS	SUPPLIES

117G51	04/17/87	8.32	GLADSTONE LUMBER	SUPPLIES
117G51	04/17/87	40.37 48.69 *	GLADSTONE LUMBER	SUPPLIES

117G55	04/17/87	120.00 120.00 *	G.F.O.A.	MEMBERSHIP

117G58	04/17/87	4.65	GREW JANET	MILEAGE
117G58	04/17/87	8.80	GREW JANET	MILEAGE
117G58	04/17/87	20.75	GREW JANET	MILEAGE
117G58	04/17/87	24.23 58.43 *	GREW JANET	MILEAGE

117H14	04/17/87	23.12 23.12 *	HALWEG KEVIN R	TRAVEL TRAINING

117H70	04/17/87	20.00 20.00 *	HORSNELL JUDITH	TRAVEL TRAINING
117H71	04/17/87	480.00 480.00 *	HORWATH THOMAS	CONTRACT PYM

117I90	04/17/87	140.00 140.00 *	INTL CONF BLDG OFLS	MEMBERSHIP

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION

117L09	04/17/87	18.58 18.58 *	LAWTON PRINTING	SUPPLIES

117L21	04/17/87	70.56 70.56 *	LAKELAND FORD	SUPPLIES

117L85	04/17/87	31.99	LUGER LUMBER	SUPPLIES
117L85	04/17/87	68.45	LUGER LUMBER	SUPPLIES
117L85	04/17/87	68.45	LUGER LUMBER	SUPPLIES
		168.89 *		

117M06	04/17/87	215.00 215.00 *	MASYS CORP	MAINT

117M14	04/17/87	47.74-	MAPLEWOOD REVIEW	PUBLISHING
117M14	04/17/87	152.68	MAPLEWOOD REVIEW	PUBLISHING
		104.94 *		

117M16	04/17/87	180.00 180.00 *	MAPLEWOOD PLBG & HTC	SUPPLIES

117M21	04/17/87	9.35	MAPLEWOOD BAKERY	SUPPLIES
117M21	04/17/87	7.06	MAPLEWOOD BAKERY	SUPPLIES
		16.41 *		

117M26	04/17/87	56.00	MC NULTY JOHN	SUPPLIES
117M26	04/17/87	84.00	MC NULTY JOHN	SUPPLIES
		140.00 *		

117M59	04/17/87	23.30 23.30 *	MINNESOTA BLUEPRINT	SUPPLIES

117M88	04/17/87	1,615.30 1,615.30 *	MIDWEST ANIMAL SERV	ANIMAL CONTROL

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION

117M90	04/17/87	3,985.60 3,985.60 *	MOTOROLA INC	CONTRACT PYM

117M97	04/17/87	148.32 148.32 *	MUNICILITE CO	SUPPLIES

117N15	04/17/87	142.50	NELSON ROBERT	UNIFORMS
117N15	04/17/87	12.57	NELSON ROBERT	TRAVEL TRAINING
		155.07 *		

117N30	04/20/87	122.00	NORTH ST PAUL CITY	UTILITIES
117N30	04/17/87	66.00	NORTH ST PAUL CITY	UTILITIES
		188.00 *		
117N31	04/17/87	6.72 6.72 *	NO ST PAUL WELDING	SUPPLIES

117N80	04/17/87	478.02	N.S.P.	UTILITIES
117N80	04/17/87	5.45	N.S.P.	UTILITIES
117N80	04/17/87	508.51	N.S.P.	UTILITIES
117N80	04/17/87	84.49	N.S.P.	UTILITIES
		1,076.47 *		

117P08	04/17/87	167.20 167.20 *	PAYETTE GREGORY	EMT INSTRUCTOR

117P12	04/17/87	232.80 232.80 *	PAYETTE JEAN	EMT INSTRUCTOR

117P26	04/17/87	161.05 161.05 *	PEPSI COLA	POP MACHINE

117P30	04/17/87	3,000.00 3,000.00 *	PETERSON BELL CONV	RETAINER

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
117P40	04/17/87	28.15	PHOTOS TO GO	SUPPLIES
117P40	04/17/87	3.85	PHOTOS TO GO	SUPPLIES
		32.00 *		

117P45	04/17/87	27.50	PITNEY BOWES	METER AD
117P45	04/20/87	66.00	PITNEY BOWES	LEASE
		93.50 *		

117P67	04/17/87	85.50	PROFESSIONAL PROCESS	AMB BILLINGS
		85.50 *		

117R01	04/17/87	188.90	R. J. THOMAS CO	SUPPLIES
		188.90 *		

117R09	04/17/87	2,076.63	RAMSEY COUNTY	CONTRACT PYM
117R09	04/17/87	12,965.40	RAMSEY COUNTY	CONTRACT PYM
		15,042.03 *		

117R13	04/17/87	5.65	RAY DAVIS SONS	SUPPLIES
117R13	04/17/87	24.43	RAY DAVIS SONS	SUPPLIES
		30.08 *		

117R20	04/17/87	34.48	RAZSKAZOFF DALE	TRAVEL TRAINING
		34.48 *		

117R23	04/17/87	3.50	RAMSEY COUNTY DEPT	ASSESSMNTS LIST
		3.50 *		

117R41	04/17/87	386.25	RIHM MOTORS	REPAIR MAINT
117R41	04/17/87	755.88-	RIHM MOTORS	REPAIR MAINT
117R41	04/17/87	2,477.57	RIHM MOTORS	REPAIR MAINT
		2,107.94 *		

117R49	04/17/87	46.50	ROAD RESCUE	REPAIR MIANT
117R49	04/17/87	15.25	ROAD RESCUE	SUPPLIES
117R49	04/17/87	604.19	ROAD RESCUE	SUPPLIES

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
117R49	04/20/87	15.25- 650.69 *	ROAD RESCUE	SUPPLIES

117S02	04/20/87	56.20-	8 & D LOCK SAFE	SUPPLIES
117S02	04/17/87	56.20	8 & D LOCK SAFE	SUPPLIES
117S02	04/20/87	56.20	8 & D LOCK SAFE	SUPPLIES
117S02	04/20/87	182.52	8 & D LOCK SAFE	SUPPLIES
117S02	04/17/87	182.52	8 & D LOCK SAFE	SUPPLIES
117S02	04/20/87	365.04-	8 & D LOCK SAFE	SUPPLIES
117S02	04/20/87	182.52	8 & D LOCK SAFE	SUPPLIES
		238.72 *		
117S03	04/20/87	7.96	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	78.50	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	27.58	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	32.16	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	25.66	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	56.19	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	199.00	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	84.82	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	28.11	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	26.21	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	30.07	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	80.66	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	37.11	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	7.88	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	39.79	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	998.00	SPS OFFICE PROD	SUPPLIES
117S03	04/20/87	771.30	SPS OFFICE PROD	SUPPLIES
		2,531.00 *		

117S05	04/17/87	47.84 47.84 *	S & T OFFICE	SUPPLIES

117S21	04/17/87	25.81 25.81 *	SKALMAN DON	TRAVEL TRAINING

117S29	04/17/87	175.00 175.00 *	SIGN CENTER	SUPPLIES
117S30	04/17/87	59.99 59.99 *	SEARS #8412	SUPPLIES

117S37	04/17/87	32.80	SEVEN CRNERS ACE HDW	SUPPLIES
117S37	04/17/87	29.90-	SEVEN CRNERS ACE HDW	SUPPLIES

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		2.90 *		

117839	04/17/87	1,464.71	SHORT ELLIOT HENDR	CONTRACT PYM
117839	04/17/87	3,773.95	SHORT ELLIOT HENDR	CONTRACT PYM
117839	04/17/87	1,057.22	SHORT ELLIOT HENDR	CONTRACT PYM
		6,295.88 *		

117855	04/20/87	114.00	SPECIALTY RADIO	SUPPLIES
117855	04/20/87	868.00	SPECIALTY RADIO	EQUIP
		982.00 *		

117857	04/20/87	862.00	STAC	EQUIP
		862.00 *		

117865	04/20/87	20.00	ST PAUL RAMSEY MED	EXAM
		20.00 *		

117868	04/20/87	110.00	ST PAUL SUBURBAN BUS	PROGRAMS
		110.00 *		
117869	04/20/87	8.65	ST PAUL BOOK	SUPPLIES
		8.65 *		

117876	04/17/87	525.60	STAR SPORTS	SUPPLIES
117876	04/17/87	284.00	STAR SPORTS	SUPPLIES
		809.60 *		
117877	04/17/87	25.65	STOCKTON DERRELL T	SUPPLIES
		25.65 *		

117897	04/20/87	10.00	SWANSON LYLE	ENG LICENSE
		10.00 *		

117T15	04/20/87	17.78	TELEX COMPUTER PROD	CONTRACT PYM
117T15	04/20/87	35.55	TELEX COMPUTER PROD	CONTRACT PYM
117T15	04/20/87	17.78	TELEX COMPUTER PROD	CONTRACT PYM
117T15	04/20/87	88.89	TELEX COMPUTER PROD	CONTRACT PYM
		160.00 *		

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
117T29	04/20/87	322.19 322.19 *	T.A. SCHIFSKY SONS	CONTRACT PYM
117T30	04/20/87	34.99	TARGET	PROGRAMS
117T30	04/20/87	6.26 41.25 *	TARGET	PROGRAMS

117T50	04/20/87	19.60 19.60 *	T J AUTO PARTS	CONTRACT PYM

117T59	04/20/87	41.01	TOUSLEY FORD	SUPPLIES
117T59	04/20/87	41.01-	TOUSLEY FORD	SUPPLIES
117T59	04/20/87	41.01 41.01 *	TOUSLEY FORD	SUPPLIES

117T65	04/20/87	111.73 111.73 *	TKDA	CONTRACT PYM

117U78	04/20/87	118.00 118.00 *	UNITED ELECTRIC CO	SUPPLIES
117U79	04/20/87	44.95 44.95 *	UNITED STORES	UNIFORMS

117U86	04/20/87	23.40 23.40 *	UNIVERSAL MEDICAL	OXYGEN

117V50	04/20/87	42.06	VIRTUE PRINTING	PRINTING
117V50	04/20/87	4.22	VIRTUE PRINTING	PRINTING
117V50	04/20/87	10.51	VIRTUE PRINTING	PRINTING
117V50	04/20/87	21.03	VIRTUE PRINTING	PRINTING
117V50	04/20/87	84.12	VIRTUE PRINTING	PRINTING
117V50	04/20/87	54.68	VIRTUE PRINTING	PRINTING
117V50	04/20/87	12.63 229.25 *	VIRTUE PRINTING	PRINTING

117W21	04/20/87	10.00	WARNERS TRUE VALU	SUPPLIES
117W21	04/20/87	12.78	WARNERS TRUE VALU	SUPPLIES
117W21	04/20/87	20.47	WARNERS TRUE VALU	SUPPLIES
117W21	04/20/87	41.92	WARNERS TRUE VALU	SUPPLIES

1987 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
117W21	04/20/87		WARNERS TRUE VALU	SUPPLIES
117W21	04/20/87		WARNERS TRUE VALU	SUPPLIES

117W26	04/20/87	35.00 35.00 *	WASH COUNTY TREAS	TRAVEL TRAINING
117W27	04/17/87	1,200.00 1,200.00 *	WILLIAMS COMMERCIAL	SUPPLIES

117X30	04/20/87	5.24	XEROX CORP	LEASE EQUIP
117X30	04/20/87	8.74	XEROX CORP	LEASE EQUIP
117X30	04/20/87	25.68	XEROX CORP	LEASE EQUIP
117X30	04/20/87	40.52	XEROX CORP	LEASE EQUIP
117X30	04/20/87	25.68	XEROX CORP	LEASE EQUIP
117X30	04/20/87	50.52	XEROX CORP	LEASE EQUIP
		156.38 *		

117Z30	04/20/87	143.30	ZEP MFG CO	LEASE EQUIP
117Z30	04/20/87	3.09-	ZEP MFG CO	LEASE EQUIP
117Z30	04/20/87	54.54	ZEP MFG CO	LEASE EQUIP
		194.75 *		

117Z40	04/20/87	77.05 77.05 *	ZIEGLER INC	LEASE EQUIP

295142	04/17/87	37.80-	RECKTENWALD C	UNIFORMS
295142	04/17/87	37.80	RECKTENWALD C	UNIFORMS
		.00 *		

		41,257.35	FUND 01 TOTAL	GENERAL
		510.76	FUND 03 TOTAL	HYDRANT CHARGE
		681.66	FUND 11 TOTAL	PARK DEVELOPMENT
		12,965.40	FUND 36 TOTAL	83-1 FROST AV AD
		1,464.71	FUND 45 TOTAL	84-12 BEAM W OF
		1,480.48	FUND 50 TOTAL	85-7 CRESTVW DR-
		3,818.95	FUND 63 TOTAL	86-3 CENTURY AVE
		1,057.22	FUND 73 TOTAL	86-15 WTR DISTR
		801.40	FUND 90 TOTAL	SANITARY SEWER F
		7,789.63	FUND 96 TOTAL	VEHICLE & EQUIP
		71,827.56	TOTAL	

* INDICATES ITEMS FINANCED BY RECREATIONAL FEES

DATE 04/14/87

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REPORT

E-1
Payroll
4-17-87

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
09282	01-0109	GREAVU	JOHN	C	400.00
09283	01-0480	WASILUK	CHARLOTTE	P	325.00
09284	01-1318	BASIAN	GARY	W	325.00
09285	01-7538	JUKER	FRANCES	L	325.00
09286	01-8088	ANDERSON	NORMAN	G	325.00
DIVISION 01 LEGISLATIVE					1700.00
09287	02-1812	LAIS	DONALD		2239.20
09288	02-9671	BEHM	LOIS	N	852.25
DIVISION 02 CITY MANAGER					3091.45
09289	10-4474	JAHN	DAVID	J	718.25
09290	10-6523	SWANSON, JR.	LYLE	E	1001.06
DIVISION 10 CITY HALL MAINT					1719.31
09291	12-0166	CUDE	LARRY	J	242.40
09292	12-0908	ZUERCHER	JOHN	L	157.60
09293	12-5905	OSTER	ANDREA	J	665.05
DIVISION 12 EMERGENCY SERVICES					1065.05
09294	21-1078	FAUST	DANIEL	F	1846.28
DIVISION 21 FINANCE ADMINISTRATION					1846.28
09295	22-0614	HAGEN	ARLINE	J	1168.06
09296	22-4432	MOELLER	MARGARET	A	973.71
09297	22-4446	MATHEYS	ALANA	K	868.25
09298	22-7550	VIGNALO	DELORES	A	852.25
DIVISION 22 ACCOUNTING					3862.27

DATE 04/14/87

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REPORT

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
09299	31-2198	AURELIUS	LUCILLE	E	1982.28
09300	31-4816	SELVOG	BETTY	D	248.00
09301	31-9815	SCHADT	JEANNE	L	745.86
DIVISION 31 CITY CLERK ADMINISTRATION					2976.14
09302	33-0547	KELSEY	CONNIE	L	349.63
09303	33-4435	VIETOR	LORRAINE	S	726.65
09304	33-4994	HENSLEY	PATRICIA	A	594.12
09305	33-6105	CARLE	JEANETTE	E	621.37
09306	33-8389	GREEN	PHYLLIS	C	929.05
DIVISION 33 DEPUTY REGISTRAR					3220.82
09307	41-1717	COLLINS	KENNETH	V	2864.68
09308	41-2356	RICHIE	CAROLE	L	706.65
09309	41-2934	SVENDSEN	JOANNE	M	956.36
09310	41-3183	NELSON	ROBERT	D	2502.28
09311	41-7636	UMATH	JOY	E	720.25
09312	41-9263	MARTINSON	CAROL	F	619.45
DIVISION 41 PUBLIC SAFETY ADMIN					8369.67
09313	42-0130	ZAPPA	JOSEPH	A	1455.26
09314	42-0251	STILL	VERNON	T	1308.68
09315	42-0457	SKALMAN	DONALD	W	1357.48
09316	42-0990	MORELLI	RAYMOND	J	1332.68
09317	42-1204	STEFFEN	SCOTT	L	1359.64
09318	42-1364	ARNOLD	DAVID	L	1455.26
09319	42-1577	BANICK	JOHN	J	1408.39
09320	42-1660	BOHL	JOHN	C	1232.78
09321	42-1899	CAHANES	ANTHONY	G	1675.88
09322	42-1930	CLAUSON	DALE	K	1357.48
09323	42-2063	MOESCHTER	RICHARD	M	1407.52
09324	42-2115	ATCHISON	JOHN	H	1396.69
09325	42-2884	PELTIER	WILLIAM	F	1455.26
09326	42-2899	SZCZEPANSKI	THOMAS	J	1031.88

DATE 04/14/87

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REPORT

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
09327	42-3243	WELCHLIN	CABOT	V	1048.18
09328	42-3591	LANG	RICHARD	J	1422.46
09329	42-4775	PALMA	STEVEN	T	819.08
09330	42-4916	HERBERT	MICHAEL	J	1371.88
09331	42-6119	DREGER	RICHARD	C	1455.26
09332	42-7686	MEEHAN, JR	JAMES	E	1441.26
09333	42-7887	GREEN	NORMAN	L	1455.26
09334	42-8226	STAFNE	GREGORY	L	1332.68
09335	42-8434	BECKER	RONALD	D	1332.68
09336	42-8516	HALWEG	KEVIN	R	1616.90
09337	42-9204	STOCKTON	DERRELL	T	1320.73
09338	42-9867	BOWMAN	RICK	A	1295.70
DIVISION 42 POLICE SERVICES					35146.95
09339	43-0009	KARIS	FLINT	D	1430.90
09340	43-0466	HEINZ	STEPHEN	J	1344.95
09341	43-0918	NELSON	CAROL	M	1369.18
09342	43-1789	GRAF	DAVID	M	1405.48
09343	43-2052	THOMALLA	DAVID	J	1553.68
09344	43-2201	YOUNGREN	JAMES	G	1394.19
09345	43-4316	RAZSKAZOFF	DALE	E	1396.68
09346	43-6071	VORWEK	ROBERT	E	1405.48
09347	43-7418	BERGERON	JOSEPH	A	1228.47
09348	43-7791	MELANDER	JON	A	1381.48
DIVISION 43 PARAMEDIC SERVICES					13910.49
09349	45-1878	EMBERTSON	JAMES	M	1431.88
09350	45-3333	WILLIAMS	DUANE	J	1256.68
DIVISION 45 FIRE PREVENTION					2688.56
09351	46-0183	RABINE	JANET	L	852.25
09352	46-0322	STAHNKE	JULIE	A	827.45
09353	46-0389	BUYER	SCOTT	K	756.14
09354	46-4801	RYAN	MICHAEL	P	1431.26

DATE 04/14/87

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REPORT

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
09355	46-5919	NELSON	KAREN	A	852.25
09356	46-7030	MARTIN	SHAWN	M	867.97
09357	46-7236	FLAUGHER	JAYME	L	868.25
DIVISION 46 DISPATCHING SERV					6455.57
09353	51-0267	BARTA	MARIE	L	702.33
09359	51-6872	HAIDER	KENNETH	G	2164.68
09360	51-8993	CHLEBECK	JUDY	M	884.25
DIVISION 51 PUBLIC WORKS ADMIN					3751.26
09361	52-0547	MEYER	GERALD	W	1118.25
09362	52-1241	KANE	MICHAEL	R	1087.57
09363	52-1431	LUTZ	DAVID	P	1013.05
09364	52-1484	REINERT	EDWARD	A	1102.65
09365	52-3473	KLAUSING	HENRY	F	1107.33
09366	52-4037	HELEY	RONALD	J	1062.65
09367	52-6224	TEVLIN, JR.	HARRY	J	1082.65
09368	52-6254	FREBERG	RONALD	L	1048.89
09369	52-6755	PRETTNER	JOSEPH	B	1424.86
09370	52-8314	CASS	WILLIAM	C	1470.46
DIVISION 52 STREET MAINTENANCE					11518.36
09371	53-1010	ELIAS	JAMES	G	1203.45
09372	53-1688	PECK	DENNIS	L	1236.92
09373	53-2522	PRIEBE	WILLIAM		1159.45
09374	53-3970	AHL-JR.	RAY	C	1674.46
09375	53-4671	GESSELE	JAMES	T	1181.85
09376	53-6109	GEISSLER	WALTER	M	1247.55
DIVISION 53 ENGINEERING					7703.68
09377	54-3775	LOFGREN	JOHN	R	847.60
DIVISION 54 PUBLIC WORKS BLDG MAINT					847.60

DATE 04/14/87

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REPORT

CHECK NUM	EMPLOYEE NUMBER	NAME		GROSS PAY
09378	58-1014	NADEAU	EDWARD	A 1121.90
09379	58-1590	MULWEE	GEORGE	W 1063.39
09380	58-1720	NUTESON	LAVERNE	S 1424.86
09381	58-2563	BREHEIM	ROGER	W 1061.05
09382	58-2582	EDSON	DAVID	B 1063.39
09383	58-5993	OWEN	GERALD	C 1121.85
DIVISION 58 SAN SEWER OPERATION				6856.44
09384	59-1000	MULVANEY	DENNIS	M 1148.25
09385	59-9760	MACDONALD	JOHN	E 1161.85
DIVISION 59 VEH & EQUIP MAINT				2310.10
09386	61-0389	ODEGARD	ROBERT	D 1723.08
09387	61-1066	BRENNEK	LOIS	J 868.25
09388	61-1993	KRUMMEL	BARBARA	A 368.54
09389	61-2618	STAPLES	PAULINE	1367.26
DIVISION 61 COMM SERVICES ADMIN				4327.13
09390	62-3790	ANDERSON	ROBERT	S 919.29
09391	62-3915	LINDORFF	DENNIS	P 1048.31
09392	62-4097	YUKER	WALTER	A 81.00
09393	62-4121	HELEY	ROLAND	B 1091.13
09394	62-5506	MARUSKA	MARK	A 1175.45
09395	62-7219	BURKE	MYLES	R 1117.47
09396	62-8182	GERMAIN	DAVID	A 1085.77
DIVISION 62 PARK MAINTENANCE				6518.42
09397	63-1510	SHELDON	LEO	B 87.50
09398	63-1808	LINDORFF	TODD	M 76.88
09399	63-3495	JOHANEK	TODD	65.00
09400	63-4246	WARD	ROY	G 406.40

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
09401	63-6422	TAUBMAN	DOUGLAS	J	1056.86
09402	63-7042	WARD	KERI	L	20.00
09403	63-8158	PADGETT	MARCIE	D	50.00
DIVISION 63 RECREATION PROGRAMS					1762.64
09404	64-0508	GREW	JANET	M	892.25
09405	64-0989	FLICK	BARBARA	L	291.52
09406	64-2163	SOUTTER	CHRISTINE		446.12
09407	64-4624	HORSNELL	JUDITH	A	433.32
DIVISION 64 NATURE CENTER					2063.21
09408	71-0124	DOHERTY	KATHLEEN	M	745.85
09409	71-0551	OLSON	GEOFFREY	W	1701.48
09410	71-3174	WEGWERTH	JUDITH	A	420.47
09411	71-8754	LIVINGSTON	JOYCE	L	348.04
DIVISION 71 COMM DEVELOPMENT ADMIN					3215.84
09412	72-7178	EKSTRAND	THOMAS	G	1092.92
09413	72-8505	JOHNSON	RANDALL	L	1212.64
DIVISION 72 PLANNING					2305.56
09414	73-0677	OSTROM	MARJORIE		1391.26
09415	73-1942	CARVER	NICHOLAS	N	1059.45
DIVISION 73 BUILDING INSPECTIONS					2450.71
09416	74-0776	WENGER	ROBERT	J	1159.45
09417	74-9223	GIRARD	LAWRENCE	M	70.00
DIVISION 74 HEALTH INSPECTIONS					1229.45
FUND NOT ON FILE					142912.96
GRAND TOTALS					142912.96

Action by Council:

MEMORANDUM

Endorsed_____

Modified_____

Rejected_____

Date_____

TO: Acting City Manager
 FROM: Acting City Engineer
 SUBJECT: Beam Avenue Water Main
 City Project 84-12
 Plan Approval and Authorization of Bids
 DATE: April 17, 1987

The design consultant for the Beam Avenue Water Main project has completed the plans and specifications for the installation of this main. Copies will be available for inspection at the April 27 council meeting.

It is recommended that the council approve these plans and specifications and authorize the advertisement, receipt, and opening of bids by passing the attached resolution.

mb

RESOLUTION
APPROVING PLANS, ADVERTISING FOR BIDS

WHEREAS, pursuant to resolution passed by the city council on March 9, 1987, plans and specifications for the installation of a trunk water main along Beam Avenue from the railroad bridge to approximately 1,300 feet west of T. H. 61, Project 84-12, have been prepared by (or under the direction of) the city engineer, who has presented such plans and specifications to the council for approval,

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

1. Such plans and specifications, a copy of which are attached hereto and made a part hereof, are hereby approved and ordered placed on file in the office of the city clerk.

2. The city clerk shall prepare and cause to be inserted in the official paper and in the Construction Bulletin an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published twice, at least ten days before date set for bid opening, shall specify the work to be done, shall state that bids will be publicly opened and considered by the council at 10 a.m., on the 28th day of May, 1987, at the city hall and that no bids shall be considered unless sealed and filed with the clerk and accompanied by a certified check or bid bond, payable to the City of Maplewood, Minnesota for 5% of the amount of such bid.

3. The city clerk and city engineer are hereby authorized and instructed to receive, open, and read aloud bids received at the time and place herein noted, and to tabulate the bids received. The council will consider the bids at the regular city council meeting of June 8, 1987.

MEMORANDUM

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: Finance Director *[Signature]*
RE: Investment Agreement
DATE: April 16, 1987

PROPOSAL

It is proposed that the Council authorize execution of the attached investment agreement with E. F. Hutton & Company and that the Bank of New England be designated as an official City depository for transactions and deposits with E. F. Hutton & Company.

BACKGROUND

Prior to November, 1985 most City investment transactions were made without the assistance of a paid "outside" investment advisor. On November 6, 1985, the Council authorized investments in the Franklin U. S. Government Securities Fund. This mutual fund invests exclusively in Government National Mortgage Association (G.N.M.A.) securities. The investments of this mutual fund are managed by professional portfolio managers. So, indirectly, the City has been "using the services of outside professional investment managers" since November, 1985. In April, 1986 the Council authorized investments in the Vanguard G.N.M.A. mutual fund primarily because it was a no-load (i.e., no sales charge) fund.

Recently, representatives of two firms have requested that the City consider designating them to manage part of the City's investment portfolio. The primary advantage to the City would be that they supposedly could obtain a higher return on investments because they are able to devote all of their time to investment management. These investment services require the payment of a fee based upon the amount invested. The primary disadvantage to the City is that investment management firms cannot guarantee a high yield and their service charges must be paid regardless of performance. However, the City does have the option of cancelling an investment agreement at any time.

The firms that expressed an interest in providing services to Maplewood were Piper Jaffray Inc. and E. F. Hutton. The proposal submitted by E. F. Hutton was the most persuasive because of lower fees and documented performance. Attached is more detailed information regarding Hutton Securities Management and their personnel.

The performance record of the HGSM model portfolio has been better than the average yield on City investments. City investments would have a higher average yield if the investments had an average maturity of 1.5 to 5 years like the HGSM Model Portfolio. However, many City investments have a shorter maturity due to cash needs of the City.

The fees charged by E. F. Hutton are 0.6% of the asset value of the account. This is less than Piper Jaffray Inc., which charges 1.0% on the first \$1,000,000 and 0.75% on the next \$2,000,000. If the Council approves the investment agreement with E. F. Hutton, \$1,000,000, (the minimum they would accept), would be deposited with them for one year. If their performance is satisfactory, more would be deposited with them depending on City cash needs.

RECOMMENDATION

It is recommended that the Council authorize execution of the attached investment agreement with E. F. Hutton & Company and that the Bank of New England be designated as an official City depository for transactions and deposits with E. F. Hutton & Company.



HUTTON GOVERNMENT SECURITIES MANAGEMENT

Hutton Government Securities Management (HGSM) is a proprietary portfolio management service dedicated exclusively to the management of U.S. Treasury and Agency Securities. It comes under the umbrella of Hutton Asset Management (HAM), a division of the parent company responsible for managing over \$20 billion of assets ranging all the way from common stocks to treasury securities. The funds under HAM's management have consistently achieved top tier performance. The same government bond professionals who have very successfully managed portfolios at HAM are also being used to manage the HGSM portfolios.

HGSM is a discipline. It employs a consistent, fundamental approach to identifying trends in the economy and thereby interest rates. To accomplish this it uses the University of Michigan Consumer Sentiment Index as well as fundamental indicators such as consumer demand, business demand, and Federal Reserve Board actions, to name a few. The University of Michigan Consumer Sentiment Index monitors the spending plans of consumers on a monthly basis. After four and a half years of study, the people at HGSM found that this indicator has the best long term track record (the index is 35 years old) of accurately predicting the future direction of the economy.

Based on this index and based on other fundamental information, portfolios are constructed to reflect either a defensive, a neutral or a positive position. The average maturities of such portfolios are 1.5 years, 3.5 years and 5 years, respectively.

The most important and number one objective of this manager is to protect principal; the secondary objective is to beat the one year T-Bill rate by 3%-5%. The HGSM Model Portfolio has achieved the following performance record:

<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>*1985</u>	<u>*1986</u>
5.9	15.81	15.68	24.32	8.55	18.51	18.73	12.5

*Actual Performance

The Hutton Government Securities Management Personnel

Thomas A. Belshé, whose responsibilities include heading the Hutton Asset Management Group, is an Executive Vice President of E.F. Hutton & Company Inc. and a member of its Board of Directors. A graduate of Williams College, Mr. Belshé joined Hutton in 1957. In previous positions at the firm, he served as a Pacific North Regional Vice President and as a Regional Manager of the Municipal Bond Department. Mr. Belshé is a former Vice Chairman of the Pacific Stock Exchange.

James Conroy is a First Vice President of E.F. Hutton and the Portfolio Manager of Long-Term Taxable Investments for the Hutton Asset Management Group. Mr. Conroy graduated from Muhlenberg College with a B.A. in economics. He began with Hutton in 1983 as a Portfolio Manager. His investment background prior to joining Hutton included two years with the Equitable Investment Management Company in New York, a subsidiary of Equitable Life Assurance, and four years with the Insurance Company of North America in Philadelphia. At Equitable Mr. Conroy was a Portfolio Manager and Vice President; at INA he served as a Portfolio Manager for Fixed Income Investments in the Property and Casualty Division.

L. Robert Cheshire, a Vice President of E.F. Hutton and the Portfolio Manager of Hutton Government Securities Management, has been with the Hutton Asset Management Group since 1984. He joined Hutton six years previously in Government Securities for the Taxable Fixed Income Department. Prior to joining Hutton, Mr. Cheshire's experience included serving as a Vice President in Government obligations for Charles E. Quincy & Co. in New York and as an Assistant Vice President in Municipal Securities for the Bankers Trust Company. He holds a B.A. from Rutgers University and an M.B.A. from Fairleigh Dickinson University.

Ellen S. Friedenberg, Administrator for Hutton Government Securities Management, joined E.F. Hutton in 1982 in the Marketing and Training Division. She has been with the Hutton Asset Management Group as an Assistant Portfolio Manager for Taxable Unit Investment Trusts since 1983. Ms. Friedenber received a B.F.A. from Windham College and an M.B.A. from Fordham University.

Robert L. Olcott, National Sales Director of Hutton Government Securities Management, has been with Hutton's Consulting Services Department since 1983 and, in 1985 was named Consulting Group Associate. Mr. Olcott has extensive experience developing and implementing marketing programs for non-profit associations, local governments, and corporations. He holds a B.A. from Drake University and an M.A. from Glassboro State College. In 1982 he was designated a certified association executive by the American Society of Association Executives.

HUTTON ASSET MANAGEMENT GOVERNMENT SECURITIES MANAGEMENT INVESTMENT AGREEMENT

HUTTON ASSET MANAGEMENT
E.F. HUTTON & COMPANY INC.
71 Broadway
New York, New York 10006

Gentlemen:

The undersigned (the "Client") hereby retains the Hutton Asset Management Division ("HAM") of E.F. Hutton & Company Inc. ("Hutton") to act as investment advisor and to manage the assets of the Client's account (the "Account") in accordance with the following terms and conditions:

1. INVESTMENT MANAGEMENT

Hutton is to invest and reinvest the securities, cash and/or other investments held in the Account. Investments may be made in United States Treasury bills, notes, bonds, or other obligations of the United States federal agency or repurchase or reverse-repurchase agreements for any of the foregoing as well as any other money market instruments or money market funds. Client understands that all or a portion of the assets in the Account may be held in cash.

In connection with the advisory services being provided to the Client, Hutton is entitled to rely on the financial and other information submitted by Client. Client agrees to inform Hutton in writing of any material change in Client's circumstances which might affect the manner in which Client's assets should be invested and to provide Hutton with any such information as it shall reasonably request.

2. CUSTODIAL AND OTHER SERVICES

Client (or its designated agent) will be furnished with an advice for Account transactions, periodic account statements, and, at least annually, a monitor or the Account detailing account positions and activity.

Client directs that the Bank of New England (the "Bank") be appointed custodian for the Account. Upon its acceptance of such appointment, the custodian shall hold custody of property delivered to it under this appointment; hold registered securities in the name of its nominee; collect income on property subject to this appointment; collect matured and called securities; maintain records of all principal and income transactions; and render reports as specified above (other than the monitor which will be provided by Hutton) to Client and HAM but shall not be obligated to provide reports or information to any other person or governmental agency. Custodial fees in connection with the above-referenced services provided by the Bank will be paid by Hutton. Client acknowledges that additional or differing custodial services or services provided by a custodian other than the Bank will require additional fees.

The custodian will have no responsibility whatsoever with regard to the investment performance of the Account and will not be liable for any action taken in good faith in reliance upon oral or written instructions of HAM.

The Custodian may terminate its appointment as, and Hutton may terminate the appointment of, the custodian under this Agreement at will upon written notice by either party to the other and termination will become effective upon receipt of such notice.

3. FEES

Client will compensate Hutton a quarterly basis in advance for its services. Hutton's annual fee will be ____% of the asset value of the account.

The initial fee will be due in full on the date the cash, securities or other investments of Client are accepted by the custodian for the Account (the "opening date"), and will be based on the Account asset value on that date. The period which such payment covers will run from the opening date through the last business day of next full calendar quarter, and the fee will be pro-rated accordingly. Thereafter, the quarterly renewal fee will be based on the Account asset value on the last business day of the previous quarter, and will become due the following business day. If additional cash, securities or other investments are accepted for management in the Account, an additional fee, pro-rated for the number of days remaining in the fee period, will be charged and will become due on the date of such acceptance. All fees may be charged to the Account.

If this Agreement is terminated by Hutton or by a client subject to the Employee Retirement Income Security Act ("ERISA"), a pro-rata refund from the date of termination through the end of the billing period will be made. No fee adjustment will be made during any fee period for appreciation or depreciation in Account asset value during that period, nor shall any adjustment or refund be made with respect to partial withdrawals by the Client or upon termination of this Agreement by a non-ERISA client.

The fees described herein do not include transaction-related costs incurred in connection with the execution and/or settlement of transactions such as wire or delivery charges. Client understands that securities for or in the Account are purchased or sold on a net basis and that the executing broker may have retained compensation in connection with such transactions. Client further understands that Hutton account executives receive compensation in return for introducing clients to HAM and for providing supplemental advisory and client-related services.

4. TRADING AUTHORIZATION

Client hereby grants Hutton complete and unlimited discretionary trading authorization with respect to the Account and appoints Hutton as agent and attorney-in-fact with respect to same. Pursuant to such authorization, Hutton may, in its sole discretion and at Client's risk, purchase, sell, exchange, convert and otherwise trade the securities and other investments in the Account as well as arrange for delivery and payment in connection with the above and act on behalf of the Client in all other matters necessary or incidental to the handling of the Account. Client grants Hutton full authorization to issue such instructions to, engage in such transactions with and execute any necessary agreement with the custodian as may be appropriate in connection with the management of the Account. Hutton will not be responsible for any action or failure to act on the part of the custodian.

This trading authorization is a continuing one and shall remain in full force and effect until terminated by Client or Hutton pursuant to the provisions of paragraph 8 of this Agreement. The termination of this authorization will constitute a termination of this Agreement.

Client understands that Hutton and its affiliates perform, among other things, research, brokerage, and investment advisory services for clients other than those participating in the HAM program. Client recognizes that Hutton may give advice and take action in the performance of its duties to such clients (including those who may also be participants in the HAM program) which may differ from advice given, or in the timing and nature of action taken, with respect to Client. Nothing in this Agreement shall be deemed to impose upon Hutton any obligations to purchase or sell, or recommend for purchase or sale, for Client any security or other investment which Hutton or its affiliates may purchase or sell, or recommend for purchase or sale, for its or their own account, or for the account of any other client.

By reason of its investment banking or other activities, Hutton and its affiliates may from time to time acquire confidential information. Client acknowledges and agrees that Hutton will not be free to divulge, or to act upon, such information with respect to its advisory activities, including its activities as investment advisor to Client.

5. EXECUTION SERVICES

Hutton is authorized to place orders for the Account with such broker/dealers as it deems appropriate. In the selection of such broker/dealers, Hutton may consider all relevant factors, including the execution capabilities required, the importance of speed, efficiency or confidentiality, familiarity with sources from whom or to whom particular securities might be purchased or sold, as well as any other relevant matters. Hutton may select broker/dealers which provide it with research or other transaction-related services and such research and other services may be used for its own and for other client accounts to the extent permitted by law. In connection with transactions effected for the Account, Client authorizes Hutton to establish accounts in its name with other broker/dealers, including "omnibus" accounts established for the purpose of combining orders for more than one client, where it is appropriate to do so.

In no event will Hutton be obligated to effect any transaction for Client which it believes would be violative of applicable state or federal law, rule or regulation, or of the rules or regulations of any regulatory or self-regulatory body.

6. CLIENT AUTHORITY

If this Agreement is entered into by a trustee or other fiduciary, such trustee or fiduciary represents that the HAM program is within the scope of the investments authorized pursuant to the plan, trust and/or applicable law and that he is duly authorized to enter into this Agreement. If Client is a corporation, the signatory on behalf of such Client represents that the execution of this Agreement has been duly authorized by appropriate corporate action. Client undertakes to advise Hutton of any event which might affect this authority or the propriety of this Agreement.

7. PROXIES AND OTHER LEGAL NOTICES

Hutton will not be required to take any action or render any advice with respect to the voting of proxies for securities held in the Account, nor will it be obligated to render advice or take any action on behalf of Client with respect to securities or other investments presently or formerly held in the Account, or the issuers thereof, which become the subject of any legal proceedings, including bankruptcies.

8. TERMINATION OF AGREEMENT

This Agreement may be terminated at will upon written notice by either party to the other and termination will become effective upon receipt of such notice. The termination of the Agreement will automatically terminate the appointment of the custodian under the Agreement. Such termination will not, however, affect the liabilities or obligations of the parties under this Agreement arising from transactions initiated prior to such termination. Upon the termination of this Agreement, neither Hutton nor the custodian shall be under any obligation whatsoever to recommend any action with regard to, or to liquidate, the securities or other investments in the Account and it shall thereupon be Client's exclusive responsibility to issue instructions in writing regarding any assets held in the Account.

9. BONDING

Client agrees to obtain and maintain for the period of this Agreement any bond required pursuant to the provisions of ERISA or other applicable law and to include within the coverage of such bond Hutton and any of its officers, directors and employees whose inclusion is required by law. Client agrees to promptly provide Hutton with appropriate documents evidencing such coverage upon request.

10. VALUATION

In computing the value of any security or other investment in the Account, each security listed on any national securities exchange shall be valued, as of the valuation date, at the closing price for such security on the principal exchange where it is traded. Any other security or investment in the Account shall be valued in a manner determined in good faith to reflect fair market value. Any such valuation should not be considered a guarantee of any kind whatsoever with respect to the value of the assets in the Account.

11. NON-ASSIGNABILITY

This Agreement shall not be assignable by either party without the prior written consent of the other.

12. GOVERNING LAW

This Agreement is made and shall be construed under the laws of the State of New York, provided that nothing herein shall be construed in any manner inconsistent with the Investment Advisors Act of 1940 or any rule, regulation or order of the Securities and Exchange Commission promulgated thereunder.

13. ENTIRE AGREEMENT

This Agreement represents the entire agreement between the parties and may not be modified or amended except by a writing signed by the party to be charged.

14. SEVERABILITY

If any provision of this Agreement shall be held or made invalid by a statute, rule, regulation, decision of a tribunal or otherwise, the remainder of this Agreement shall not be affected thereby and, to this extent, the provisions of this Agreement shall be deemed to be severable.

15. MISCELLANEOUS

Hutton reserves the right to refuse to accept or renew this Agreement in its sole discretion and for any reason.

For the purpose of referring to this Agreement, the date of this Agreement shall be the date of acceptance by Hutton.

As used herein reference to persons in the masculine gender shall include persons of the feminine gender. References in the singular shall, as and if appropriate, include the plural.

All paragraph headings in this Agreement are for convenience of reference only, do not form part of this Agreement and shall not affect in any way the meaning or interpretation of this Agreement.

All written communication to Hutton pursuant to this Agreement shall be sent to HAM at the above-referenced address. All written communication to Client shall be sent to the Client address of record unless Client designates otherwise in writing.

Client acknowledges receipt of Hutton's Investment Advisory Services Disclosure Document. Notwithstanding anything to the contrary herein, Client shall have the right to terminate this Agreement without penalty within five business days of the execution of this Agreement.

Agreed to this _____ day of _____, 19_____.

Signature of Client

Capacity of Signatory

ACCEPTED:

E.F. HUTTON & COMPANY INC.

By: _____

Date: _____

Client Address of Record:

MEMORANDUM

Action by Council:

TO: Acting City Manager
FROM: Finance Director *[Signature]*
RE: Financing for Project 86-04
DATE: April 20, 1987

Endorsed _____
Modified _____
Rejected _____
Date _____

PROPOSAL

It is proposed that the Council authorize a transfer of \$102,473 from the Hydrant Charge Fund to the Construction Fund for Project 86-04 (County Road C Water Main).

BACKGROUND

On March 23rd, the Council adopted the assessment roll for Project 86-04. The assessment roll adopted was based upon a financial plan that included the financing of unassessed costs by tax-increment funds. Upon further review, it has been determined that it is not feasible to use the tax-increment funds for this project because the improvements are not related to pending commercial or residential developments from which a tax increment could be captured.

The most appropriate method of financing the unassessed costs for Project 86-04 at this time is by a transfer from the Hydrant Charge Fund. One of the primary purposes of this fund is to finance water improvements that are difficult to assess. The unassessed costs to be financed consist of \$21,470 for the park property near Cypress Street and \$81,003 for main oversizing, difficult construction procedures and extension of the water main past nonassessable property.

RECOMMENDATION

It is recommended that the Council authorize a transfer of \$102,473 from the Hydrant Charge Fund to the Construction Fund for Project 86-04 (County Road C Water Main).

DFF:lnb

Action by Council:

MEMORANDUM

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: Finance Director *R. Trust*
RE: Financial Transfer to Close Project 84-10
DATE: April 20, 1987

PROPOSAL

It is proposed that the Council authorize a transfer of \$40,071.52 from the General Fund to the Construction Fund for Project 84-10 (Connor Avenue).

BACKGROUND

Construction of Connor Avenue east of Highway 61 was completed last August. The financing plan for this project provides that the developer pay the City five equal annual principal installments with interest. The Construction Fund for this project now has a deficit equal to the amount due from the developer.

It is not practical to keep the Construction Fund for Project 84-10 open for five years simply to record one transaction each year. The best alternative is to transfer money from the General Fund to eliminate the deficit and close the Construction Fund. In return, the General Fund would receive the annual payment with interest from the developer.

RECOMMENDATION

It is recommended that the Council authorize a transfer of \$40,071.52 from the General Fund to the Construction Fund for Project 84-10 (Connor Avenue).

DFF:lnb

570M

RESOLUTION NO. _____

RESOLUTION REAFFIRMING AUTHORIZATION OF A PROJECT AND HOUSING PROGRAM UNDER MINNESOTA STATUTES, CHAPTER 462C (MUNICIPAL HOUSING PROGRAMS) AND AUTHORIZING THE ISSUANCE OF MULTIFAMILY MORTGAGEE REVENUE BONDS TO REFUND BONDS PREVIOUSLY ISSUED TO FINANCE THE PROJECT AND PROGRAM AND AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS IN CONNECTION THEREWITH

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

1. The Council has previously received a proposal from Beaver Creek Apartments Limited Partnership, a Minnesota limited partnership (the "Company") that the City undertake to finance a certain Project and multifamily rental housing program for such Project as herein described, pursuant to Chapter 462C, Minnesota Statutes (the "Act") and on December 27, 1985 authorized such project and program and issued its \$8,500,000 Variable Rate Demand Purchase Multifamily Housing Revenue Bonds, Series 1985 (Beaver Creek Apartments Limited Partnership Project) (the "1985 Bonds"), to finance such Project. The Project consists of the acquisition and construction of a multi-family rental facility containing 180 units and related improvements including parking facilities in the City.

2. The Company now desires to refund the 1985 Bonds through the issuance by the City of its \$8,500,000 Multifamily Mortgage Revenue Refunding Bonds, Series 1987 (Beaver Creek Apartments Project). The Project as described above will 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 persons of low or moderate income and assist such persons in obtaining decent, safe and sanitary housing at rentals they can afford; encourage the development of blighted or underutilized land and structures within the boundaries of the City; and will otherwise further the policies and purposes of the Act; and the findings made in the Preliminary Resolution adopted by this Council on February 11, 1985 with respect to the Project and in the final authorizing resolution for the 1985 Bonds on December 23, 1985 are hereby ratified, affirmed and approved.

3. It is proposed that, pursuant to a Loan Agreement dated as of May 1, 1987, between the City as Lender and the Company as Borrower (the "Loan Agreement"), the City loan the proceeds of the Bonds to the Company to refund the 1985 Bonds. The Basic Payments to be made by the Company under the Loan Agreement are fixed so as to produce revenue sufficient to pay

the principal of, premium, if any, and interest on the Bonds when due. It is further proposed that the City assign its rights to the Basic Payments and certain other rights under the Loan Agreement to First Trust Company, Inc., in St. Paul, Minnesota (the "Trustee") as security for payment of the Bonds under an Indenture of Trust dated as of May 1, 1987 (the "Indenture") between the City and the Trustee. The acquisition, construction, operation and occupancy of the Project will conform to the terms and conditions of a Regulatory Agreement (the "Regulatory Agreement") dated as of May 1, 1987 between the City, the Company and the Trustee and a Declaration of Restrictive Covenants dated as of December 1, 1985 and amended as of May 1, 1987 (the "Declaration"), both executed by the Company and to be recorded as a covenant and restriction running with the land on which the Project is located.

4. This Council, by action taken on February 11, 1985, and after a public hearing thereon, adopted a resolution giving preliminary approval to a proposal to finance a project substantially the same as the Project; and on or about December 19, 1985, the Minnesota Housing Finance Agency gave approval to the proposed financing program for the Project. This Council, by action taken on December 23, 1985, adopted a resolution authorizing the Project and the issuance of the 1985 Bonds.

5. In connection with the issuance of the Bonds, forms of the following documents have been submitted to the Council for approval:

- (a) The Loan Agreement.
- (b) The Indenture.
- (c) The Regulatory Agreement.
- (d) The Declaration (not executed by the City).

6. It is hereby found, determined and declared that:

(a) the Project described in the Loan Agreement and Indenture referred to above constitutes a Project authorized by the Act and the financing program for the Project is authorized by the Act;

(b) the purpose of the Project and the program for the Project is, and the effect thereof will be, to promote the public welfare by the acquisition, construction and equipping of rental housing facilities for assisting persons of low and moderate income within the City to obtain decent, safe and sanitary housing at rentals they can afford;

(c) the acquisition, construction and installation of the Project, the issuance and sale

of the Bonds, the execution and delivery by the City of the Loan Agreement, the Indenture, the Bond Purchase Agreement and the Regulatory Agreement (collectively the "Agreements"), and the performance of all covenants and agreements of the City contained in the Agreements, and of all other acts and things required under the constitution and laws of the State of Minnesota and City Charter to make the Agreements valid and binding obligations of the City in accordance with their terms, are authorized by the Act;

(d) it is desirable that the Company be authorized, in accordance with the provisions of the Act and subject to the terms and conditions set forth in the Loan Agreement, Regulatory Agreement and Declaration, which terms and conditions the City determines to be necessary, desirable and proper, to acquire and install the Project by such means as shall be available to the Company and in the manner determined by the Company, subject to the terms of the aforesaid agreements;

(e) it is desirable that the Bonds be issued by the City upon the terms set forth in the Indenture;

(f) the Basic Payments under the Loan Agreement are fixed to produce revenue sufficient to provide for the prompt payment of principal of, premium, if any, interest on, and the purchase price of, the Bonds issued under the Indenture when due, and the Loan Agreement, Indenture and Regulatory Agreement also provide that the Company is required to pay all expenses of the operation and maintenance of the Project, including, but without limitation, adequate insurance thereon and insurance against all liability for injury to persons or property arising from the operation thereof, and all taxes and special assessments levied upon or with respect to the Project Premises and payable during the term of the Loan Agreement, Indenture and Regulatory Agreement;

(g) as provided in the Loan Agreement and Indenture, the Bonds are not to be payable from or charged upon any funds other than the revenues pledged to the payment thereof; the City is not subject to any liability thereon; no holder of any Bonds shall ever have the right to compel any exercise by the City of its taxing powers to pay any of the Bonds or the interest or premium, if

any, thereon, or the purchase price thereof, or to enforce payment thereof against any property of the City except the interests of the City in the Loan Agreement which have been assigned to the Trustee under the Indenture; the Bonds shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property of the City except the interests of the City in the Loan Agreement which have been assigned to the Trustee under the Indenture; the Bonds shall recite that the Bonds are issued without moral obligation on the part of the state or its political subdivisions, and that the Bonds, including interest thereon, are payable solely from the revenues pledged to the payment thereof and that the Bonds shall not constitute a debt of the City within the meaning of any constitutional or statutory limitation; and

(h) a public hearing on the Project was duly held by the City Council on February 11, 1985.

6. Subject to the approval of the City Attorney and the provisions of Section 9 of this Resolution, the forms of the Agreements and exhibits thereto are approved substantially in the form submitted and on file in the office of the City

Clerk. The Agreements, in substantially the form submitted, are directed to be executed in the name and on behalf of the City by the Mayor and the City Clerk. Any other documents and certificates contemplated by the Agreements or necessary to the transaction described above shall be executed by the appropriate City officers. Copies of all of the documents necessary to the transaction herein described shall be delivered, filed and recorded as provided herein and in said Loan Agreement and Indenture.

7. The City shall proceed forthwith to issue its Bonds, in the form and upon the terms set forth in the Indenture and this Resolution. The Bonds shall mature and be subject to mandatory purchase as set forth in the Indenture. The principal amount of the Bonds shall be determined by the Mayor, the City Clerk, the Bond Purchaser and the Company, but not to exceed \$8,500,000. The rate of interest on the Bonds shall be such rate or rates as the Mayor, the City Clerk, the Bond Purchaser and the Company shall agree to, but the net interest cost shall not exceed 9.5% per annum.

Piper, Jaffray & Hopwood Incorporated, the original Bond Purchaser, shall purchase the Bonds for an amount not less than 95% of the principal amount of the Bonds and the Mayor and City Clerk are authorized to enter into the Bond Purchase Agreement in a form approved by the City Attorney. The Mayor and City

Clerk are authorized and directed to prepare and execute the Bonds as prescribed in the Indenture and to deliver them to the Trustee for authentication and delivery to the Bond Purchaser.

8. The Mayor and City Clerk and other officers of the City are authorized and directed to prepare and furnish to the Bond Purchaser certified copies of all proceedings and records of the City relating to the Bonds, and such other affidavits and certificates as may be required to show the facts relating to the legality of the Bonds as such facts appear from the books and records in the officers' custody and control or as otherwise known to them; and all such certified copies, certificates and affidavits, including any heretofore furnished, shall constitute representations of the City as to the truth of all statements contained therein.

9. The approval hereby given to the various documents referred to above includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City Attorney and the City officials authorized herein to execute said documents prior to their execution; and said City Attorney and City officials are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officer or officers of the City herein authorized shall be conclusive evidence of the approval of such documents in accordance with the terms hereof.

In the absence (or inability) of the officials authorized herein to execute any of the documents herein referred to, the documents may be executed by any officer or member of the City acting in their behalf.

Passed: _____, 1987

Mayor

Attest _____
City Clerk

(SEAL)

Action by Council:

MEMORANDUM

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: City Clerk
RE: Budget Transfer
DATE: April 20, 1987

A budget transfer of \$1150.00 is necessary from the contingency account to cover the cost of the appraisal of the Northernaire Motel. See attached letter from City Attorney Patrick Kelly for details.

COPY

BANNIGAN & KELLY, P.A.

ATTORNEYS AT LAW
409 MIDWEST FEDERAL BUILDING
5TH AND CEDAR
SAINT PAUL, MINNESOTA 55101
(612) 224-3781

JOHN F. BANNIGAN, JR.
PATRICK J. KELLY

April 1, 1987

JANET WILEBSKI
LEGAL ASSISTANT

Mr. Kenneth Haider
Maplewood City Hall
1830 East County Road B
Maplewood, MN 55109

Re: **Northernair Motel, Inc.**
Our File: 86-5872K

Dear Mr. Haider:

On November 17, 1986 we received a letter from the State of Minnesota Department of Revenue with respect to George Trudell. Mr. Trudell filed with the Commissioner of Revenue an Application for Reduction in the Assessed Evaluation of Northernair Motel, Inc. The Tax Identification No. of the property is: 09-29-22-13-0007-1.

The Application, according to the State of Minnesota, requested that the assessed value for the following years be reduced:

- 1) The assessed value for the year 1981, taxes payable in 1982 be reduced from \$169,163.00 to \$131,585.00.
- 2) Assessment year 1982, taxes payable in 1983 be reduced from \$167,490.00 to \$131,585.00.
- 3) Assessment year 1983, taxes payable in 1984 be reduced from \$182,722.00 to \$128,585.00.
- 4) Assessment year 1984, taxes payable in 1985 be reduced from \$178,222.00 to \$124,085.00.
- 5) Assessment year 1985, taxes payable in 1986 be reduced from \$178,022.00 to \$124,085.00.

The above-captioned abatement had been recommended by the County Board, the County Auditor, and the County Assessor of Ramsey County.

As you know, Minnesota Statutes §270.19 provides that where the reduction in assessed evaluation or any property exceeds \$100,000 the City, School District and County in which the property is located may request a hearing to object to the reduction. The request for hearing on the abatement application had to be completed within twenty (20) days from notice. If request for said hearing was not made, then, in that event, the hearing will be deemed to be waived and the application would proceed on its merits to the Commissioner of Revenue.

Our office was directed to proceed in order to protect the time limit and file an objection to the application. I attended the hearing, representing the City of Maplewood.

23764

The County of Ramsey had three individuals including, Mr. James F. Stasson, SRA, AMA Real Estate Appraiser, and the State of Minnesota Department of Revenue had two representatives. After extensive cross-examination of Mr. Stasson, the State of Minnesota indicated that the County Auditor and the County Assessor may not be totally correct in the recommendation of abatement. The State of Minnesota Commissioner of Revenues representative requested that we obtain an appraisal.

The subject property consists of 6.04 acres of land and the improvements are for buildings. One of the buildings contains a motel office, coffee shop, bar and restaurant. The remaining three buildings are one-story motel buildings with a total of 32 sleeping rooms. Accordingly, it has been the City's position to monitor all major abatement actions, in addition, this particular area on Highway 61 will have further development since the Maple Leaf Drive-In is presently for sale.

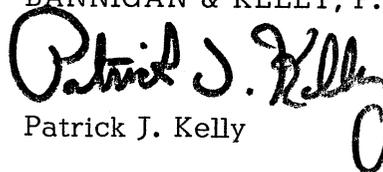
We proceeded with retaining John J. Kenna, SAA as the appraiser. Mr. Kenna has done extensive appraisal work in these types of actions for both the State of Minnesota and the County of Ramsey. Originally the costs of appraisal was to be in the \$300 to \$400 range, however, there was difficulty with respect to obtaining comparable sales and evaluations which had small hotels or motels and 6.05 acres. As a result, the costs of the appraisal was more than expected.

The result of the hearing has not been determined, however, this may discourage future abatements requests by hotels or industry within the City of Maplewood. The uniqueness of the property was also placed in consideration due to the apparent lack of maintenance, obsolescence in physical plant, equipment and fixtures, as well as building configuration.

If you have questions, please do not hesitate to call.

Sincerely,

BANNIGAN & KELLY, P.A.


Patrick J. Kelly

PJK:ks

C: Lucille Aurelius ✓
Daniel Faust

MEMORANDUM

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: City Manager
FROM: Associate Planner--Johnson
SUBJECT: Rezoning
LOCATION: 2444 Highway 61
APPLICANT: City of Maplewood
OWNERS: Robert and Flora Miggler
DATE: February 19, 1987

SUMMARY

Request

Move the CO, commercial office/M-1, light manufacturing zoning district boundary to line up with the east or west property line of Lot Two, Block One, and Lot Two, Block Two, in the proposed Miggler Addition.

Reasons for the Request

1. The present CO/M-1 zoning district boundary cuts diagonally through the middle of the subject lots. The applicant would like a clear understanding of how the city wants these lots to be used to develop a marketing plan.
2. The applicant has requested the subject lots to be zoned for M-1 use. Refer to the letter on Page 9.

Comments

The subject lots do not need to be zoned for CO use to protect Gerten's Pond or the homes to the north and east from possible incompatible development. Rezoning to M-1 would be consistent with the intent of the land use plan. M-1 uses on the two subject lots should also not be incompatible with the uses on the CO zoning portion of the site. Incompatible uses would generally involve outdoor storage facilities which require conditional use permits. Through this approval process, council can control the character of the area.

The uses southeast of Gervais Avenue and English Street are not representative of M-1 uses permitted under present code. Code specifically prohibits junk, salvage or wrecking yards in a M-1 district. Staff is investigating whether these uses existed before the present code was adopted. If not, appropriate enforcement action will be initiated.

Recommendation

Approval of the resolution on Page 17 to rezone the easterly portion of Lot Two, Block One, and Lot Two, Block Two of the proposed Miggler addition from CO, commercial office, to M-1, light manufacturing, on the basis of:

1. The four standard findings for approval.
2. The area does not need to be zoned for C0 use to protect the surrounding property from incompatible uses.
3. The planning commission had previously recommended the entire Migglar site for M-1 zoning.

BACKGROUND

Site Description

Area: Lot Two, Block One: 2.6 acres
Lot Two, Block Two: 3.1 acres
5.7 acres

Existing land uses: Truck-farming accessory structures. These uses will continue as nonconforming uses. They are proposed to be removed as part of the Migglers' development.

Surrounding Land Uses

North: Highway 61 frontage road and undeveloped land owned by Hess Kline (Royal Nissan). Mr. Kline will be requesting a rezoning from R-1, single dwelling, to a commercial district. An official from DNR stated that a small portion of this property is above the wetland. A survey is needed to be more precise.

East: Undeveloped property proposed as Lot Three, Block One, and Lot Three, Block Two, and Migglers Drive in the proposed Migglers addition. This land is zoned for CO, commercial office use.

South: Undeveloped property zoned for M-1 use and a warehouse use.

West: Proposed Lot One, Block One, Lot One, Block Two and Migglers Drive in the proposed Migglers Addition. This area is zoned for M-1 use. Three single dwellings are on these lots. The dwellings will be removed when the land is redeveloped.

Past Actions

9-8-86:

Council approved:

1. A rezoning from R-1 to CO for the easterly three-fourths of the site (page 7). The applicant had requested a rezoning to M-1. Council wanted to protect the integrity of the pond that adjoins the site to the east and rezoned the area to CO rather than the requested M-1 district.

(The planning commission had recommended that whole site be zoned for M-1 use.)

2. An amendment to the comprehensive plan to designate a minor collector street from Highway 61 through the site to Gervais Avenue.

3. The Migglers Addition preliminary plat was tabled to 9-22-86 and a rezoning from M-1 to CO was initiated for proposed Lot One, Block Two.

9-22-86:

Council conditionally approved the Migglers Addition preliminary plat for nine commercial lots (page 8).

1-12-87:

A motion to approve a rezoning from M-1 to CO for the westerly portions of the subject lots failed for lack of four votes in favor.

1-26-87:

Council initiated a rezoning to adjust the CO, commercial office/M-1, light manufacturing zoning district boundary to coincide with the west or east property line of the subject lots.

Planning

1. Land use plan designation: BW, business warehouse.
2. Policy criteria from the plan:
 - a. Page 18-31 states industrial uses found in the BW, business warehouse classification, "include governmental and public utility buildings and structures, storage and warehousing facilities, wholesale business and office establishments, cartage and express facilities, radio and television stations and other industrial uses of a lower-intensity nature."
 - b. Page 18-5 states "whenever possible, changes in types of land use shall occur at center, mid-block points, so that similar uses front on the same street, or at borders of areas separated by major man-made or natural barriers."
3. Compliance with land use laws: Section 36-136 states:
 - "a. The CO, commercial office district, is established primarily to provide areas for the development of professional and administrative offices, related uses together with supportive, low intensity commercial uses in locations in close proximity to residential areas where such uses can conveniently serve the public, and to create a suitable environment for such uses and buildings specifically designed for their purposes, located on sites large enough to provide room for appropriate separation of uses, landscaped open spaces and off-street parking facilities.
 - "b. The CO district is intended to be located primarily on heavily traveled streets or adjacent to commercial or industrial districts and is designed to lessen the impact of these uses on residential areas."
 - c. Section 36-189(b) states "No building or exterior use, except parking, may be erected, altered or conducted (in a M-1 district) within three hundred fifty (350) feet of a residential district without a conditional use permit." This provision would protect the integrity of the property to the north of proposed Lot Two, Block Two, in the event council were to deny a rezoning from R-1 to a commercial designation for that property. (See Surrounding Land Uses - North.)

d. Refer to page 13 and page 14 for the uses permitted in the M-1 and CO zoning districts.

e. Section 36-485 requires four findings for approval of a rezoning. Refer to the resolution on page 17.

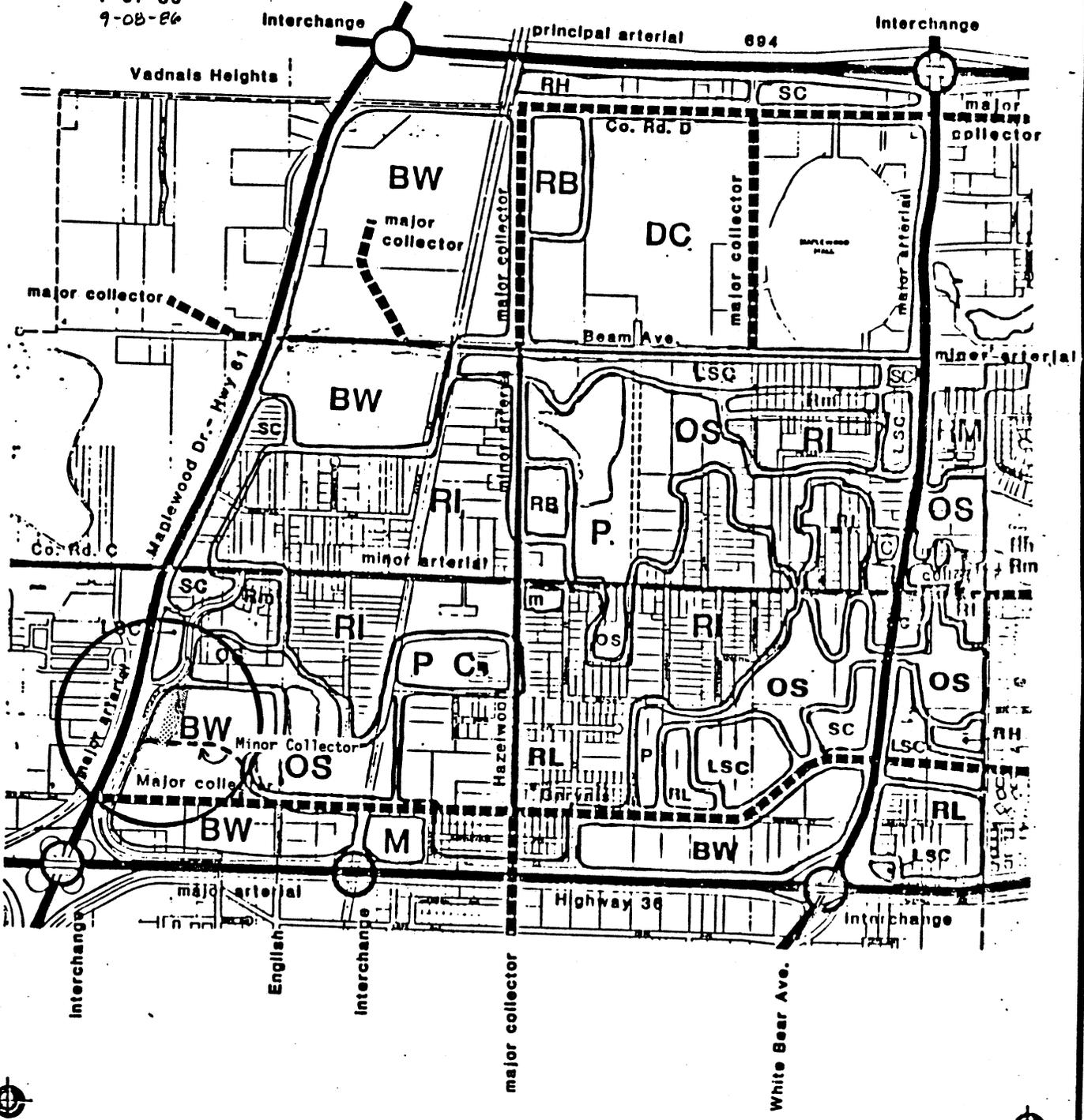
Procedure

1. Planning commission recommendations
2. City council decision

Attachments

1. Hazelwood Neighborhood Land Use Plan Map
2. Property Line/Zoning Map
3. Migglar Addition (property owner's desired zoning)
4. Property owner's letter
5. Letter from the Bergs (property to the south)
6. M-1 zoning district
7. CO zoning district
8. Area zoning map
9. Resolution

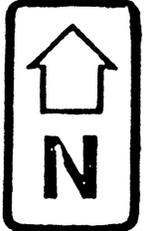
REVISED
 3-25-85
 4-08-85
 8-26-85
 10-09-85
 11-06-85
 7-07-88
 9-08-86



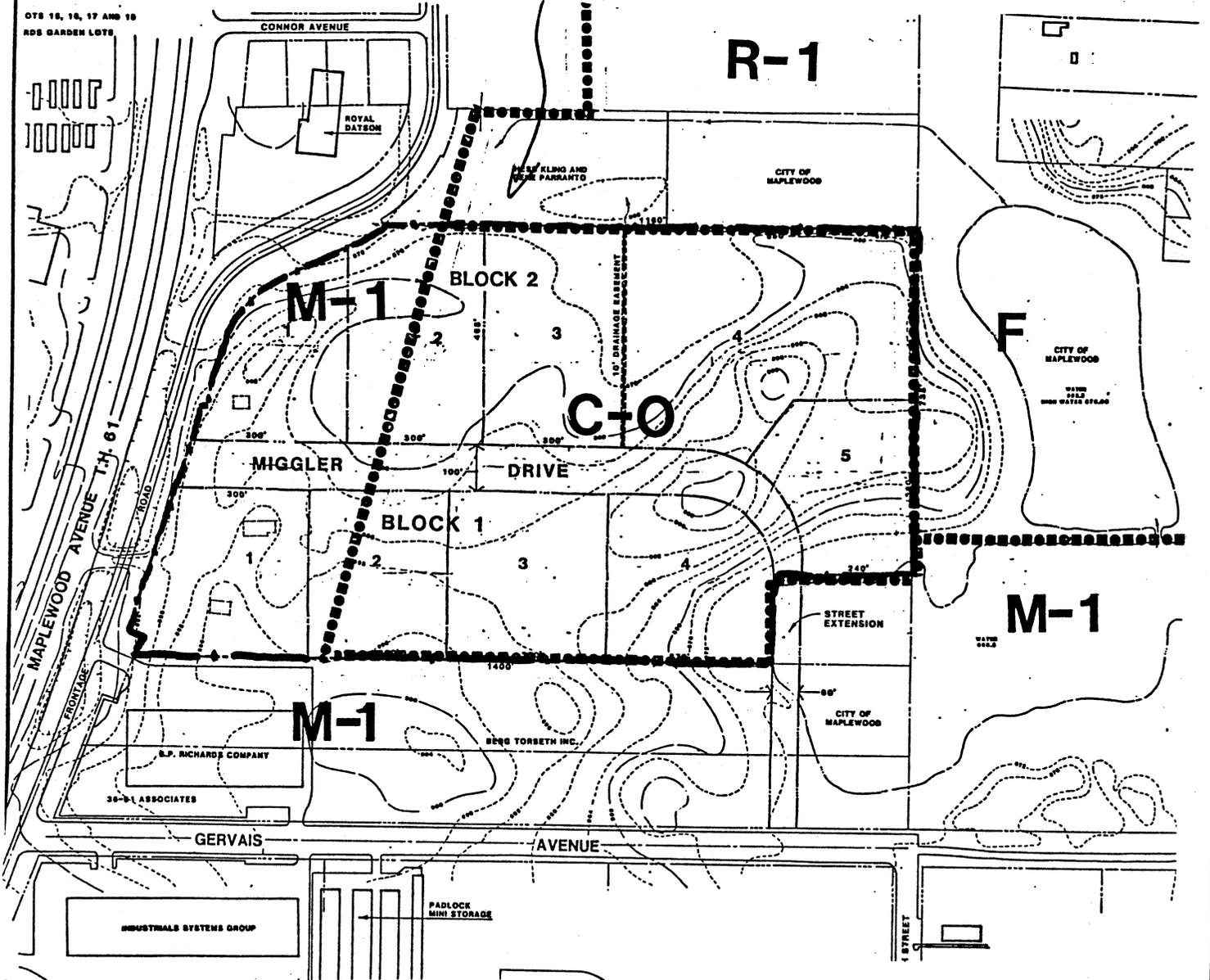
HAZELWOOD NEIGHBORHOOD LAND USE PLAN

 Council-initiated
 Rezoning (M-1 to CO)

19-11



Hess Kline (owner of Royal Nissan)
 will be requesting a rezoning to a
 commercial use for this area.



3.17a

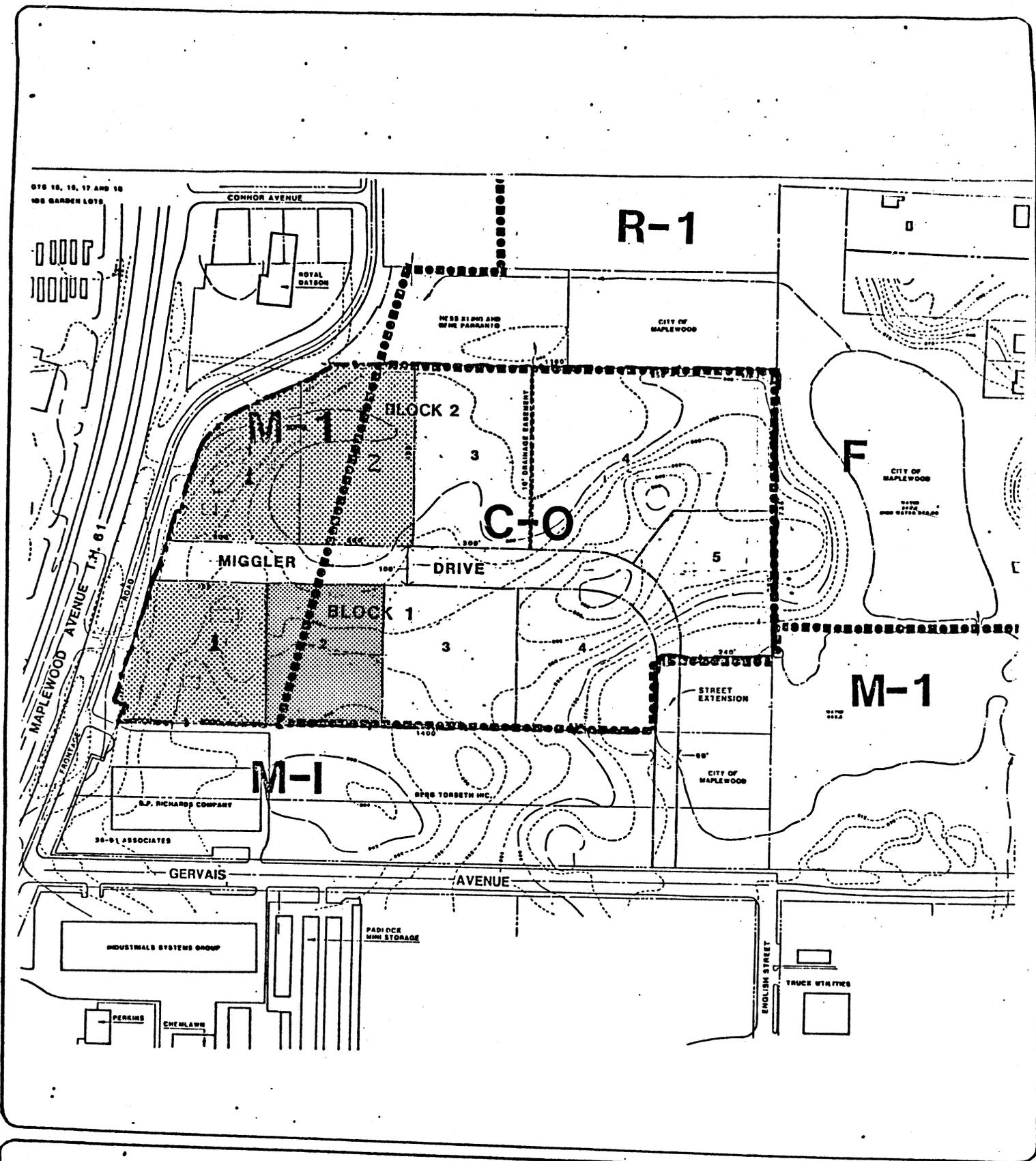
PROPERTY LINE / ZONING MAP

Zoning as amended on September 8, 1986.

Note: The Migler Addition lot lines are shown only for illustration.
 The final plat has not been approved.

Attachment 2





MIGLER ADDITION
(Preliminary Plat approved 9-22-86)



Applicant's desired M-1 zoning



B.B. CHAPMAN AICP

365 EAST KELLOGG BOULEVARD, ST. PAUL, MN 55101

(612) 221-0401

January 20, 1987

Honorable Mayor and City Council
Municipal Administration Building
1830 E. County Road B
Maplewood, MN 55109

RE: Migglers Property Zoning
Site of September 22, 1986 Council Approved Preliminary Plat

Ladies and Gentlemen:

The Migglers family has resided on the property for over 100 years and deserves the opportunity to redevelop this property for a sound new use. Orderly successful development requires the coordination and cooperation of the City and the Owner.

Initially the Migglers owned properties of 32.44 acres were zoned primarily R-1 Single Dwelling Residence District with the westerly 400 feet zoned M-1 Light Manufacturing district. The Migglers simply proposed rezoning the R-1 portion of their land to M-1 and the Council, on September, 1986 zoned all R-1 land to C-0 Commercial Office which severely limits development potential. Present zoning in the vicinity is as shown on the exhibit entitled PRESENT ZONING (Page 7).

On September 22, 1986, the Council initiated zoning consideration of the M-1 zoned Migglers property to coordinate the zoning boundary lines with the Preliminary Plat as adopted by Council on the same day. A Council-Public Hearing in this regard was held on January 12, 1987 and Council action was taken to expunge the record.

This letter is submitted as an amendment that updates the extent of M-1 as proposed in my letter of October 20, 1986.

PROPOSAL

It is proposed that the Council amend the zoning district boundaries in order that the following lots of the approved Preliminary Plat be zoned M-1:

Lots 1 & 2 Block 1 Migglers Addition
Lots 1 & 2 Block 2 Migglers Addition

These lots have a total area of about 10.8 acres and are depicted on the exhibit entitled PROPOSED ZONING (Page 8).

**Urban Planning and
Development Services**

Attachment 4

BASIS FOR RECOMMENDATION

1. Frontage Road properties will have the greatest visibility, greatest opportunity for sound development and very well may be the key to the success of this area for both the City and the Owner. Early sale of some land is important to the costly provision of public improvements.
2. Our further review of the site in light of the topography adjacent to the frontage road, parking requirements and development potentials reveal the need to have large lot development capability. Zoning two lots in each block provides the opportunity for five acre or six acre developments in each block. Many potential business may require two lots to accommodate their needs and would simply be excluded from development if only one lot per block were zoned M-1.
3. District provisions for C-0 present a severe limitation of the variety of uses compared to the M-1 provisions.
4. The original classification of frontage road property is presumed to be well planned and intended to be more or less permanent. It appears important for the City to show either some mistake in zoning or that the character of the neighborhood has changed to an extent that no reasonable use could be made of the M-1 zoned land.

Reduction of the amount of M-1 zoned developable land by the City would be a mistake. Zoning only a total of two lots as M-1 amounts to a substantial loss to the Owner of land available for the variety of sound uses for this development.

5. We know of no private objection to M-1 Zoning of four lots as proposed and seriously doubt that there would be any objection at a public hearing.

It is recommended that the Council support the proposed M-1 zoning of four lots and cooperate with the Migglers in the successful improvement of one of the few remaining large potential development areas in the City of Maplewood.

Sincerely,


B. Chapman AICP

cc: R. Migglers
G. Rehnberg

RS

LEONARD E. LINDQUIST
 LAURESS V. ACKMAN
 GERALD E. MAGNUSON
 EDWARD M. GLENNON
 MELVIN I. ORENSTEIN
 ROBERT J. SHERAN
 ISRAEL E. KRAWETZ
 EUGENE KEATING
 JAMES P. MARTINEAU
 RICHARD J. FITZGERALD
 PHILIP J. ORTHUN
 JOHN A. FORREST
 WILLIAM E. FOX
 JERROLD F. BERGFALK
 DAVID M. LEBEDOFF
 JOHN H. STROTHMAN
 DAVID G. NEWHALL
 KURTIS A. GREENLEY
 ROBERT V. ATMORE
 PATRICK DELANEY
 HOWARD J. KAUFFMAN
 RONALD G. VANTINE
 JOHN B. WINSTON
 LAURANCE R. WALDOCH

RICHARD B. SOLUM
 THOMAS H. GARRETT III
 DARYLE L. UPHOFF
 DAVID J. DAVENPORT
 MARK R. JOHNSON
 RICHARD A. PRIMUTH
 R. WALTER BACHMAN
 JEFFREY R. SCHMIDT
 TIMOTHY H. BUTLER
 ROBERT G. MITCHELL, JR.
 J. MICHAEL DADY
 J. KEVIN COSTLEY
 ROBERT J. HARTMAN
 JOSEPH G. KOHLER
 MARY E. CURTIN
 RICHARD D. MCNEIL
 DONALD C. SWENSON
 BRUCE A. BONJOUR
 JAMES P. MCCARTHY
 STEVEN J. JOHNSON
 RICHARD IHRIG
 RODERICK I. MACKENZIE
 THOMAS G. LOVETT IV
 DAVID B. WESCOE

LINDQUIST & VENNUM

4200 IDS CENTER
 MINNEAPOLIS, MINNESOTA 55402-2205
 TELEPHONE (612) 371-3211

TELEX 29 0044
 TELECOPIER (612) 371-3207
 CABLE: LINLAW MINNEAPOLIS

WAYZATA OFFICE
 740 EAST LAKE STREET
 WAYZATA, MINNESOTA 55391

WRITER'S DIRECT DIAL NUMBER

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 THOMAS E. GLENNON
 RENEE J. SELIG
 TERESA B. BONNER
 JOHN R. HOUSTON
 DENNIS M. O'MALLEY
 EDWARD J. WEGERSON
 DANIEL J. SHERAN
 DAVID A. ALLGEYER
 GREGORY P. MILLER
 TERENCE J. FLEMING
 N. ROLF ENGH
 RICHARD T. OSTLUND
 DEBORAH M. REGAN
 MARTIN R. ROSENBAUM
 ELINOR C. ROSENSTEIN
 ROSANNE H. WIRTH
 DEBRA K. PAGE
 MICHAEL D. OLAFSON
 SUSAN E. BARNES
 JOEL H. GREEN
 DAVID L. HALLETT
 STEVEN E. RAU
 CHARLES R. WEAVER, JR. THOMAS VENNUM

ANN M. PARRENT
 DAVID L. SASSEVILLE
 DAVID A. DONNA
 DENISE D. REILLY
 JONATHAN M. BYE
 TIMOTHY R. BAER
 TIMOTHY S. MCINTEE
 J. ROBERT PAULSON, JR.
 JOSEPH A. THOMSON
 JOSEPH W. DICKER
 ANN L. IJIMA
 ELIZABETH G. ABY
 KATHARINE N. HELMS
 WALLACE G. HILKE
 CHARLES P. MOORSE
 PATI JO POFAHL
 LUKE H. TERHAAR
 MICHAEL J. YOUNG

OF COUNSEL
 NORMAN L. NEWHALL

RETIRED
 THOMAS VENNUM

January 13, 1987

114

City of Maplewood Office
 of Community Development
 1830 East County Road B
 Maplewood, MN 55109

Re: Migglers Truck Farm Property and Proposed
 Rezoning Thereof

Gentlemen:

We represent Berg and Berg, a Minnesota partnership, which owns the property to the south of the Migglers property. The Berg property is legally described as the West 1020 feet of the East 1320 feet of Lots 19 and 20, W. H. Howard's Garden Lots.

Recently, Mr. and Mrs. Berg, who are the partners of Berg and Berg, were advised of a proposed rezoning of a portion of the property located to the North of their property. The Bergs first wanted me to advise you that their address is Post Office Box 1150, Clearlake Oaks, California 95423. All notices concerning their property should be sent to them at that address, and such notices should also be copied to me. We have had a very difficult time receiving notices from the City of Maplewood, as everything is addressed to an address in Bloomington, and the Bergs have some difficulty receiving mail when it is addressed in that manner. Again, therefore, for future mailings please see that the partnership is sent notices at the California address stated above, and that all such notices are copied to me.

Secondly, as we advised the City Council in August, 1986, the owner of the property located to the south of the Migglers property does not want any action taken by the City which would adversely impact the M-1 zoning of the Berg property.

LINDQUIST & VENNUM

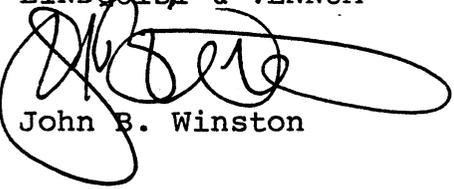
City of Maplewood Office
of Community Development
January 13, 1987
Page Two

We went on record in August of 1986 that we opposed the rezoning of the Migglar property from M-1 to C0, and while we do not believe that the recent rezoning request to change the balance of the Migglar property from M-1 to C0 adversely impacts the Berg property, we take this opportunity to again state the opposition of the Bergs to any change from the M-1 zoning.

We request that this letter be made part of the City's files, so that the position of Berg and Berg is clearly set forth in the City's records.

Sincerely,

LINDQUIST & VENNUM



John B. Winston

JBW/dmc

cc: Berg and Berg

DIVISION 9. M-1 LIGHT MANUFACTURING DISTRICT*

Sec. 36-186. Permitted uses.

The following uses are permitted in the M-1 District, provided that no use which is noxious or hazardous shall be permitted.

- (a) Any use listed as a permitted use in a BC Business and Commercial District, if the property is not designated for LSC Limited Service Commercial or RM Residential Medium density use on the city's comprehensive plan.
- (b) Wholesale business establishments.
- (c) Custom shop for making articles or products sold on the premises.
- (d) Plumbing, heating, air conditioning, glazing, painting, paper hanging, roofing, ventilating and electrical contractors, blacksmith shop, carpentry, soldering or welding shop.
- (e) Printer's shop.
- (f) Place of amusement, recreation or assembly.
- (g) Bottling establishment.
- (h) Manufacturing, assembly or processing of:
 - (I) Canvas and canvas products.
 - (II) Clothing and other textile products.
 - (III) Electrical equipment, appliances and supplies, except heavy electrical machinery.
 - (IV) Food products, except meat, poultry or fish.
 - (V) Jewelry, clocks or watches.
 - (VI) Leather products.
 - (VII) Medical, dental or drafting equipment, optical goods.
 - (VIII) Musical instruments.
 - (IX) Perfumes, pharmaceutical products, rubber products and synthetic treated fabrics.
 - (X) Small products from the following previously prepared materials: cork, feathers, felt, fur, glass, hair, horn, paper, plastics or shells.
 - (XI) Sporting goods.
 - (XII) Tool, dye and pattern making or similar small machine shops.
 - (XIII) Wood products.
- (i) Carpet and rug cleaning.
- (j) Laundry, dry cleaning or dyeing plant.
- (k) Laboratory, research, experimental or testing.
- (l) Offices.
- (m) School.
- (n) Warehouse.
- (o) Accessory use on the same lot with and customarily incidental to any of the above permitted uses, including an apartment for security purposes.

DIVISION 6. CO COMMERCIAL OFFICE DISTRICT

Sec. 36-136. Purpose and intent.

(a) The CO Commercial Office District is established primarily to provide areas for the development of professional and administrative offices, related uses together with supportive, low intensity commercial uses in locations in close proximity to residential areas where such uses can conveniently serve the public, and to create a suitable environment for such uses and buildings specially designed for their purposes, located on sites large enough to provide room for appropriate separation of uses, landscaped open spaces and off-street parking facilities.

(b) This district is intended to be located primarily on heavily traveled streets or adjacent to commercial or industrial districts, and is designed to lessen the impact of these uses on residential areas. (Ord. No. 380, § 100, 1-16-75)

Sec. 36-137. Permitted uses.

In a commercial office district, unless otherwise provided in this chapter, no building or use of land shall be erected, structurally altered or expanded, except for one or more of the following uses:

- (a) Professional offices;
- (b) Administrative offices;
- (c) Medical and dental offices and clinics;
- (d) Financial offices, stock brokerages, banks and savings and loans, real estate offices and other general business offices;
- (e) *Related commercial uses:*
Incidental services, such as restaurants, pharmacies and retail sales which serve primarily the occupants and patrons of the permitted office use, when conducted within the same building. Related commercial uses shall not exceed twenty-five (25) percent of the total net floor area of the building.
- (f) *Supportive commercial uses:*
The following free standing uses may be permitted upon approval by the city council of a special exception: Specialty or gift stores, office supply, ticket agency, travel service, opticians and similar uses. The uses provided for in this paragraph may be the sole use of a particular property or building, or may be combined with any permitted or conditional uses allowed in the district, upon compliance with the necessary special exception or special use procedures. (Ord. No. 380, § 101, 1-16-75)

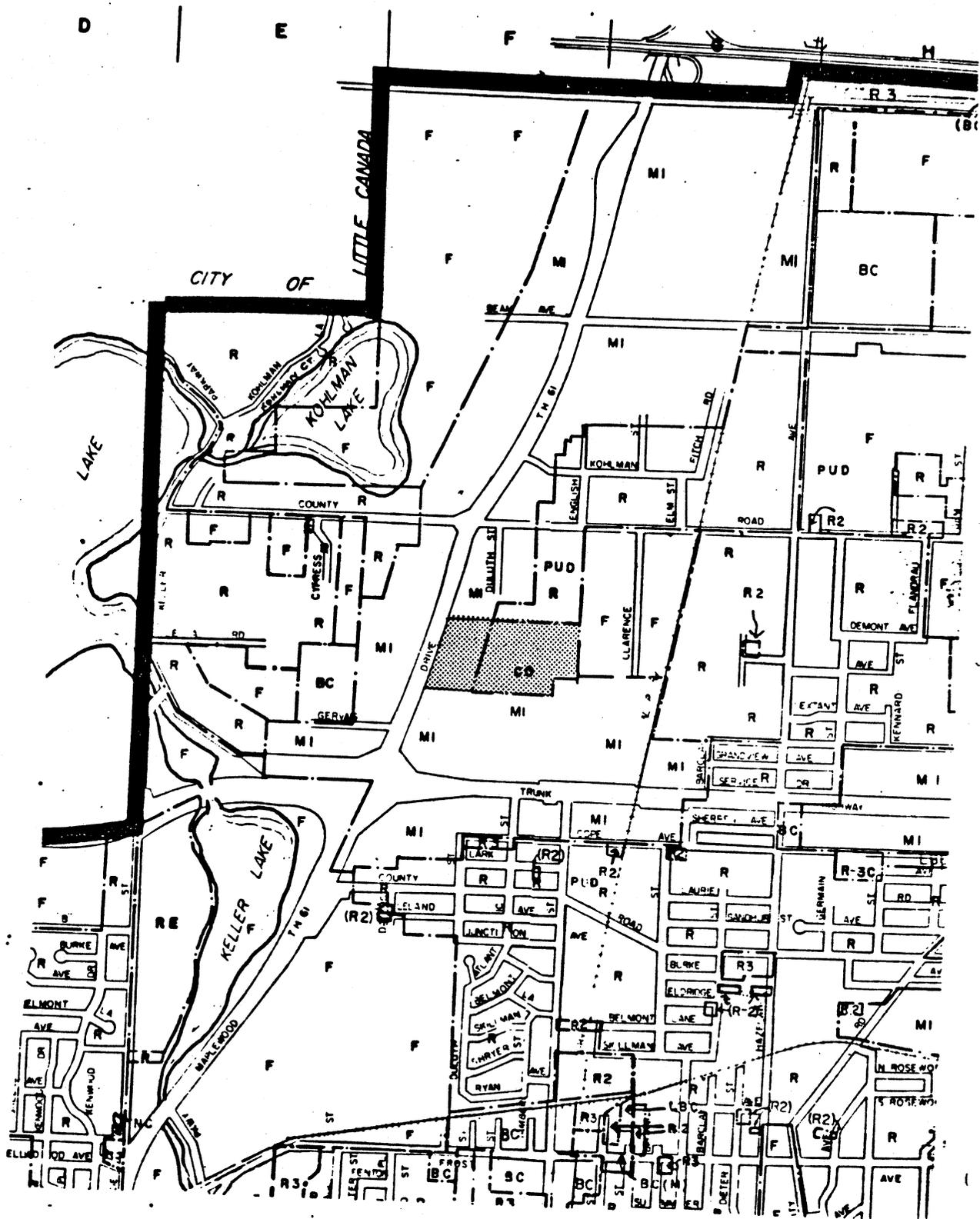
Sec. 36-138. Conditional uses.

The following uses are permitted in a CO District subsequent to review and approval of a special use permit:

- (a) **Medical and dental laboratories, not including the manufacture of pharmaceutical or other products for general sales and distribution;**
- (b) **Public and quasi-public uses appropriate to the district, such as hospitals, convalescent hospitals, and professional, business and technical schools;**
- (c) **Public utility and service buildings, structures and uses appropriate to the district:**

It is the intent of this paragraph to provide for uses which supply public or quasi-public services which are of a substantially automated nature or require only periodic maintenance, such as water pumping stations, telephone relay or switching facilities and similar uses. It is not intended that office facilities, maintenance dispatching depots or any use which generates regular daily use or traffic would fall within this definition.
- (d) **Restaurants:**

In keeping with the intent and purpose of the CO District, a restaurant use does not include a drive-in or any restaurant commonly referred to as "fast food" or "franchise" wherein the emphasis is on automobile oriented clientele or where any sizeable proportion of the total activity is involved in takeout orders intended for consumption other than within the building. Questions of the applicability of this definition to an individual proposal shall be reviewed by the planning commission, which shall forward a recommendation to the city council for final determination.
- (e) **Any other office use which is determined to be the same general character as the above uses. (Ord. No. 380, § 102, 1-16-75)**



AREA ZONING MAP



Migler Property



N

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Maplewood, Minnesota was duly called and held in the council chambers in said city on the _____ day of _____, 1987 at 7 p.m.

The following members were present:

The following members were absent:

WHEREAS, the City of Maplewood initiated a rezoning from CO, commercial office, to M-1, light manufacturing, for the following-described property:

The easterly portions of Lot Two, Block One, and Lot Two, Block Two, Migler's Addition.

This property was known as 2444 Highway 61, Maplewood, prior to platting as the Migler Addition.

WHEREAS, the procedural history of this rezoning is as follows:

1. This rezoning was initiated pursuant to Chapter 36, Article VII of the Maplewood Code of Ordinances.

2. This rezoning was reviewed by the Maplewood Planning Commission on March 2, 1987. The planning commission recommended to the city council that said rezoning be _____.

3. The Maplewood City Council held a public hearing on _____, 1987 to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The council also considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described rezoning be approved on the basis of the following findings of fact:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code and comprehensive plan.

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.

MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 EAST COUNTY ROAD B, MAPLEWOOD, MINNESOTA
MONDAY, MARCH 2, 1987, 7:30 P.M.

I. CALL TO ORDER

Chairman Axdahl called the meeting to order at 7:30 p.m.

II. ROLL CALL

Commissioner Lester Axdahl	Present (Chairman)
Commissioner Richard Barrett	Absent
Commissioner Robert Cardinal	Present
Commissioner Sue Fiola	Present
Commissioner Lorraine Fischer	Present
Commissioner Jeffrey Hanson	Present
Commissioner Dennis Larson	Present
Commissioner George Rossbach	Present
Commissioner Ralph Sletten	Present
Commissioner Marvin Sigmundik	Present
Commissioner David Whitcomb	Present

III. APPROVAL OF MINUTES

A. February 2, 1987

Commissioner Fischer moved approval of the minutes of February 2, 1987 as submitted.

Commissioner Larson seconded

Ayes--Commissioners Barrett, Cardinal
Fischer, Hanson, Larson, Rossbach
Abstain--Commissioners Axdahl, Fiola,
Sletten, Sigmundik, Whitcomb

IV. APPROVAL OF AGENDA

Commissioner Cardinal moved approval of the agenda as submitted.

Commissioner Rossbach seconded

Ayes--all

V. PUBLIC HEARINGS

VI. VISITOR PRESENTATIONS

VII. COMMUNICATIONS

VIII. NEW BUSINESS

A. Rezoning: 2444 Maplewood Drive (Miggler)

Associate Planner Johnson said the applicant is requesting to move the CO, commercial office/M-1, light manufacturing zoning district boundary to line up with the east or west property line of Lot Two, Block One, and Lot Two, Block Two, in the proposed Miggler Addition.

Mr. B. B. Chapman, planning consultant for the Robert and Flora Migglar, was present and explained their request.

The applicant, Flora Migglar, 2444 Maplewood Drive, spoke regarding the 1½ years the rezoning has been pending and the considerable cost involved. She stated her desire to have a decision made on this request.

Gale Rehnberg, marketing consultant, spoke in behalf of Robert and Flora Migglar.

Commissioner Whitcomb moved approval of the resolution on Page 17 to rezone the easterly portion of Lot Two, Block One, and Lot Two, Block Two, of the proposed Migglar addition from CO, commercial office, to M-1, light manufacturing, on the basis of:

1. The four standard findings for approval.
2. The area does not need to be zoned for CO use to protect the surrounding property from incompatible uses.
3. The planning commission had previously recommended the entire Migglar site for M-1 zoning.

Commissioner Sletten seconded

Ayes--Commissioners Axdahl, Cardinal, Fiola, Fischer, Hanson, Larson, Sletten, Sigmundik, Whitcomb

Nayes--Rossbach

B. Street Plan: Highwood to Mailand Road

Chuck Ahl, Acting City Engineer for the City of Maplewood, presented the street plan concept.

A commissioner questioned why it was the city's obligation to construct Sterling Street rather than a developer constructing it. Mr. Ahl responded that because of the heavy emphasis on development in this area, it is felt that the city will have to provide the water or eliminate development in this area. In order to provide this water, the connection must be made between the pumping station and the water tower. Various means of funding the project were discussed with the commission.

Ken Gervais spoke on behalf of constructing Sterling Street through to provide for the new development in this area.

Commissioner Rossbach moved to recommend approval of the preliminary plat as presented for feasibility report.

Commissioner Sletten seconded

Commissioner Cardinal moved to amend the motion to put a cap on the amount of money and with a due date not to exceed one year.

Motion died for lack of a second

Voting on motion:

Ayes--Commissioners Axdahl, Fiola, Fischer, Hanson, Larson, Rossbach, Sletten, Sigmundik, Whitcomb
Nayes--Commissioner Cardinal

Action by Council:

MEMORANDUM

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: Director of Community Development
SUBJECT: Code Amendment-Temporary Signs
DATE: March 26, 1987

SUMMARY

Requests

Council requested that staff review the ordinance regulating banners and streamers.

Staff Proposal

Banners and streamers are not specifically regulated, but fall under the regulations for temporary signs. The ordinance limits them to "60 days or until completion of project." This wording causes enforcement problems - how many 60-day periods each year are allowed? What is meant by completion of a project? Could a banner for a closeout sale that never closes go on forever? The staff recommendation for 40 days each year for each business is consistent with the time limits established for portable signs. A survey of other cities is attached.

Please note that certain temporary signs, such as real estate, political and portable signs, may not be covered by this ordinance since they are specifically regulated in other sections of the sign code.

Recommendation (At least 4 votes required)

Approval of the attached ordinance.

- kd
Attachments
1. Ordinance
2. Survey

ORDINANCE NO. _____

AN ORDINANCE REVISING THE REGULATIONS
FOR TEMPORARY SIGNS

The Maplewood City Council hereby ordains as follows:

Section 1. Section 36-278 is amended as follows
(additions are underlined and deletions are crossed
out):

Sec. 36-278. Temporary Signs

This section applies to all temporary signs, including
streamers, except where specifically regulated under
sections 36-279 and 36-307.

(a) ~~No temporary sign shall~~ A temporary sign of
non-rigid material shall not exceed 100 square feet in
area. Temporary signs of rigid material shall not
exceed thirty-two (32) square feet in area or eight
(8) feet in height. Temporary signs may remain in
place for a period not exceeding ~~sixty (60) days~~
~~or until completion of project.~~ forty (40) days
each year for each business.

(b) A sign displayed for part of a day shall be
considered as having been up for an entire day for
purposes of administering this ordinance.

(c) No temporary sign shall be placed on or over
public property or obstruct the visibility of drivers
at intersections.

(d) The city council may approve exceptions to this
section if unusual circumstances are documented by the
applicant.

~~(b) The following are permitted temporary signs:~~

~~(1) Political signs, including campaign and
nonpolitical campaign signs.~~

~~(2) Real estate signs.~~

~~(3) Holiday signs.~~

~~(4) Construction signs. (Ord. No. 427,
s818.150(1), (3), 7-14-77).~~

Section 2. This ordinance shall take effect upon its
passage and publication.

Passed by the Maplewood City Council
this _____ day of _____, 1987.

Mayor

Attest:

City Clerk

Ayes--
Nays--

SURVEY
7-25-86
HOW DO YOU REGULATE BANNERS?

<u>Community</u>	<u>Code Provision</u>
Maplewood	Not regulated
White Bear Lake	" "
Oakdale	" "
Newport	" "
Shoreview	Prohibited
Little Canada	"
Golden Valley	"
Eagan	"
Columbia Heights	"
W. St. Paul	"
New Hope	Permitted, but regulated Grand opening only-7 days maximum
Maple Grove	One per business per year-10 days each
Apple Valley	15 days per year
Brooklyn Center	2 10-day permits per year
No. St. Paul	3 times per year-10 days each time
Fridley	3 nonconsecutive 10-day permits per year
Blaine	30 days per year
Woodbury	30 days per year
New Brighton	Twice per year-30 days each-90 days in between
St. Paul	90 days per year

Coon Rapids

90 days per year. Permits issued
in 15 or 30 day increments with
15 days in between.

Cottage Grove

3 per year-30 days each

So. St. Paul

90 days per year-special events
only

Vadnais Heights

No limitations

Roseville

Grand opening only-policy require-
ment (no code regulations)

6. All requirements of the fire marshall shall be met to maintain proper clearance from buried tanks and vent pipes.

7. Prior to obtaining a building permit, the following requirements of the 11-8-84 variance approval must be met:

- a. Striping of the parking spaces in front of the In "N" Out Market.
- b. Posting a "no parking" sign, painting the curb yellow or any other means acceptable to the city that would prohibit parking on the easterly side of the south half of the building.

Board Member Erickson seconded Ayes--all

E. Conditional Use Permit--H and I Investments

Dave Carlson, contractor, was present representing the applicant. He questioned Numbers 1 and 5 of the staff recommendation regarding the bike path and the requirement for stop signs at the apartment complex exits.

The applicant agreed to stripe the bicycle/pedestrian trail but also stated that he believed this land was a state right-of-way. The question was raised by the board whether this trail would need state approval. The applicant stated that conforming with conditions 3 and 4 of the staff recommendation would cost him an additional \$4,000 to \$5,000. The board discussed alternative materials to use on the garages.

Board Member Deans moved adoption of the resolution approving a conditional use permit for the reconstruction of a non-conforming garage structure at the Brookview Manor apartments. Approval is based on the findings required by code, and also since: (1) the new structure would be safer and more attractive than the existing structure; and (2) since the new structure would be built entirely on the applicant's property.

Approval is subject to the following conditions:

1. Stop signs shall be provided at the apartment complex exits to Brookview Drive and Century Avenue.
2. All bituminous drives and parking areas shall be patched as code requires.
3. The exterior walls shall be decorative concrete block except at the south side, which can be lap siding.

Board Member Erickson seconded Ayes--all

F. Code Amendment--Temporary Signs

The board discussed the ordinance and specific examples of signs in the community.

Board Member Marlow moved approval of the sign code amendment regulating banners.

Board Member Erickson seconded

Ayes--all

VII. VISITOR PRESENTATIONS

VIII. BOARD PRESENTATIONS

IX. STAFF PRESENTATIONS

X. ADJOURNMENT

Meeting adjourned at 9:18 p.m.

MEMORANDUM

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: Acting City Engineer
SUBJECT: Upper Afton Road--McKnight to Century
City Project 86-07--Public Hearing
DATE: April 20, 1987

A public hearing has been called for April 27, 1987 at 7:20 p.m. for the reconstruction of Upper Afton Road. All affected property owners have been notified of this hearing, and an informational session was held on April 23, from 3 to 6 p.m. at the East County Line No. 1 Fire Station at Maryland and Century.

Attached is the feasibility report for the reconstruction of Upper Afton Road from McKnight Road to Century Avenue prepared by the city's consultant. The consultant has determined a design of a state-aid design standard street 44 feet in width (2 driving, 2 parking/turn lanes) with a storm sewer system conveying water to designated outlets. Minor water main and sanitary sewer adjustments are proposed, but no new service is being provided. The total project cost is estimated to be \$1,309,000. This cost includes 10% for contingencies and 28% for indirect expenditures.

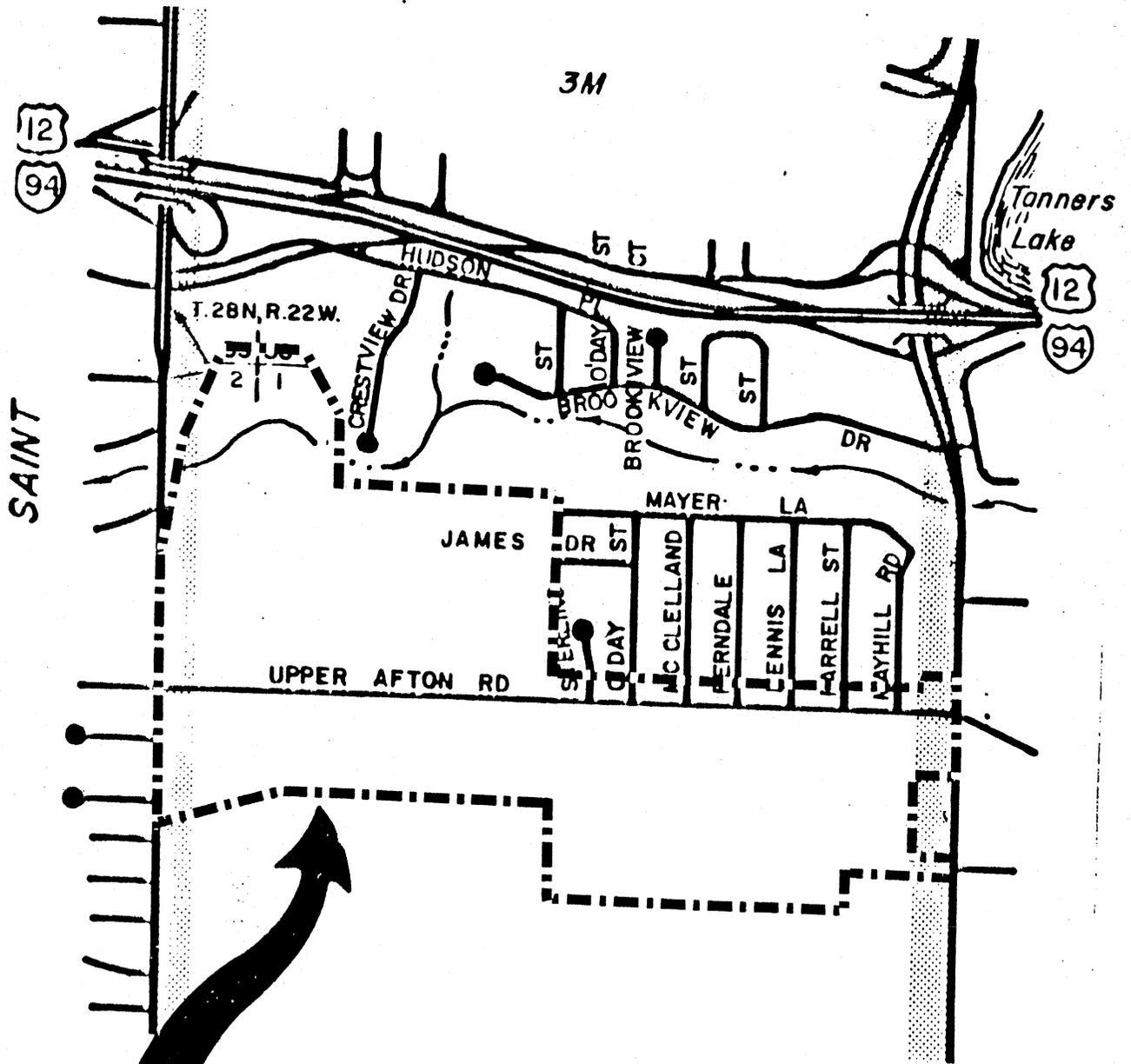
The following financing proposals considers assessing benefited properties with frontage on the roadway and with drainage to the proposed storm sewer. City policy on state-aid streets is to assess the frontage at \$35.00 per front foot with the remaining cost paid from the state-aid account. Storm sewer costs are estimated to be 75% eligible for state-aid reimbursement with the remaining storm sewer costs assessed against benefited parcels.

Ramsey County Parks Department has requested the construction of a pedestrian/vehicle underpass as part of this project. The entire cost of this underpass is to be paid by Ramsey County. Approximately 65% of the frontage along this segment is Ramsey County open space. Assessment of Ramsey County by Maplewood can only be accomplished by permission of Ramsey County. It is proposed that Ramsey County be assessed the cost of the underpass and the Battle Creek Regional Park frontage from McKnight to Afton Heights Park (leased by Maplewood) as a package. This represents an assessment of 1,500 front feet at \$35.00 per front foot or \$52,500.00 plus the underpass at \$85,650.00 for a total of \$138,150.00. Negotiations with Ramsey County would begin immediately upon project ordering by the council. Maplewood's portion of the project cost is proposed to be paid with state-aid monies. The city's state-aid allocation is currently over \$2,000,000.00, which is approaching the maximum allowed with no further allocations until funds are expended.

SUMMARY OF FINANCING

<u>Description</u>	<u>Asmt. Units</u>	<u>Asmt. Rate</u>	<u>Cost Recovery</u>	<u>Ramsey County</u>	<u>Mplwd Portion</u>	<u>Project Cost</u>
Street	3,088 FF	\$35.00/FF	\$108,080	\$ 52,500	\$ 843,100	\$1,003,680
Underpass	0 EA	0.00/EA	0	85,650	0	85,650
Storm Sewer						
RL	249,726 SF	.05/SF	12,490	0	145,900	208,130
SC & S	497,438 SF	.10/SF	49,740			
Water Main	0 FF	0.00/FF	0	0	7,040	7,040
Sanitary Sewer	0 FF	0.00/FF	0	0	4,500	4,500
Totals			\$170,310	\$138,150	\$1,000,540	\$1,309,000

It is recommended that the council hold the public hearing and order preparation of plans and specifications by passing the attached resolution. This is a council-initiated project and requires four (4) votes for ordering.



GENERAL ASSESSMENT AREA

PROJECT 86-07
UPPER AFTON ROAD IMP.

SCALE
N/A



RESOLUTION ORDERING IMPROVEMENT
AFTER PUBLIC HEARING

WHEREAS, after due notice of public hearing on the reconstruction of the street and storm drainage system on Upper Afton Road from McKnight Road to Century Avenue, City Project 86-07, a hearing on said improvement in accordance with the notice duly given was duly held on April 27, 1987, and the council has heard all persons desiring to be heard on the matter and has fully considered the same;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. That it is advisable, expedient, and necessary that the City of Maplewood reconstruct the street and storm drainage system on Upper Afton Road from McKnight Road to Century Avenue, City Project 86-07 as described in the notice of hearing thereon, and orders the same to be made.

2. The city engineer is designated engineer for this improvement and is hereby directed to prepare final plans and specifications for the making of said improvement.

FEASIBILITY REPORT

FOR

1987 MUNICIPAL STATE AID SYSTEM IMPROVEMENTS

UPPER AFTON ROAD

FROM McKNIGHT ROAD TO CENTURY AVENUE

MAPLEWOOD, MINNESOTA

COMM.NO. 8839

MARCH 27, 1987

**TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED**

TKDA

ENGINEERS ARCHITECTS PLANNERS

**2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101
612/292-4400**

March 27, 1987

Honorable Mayor and City Council
City of Maplewood
1830 East County Road B
Maplewood, Minnesota 55109

Re: 1987 Municipal State Aid Improvements
Maplewood, Minnesota
Commission No. 8839

Honorable Mayor and City Council:

Enclosed herewith is our feasibility report for the proposed improvement project which has been prepared at your request. The report details the engineering feasibility, associated costs and financing for this project.

Our studies indicate that Upper Afton Road between McKnight Road and Century Avenue is in need of improvement, and that the improvements proposed in this report are feasible. The total estimated project cost is \$1,304,500 with an estimated \$1,069,950 to be MSAS cost eligible. The remaining \$234,550 will be financed by a combination of assessments and County participation.

We gratefully acknowledge the assistance and comments by your City Engineer, and other staff members in preparation of this report.

We will be available to discuss the report with you on April 13, 1987.

Sincerely yours,



Larry D. Bohrer, P.E.

LDB:adh

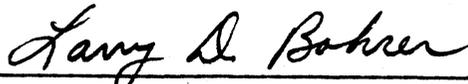
TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED
ENGINEERS-ARCHITECTS-PLANNERS

SAINT PAUL, MINNESOTA

MARCH 27, 1987

FEASIBILITY REPORT
1987 MUNICIPAL STATE AID SYSTEM IMPROVEMENTS
UPPER AFTON ROAD
FROM MCKNIGHT ROAD TO CENTURY AVENUE
MAPLEWOOD, MINNESOTA
COMMISSION NO. 889

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



Larry D. Bohrer, P.E.
Registration No. 12120

1987 MSA IMPROVEMENTS - UPPER AFTON ROAD
MAPLEWOOD, MINNESOTA

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1987 MSA IMPROVEMENTS - UPPER AFTON ROAD
MAPLEWOOD, MINNESOTA

Existing Conditions

Upper Afton Road is located in southern Maplewood, about one-half mile south of I-94. It is bounded by McKnight Road (CSAH 68) on the west and by Century Avenue (TH 120) on the east. The western half of the project area is park and open space. The eastern half of the project area is a mixture of residential development on the north and open space on the south. The eastern 400 feet at Century Avenue is commercial in nature with two gas stations, a clinic, office space, and Carver Elementary School.

The street was last surfaced in about 1962. The rideability is poor, especially on the eastern half, which has had numerous patches over the years. This indicates the pavement strength is insufficient for present traffic, which is estimated at 5,100 vehicles per day. Traffic on this road is expected to increase at an average annual rate of 3.5%, or a doubling of the present traffic in 20 years. This street is also a route for MTC and school buses which required special pavement strength.

Drainage is also inadequate, especially on the eastern half of the road, in which the drainage runs along the edge of the roadway or in shallow ditches. Poor drainage is one of the reasons the road has required frequent patching.

There are no sidewalks or pedestrian crosswalks. The entire elementary age population from the residential area north of Upper Afton Road walks to Carver Elementary School and crosses Upper Afton Road. Use of the Ramsey County Regional Park will increase. No provisions exist to guide pedestrians or vehicles from the park on the north side of Upper Afton Road to the open space on the south side of the road.

Sanitary sewers and watermains in the street are determined to be adequate for the future. The easterly 400 feet of Upper Afton Road contains a City of Woodbury watermain which was extended to Carver Elementary School in 1957, prior to water being available from Maplewood. The commercial development between the school and Century Avenue has connected to this watermain over the years.

Proposed Improvements

The proposed improvements will be designed and constructed in accordance with MSAS standards and consist of street reconstruction and widening, storm sewer drainage improvements, sidewalk construction, pedestrian/vehicular underpass at the Regional Park, optional beautification of boulevards and slopes with trees and plantings, and the incorporation of that portion of the City of Woodbury water system in the street into the City of Maplewood water system. The improvements are specifically described as follows:

1. Street Reconstruction and Widening

It is recommended that the street be reconstructed to an urban design width of 44 feet with concrete curb and gutter. The typical section of this street is shown in Figure No. 1. This width will allow for two through lanes and two parallel parking lanes. However, parking should be prohibited from the easterly 400 feet between Mayhill Road and Century Avenue to accommodate the special needs of the Century Avenue Intersection. At this intersection, Upper Afton Road would consist of three driving lanes; an eastbound right turn lane onto southbound Century Avenue, an eastbound middle lane for through traffic into Woodbury or left turn onto northbound Century Avenue, and a westbound lane. MnDOT is planning to construct turn lanes and install traffic signals on Century Avenue and Upper Afton Road Intersection in 1988. Ramsey County has no improvements planned for McKnight Road in the near future.

A portion of the County's property which the City leases for Afton Heights Park and its adjacent parking lot are much higher than the street. Widening of the street will require that a concrete retaining wall be built on the right-of-way line from the ballfield driveway to the west end of the ballfield parking area. This wall will be approximately 420 feet long and have a maximum height of 7 feet. The top of the wall will be fitted with a chain link fence to prevent children from sitting or playing on the wall. The slope behind the wall will slope up to the ballfield parking area at a rate of 1 foot vertical for every 2 feet horizontal (2:1). Optional plantings, such as Sumac, could be planted on this slope for beautification.

Concrete driveway aprons will be constructed to each driveway. Residential driveways are limited to 24 feet wide and commercial driveways are limited to 32 feet wide. This is important at Atmos Travel and Union 76 station where presently access is not defined and customers frequently drive across the paved boulevard.

The existing bituminous surface and aggregate base will be salvaged and replaced to the greatest extent possible.

Disturbed turf in lawns or where erosion is a concern will be restored by sodding. All other areas will be seeded and mulched.

Design speed of the reconstructed road would be 40 mph.

All construction costs for street reconstruction and widening are anticipated to be eligible for State Aid reimbursement.

2. Sidewalks

Five (5) foot wide concrete sidewalks are recommended at certain locations along Upper Afton Road to guide elementary age school children to Carver Elementary School. The locations are shown on Figure No. 2 and described as follows:

a. North Side

Sidewalks should be constructed on the north side of Upper Afton Road between the ballfield driveway and Mayhill Road. Designated school crosswalks are at Farrell Street and Mayhill Road.

b. South Side

Sidewalks should be constructed on the south side of Upper Afton Road between Farrell Street and Century Avenue.

All construction costs for sidewalks are anticipated to be eligible for State Aid reimbursement.

3. Pedestrian/Vehicle Underpass

Ramsey County Parks and Open Space requested that an underpass be considered which would allow pedestrians and maintenance vehicles to cross Upper Afton Road without interfering with traffic. A 9-foot high by 12-foot wide precast concrete box culvert would be the minimum size required to pass the County maintenance vehicles. Upper Afton Road is sufficiently elevated above the adjacent ground at a point approximately 200 feet east of the existing park entrance to allow this underpass construction.

This underpass would require that the existing watermain located on the south side of Upper Afton Road be offset to the south so that it will remain accessible for maintenance.

The south end of the underpass will be adjacent to a small wetland. A storm sewer inlet will be constructed adjacent to the wetland to control the high water level.

It is anticipated that Ramsey County Parks and Open Space will pay the entire cost of the Pedestrian/Vehicle Underpass and related work.

4. Storm Sewer

This portion of Upper Afton Road is tributary to the Battle Creek Watershed. The Upper Afton Road drainage area is divided into four areas and will be served by storm sewers as shown in Figure No. 2. The storm sewers and inlet spacing have been designed for a 10-year return storm interval, which designates the average period of years in which a storm of a certain magnitude is expected to occur once. For storms of greater intensity, emergency overflow paths are designated to avoid damage by flooding. The individual storm sewers and drainage areas are described as follows:

a. Century Avenue

Drainage area is that portion of Upper Afton Road from Mayhill Road to Century Avenue. Catch basins will be constructed in the low point in front of the Clinic building. Storm water will be conveyed to Century Avenue in 21-inch RCP. The existing storm sewer in Century Avenue is inadequate, consisting of shallow 18-inch corrugated metal culverts which have been extended and connected over the years. MnDOT is planning to replace these pipes with their widening project in 1988. The City project will require that about 140 feet of 21-inch RCP be constructed north along the west side of Century Avenue to an existing catch basin for a temporary connection into the Century Avenue System. This connection will be revised by MnDOT in 1988.

b. East Central

Drainage area is that portion of Upper Afton Road from O'Day Street to Mayhill Road. Catch basins will be constructed at the low point between Dennis Lane and Farrell Street, at Ferndale Street, Dennis Lane and at the Carver School driveway. This storm sewer will consist of 18-inch, 21-inch and 27-inch RCP and will discharge southerly onto the County open space property.

c. West Central

Drainage area is that portion of Upper Afton Road from west of O'Day Street to the proposed pedestrian underpass. Catch basins will be constructed at the ballfield entrance and at the west end of the proposed retaining wall. This storm sewer will consist of 12-inch and 18-inch RCP and will discharge southerly to an existing pond in the County open space property in accordance with the City Drainage Plan.

d. McKnight Road

Drainage area is that portion of Upper Afton Road from the proposed pedestrian underpass to McKnight Road. A storm sewer inlet will be constructed at the south end of the underpass and catch basins will be constructed along the street at approximately 500-foot intervals. This storm sewer will consist of 12-inch and 18-inch RCP and connect into the existing 42-inch RCP at McKnight Road.

It is estimated that 75% of the storm sewer construction costs are eligible for State Aid reimbursement.

5. Watermain

The City of Woodbury is willing to relinquish ownership of the 500± feet of 6-inch CIP watermain located in Upper Afton Road between Mayhill Road and Century Avenue. It is recommended that the City of Maplewood accept this watermain, connect it to the Maplewood system at Mayhill Road and disconnect it from the Woodbury system at Century Avenue. In this way, the City of Maplewood will have control over all of the watermain facilities within its right-of-way.

It is anticipated that the entire cost of this watermain work will be paid from the Hydrant Fund.

6. Boulevard Trees (Optional)

Boulevard trees can be planted for beautification of the project and are eligible for State Aid reimbursement. Many disease resistant species are available such as Maple, Locust, Linden, Hackberry, Ironwood, and Ash. Generally, boulevard trees could be planted wherever there is not a conflict with in-place utilities. For the purpose of this report, it was estimated that up to 50 boulevard trees could be planted.

Estimated Costs

The estimated costs in the following cost summary include 10% for contingencies and 28% for engineering, administrative, legal and other indirect costs. Municipal State Aid funding on indirect cost is limited to 18% for engineering, therefore the remaining 10% for administrative, legal and other indirect cost is shown as a "local" cost. Detailed estimates of construction costs are included in the appendix.

Project Cost Summary

Description	Total Cost	MSA Eligible	County ¹ Share	City Share
1. Construction Cost with Contingencies				
Street Reconstruction	\$ 596,900	\$ 596,900	\$	\$ 0
Retaining Wall	\$ 142,400	\$ 142,400	\$	\$ 0
Sidewalk	\$ 23,200	\$ 23,200	\$	\$ 0
Underpass	\$ 66,900	\$ 0	\$ 66,900	\$ 0
Trees (Optional)	\$ 13,800	\$ 13,800	\$	\$ 0
Storm Sewer	\$ 162,600	\$ 121,950 (75%)	\$	\$ 40,650
Watermain	\$ 5,500	\$ 0	\$	\$ 5,500
Subtotal	\$1,011,300	\$ 898,250	\$ 66,900	\$ 46,150
2. Indirect Costs (28%)	\$ 285,200	\$ 161,700 (18%)	\$ 18,750	\$ 102,750
3. Easements	\$ 10,000	\$ 10,000	\$ 0	\$ 0
TOTALS	\$1,304,500	\$1,069,950	\$ 85,650¹	\$ 148,900²

¹This cost to Ramsey County is for the Pedestrian/Vehicle Underpass. There may be other costs to Ramsey County for the special benefits received from the other improvements.

²City share to be paid by special assessments against benefitted property.

Feasibility

The project is feasible from a construction standpoint, and should best be made as proposed. The economic feasibility must be determined by the City Council and the property owners involved.

Right-of-Way and Easements

A 66-foot wide right-of-way exists and is sufficient for the permanent improvements. Permanent easements will be required for two storm sewer outlets on County property. Temporary slope and construction easements will be required along the entire project to properly match existing yards and property. It is anticipated that the easements will be obtained at no cost, however, for the purpose of this report, an allowance of \$10,000 has been included for easement acquisition. The cost of easements is State Aid eligible.

Approvals

The following plan approvals are required:

1. Minnesota Department of Transportation (MnDOT) - State Aid Division
2. St. Paul Water Utility
3. Ramsey County Highway Department - for connection at McKnight Road
4. Ramsey-Washington Metro Watershed District

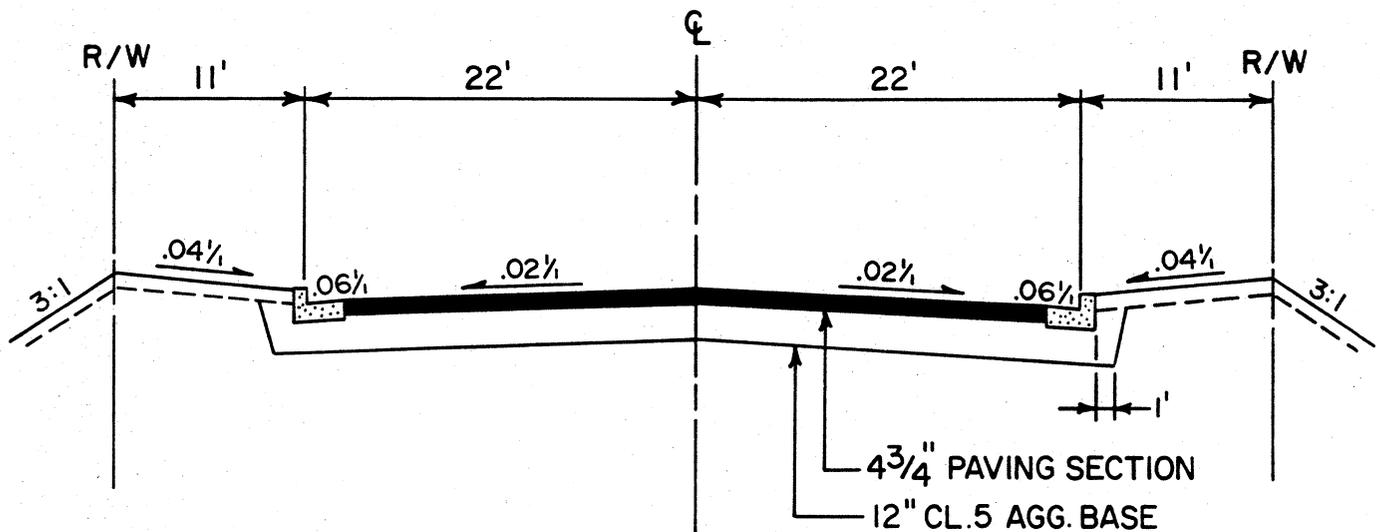
A permit to connect to storm sewer in Century Avenue will be required from the Minnesota Department of Transportation.

Project Initiation

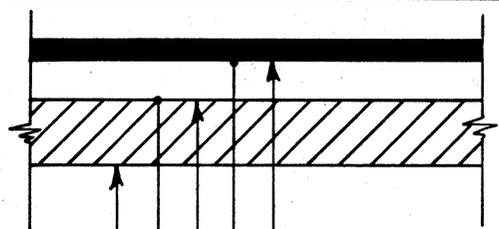
This project was initiated by the City and a 4/5 majority vote of the Council is required to order this project.

PROPOSED PROJECT SCHEDULE

1. Council Receives Feasibility Report and Schedules Public Hearing April 13, 1987
2. Public Information Meeting April 23, 1987
3. Public Hearing April 27, 1987
4. Council Orders Plans and Specifications or Abandons Project April 27, 1987
5. Council Approves Plans and Specifications and Orders Bids; Plans Submitted to MnDOT for Review June 8, 1987
6. Ad for Bids Published in Legal Newspaper June 10, 1987
7. Ad for Bids Published in Construction Bulletin June 12, 1987
8. Bids Received July 7, 1987
9. Council Considers Bids and Awards Contract July 13, 1987
10. Assessment Hearing August 24, 1987
11. Substantial Project Completion November 15, 1987
12. Final Bituminous Wearing Course and Project Completion June 1, 1988



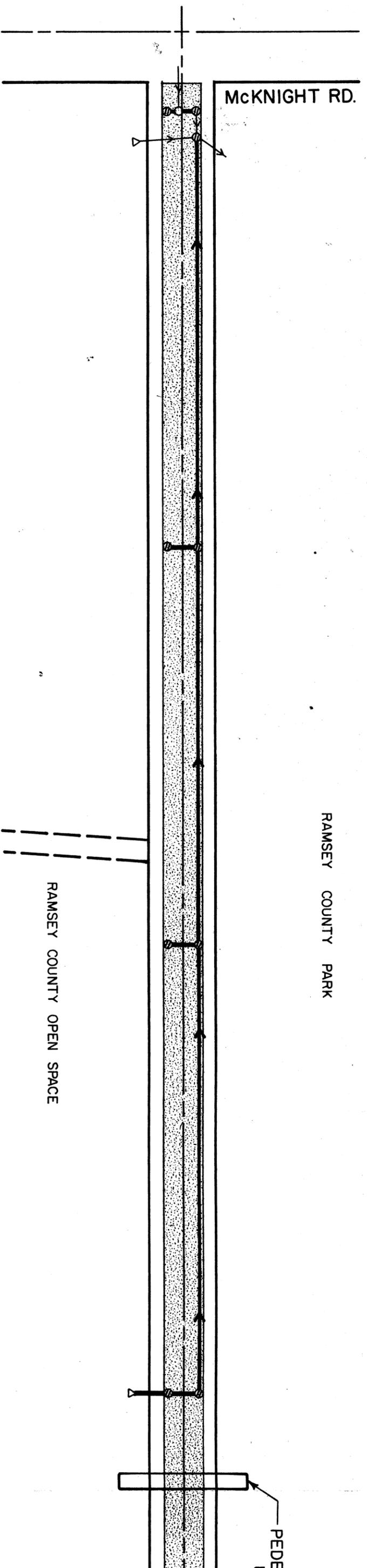
PAVING SECTION DETAIL



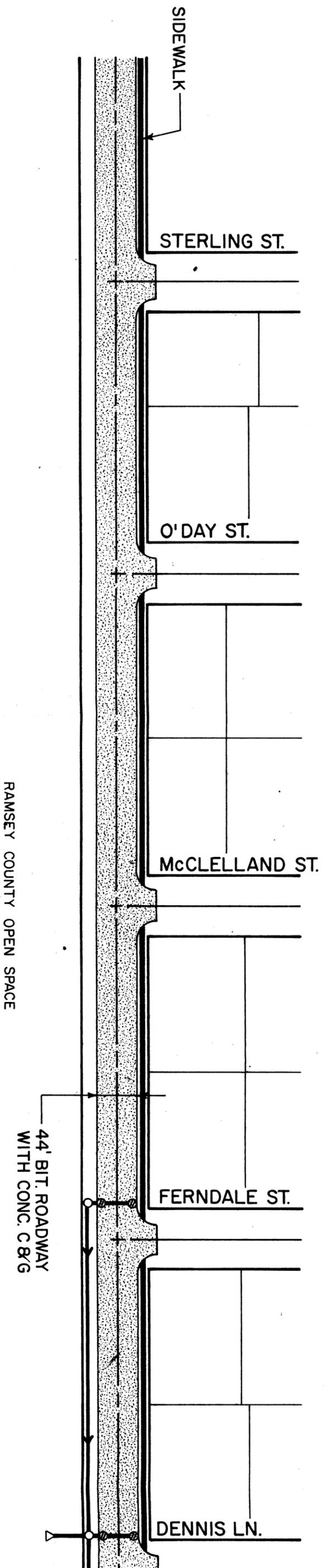
- BIT. WEARING COURSE MnDOT 2361 (3/4")
- TACK COAT
- BIT. BINDER COURSE MnDOT 2331 (1-1/2")
- TACK COAT
- BIT. BASE COURSE MnDOT 2331 (2-1/2")

TYPICAL SECTION
UPPER AFTON ROAD

FIGURE NO.1



UPPER AFTON ROAD



UPPER AFTON ROAD

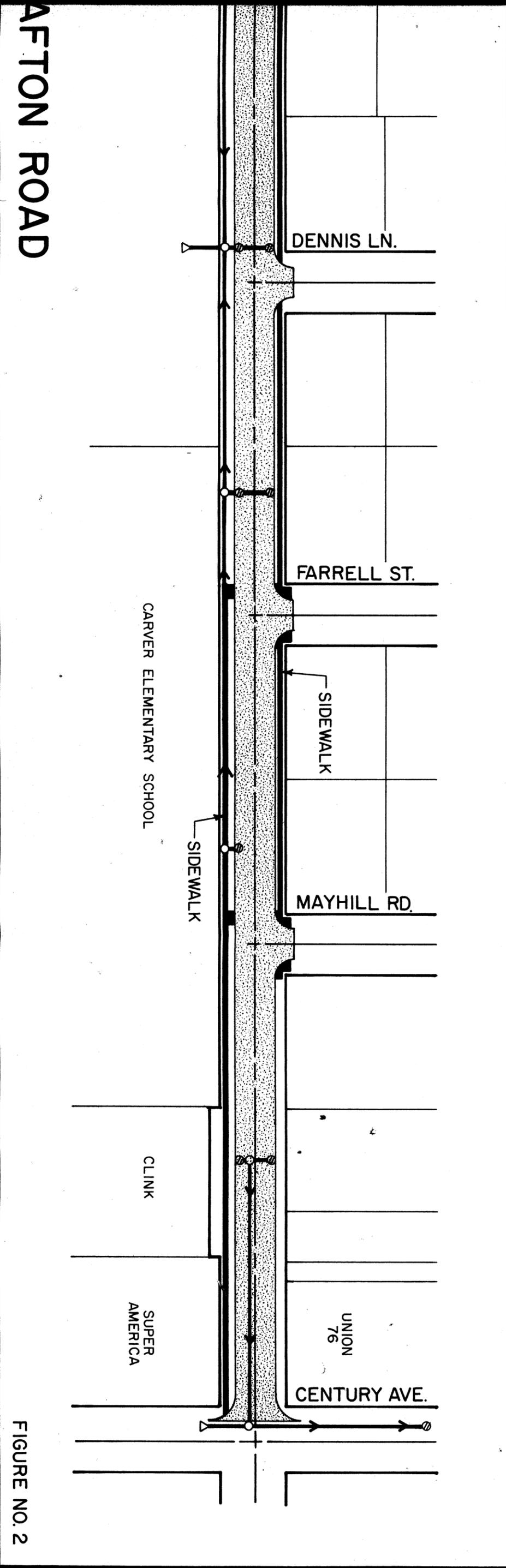
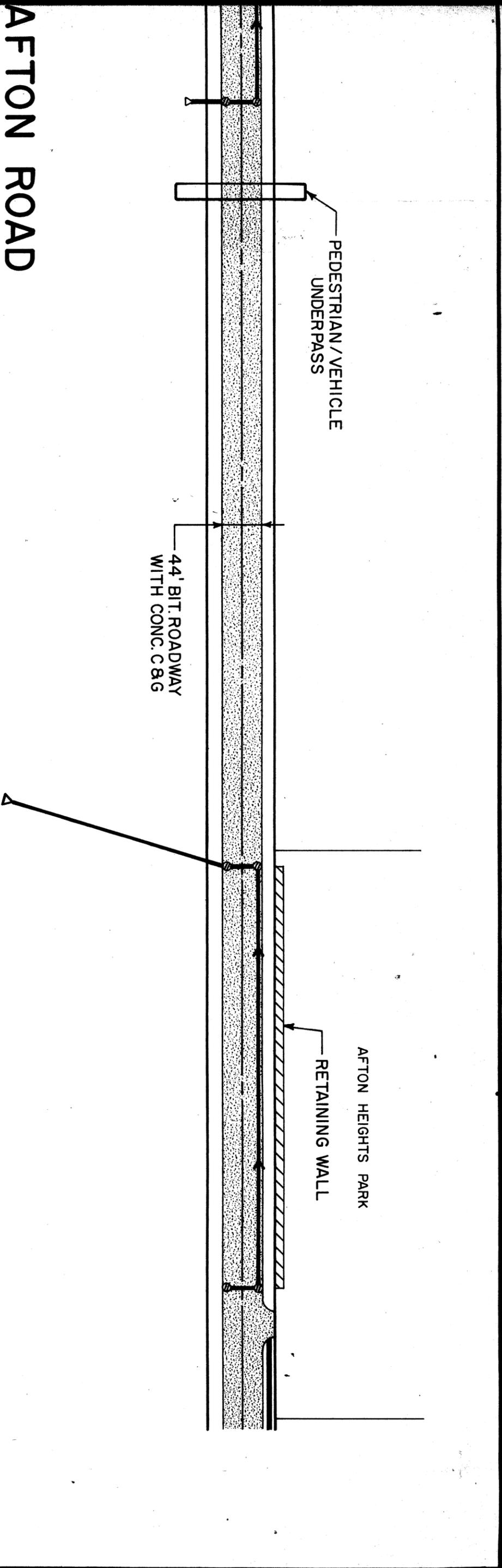


FIGURE NO. 2

APPENDIX

PRELIMINARY COST ESTIMATE

1987 MSA Improvements - Upper Afton Road
Maplewood, Minnesota
Commission No. 8839

STREET RECONSTRUCTION AND WIDENING

Item No.	Description	Quantity	Unit	Price	Amount
1	Clear and Grub Trees	300.0	EA	\$ 100.00	\$ 30,000.00
2	Remove Bituminous Pavement	21,000.0	SY	\$ 1.00	\$ 21,000.00
3	Remove Concrete Pavement	265.0	SY	\$ 5.00	\$ 1,325.00
4	Remove Concrete Curb & Gutter	100.0	LF	\$ 3.00	\$ 300.00
5	Remove Existing CMP	190.0	LF	\$ 2.00	\$ 380.00
6	Remove Existing RCP	50.0	LF	\$ 3.00	\$ 150.00
7	Common Excavation	15,250.0	CY	\$ 3.50	\$ 53,375.00
8	Granular Borrow (CV)	6,200.0	CY	\$ 8.00	\$ 49,600.00
9	Class 5 Gravel	21,600.0	TN	\$ 6.00	\$126,000.00
10	Bituminous Base Course 2331	3,630.0	TN	\$ 11.00	\$ 39,930.00
11	Bituminous Binder Course 2331	2,200.0	TN	\$ 11.00	\$ 24,200.00
12	Bituminous Wear Course 2331	260.0	TN	\$ 14.00	\$ 3,640.00
13	Bituminous Wear Course 2361	1,100.0	TN	\$ 20.00	\$ 22,000.00
14	AC Material for Mix	410.0	TN	\$ 165.00	\$ 67,650.00
15	Tack Coat	2,400.0	GA	\$ 1.00	\$ 2,400.00
16	Concrete Curb & Gutter	10,650.0	LF	\$ 5.00	\$ 53,250.00
17	Concrete Driveway Apron 6"	475.0	SY	\$ 24.00	\$ 11,400.00
18	Adjust Existing Valve Box	13.0	EA	\$ 150.00	\$ 1,950.00
19	Adjust Existing Casting	22.0	EA	\$ 300.00	\$ 6,600.00
20	Topsoil Borrow	450.0	CY	\$ 10.00	\$ 4,500.00
21	Sodding	4,000.0	SY	\$ 2.50	\$ 10,000.00
22	Seeding	4.5	AC	\$2,000.00	\$ 9,000.00
23	Remove Existing Catch Basin	2.0	EA	\$ 200.00	\$ 400.00
Subtotal					\$542,650.00
+ 10% Contingencies					<u>\$ 54,250.00</u>
Estimated Construction Cost					\$596,900.00

PRELIMINARY COST ESTIMATE

1987 MSA Improvements - Upper Afton Road
Maplewood, Minnesota
Commission No. 889

RETAINING WALL CONSTRUCTION

Item No.	Description	Quantity	Unit Price	Amount
1	Concrete Mix 1A43	235.0 CY	\$ 190.00	\$ 44,650.00
2	Concrete Mix 3Y43	235.0 CY	\$ 225.00	\$ 52,875.00
3	Reinforcement	28,500.0 LB	\$ 0.50	\$ 14,250.00
4	Structural Excavation	1,760.0 CY	\$ 6.00	\$ 10,560.00
5	Fence	416.0 LF	\$ 10.00	\$ 4,160.00
6	Plantings	150.0 EA	\$ 20.00	\$ 3,000.00
Subtotal				\$129,495.00
+ 10% Contingencies				<u>\$ 12,905.00</u>
Estimated Construction Cost				\$142,400.00

SIDEWALK CONSTRUCTION

Item No.	Description	Quantity	Unit Price	Amount
1	5' Wide Concrete Walk	1,560.0 SY	\$ 13.50	\$ 21,060.00
Subtotal				\$ 21,060.00
+ 10% Contingencies				<u>\$ 2,140.00</u>
Estimated Construction Cost				\$ 23,200.00

PRELIMINARY COST ESTIMATE

1987 MSA Improvements - Upper Afton Road
Maplewood, Minnesota
Commission No. 889

PEDESTRIAN/VEHICLE UNDERPASS

Item No.	Description	Quantity	Unit Price	Amount
1	9 x 12 Precast Box Culvert	84.0 LF	\$ 450.00	\$ 37,800.00
2	Precast End Section	2.0 EA	\$8,000.00	\$ 16,000.00
3	Granular Bedding	375.0 CY	\$ 8.00	\$ 3,000.00
4	8" Watermain Relocation	1.0 LS	\$4,000.00	\$ 4,000.00
Subtotal				\$ 60,800.00
+ 10% Contingencies				\$ 6,100.00
Estimated Construction Cost				\$ 66,900.00

BOULEVARD TREES (Optional)

Item No.	Description	Quantity	Unit Price	Amount
1	Boulevard Trees	50.0 EA	\$ 250.00	\$ 12,500.00
Subtotal				\$ 12,500.00
+ 10% Contingencies				\$ 1,300.00
Estimated Construction Cost				\$ 13,800.00

PRELIMINARY COST ESTIMATE

1987 MSA Improvements - Upper Afton Road
Maplewood, Minnesota
Commission No. 8839

STORM SEWER

Item No.	Description	Quantity	Unit	Price	Amount
1	Connect to Existing Storm Sewer	3.0	EA	\$ 300.00	\$ 900.00
2	12" RCP Class 5	2,035.0	LF	\$ 27.00	\$ 54,945.00
3	15" RCP Class 5	340.0	LF	\$ 30.00	\$ 10,200.00
4	18" RCP Class 5	770.0	LF	\$ 33.00	\$ 25,410.00
5	21" RCP Class 5	665.0	LF	\$ 36.00	\$ 23,940.00
6	24" RCP Class 3	50.0	LF	\$ 40.00	\$ 2,000.00
7	27" RCP Class 3	30.0	LF	\$ 42.00	\$ 1,260.00
8	30" RCP Class 3	15.0	LF	\$ 45.00	\$ 675.00
9	Manhole 0-8' Depth	5.0	EA	\$1,000.00	\$ 5,000.00
10	Shallow Catch Basin	12.0	EA	\$ 900.00	\$ 10,800.00
11	Standard Catch Basin	11.0	EA	\$ 950.00	\$ 10,450.00
12	15" Apron	2.0	EA	\$ 300.00	\$ 600.00
13	27" Apron w/Trash Guard	1.0	EA	\$ 600.00	\$ 600.00
14	30" Apron w/Trash Guard	1.0	EA	\$ 750.00	\$ 750.00
15	Type A Rip Rap	6.0	CY	\$ 50.00	\$ 300.00
Subtotal					\$147,830.00
+ 10% Contingencies					<u>\$ 14,770.00</u>
Estimated Construction Cost					\$162,600.00

PRELIMINARY COST ESTIMATE

1987 MSA Improvements - Upper Afton Road
Maplewood, Minnesota
Commission No. 8839

WATERMAIN - Connection and Disconnection

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u> <u>Price</u>	<u>Amount</u>
1	Disconnect at Century Avenue	1.0	LS \$2,500.00	\$ 2,500.00
2	Connection at Mayhill Road	1.0	LS \$2,000.00	\$ 2,000.00
3	Fittings	175.0	LB \$ 1.60	\$ 280.00
4	6" DIP	10.0	LF \$ 22.00	\$ 220.00
	Subtotal			\$ 5,000.00
	+ 10% Contingencies			\$ 500.00
	Estimated Construction Cost			\$ 5,500.00

TKDA

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

ENGINEERS ARCHITECTS PLANNERS

2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101
612/292-4400

Project Upper Afton Road Comm No _____

Sheet 1 of _____

Computations for Pavement Design

By RPE Date 1-8-87

Chkd _____ Date _____

Traffic Count: Upper Afton Rd & Century Ave. - 4,644

Upper Afton Rd & McKnight Rd 4,823

Avg traffic count = 4,734 (for 1985)

Assume growth factor of 3.5% per year

For 1987: $4,734 \times 1.03 \times 1.03 = 5,024$ Say 5,100 ADT.

↓ one lane

$5,100 \div 2 = 2,550$

TKDA

TOLTZ, KING, DUVAL, ANDERSON
AND ASSOCIATES, INCORPORATED

ENGINEERS ARCHITECTS PLANNERS

2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101
612/292-4400

Project Upper Afton Road Comm No _____

Sheet 2 of _____

Computations for Pavement Design

By RPE Date 1-9-87

Chkd _____ Date _____

Table 7-503C Table 7-5.03B

Veh. Type	Design Lane AADT	Seasonal Adjustment Factor	Metro % of AADT	Design Distribution	Metro NIB Factor	Design Lane Daily NIB
1	2,550	1.44	83.5	3067	0.0004	1.23
2	2,550	1.44	9.0	331	0.0007	2.32
3	2,550	1.44	1.6	59	0.01	0.59
4	2,550	0.93	1.8	43	0.22	9.46
5	2,550	1.34	0.5	18	0.57	10.26
6	2,550	1.03	0.3	8	0.21	1.68
7	2,550	1.06	0.4	11	0.41	4.51
8	2,550	1.18	2.4	73	0.63	45.99
10	2,550	1.33	0.5	17	0.42	7.14
MTC				14*	1.25	17.50

3,641 Present Daily NIB 100.68

* Actual Count of MTC buses

Project Upper Afton Road Comm No _____

Sheet 3 of _____

Computations for Pavement Design

By RPE Date 1-9-87

Chkd _____ Date _____

Annual growth factor 3.5% \Rightarrow 28.28 (for 20 yrs)

Present daily N18 = 100.48

Design (Sigma N-18) 20 = $(100.48)(365)(28.28) = 1,039,240.$

BITUMINOUS PAVEMENT W/ AGG. BASE

From Table 7-5.03J

2361 Wearing Course \Rightarrow $3/4''$

2331 Binder Course \Rightarrow $1-1/2''$

Wearing plus binder G.E. = 4.7"

See figure 7-5.03A (next sheet)

Pt. E = 9.7 G.E. in. Pt. F = 15.7 G.E. in. Pt. G = 21.9 G.E. in

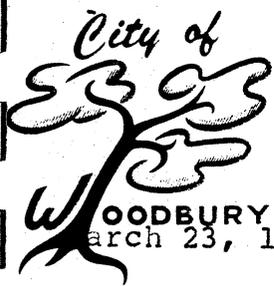
$9.7 - 4.7 = 5.0$ in. G.E. $\div 2 = 2-1/2''$ 2331 Base

$15.7 - 9.7 = 6.0$ in. G.E. $\div 1 = 6''$ Class 5

USE \Rightarrow $21.9 - 15.7 = 6.2$ in. G.E. $\div .75 \approx 8-1/2''$ CLASS 3 or 4
* OR 6.2 in. G.E. $\div 1 \approx 6''$ more of Class 5 (12" total)

<u>THICKNESS</u>	<u>TYPE</u>
$3/4''$	2361 Wearing Course
$1-1/2''$	2331 Binder Course
$2-1/2''$	2331 Base Course
$12''$	Class 5 Aggregate

$16-3/4''$ Total



**PUBLIC WORKS
DEPARTMENT**

2300 Tower Drive • Woodbury, Minnesota 55125
738-2278



WOODBURY
March 23, 1987

PUBLIC WORKS

**T. K. D. A.
RECEIVED**

MAR 24 '87

Mr. Larry B. Bohrer, P.E.
Toltz, King, Duvall, Anderson
and Associates, Incorporated
2500 American National Bank Building
St. Paul, Minnesota 55101

<input type="checkbox"/> DAVIDSON
<input type="checkbox"/> ENGLEHORN
<input type="checkbox"/> HARTLEY
<input type="checkbox"/> HEDBERG
<input type="checkbox"/> HENDRICKSON
<input type="checkbox"/> KIRK
<input type="checkbox"/> KIRKWOOD
<input type="checkbox"/> MOORE
<input type="checkbox"/> [unclear]
<input type="checkbox"/> [unclear]
<input type="checkbox"/> ACCOUNTING
<input type="checkbox"/> LIBRARY

Re: Upper Afton Road Improvement
Maplewood, Minnesota
Termination of Water Main

Dear Mr. Bohrer:

I am writing in response to your February 6th letter and our earlier conversatin regarding the existing Woodbury water main which serves an area in Maplewood near Century Avenue and Upper Afton Road. As we discussed the City is agreeable to the termination of the existing water main at Century Avenue. We propose to turn over the segment of water main in Maplewood to the City of Maplewood for their operation and maintenance. The City of Maplewood should physically terminate the water main at Century Avenue and plug both the Woodbury stub-end and Maplewood stub-end to insure that the two water systems are not inter-connected and that neither system is contaminated by ground water infiltration.

I have enclosed a list of the nine establishments in Maplewood which are currently served by this water main from Woodbury. In each case these establishments have purchased water meters from the City. I would suggest that you contact each of these establishments and notify them of the pending change in water service. You also may want to inspect the water meters to insure that they are compatible with those used by the City of Maplewood. At the time the water main is terminated, we wish to be notified so that we can make a final reading of the water meters for billing purposes.

Please keep me informed regarding the termination of the water main from Woodbury. Call me if you have any further questions.

Sincerely,

David R. Jessup
David R. Jessup
City Engineer

DRJ/lf
Enclosure

pc: James V. Lacina
Howard Radke
Tom Wright

MAPLEWOOD WATER UTILITY ACCOUNTS

<u>Account Number</u>	<u>Account Name</u>
1-1020	Carver School
3-2425	Century Mall
3-2430	Superamerica
3-2435	Afton Road Clinic
3-2440	Atmos Travel
3-2450	Tom Thumb
3-2465	Big A Auto Parts
3-2437	R & J Investments
3-2445	Century Avenue Service

MEMORANDUM

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: Associate Planner--Johnson
SUBJECT: Planned Unit Development, Revised Preliminary Plat, and Rezoning (F to R-1)
LOCATION: Century and Ivy Avenues
APPLICANT/OWNER: Ed Cave and Sons, Inc.
PROJECT: Cave's Century Fifth Addition
DATE: March 27, 1987

REQUEST

1. Revise the conditional use permit for the Cave's Century planned unit development.
2. Revise the Cave's Century Fifth Addition preliminary plat to substitute 20 double-dwelling units for 32 town-house units. (Refer to the site plan on page 10 and the letter on page 11.)
3. Rezone the site from F, farm residence, to R-1, single family (staff proposal).

ISSUES RAISED BY NEIGHBORS

The owners of the 48 properties located within 350 feet of this property were asked their opinion of this proposal. Each mobile home owner within 350 feet was included in this survey. Of the ten responses received, five were in favor, two had no comment, and three were opposed.

Those in favor had the following comments:

1. Needs better landscaping and drainage. Staff reply: The site plan, drainage and landscape plan must be approved by the Community Design Review Board (CDRB) before a building permit will be issued. Affected property owners will be invited to attend the CDRB meeting.
2. Where is the park they told us about when we bought our home? Staff reply: The city has never proposed a park for this site. The Geranium Avenue Park was recently acquired on Geranium Avenue, west of Ferndale Street.

Those opposed to the proposal raised the following concerns:

1. It will create too much traffic. The area is already over populated. Staff reply: This proposal would reduce future traffic by decreasing the number of planned units from 32 to 20. The overall density of the PUD is within the limits of the comprehensive plan. Ivy Avenue is designated as a minor collector street to handle more traffic than the average residential street.
2. We need a convenience store in the immediate neighborhood. Staff reply: In May, 1986, the applicant withdrew a proposal that included a convenience store because of neighborhood opposition and a planning commission denial. (See the past action section.)

STAFF SUMMARY

This proposal would reduce the number of units approved for this site and provide a style of housing more consistent with adjacent single and double dwellings. All city codes and policies would be met.

The rezoning from F to R-1 would eliminate any farm-related uses that could be a nuisance for nearby residential uses.

RECOMMENDATION

- I. Approve the resolution on page 12 to revise the northeast corner of the Cave's Century planned unit development (PUD) to substitute 20 double-dwelling units for 32 town-house units (plans stamped 2-6-87) on the basis of the ten standard findings for approval.

Approval is subject to the following conditions (obsolete language is crossed out and new language is underlined):

~~1. "No Parking" signs shall be placed on the private drives to maintain emergency vehicle access.~~

1. Footings for the double-dwelling structures shall be pinned by a registered surveyor to insure that the party walls are constructed on the common lot lines.

2. Deed restrictions shall be recorded against the title of each lot or a home owners' association agreement shall be recorded concurrently with the Cave's Century Fifth Addition plat to include, but not be limited to, the following requirements (required by Section 30-16 b of code):

a. Each double-dwelling structure shall have a uniform exterior appearance in terms of color, design and maintenance.

b. If one unit is burned or destroyed, it shall be reconstructed in a uniform appearance, and if both units are burned or destroyed, minimum lot widths shall then prevail for a single-dwelling home. A double dwelling may be rebuilt meeting the original conditions of this section.

c. Any disputes shall be submitted to binding arbitration according to the rules of the Minnesota Arbitration Association.

- II. Approval of the revised preliminary plat for Cave's Century Fifth Addition (plans stamped 2-6-87), subject to the following conditions being met prior to final plat approval:

1. Final approval of drainage, utility and grading plans by the city engineer.

2. Submittal of a developer's agreement, with required surety, for the required public improvements.

III. Adopt the enclosed resolution (page 15), rezoning the entire site from F, farm residence, to R-1, single dwelling. (At least four votes in favor are necessary for approval.)

This rezoning is proposed to eliminate the possibility of any future nuisance complaints associated with the uses permitted in a farm zone, such as the raising of livestock.

BACKGROUND

Site Description

Size: 5.1 acres
Existing land use: undeveloped

Surrounding Land Uses

North: Rolling Hills Mobile Home Park

East: Century Avenue and a large undeveloped parcel in Oakdale fronting on Century Avenue. It is planned for "community commercial" use. This classification is similar to Maplewood's SC, service commercial designation.

South: Century East Apartments

West: a double and five single dwellings

Past Actions (relevant to the Fifth Addition)

2-7-80:

Council conditionally approved Cave's Century Addition planned unit development (PUD) and preliminary plat.

5-15-80 and 9-4-80:

Time extensions were approved for the preliminary plat and PUD, subject to the original conditions:

6-14-82:

Council conditionally approved an amendment to the Cave's Century Addition PUD and preliminary plat for the subject portion of the site. (Refer to maps on pages 8 and 9.) The amendment changed the site plan from 32 quad-style dwelling units (eight structures) to 32 town-house units, consisting of four, eight-unit structures.

The original conditions of the PUD were deleted and the following condition was added: "No Parking" signs being placed on the private drives to maintain emergency vehicle access.

7-25-83:

Council approved a two-year time extension for the undeveloped portions of the PUD and preliminary plat.

8-12-85:

Council approved a one-year time extension for the undeveloped portion of Cave's Century Addition PUD and preliminary plat.

5-19-86:

The planning commission recommended denial of a request for a plan amendment and an amendment of the PUD and preliminary plat to develop

the Fifth Addition with convenience shopping uses, including motor fuel sales. The applicant withdrew the proposal following this recommendation.

8-11-86:

Council approved:

1. A one-year time extension for the PUD on the basis that the applicant is making satisfactory progress in the phased development of this site. Approval is subject to the condition of the 6-14-82 amendment to the PUD.
2. A one-year time extension for the preliminary plat to be designated as Cave's Century Fifth Addition, subject to the original conditions, as amended on 6-14-82.

Planning

1. Land use plan designation: RM, residential medium density
2. Zoning: F, farm residence, with a conditional use permit for a PUD
3. Net area: 3.6 acres
4. Permitted density: 22 people/net acre
5. Proposed density:
 - a. Previously approved for entire PUD: 21.7 people/net acre
 - b. Present proposal for entire PUD: 21.2 people/net acre
6. Section 36-442 requires ten findings to approve or revise a conditional use permit. Refer to the resolution on page 12 for these conditions:

Minnesota Pollution Control Agency

Rebecca Niedzielski of the MPCA stated that, based upon noise level monitoring conducted on April 23, this site is consistent with state requirements for maximum permitted noise levels in residential areas.

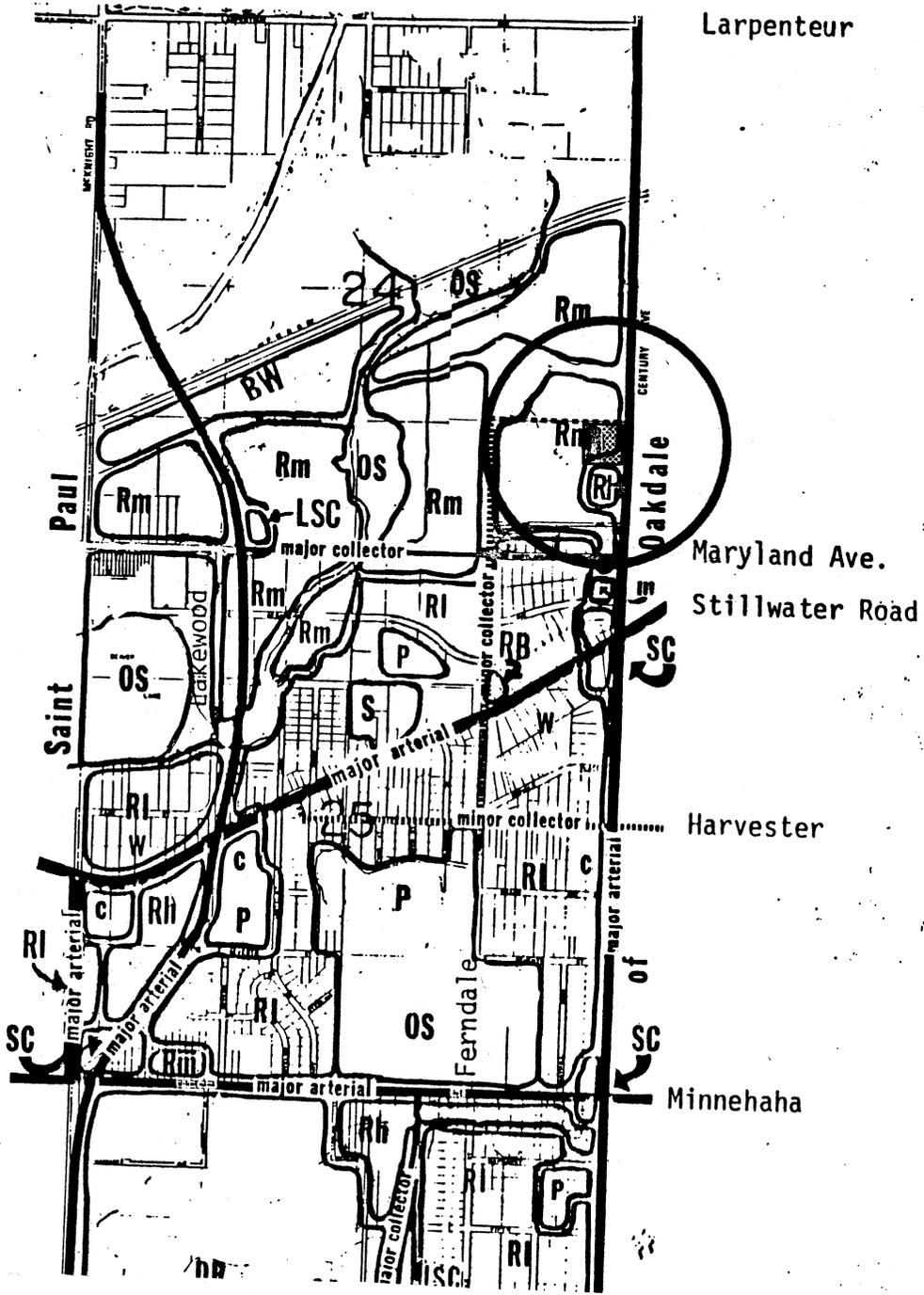
Procedure

1. Planning Commission recommendation
2. City Council decision following a public hearing

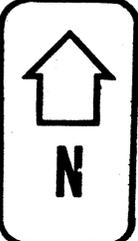
j1

Attachments

1. Beaver Lake Neighborhood Land Use Plan
2. Cave's Century Addition Planned Unit Development
3. Existing Preliminary Plat/Site Plan for Cave's Century Fifth Addition
4. Proposed Cave's Century Fifth Addition
5. Letter of Request
6. Resolution (PUD)
7. Resolution (Rezoning)
8. Preliminary Plat (separate attachment)



**Beaver Lake
NEIGHBORHOOD LAND USE PLAN**



Rolling Hills
mobile home park

Double dwellings

Quads

Subject property
(proposed Cave's
Century 5th Addition)

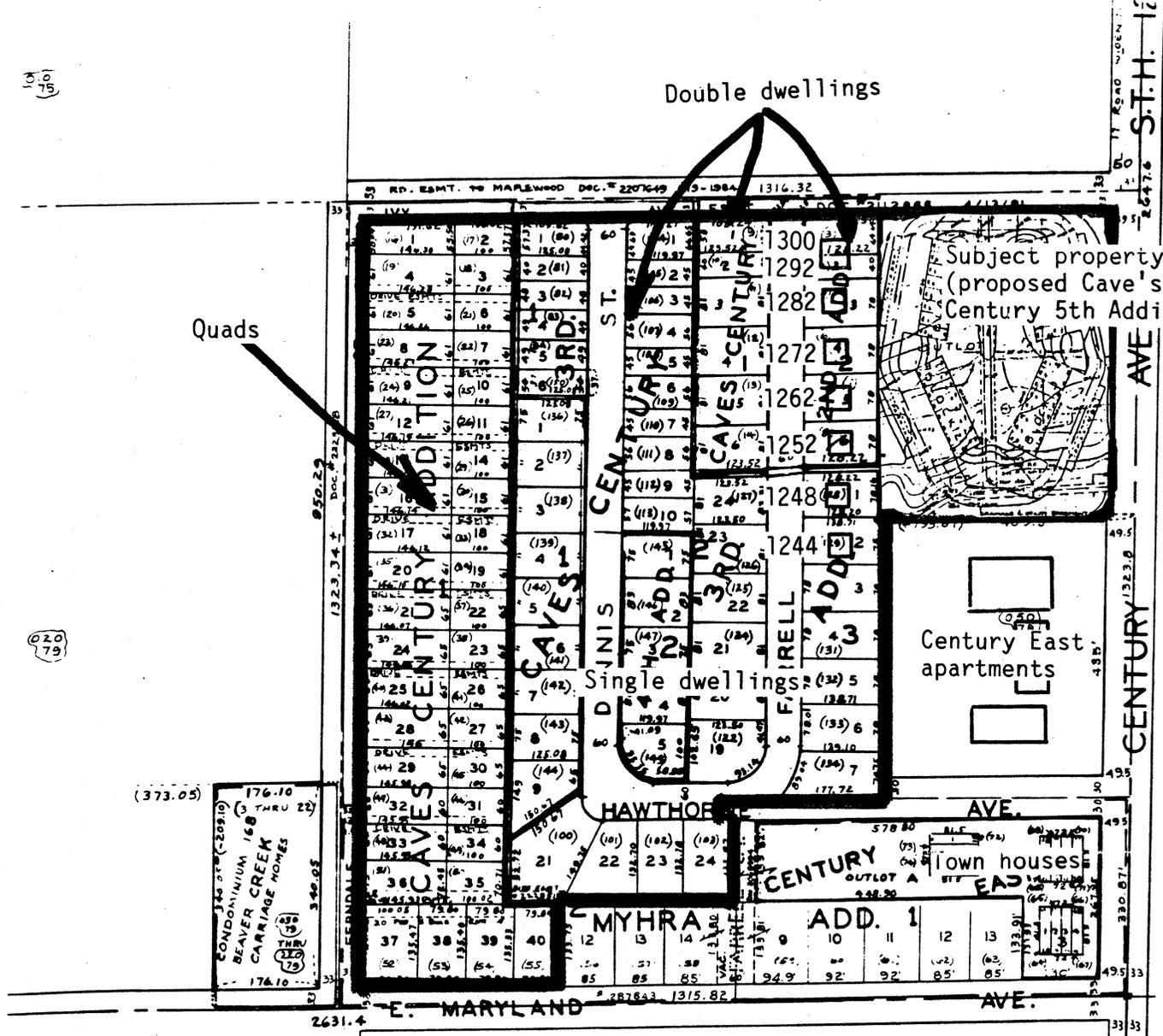
Century East
apartments

Single dwellings

Century town houses

CAVE'S CENTURY ADDITION
PLANNED UNIT DEVELOPMENT
(As revised 6-14-82)

Attachment 2



104
1961

020
79

(373.05)

50
2647.6
S.T.H. 12

49.5
1323.0
CENTURY AVE
48.0

49.5
330.07
33.33

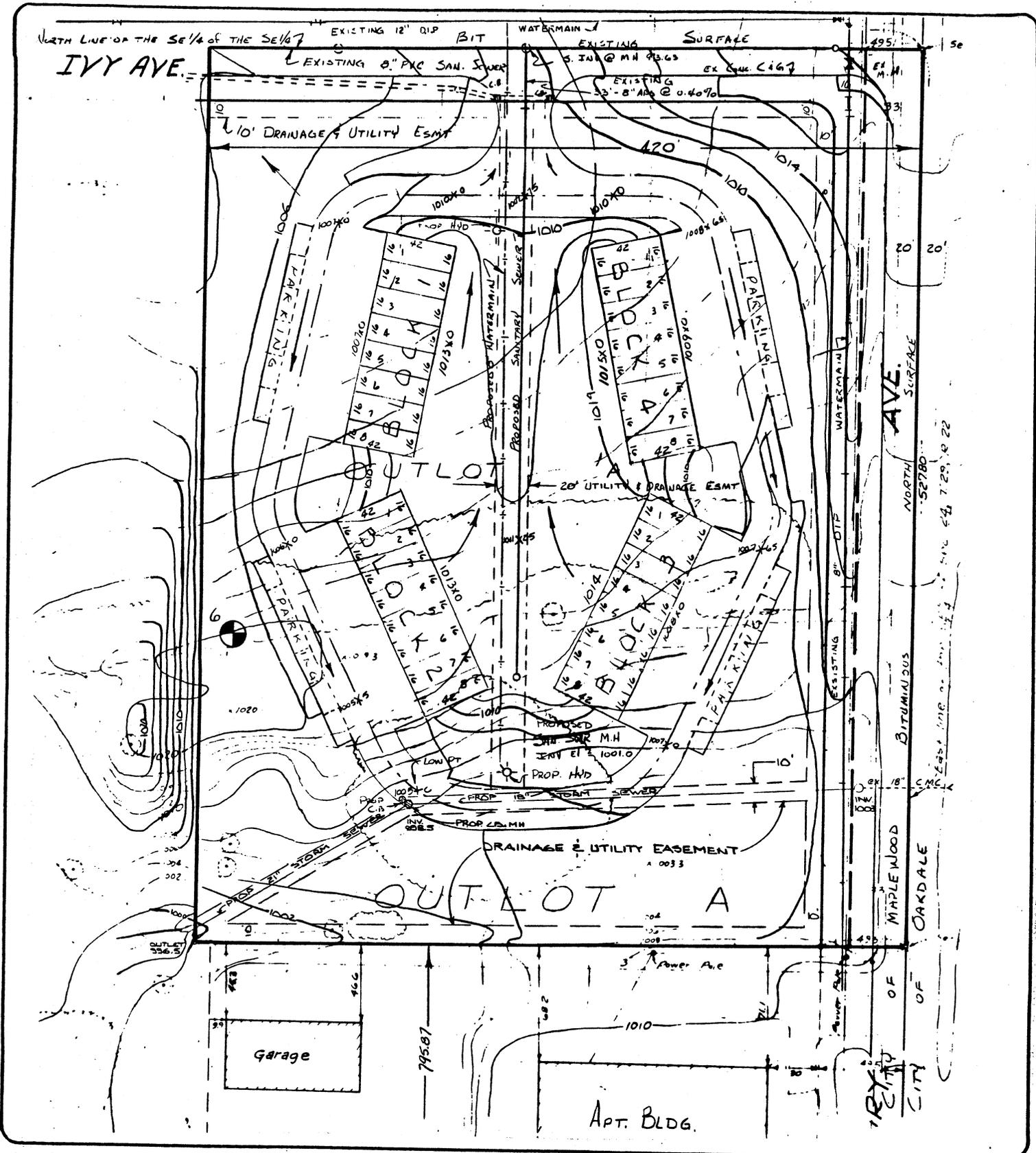
RD. EMPT. TO MAPLEWOOD DOC. 2207649 19-1984 1316.32

050.29
1323.34
DOC. 2122.6

2631.4

CONDOMINIUM 168
BEAVER CREEK
CARRIAGE HOMES
176.10
(3 THRU 22)
176.10
340.05

MYHRA ADD. 1
12 13 14 10 11 12 13
85 85 85 94.9 92 92 85 85



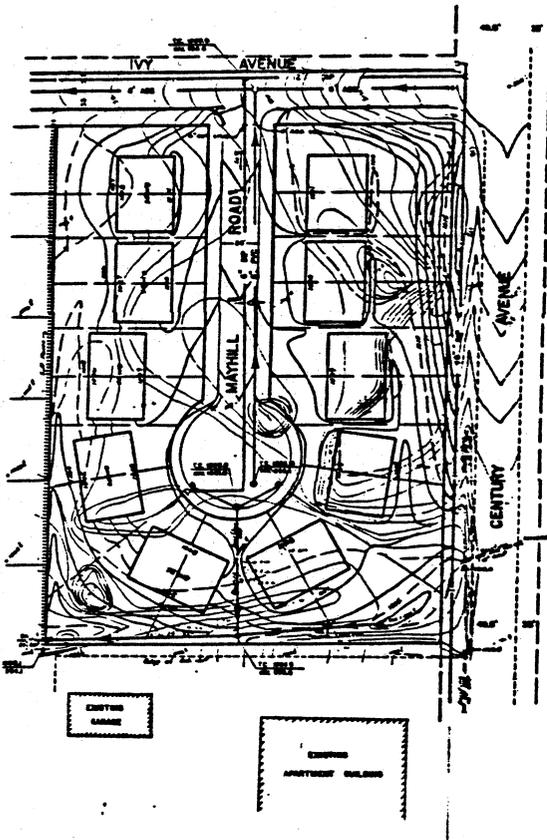
PRELIMINARY PLAT - 5TH ADDITION

(Approved 6-14-82)

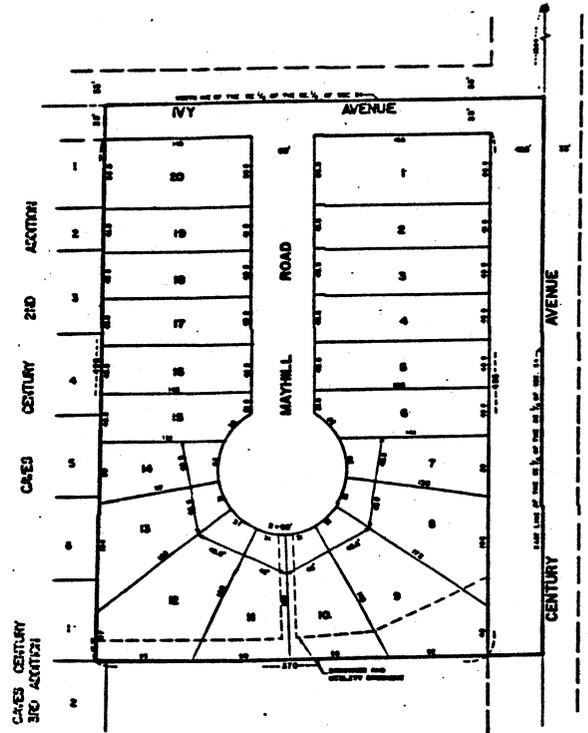
Attachment 3



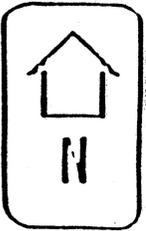
PRELIMINARY GRADING PLAN



PRELIMINARY PLAT



PROPOSED PRELIMINARY PLAT
REVISION FOR 5TH ADDITION





ED CAVE & SONS, INC.
GENERAL CONTRACTORS
2301 WOODBRIDGE ST. - SUITE 202
ROSEVILLE, MINNESOTA 55113



**NEW HOMES
LAND DEVELOPMENT
RENOVATION
COMMERCIAL**

SAM CAVE, PRESIDENT

482-9667

February 2, 1987

Written statement concerning Ed Cave & Sons, Inc. PUD application.

The parcel is currently approved for 32 Quad type townhouse units. It is our request that you allow 20 twinhome units.

We believe the City should approve it because it is a use permitted within the RM land use designation.

Pursuant to due call and notice thereof a regular meeting of the City Council of the City of Maplewood, Minnesota was duly called and held in the council chambers in said city on the _____ day of _____, 1987 at 7 p.m.

The following members were present:

The following members were absent:

WHEREAS, Ed Cave and Sons, Inc. initiated a conditional use permit to revise the Cave's Century planned unit development at the following-described property: That part of the East 420.00 feet lying northerly of the South 795.87 feet of the Southeast Quarter of the Southeast Quarter of Section 24, Township 29 North, Range 22 West of the 4th Principal Meridian, Ramsey County, Minnesota.

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

1. This conditional use permit was initiated by Ed Cave and Sons, Inc. pursuant to the Maplewood Code of Ordinances.
2. This conditional use permit was reviewed by the Maplewood Planning Commission on April 6, 1987. The planning commission recommended to the city council that said permit be
3. The Maplewood City Council held a public hearing on _____, 1987. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The council also considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described conditional use permit be approved on the basis of the following findings-of-fact:

1. The use is in conformity with the city's comprehensive plan and with the purpose and standards of this chapter.
2. The establishment or maintenance of the use would not be detrimental to the public health, safety or general welfare.
3. The use would be located, designed, maintained and operated to be compatible with the character of that zoning district.
4. The use would not depreciate property values.
5. The use would not be hazardous, detrimental or disturbing to present and potential surrounding land uses, due to the noises, glare,

I, the undersigned, being the duly qualified and appointed clerk of the City of Maplewood, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of the City of Maplewood, held on the day of , 1987, with the original on file in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a conditional use permit.

Witness my hand as such clerk and the corporate seal of the city this day of , 1987.

City Clerk
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 called and held in the council chambers in said city on the _____ day of _____, 1987 at 7 p.m.

The following members were present:

The following members were absent:

WHEREAS, the City of Maplewood initiated a rezoning from F, farm residence, to R-1, single dwelling, for the following-described property: That part of the East 420.00 feet lying northerly of the South 795.87 feet of the Southeast Quarter of the Southeast Quarter of Section 24, Township 29 North, Range 22 West of the 4th Principal Meridian, Ramsey County, Minnesota.

WHEREAS, the procedural history of this rezoning is as follows:

1. This rezoning was initiated pursuant to Chapter 36, Article VII of the Maplewood Code of Ordinances.
2. This rezoning was reviewed by the Maplewood Planning Commission on April 6, 1987. The planning commission recommended to the city council that said rezoning be _____.
3. The Maplewood City Council held a public hearing on _____, 1987 to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The council also considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described rezoning be approved on the basis of the following findings of fact:

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.

VIII. NEW BUSINESS

A. PUD Revision, Preliminary Plat and Rezoning: Cave's Century 5th Addition

Associate Planner Johnson discussed the request.

Sam Cave stated he hoped construction could begin by July.

Commissioner Fischer moved:

- I. Approve the resolution to revise the northeast corner of the Cave's Century planned unit development (PUD) to substitute 20 double-dwelling units for 32 town-house units on the basis of the ten standard findings for approval.

Approval is subject to the following conditions (obsolete language is crossed out and new language is underlined):

~~1. "No Parking" signs shall be placed on the private drives to maintain emergency vehicle access.~~

1. Footings for the double-dwelling structures shall be pinned by a registered surveyor to insure that the party walls are constructed on the common lot lines.

2. Deed restrictions shall be recorded against the title of each lot or a home owners' association agreement shall be recorded concurrently with the Cave's Century Fifth Addition plat to include, but not be limited to, the following requirements: (required by Section 30-16b of code):

a. Each double-dwelling structure shall have a uniform exterior appearance in terms of color, design and maintenance.

b. If one unit is burned or destroyed, it shall be reconstructed in a uniform appearance, and if both units are burned or destroyed, minimum lot widths shall then prevail for a single-dwelling home. A double dwelling may be rebuilt meeting the original conditions of this section.

c. Any disputes shall be submitted to binding arbitration according to the rules of the Minnesota Arbitration Association.

- II. Approval of the revised preliminary plat for Cave's Century Fifth Addition, subject to the following conditions being met prior to final plat approval:

1. Final approval of drainage, utility and grading plans by the city engineer.

2. Submittal of a developer's agreement, with required surety, for the required public improvements.

III. Adopt the enclosed resolution, rezoning Cave's Century Fifth Addition from F, farm residence, to R-2, double dwelling.

Commissioner Whitcomb seconded

Ayes--Axdahl, Barrett, Cardinal, Fiola, Fischer, Hanson, Sletten, Whitcomb

B. Preliminary Plat: Cave's Nebraska Addition

Secretary Olson discussed the request.

Sam Cave asked at what time contracts would be signed with the county which will allow for the additional lots over 28. Chuck Ahl, Acting City Engineer, estimated July 1st. Mr. Ahl estimated completion of the McKnight Road project at November 1988. Mr. Cave asked that the commission consider his costs and allow him the additional time to complete all of Phase I of the building.

Commissioner Hanson moved approval of Cave's Nebraska Addition preliminary plat, subject to the following conditions being met before final plat approval:

1. All necessary contracts must be executed by the county for the construction of a trunk water main within McKnight Road before final plat application will be accepted for more than 28 lots. The remaining lots in Phase I may be final-platted after contracts are signed for the McKnight Road construction.

If water is not available in McKnight Road, proposed Phase II shall be platted as an outlot. A final plat for these lots can be applied for once the McKnight Road water main is functional.

2. Outlot A shall be expanded to include the area agreed to between the city and developer for a park. Outlot A shall be dedicated to the city for drainage and park purposes.

3. The city will pay for the additional park land and the cost of paving the trails in the park from PAC funds. The developer shall provide the grading and subsurface materials for the trails. If the developer and parks director cannot agree on a price for the two lots, the developer shall pay for an appraisal, which shall determine the price of the lots.

4. The ponding easement may go outside Outlot A, provided that all lots have at least 10,000 square feet of area outside the easement.

5. A signed developer's agreement, with required surety, shall be submitted for all required public improvements. This agreement shall include, but not be limited to:

MEMORANDUM

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: Associate Planner--Johnson
SUBJECT: Rezoning ad Preliminary Plat
LOCATION: Lydia Avenue, East of Ariel Street
APPLICANT/OWNER: Gerald Mogren and Richard Schreier
PROJECT: Lynnwood Terrace
DATE: April 1, 1987

SUMMARY

Request

Approve a rezoning from F, farm residence to R-2, double dwelling and a preliminary plat to create fifteen small-lot single-dwelling properties.

Proposed Homes

Refer to the drawings on pages 13 - 16 for typical designs of the proposed houses. Woodlynn Homes is proposed to be the builder. These houses should range in price between \$85,000 and \$100,000. They have a similar development under construction on Eldridge Avenue at 3rd Street in North St. Paul.

Area Property Owners:

Fifty property owners within 350 feet of the plat were surveyed; twenty-five responded, fifteen were opposed, two had no comment, and eight were in favor.

Those opposed to this project gave the following reasons:

- 1. The lots are too narrow. They should be the same size as the others in the area.

Staff reply: This property has been designated RM, residential medium density since the first city land use plan was adopted in 1973. This designation allows for multiple dwellings and smaller-lot single dwellings.

- 2. Multiple dwellings would be preferred to small-lot single dwellings.

Staff reply: There are mixed feelings on this issue. The property owners to the north prefer multiple dwellings so that a future rezoning of their land for multiple-dwelling use will not be jeopardized. If single dwellings are approved, they want their property zoned for multiple dwellings now, so future single-dwelling owners cannot object. Some residents prefer multiple dwellings because there would be more open space and the design would be more attractive. Other residents feel that smaller-lot single dwellings would be more compatible in design and scale with the surrounding homes.

3. The houses would be cheaper than we would like to see and would not fit with the neighborhood.

Staff reply: Each house must be approved by the community design review board. See the planning section for the requirements of approval. The neighbors will be invited.

4. Fifteen additional driveways will worsen the traffic congestion along Lydia Avenue. Limit drives to one for each two houses.

Staff reply: Lydia Avenue is a County road. Don Soler, the county highway engineer, states that the average daily traffic (ADT) is low enough, (about 3,000), that the proposed driveways will not be a problem. The ADT along McKnight Road in this area is 6,000+ and there are numerous driveways onto it.

5. This project will increase the current flooding problems on Lydia Avenue at Furness Street and Beebe Parkway.

Staff reply: The engineering department is investigating this problem to see if it is caused by a downstream blockage in the pipe, an undersized pipe or lack of upstream ponding. The recommended storm-water pond and pipe will help, by providing an overflow pond during flooding. There will, however, be additional run-off from lots 9-15. Whether the pond will compensate for the additional run-off, cannot be assured. As a result, plat approval should be contingent on the city engineer resolving this problem before final plat approval.

Of those in favor, several conditioned their approval on resolving the drainage problems on Lydia Avenue and making sure that the new houses are compatible in design with the existing homes.

Recommendation

1. Approve the resolution on page 17 to rezone this site from F, farm residence to R-2, double dwelling. Approval is on the basis of the four standard findings of approval in the resolution and the following:

a. Small-lot single dwellings would be more compatible in design and scale with surrounding development than multiple dwellings.

b. This rezoning is consistent with the city's comprehensive plan.

2. Approve the Lynnwood Terrace preliminary plat (plans dated 1-15-87), subject to the following conditions being met before final plat approval:

a. Reconciling the inconsistency in the north-south dimensions of the site between the preliminary plat, the county base map, and a certificate of survey completed by North Land Surveying Company on 3/4/87.

b. Show a storm water ponding easement on the plat in the vicinity of the north portion of Lot 14 or acquire a compensating easement on the property to the north and transfer it to the city. The location of either easement shall be approved by the city engineer. If an easement is shown on one or more of the proposed lots, these lots shall contain at least 7,500 square feet above the easement.

c. A twenty-foot-wide storm sewer easement shall be shown from the ponding easement to Lydia Avenue. The location shall be approved by the city engineer.

d. Final grading, drainage, erosion control and utility plans to be approved by the city engineer. If a compensating drainage easement is acquired to the north (Condition Two), the compensating easement must be graded. Filling of the north part of Lot 14 would then be allowed, but be subject to city engineer approval via the developer's agreement.

e. Submittal of a developer's agreement and surety for constructing separate water and sanitary sewer stubs to each lot.

f. Amending the subdivision ordinance to allow 60-foot wide lots in R-2 zones.

g. The city engineer resolving the drainage problem on Lydia Avenue at Furness Street and Beebe Parkway.

BACKGROUND

Site Description

Gross area: 3.7 acres
Existing land use: undeveloped

Surrounding-Land Uses

North: Four undeveloped parcels. The westerly parcel has been approved as part of the Salvation Army church site. The next lot to the east is a 56 x 264-foot land-locked parcel. It is not included in the church site or the proposed subdivision. The owner wants to sell it to the church or the applicant. Two two easterly lots are planned for RM, residential medium density use.

East: A single dwelling on an 88-foot wide lot.

South: Six single-dwelling corner lots, each with 135 feet of frontage on Lydia Avenue. Each dwelling fronts on a side street that intersects Lydia Avenue.

West: Ariel Street. Across the street is the back side of the Plaza 3000 shopping center.

Past Actions

12-9-85:

Council approved Cave's English Street Addition preliminary plat and planned unit development (map on page 11). This development includes an 85-foot wide corner and three 60-foot wide interior lots. There are conventional single dwellings across English Street.

4-28-86:

Council approved Cave's English Street 2nd Addition preliminary plat and planned unit development. It includes five small-lot single-dwelling properties. These lots ranged from 60 to 74 feet of width and front three R-1-zoned single dwellings.

Planning

1. Land use plan designation: RM, residential medium density
2. Zoning: present: F, farm residence
proposed: R-2, double dwelling
3. Net area: 2.8 acres
4. Permitted density: 22 people/net acre
5. Proposed density: 22 people/net acre

6. Policy criteria from the plan:

a. Page 18-8: Residential areas should be encouraged, planned and guided to provide a variety of housing types within neighborhoods.

b. Page 18-30: The RM land use classification is designed for such housing types as single dwellings on small lots, double dwellings, town houses and mobile homes.

7. Compliance with land use laws:

a. Section 30-8 (f) (1) (d) of the platting code permits single-dwelling lots with "not less than 7,500 square feet in area if designated as RM, residential medium density on the city land use plan."

b. Section 36-90 states each single-dwelling lot with less than 75 feet of width shall have two side yards of not less than five feet of width, but a total side yard area of not less than 15 feet of width. Only ten feet of side yard area is required in standard single-dwelling subdivisions.

c. Section 30-8 (f) (7) states "lots abutting upon a water course, drainage way, channel or stream shall have additional depth or width, as required, to assure house sites that are not subject to flooding. Minimum lot areas shall not include drainage easements."

d. Section 36-485 requires four findings for approval of a rezoning. These findings are listed in the resolution on page 17.

e. Section 35-67 states:

"(a) The community design review board shall have the power to determine whether or not single-family dwellings in residential subdivisions containing seven thousand five hundred (7,500) square-foot lots are similar in exterior design and appearance for the purposes of subsection (b) of this section.

"(b) In all residential subdivisions allowing and containing seven thousand five hundred (7,500) square-foot lots, single-family dwellings having a similar exterior design and appearance shall be located at least five hundred (500) feet from each other.

"(c) Dwellings shall be considered similar in exterior design and appearance for the purposes of this section, if they have one or more of the following characteristics:

"(1) The same basis dimensions and floor plans are used without substantial differentiation of one or more exterior elevations.

"(2) The same basic dimensions and floor plans are used without substantial change in orientation of the houses on the lots.

"(3) The appearance and arrangement of the windows and other openings in the front elevation, including the appearance and arrangement of the porch or garage, are not substantially different from adjoining dwellings.

"(4) The type and kind of materials used in the front elevation is substantially the same in design and appearance as adjoining dwellings."

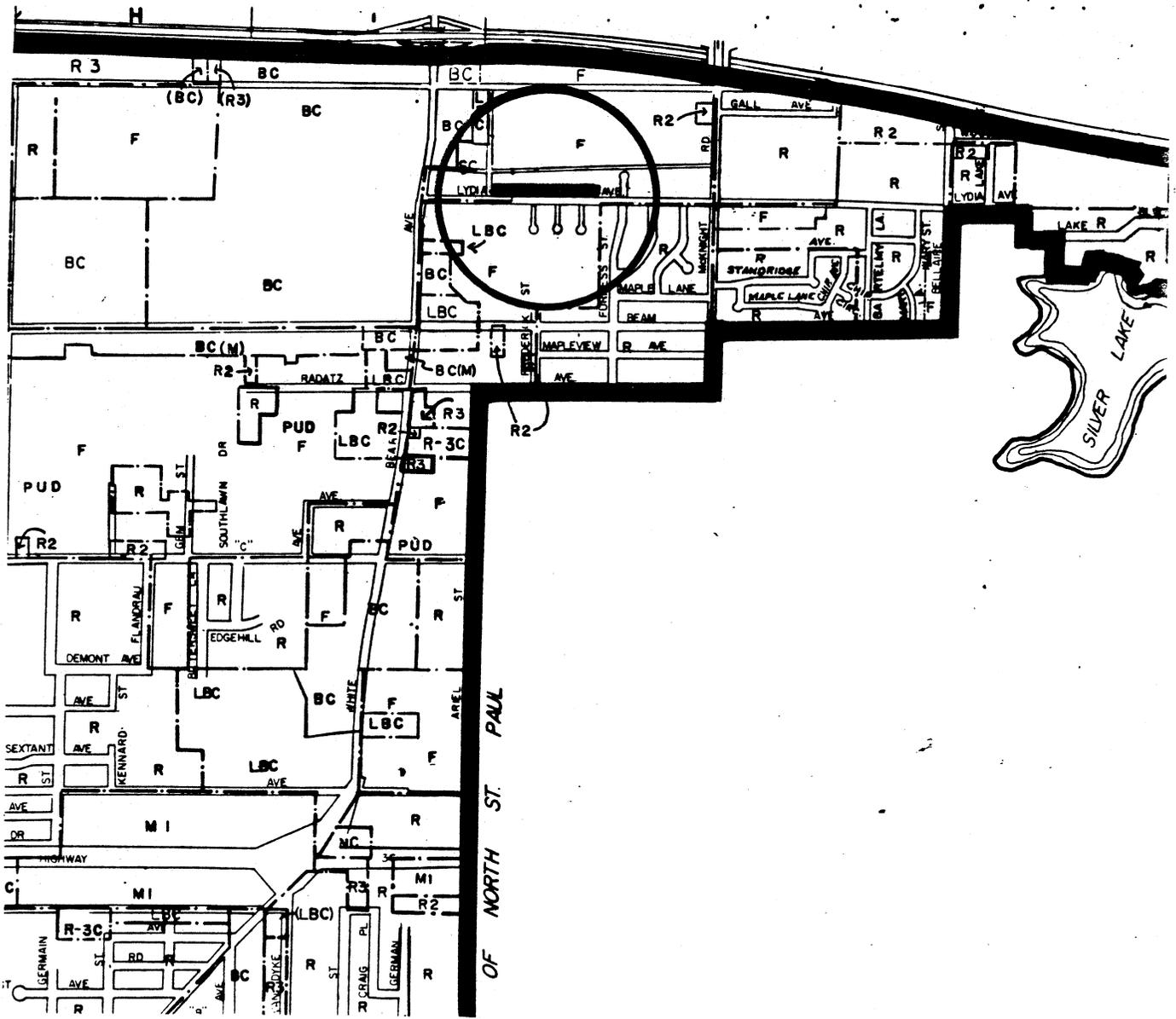
Procedure

1. Planning commission recommendation
2. City council decision following a public hearing

mb

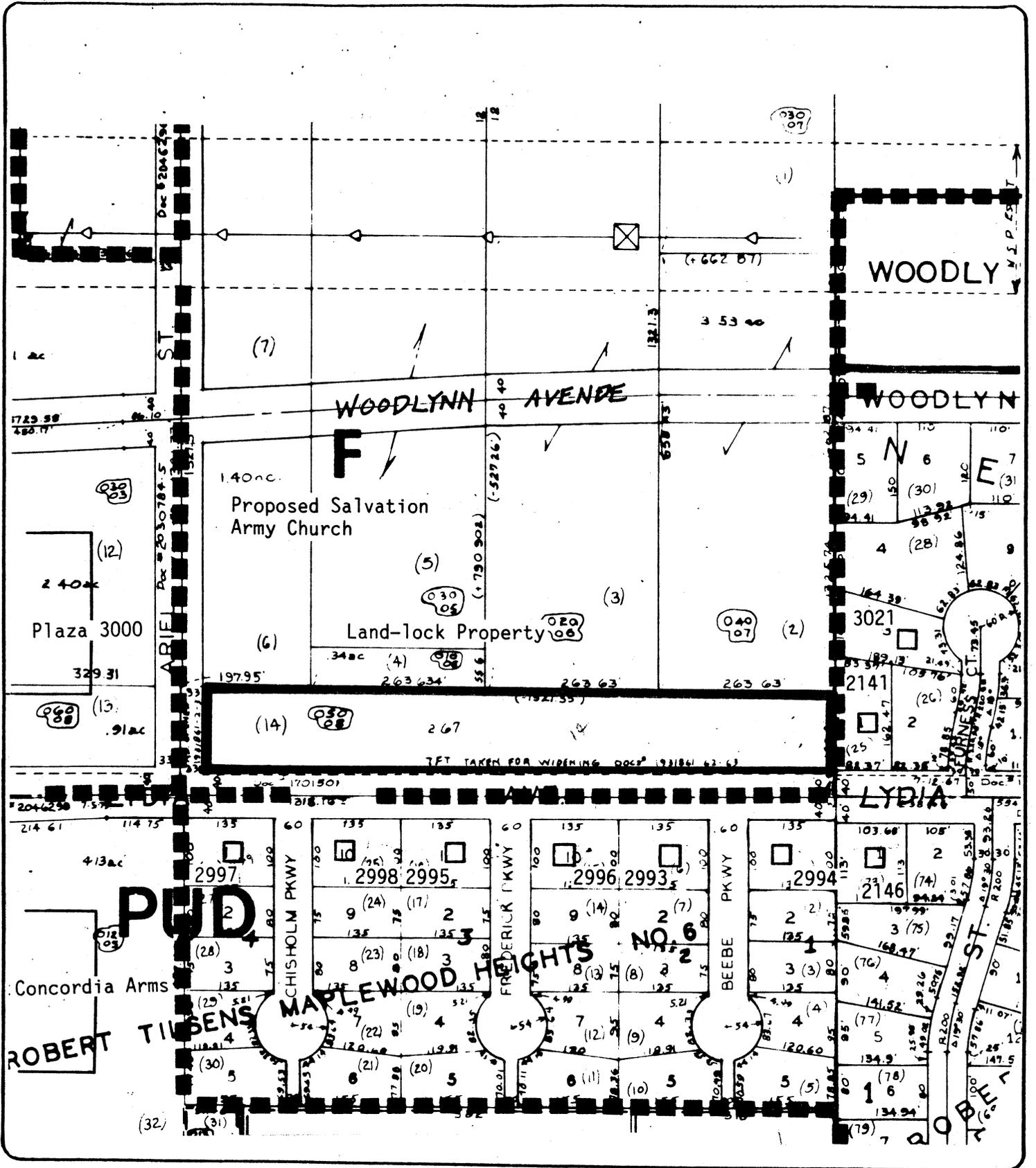
Attachments

1. Location Map
2. Property Line/Zoning Map
3. Neighborhood Land Use Plan
4. Preliminary Plat (8 1/2 x 11)
5. Cave's English Street Additions
6. Excerpt from drainage plan
- 7-10. Proposed house designs
11. Resolution
12. Preliminary Plat (separate attachment)



LOCATION MAP

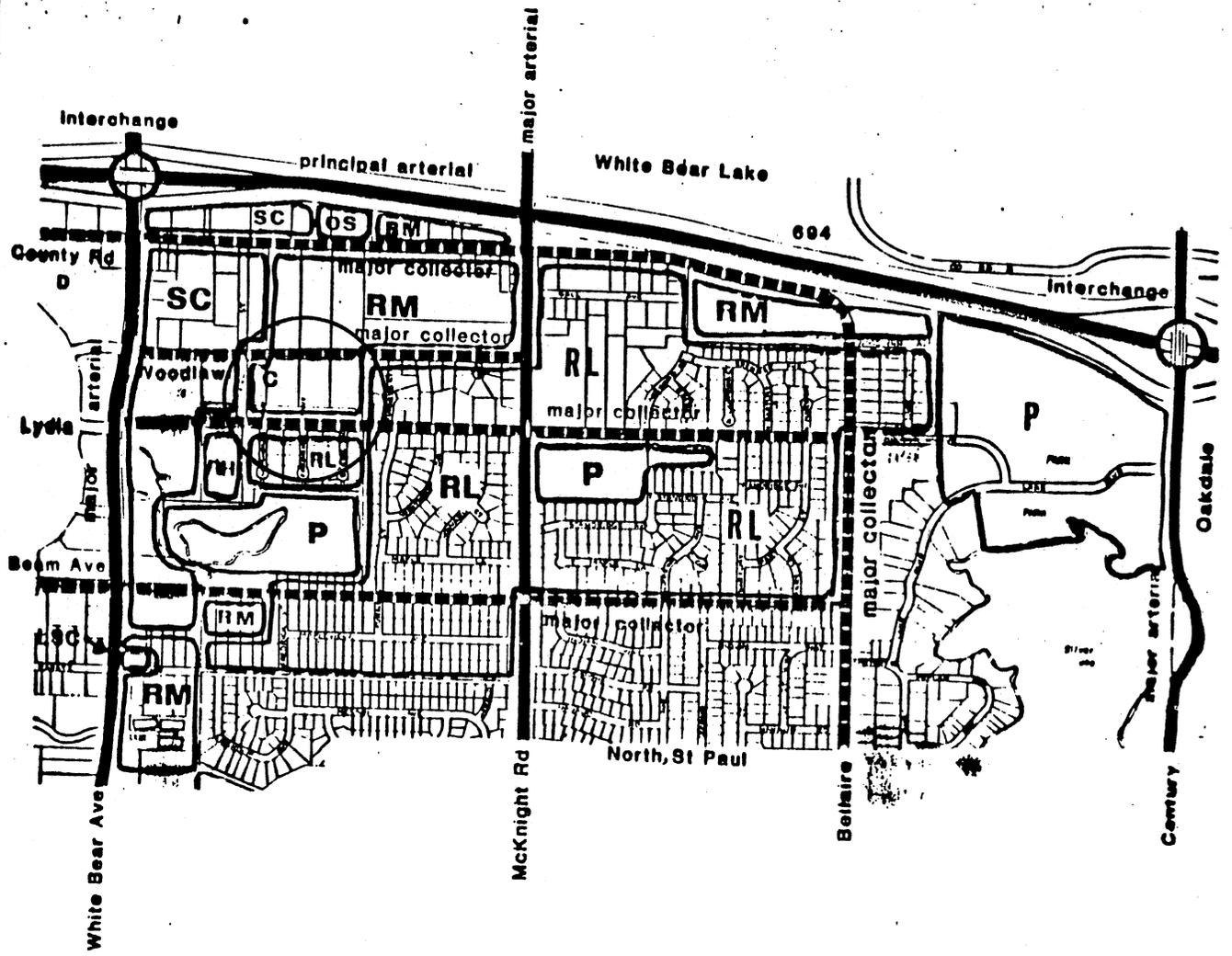




PROPERTY LINE / ZONING MAP



REVISED
7-21-86
12-30-88



MAPLEWOOD HEIGHTS NEIGHBORHOOD LAND USE PLAN

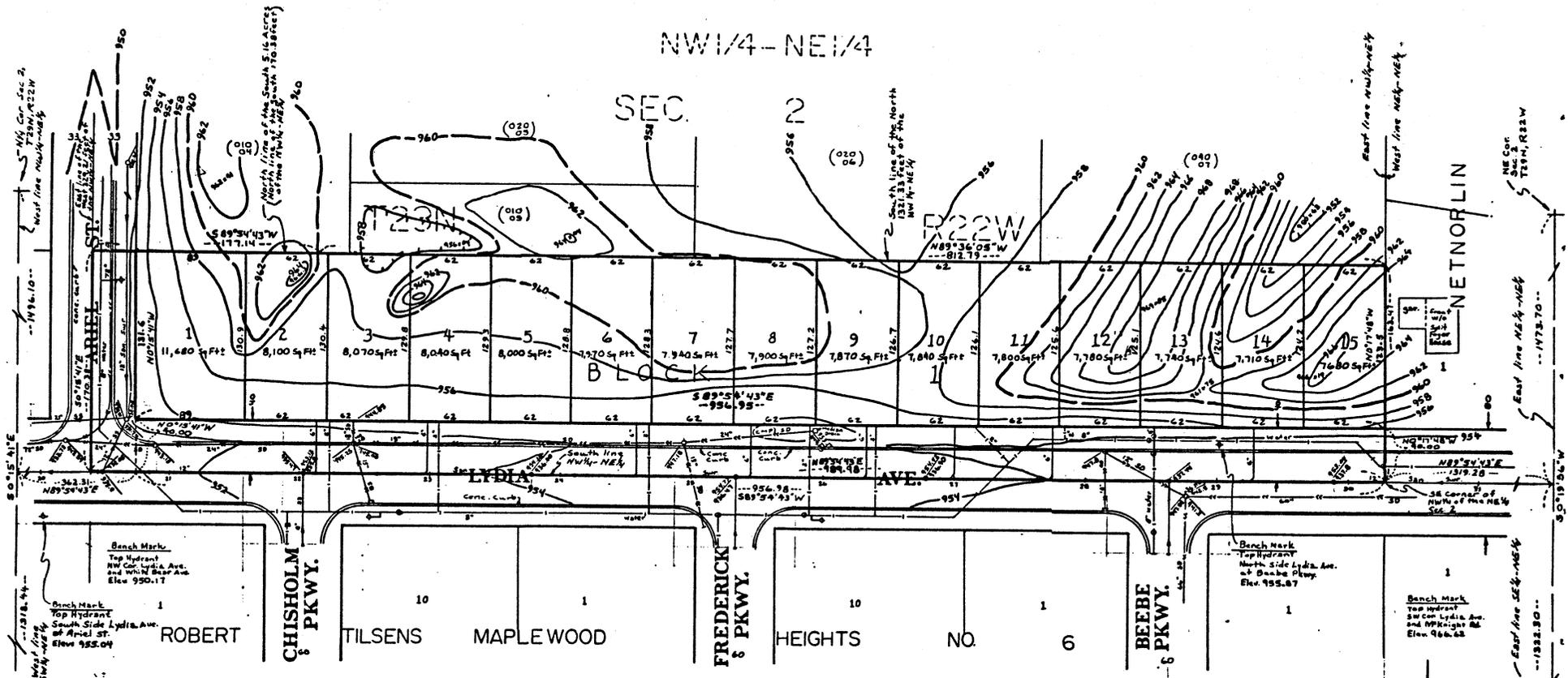
Attachment 3

19-13



NW1/4 - NE1/4

SEC. 2



PRELIMINARY PLAT OF LYNNWOOD TERRACE

Note: Bearings are on a assumed system

960 ————— Denotes existing contour
96023 ————— Denotes ground spot elevation

Note: Contour are based on NAD 83, 1984 adjustment

Area excluding roads = 2.8 Acres = 122,120 Sq. Ft.
Prop. Land Use: 15 Single Family Residential Lots

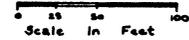
NOTE: No on-site grading will be done by the developer. Any grading will be done by individual lot owners at time of house construction.

DATED: JAN. 15, 1987

Prepared For:
RICHARD SCHREIER
JERRY MOGREN
 2582 WHITE BEAR AVE.
 ST. PAUL, MN 55109
 tele: 777-2734

Prepared By:
BRUCE A. FOLZ & ASSOC.
 1815 NORTHWESTERN AVE.
 STILLWATER, MN 55082
 tele: 439-8833

LEGAL DESCRIPTION:
 That part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 29 North, Range 22 West, Ramsey County, Minnesota described as follows:
 Beginning at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 17 minutes 48 seconds West, assumed bearing, along the east line of said Northwest Quarter of the Northeast Quarter a distance of 163.47 feet to the south line of the North 1321.33 feet of said Northwest Quarter of the Northeast Quarter as measured at a right angle to the north line of said Northwest Quarter of the Northeast Quarter thence North 89 degrees 36 minutes 05 seconds West along said south line 812.79 feet to the north line of the South 5.16 acres (north line of the South 170.38 feet) of said Northwest Quarter of the Northeast Quarter as measured at a right angle to the south line of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 54 minutes 43 seconds West along said north line 177.14 feet to the east line of the West 329.21 feet of said Northwest Quarter of the Northeast Quarter as measured at a right angle to the west line of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 15 minutes 41 seconds East along said east line 170.38 feet to the south line of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 54 minutes 43 seconds East along said south line 989.98 feet to the point of beginning, containing 3.81 acres, more or less.



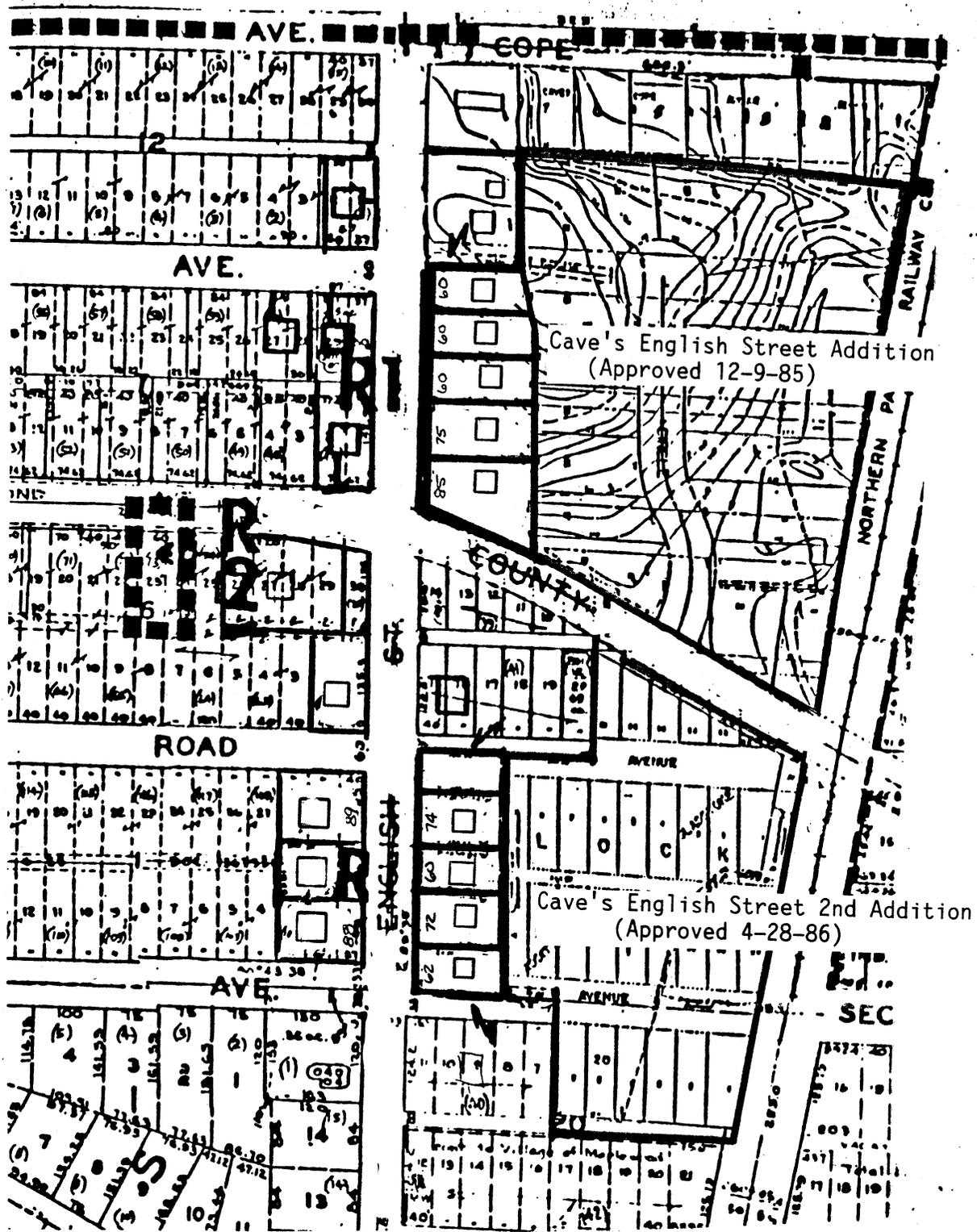
NE Cor. Sec. 2, T29N, R22W

East line NE 1/4 - NE 1/4

East line NE 1/4 - NE 1/4

East line SE 1/4 - NE 1/4

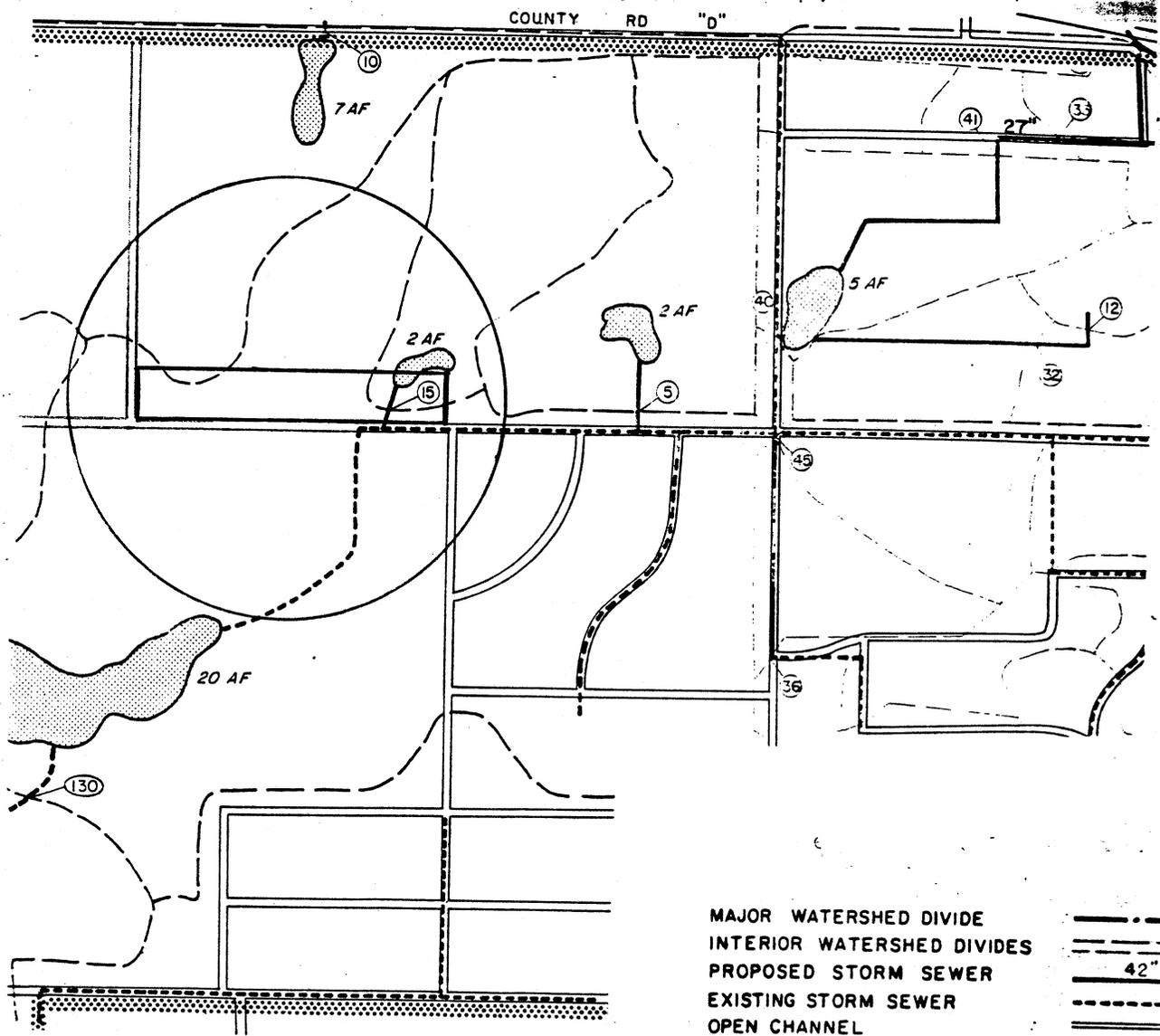
EA Cor. Sec. 2, T29N, R22W

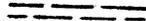


Cave's English Street Additions
 (Small-Lot Single-Dwelling Lots
 fronting on R-1 Zoned Property)

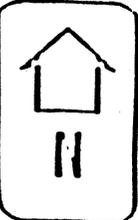


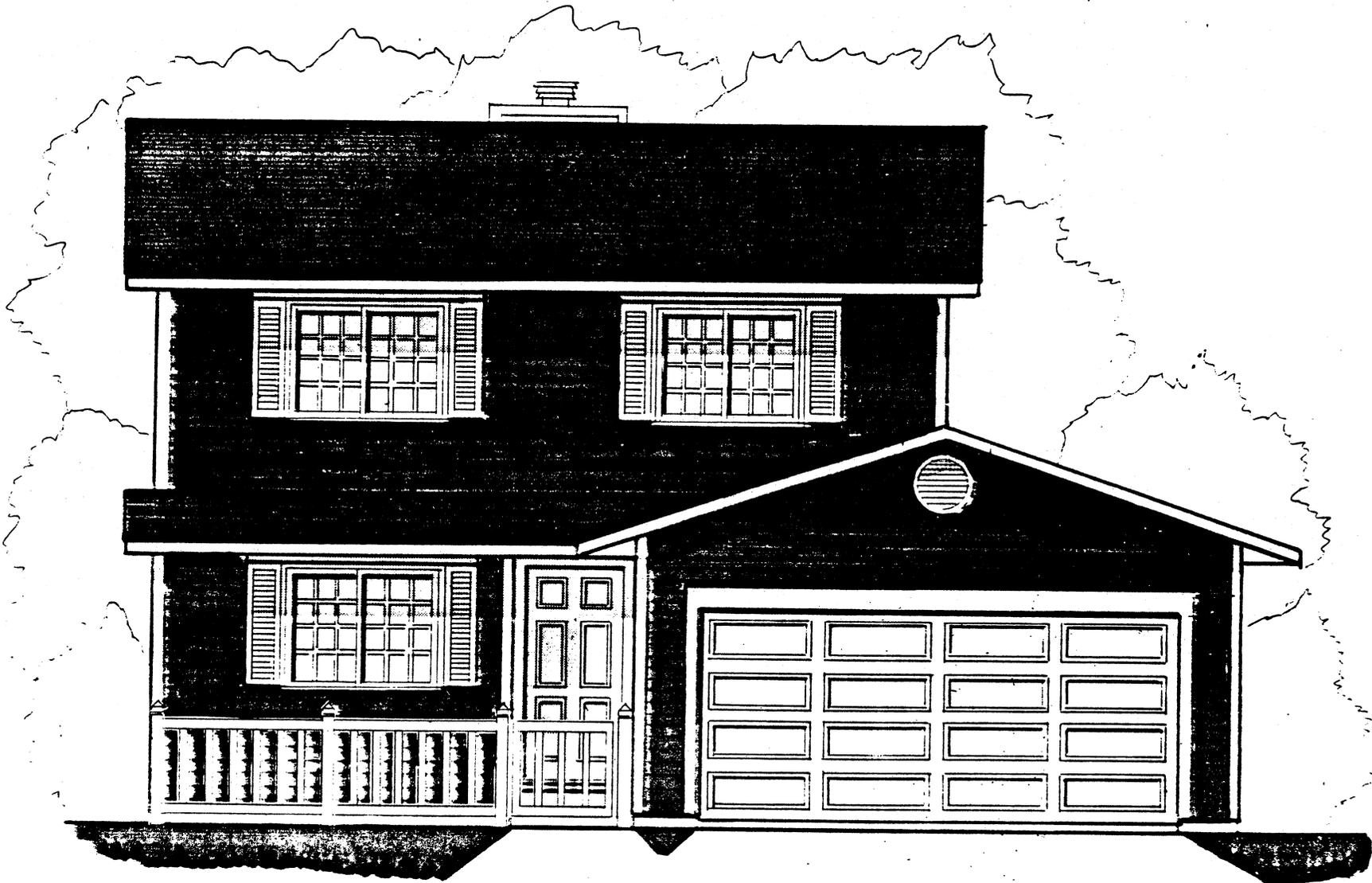
Attachment 5

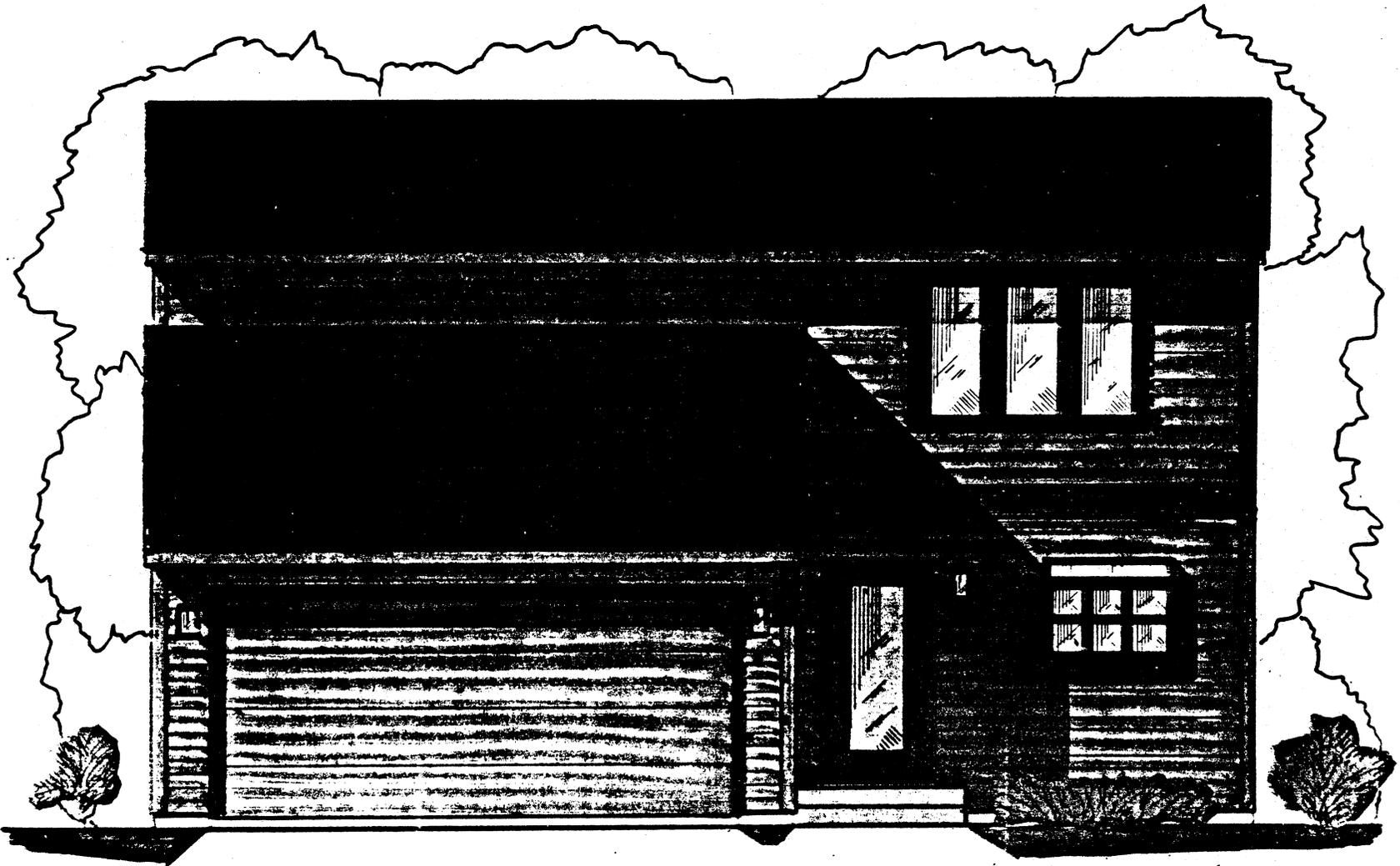


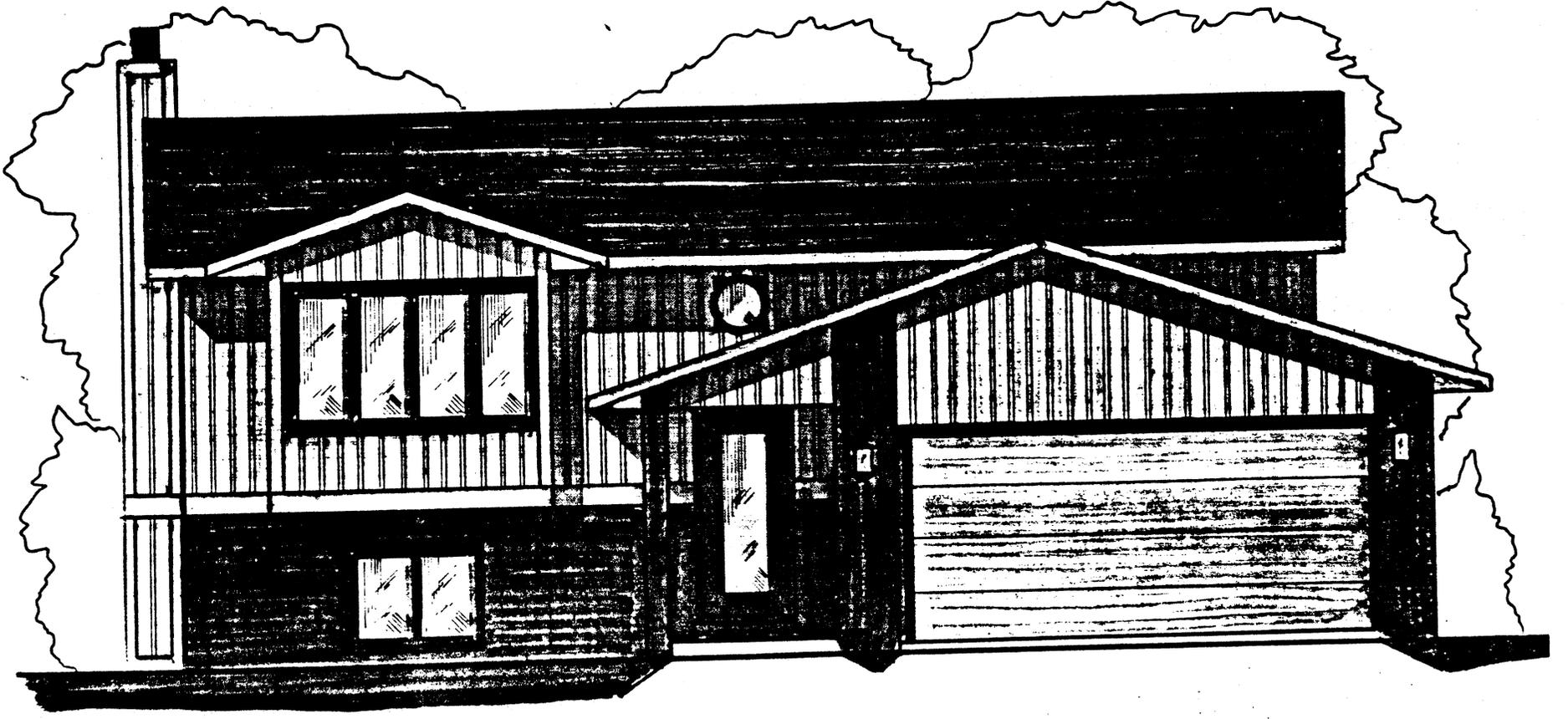
- MAJOR WATERSHED DIVIDE 
- INTERIOR WATERSHED DIVIDES 
- PROPOSED STORM SEWER  42"
- EXISTING STORM SEWER 
- OPEN CHANNEL 
- STORM WATER STORAGE AREA 
- INUNDATION AREA 
- STORAGE AREA VOLUME  4 AF
- DISCHARGE IN CFS 
- CITY LIMITS 

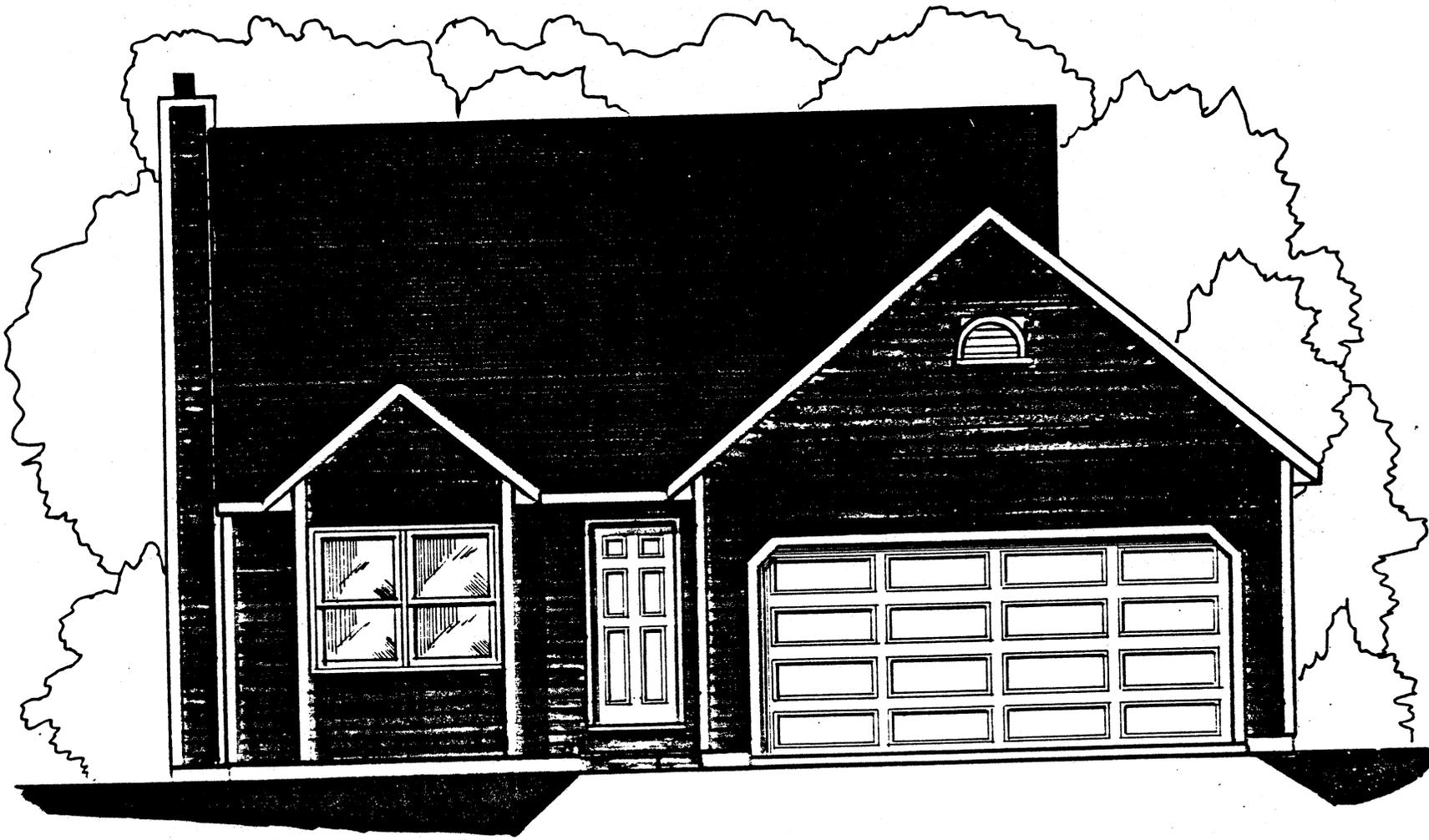
Excerpt from the Maplewood Drainage Plan











Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Maplewood, Minnesota was duly called and held in the council chambers in said city on the _____ day of _____, 1987 at 7 p.m.

The following members were present:

The following members were absent:

WHEREAS, Gerald Mogren and Richard Schreier initiated a rezoning from F, farm residence to R-2, double dwelling for the following-described property:

That part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 29 North, Range 22 West, Ramsey County, Minnesota described as follows:

Beginning at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 17 minutes 48 seconds West, assumed bearing, along the east line of said Northwest Quarter of the Northeast Quarter a distance of 163.47 feet to the south line of the North 1321.33 feet of said Northwest Quarter of the Northeast Quarter as measured at a right angle to the north line of said Northwest Quarter of the Northeast Quarter thence North 89 degrees 36 minutes 05 seconds West along said south line 812.79 feet to the north line of the South 5.16 acres (north line of the South 170.38 feet) of said Northwest Quarter of the Northeast Quarter as measured at a right angle to the south line of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 54 minutes 43 seconds West along said north line 177.14 feet to the east line of the West 329.21 feet of said Northwest Quarter of the Northeast Quarter as measured at a right angle to the west line of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 15 minutes 41 seconds East along said east line 170.38 feet to the south line of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 54 minutes 43 seconds East along said south line 989.98 feet to the point of beginning, containing 3.81 acres, more or less.

WHEREAS, the procedural history of this rezonign is as follows:

1. This rezoning was initiated pursuant to Chapter 36, Article VII of the Maplewood Code of Ordinances.
2. This rezoning was reviewed by the Maplewood Planning Commission on April 6, 1987. The planning commission recommended to the city council that said rezoning be _____.

E. Rezoning and Preliminary Plat: Lynnwood Terrace

Gerald Mogren, 2855 Frederick Street and Richard Schreier, 2125 Desoto Street, applicants for the requested project, were present.

Mr. Mogren questioned the acting city engineer about the area assessments and what the area would be for the holding pond. Mr. Ahl, acting city engineer, said the area would be approximately 500 square feet of this parcel. Mr. Mogren and Mr. Schreier questioned the cost of the storm sewer easement being assessed totally to them.

Commissioner Whitcomb moved:

1. Approval of the resolution to rezone this site from F, farm residence to R-2, double dwelling. Approval is on the basis of the four standard findings of approval in the resolution and the following:

- a. Small-lot single dwellings design and scale with surrounding development than multiple dwellings.
- b. This rezoning is consistent with the city's comprehensive plan.

2. Approval of the Lynnwood Terrace preliminary plat, subject to the following conditions being met before final plat approval:

- a. Reconciling the inconsistency in the north-south dimensions of the site between the preliminary plat, the county base map, and a certificate of survey completed by North Land Surveying Company on 3/4/87.
- b. Show a storm water ponding easement on the plat in the vicinity of the north portion of Lot 14 or acquire a compensating easement on the property to the north and transfer it to the city. The location of either easement shall be approved by the city engineer. If an easement is shown on one or more of the proposed lots, these lots shall contain at least 7,500 square feet above the easement.
- c. A twenty-foot-wide storm sewer easement shall be shown from the ponding easement to Lydia Avenue. The location shall be approved by the city engineer.
- d. Final grading, drainage, erosion control and utility plans to be approved by the city engineer. If a compensating drainage easement is acquired to the north (Condition Two), the compensating easement must be graded. Filling of the north part of Lot 14 would then be allowed, but be subject to city engineer approval via the developer's agreement.
- e. Submittal of a developer's agreement and surety for constructing separate water and sanitary sewer stubs to each lot.

f. Take no position on the payment of the construction of a storm sewer to outlot the pond required in Condition Two, letting the city council make a decision on assessments based on past policy.

g. Amending the subdivision ordinance to allow 60-foot wide lots in R-2 zones.

h. The city engineer resolving the drainage problem on Lydia Avenue at Furness Street and Beebe Parkway.

Commissioner Hanson seconded

Ayes--Axdahl, Barrett, Cardinal
Fiola, Fischer, Hanson, Sletten,
Whitcomb

F. National Planning Convention

Commissioner Fiola said she is considering attending the convention.

IX. UNFINISHED BUSINESS

A. Annual Report and Work Program

Commissioner Fischer moved to table this item.

Commissioner Whitcomb seconded

Ayes--Axdahl, Barrett, Cardinal,
Fiola, Fischer, Hanson, Sletten
Whitcomb

X. COMMISSION PRESENTATIONS

A. Council Meeting: March 23, 1987

XI. STAFF PRESENTATIONS

A. Council Meeting--April 13, 1987: Dennis Larson

B. The Metro East Coalition

XII. ADJOURNMENT

Meeting adjourned at 10:37 p.m.

Action by Council:

MEMORANDUM

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: Acting City Engineer
SUBJECT: Hillwood Drive Construction (Crestview to Marnie)
City Project 86-05
Award of Bids
DATE: April 20, 1987

On April 13, 1987, the city council held an assessment hearing on the Hillwood Drive construction project. There were no appeals filed, either prior to or at the hearing.

It is recommended that the council award the bid to the low bidder, Danner, Inc. in the amount of \$100,961.85, by passing the attached resolution. Danner, Inc. has worked several projects within the city in the past years and the work has been good quality and completed in a timely manner.

mb
Attachment

RESOLUTION FOR AWARD OF BIDS

BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the bid of Danner, Inc., in the amount of \$100,961.85 is the lowest responsible bid for the construction of Hillwood Drive from Crestview Drive to Marnie Street, City Project 86-05, and the mayor and clerk are hereby authorized and directed to enter into a contract with said bidder for and on behalf of the city.

MEMORANDUM

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: Acting City Manager
 FROM: Finance Director *R. O. Rust*
 RE: Award of Bids for the Lease-Purchase Financing
 of a Computer System
 DATE: April 21, 1987

PROPOSAL

It is proposed that the Council award the bid for the lease-purchase financing of the new computer system to Norwest Investment Services, Incorporated.

BACKGROUND

On December 8th the City Council authorized staff to enter into contract negotiations with NCR/Eden Systems for the purchase of a computer system. These contract negotiations are in the final phase and it is planned that a contract proposal will be ready for Council approval on May 11th.

The 1987 Budget provides that the computer system will be financed by the Capital Improvement Project Fund using proceeds from the sale of the old City Hall. During budget meetings with the Council last September it was agreed that, if the old City Hall was not sold in 1987, the new computer system would be financed by a lease-purchase contract. On April 20th, bids were opened for lease-purchase financing and a tabulation is attached. The low bid was submitted by Norwest Investment Services at 6.73% on a five-year lease-purchase contract. Council award of this bid on April 27th is necessary in order to "lock-in" this rate as it expires on April 30th.

RECOMMENDATION

It is recommended that the Council award the bid for the lease-purchase financing of the new computer system to Norwest Investment Services, Incorporated.

DFF:1nb

BIDS FOR THE LEASE/PURCHASE OF A COMPUTER SYSTEM

4/20/87

<u>Bidder</u>	<u>Bids</u>	
	<u>5-Year</u>	<u>3-Year</u>
Lehigh Municipal Leasing and Commercial Lease Fund	8.75%	8.24%
Maryland National Leasing Corporation	6.85	6.82
NCR Credit Corporation	Hardware 8.15 Software 13.00	7.15 13.00
Norwest Investment Services, Inc.	6.73	7.10
Marquette Lease Services, Inc.	7.10	7.10
Security Pacific Merchant Banking Group	Monthly Payments 7.59 Semi-Annual Payments 7.39	7.54 7.24
Chrysler Capital	7.34	7.18

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

ORDINANCE NO. _____

AN ORDINANCE INCREASING THE SIZE OF
PYLON SIGNS IN LBC AND CO DISTRICTS

The Maplewood City Council does ordain as follows:

Section 1. Section 36-330(2) is amended as follows
(additions are underlined):

(2) The total area of a freestanding sign shall not exceed eighty
(80) square feet on a lot of two acres or less or 120 square feet
on a lot with more than two acres.

Section 2. This ordinance shall take effect upon its passage and
publication.

Passed by the Maplewood City Council
this 13th day of April, 1987.

Mayor

Attest:

City Clerk

Ayes--
Nayes--

2.21.87



WHITE BEAR AND BEAM AVENUES
MAPLEWOOD, MINNESOTA 55109

(612) 777-7700

February 25, 1987

Thomas Ekstrand, Associate Planner
Office of Community Development
City of Maplewood
1830 E. County Road B
Maplewood, MN 55109

RE: Proposed Sign Code Amendment

Dear Mr. Ekstrand:

Thank you for reviewing our sign code amendment proposal at the Maplewood Community Design Review Board meeting on February 24, 1987.

We understand that no action was taken, which in effect denied the request.

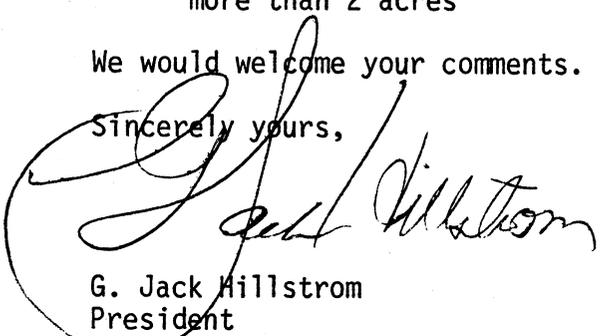
Therefore, we would like to appeal their decision to the City Council as soon as possible.

After listening to the discussion from the various members of the Design Review Board, we would like to change our proposed amendment so that the following become the maximum areas for pylon signs in the CO and LBC districts:

<u>Lot Area</u>	<u>Maximum Sign Copy Area</u>
2 acres or less	80 sq. ft.
more than 2 acres	120 sq. ft.

We would welcome your comments. Thank you for your courtesy and consideration.

Sincerely yours,



G. Jack Hillstrom
President

GJH/pm

MEMORANDUM

TO: City Manager
FROM: Thomas Ekstrand, Associate Planner
SUBJECT: Sign Code Amendment-Freestanding signs in
LBC and CO Districts
APPLICANT: Maplewood State Bank (Jack Hillstrom)
DATE: February 18, 1987

SUMMARY

Request

Increase the 80-square-foot maximum area for pylon signs in the LBC, limited business commercial, and CO, commercial office districts.

Proposal

1. The applicant is proposing the following maximum areas for pylon signs in the CO and LBC districts:

<u>Lot Area</u>	<u>Maximum Sign Copy Area</u>
6,000 sq. ft. or less	80 sq. ft.
6,000 sq. ft. to 1 acre	150 sq. ft.
More than 1 acre	200 sq. ft.

2. Refer to the applicant's letter (page 3.)

Reason for the Request

The applicant feels that the sign requirements for LBC districts are too restrictive, especially in comparison to the BC, business commercial, zone.

Alternatives (from most to least restrictive:)

1. Take no action.
2. Approve a variance.
3. Increase the maximum sign to 120 square feet to allow the proposed sign.
4. Increase the maximum size as proposed by Mr. Hillstrom
5. Rezone the site to BC(M), business commercial modified.

Comments

Maplewood State Bank is proposing an amendment to allow them to enlarge and upgrade their electronic sign and message center to a total of 118.5 square feet. Their proposal would allow signs of up to 200 square feet for sites over one acre. Thirteen other cities were surveyed. Only three allowed signs over 80 square feet in office districts. Of these three, the largest is 140 square feet. The median size is 64 square feet. (See the survey on page 5). The other four banks around the Mall were also checked. They are zoned BC, business commercial:

Midwest Federal	- no pylon sign
First Minnesota	- no pylon sign
Norwest Bank	- 63 square feet
Maplewood State Bank	- 78 square feet
Twin City Federal	- 100 square feet

The LBC zone is designed to be a buffer between residential and heavier commercial districts. We should be cautious about enlarging sign areas in these districts. Based on what other cities allow and the sign areas of the other banks around the Mall, it does not appear that an increase in the current maximum sign area is justified.

Recommendation (at least 4 votes for approval)

Take no action.

kd

Attachments

1. Letter
2. Survey

MIB **Maplewood
State Bank**

WHITE BEAR AND BEAM AVENUES
MAPLEWOOD, MINNESOTA 55109

(612) 777-7700

December 3, 1986

~~Mayor John Greavu~~
~~City Councilmembers~~ **TOMEKSTRAND**
City of Maplewood
1902 E. County Road B
Maplewood, MN 55109

RE: MAPLEWOOD ZONING CODE
Section 36-330. Requirements. Subdivision 2

Gentlemen/Ladies:

We would like to request a change in the sign code portion of the ordinance as it relates to LBC zoning. We are presently restricted to 80 square feet of signage. B C Zoning as stated in Section 36-352 Subdivision 2, permits freestanding business sign bearing from 150 square feet up to 300 square feet.

We want to upgrade our identification sign that incorporates an electronic message center display. The unit we wish to install is approximately 6'6" x 17', a total of 110.5 square feet. In addition, we have a small instant cash sign on the same standard which contains approximately 8 square feet. This new unit will allow us to display 12 twenty one inch high characters at a time whereas we are now limited to 9. The new display would let us do a better job of communicating with the public. Many of our messages are public service or community messages or announcements. With our existing sign, we have to use the "travel" mode too much of the time and it is difficult to read. The new matrix will allow us to use other modes of changing the messages that are quicker to change and easier to read.

We request that Section 36-330 Subdivision 2 be changed to read as follows:

The maximum area of a freestanding business sign shall be as follows:

<u>Lot Area</u>	<u>Total Sign Copy Area</u>
6,000 sq. ft. or less	80 sq. ft.
6,000 sq. ft. to 1 acre	150 sq. ft.
More than 1 acre	200 sq. ft.

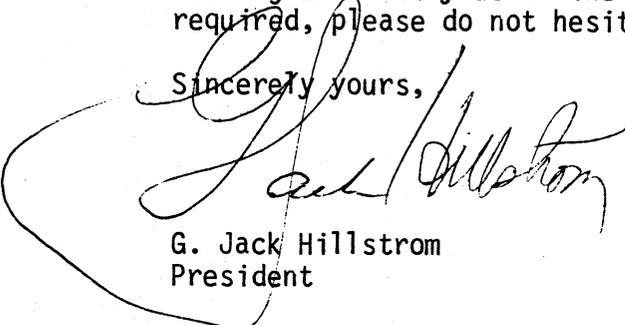
Mayor John Greavu
City Councilmembers

-2-

December 3, 1986

We feel that asking for a change in the sign ordinance is a fairer thing to do than to request a variance or to apply for a special use permit. Please place our request on the agenda the next city council meeting and notify us of the schedule. If any further information is required, please do not hesitate to contact us.

Sincerely yours,



G. Jack Hillstrom
President

GJH/pm

SURVEY

PYLON SIGNS--MAXIMUM SIZE PERMITTED

2-12-87

<u>Municipality</u>	<u>General Commercial District</u>	<u>Office District</u>
Maplewood	150 sq.ft. (lot under 6,000 sq.ft.) 250 sq.ft. (lot 6,000 sq.ft. to 1 acre) 300 sq.ft. (lot over 1 acre)	80 sq. ft.
Woodbury	80 sq. ft.	80 sq. ft.
North St. Paul	Combined area for all signs - 20% of wall surface area up to 200 sq. ft.	2 sq.ft./lineal foot of bldg. frontage up to 24 sq. ft.
Burnsville	150 sq. ft.	100 sq. ft.
Plymouth	96 sq. ft.	64 sq. ft.
Fridley	80 sq. ft.	48 sq. ft.
Blaine	140 sq. ft.	140 sq. ft.
New Brighton	64 sq. ft.	36 sq. ft.
Golden Valley	2 sq. ft. of sign area/lineal front foot of the building (example: a building being 100 wide could have a 200 sq. ft. pylon)	40 sq. ft.
Apple Valley	125 sq. ft.	40 sq. ft.
Eagan	125 sq. ft.	125 sq. ft.
Maple Grove	70 sq. ft.	70 sq. ft.
Columbia Heights	32 sq. ft.	32 sq. ft.
Oakdale	80 sq. ft.	<u>80 sq. ft.</u>
	Median Size:	64 sq. ft.

MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD
TUESDAY, FEBRUARY 24, 1987, 7 P.M.
1830 E. COUNTY ROAD B, MAPLEWOOD, MINNESOTA

I. CALL TO ORDER

Chairman Moe called the meeting to order at 7 p.m.

II. ROLL CALL

Donald Moe	Present
Tom Deans	Present
Bob Peterson	Absent
Jim Kochsiek	Present
Earl Marlow	Present
Marvin Erickson	Present

III. APPROVAL OF MINUTES

A. January 13, 1987

Board Member Kochsiek moved approval of the minutes of January 13, 1987 as submitted.

Board Member Deans seconded Ayes--all

B. January 27, 1987

The board amended the minutes on page 1 to read west instead of north regarding the location of Mainstreet at the Maplewood Mall.

Board Member Deans moved approval of the minutes, as amended, of January 27, 1987.

Board Member Marlow seconded Ayes--all

IV. APPROVAL OF AGENDA

Board Member Marlow moved approval of the agenda as submitted.

Board Member Kochsiek seconded Ayes--all

V. UNFINISHED BUSINESS

VI. DESIGN REVIEW

A. Sign Code Amendment--Maplewood State Bank

Jack Hillstrom, President of Maplewood State Bank, was present. Mr. Hillstrom gave a presentation of Maplewood State Bank's proposal. He disagreed with the recommendation and again requested the change in the ordinance. He noted the present sign size is just under 80 square feet and the new sign would be 118 square feet.

H-2

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

MEMORANDUM

TO: Acting City Manager
FROM: Director of Community Development
SUBJECT: Code Amendment: Exterior Siding
DATE: April 6, 1987

The city has received citizen complaints regarding homes in their areas that have never had the exterior finished. These homes exist with black tar paper, insulation board or unfinished plywood which creates an aesthetic problem for the surrounding homeowners trying to sell their homes. We do not have an ordinance which addresses this problem and, therefore, have not been able to respond to these complaints.

We recommend that the council adopt this ordinance.

j1
Enclosures: 1. Ordinance
2. Letter

ORDINANCE NO.

AN ORDINANCE REGARDING THE COMPLETION OF THE
EXTERIOR FINISH OF RESIDENTIAL STRUCTURES

THE MAPLEWOOD CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 9-7 is added as follows:

"Section 9-7. Exterior completion: The exterior finish on all residential dwellings and their accessory buildings shall be completed within six months of the date the permit is issued. Refinishing of existing buildings shall be completed within six months of the start of the work. Any owner of a dwelling that does not comply with this code, at time of the code's passage, shall have six months from the date of written notification of such to bring the dwelling into compliance. Tar paper, unfinished plywood, fiberboard insulation, foam insulation, brown coat or scratch coat of stucco, plastic sheeting and other similar materials not designed to be an exterior finish shall not be considered an acceptable exterior finish. The building official may grant a 90-day extension if there is an unusual hardship, such as bad weather. Further time extensions must be approved by the city council."

Section 2. This ordinance shall take effect upon its passage and publication.

Passed by the Maplewood City Council
this day of , 1987.

Mayor

Attest:

City Clerk

Ayes--

Nayes--

McEnel
1-15-86

Jan 14, 1987

Maplewood City Council

Dear Sirs

A home in my neighborhood has been in an unsightly and partially completed condition for many many years. It is a tremendous eyesore and many neighbors would like to see it completed. However, the city's building department informed me that there is currently no provision for completion deadlines for projects requiring building permits in the city, consequently the city cannot compel this resident to complete his home. I fear that he may never complete it as he has not put so much as one nail into it in the last 10+ years. I imagine that similar conditions may exist elsewhere in Maplewood.

I ask that you consider passing an ordinance that would put completion deadlines on past and future building permits. Lou Brachy of Maplewood's building department said that such an ordinance was passed in Woodbury and worked very well there.

Thank you for your consideration of this matter.

A concerned resident

MINUTES

MAPLEWOOD HOUSING AND REDEVELOPMENT AUTHORITY

APRIL 14, 1987

7B. Code Amendment - Exterior Siding

Commissioner Connelly moved and Commissioner Carlson seconded to recommend that council approve the proposed code amendment requiring the exteriors of dwellings to be completed within six months of the start of work, subject to adding the following language: "any owner of a dwelling that does not comply with this code, at time of the code's passage, shall have six months from the date of written notification of such to bring the dwelling into compliance." Motion carried unanimously.

Action by Council:

MEMORANDUM

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: Director of Community Development
SUBJECT: Paratransit
DATE: April 21, 1987

Request

1. Authorize staff to enter into the attached joint powers agreement with North St. Paul and Oakdale to study the feasibility of developing a paratransit system.
2. Approve a budget transfer of \$600 from the contingency account to have a grant application prepared.

Background

Representatives from Maplewood, North St. Paul and Oakdale have been studying the feasibility of providing a paratransit service - a door-to-door dial-a-ride subscription service using two 15-passenger minibuses. (See attached project description.) Councilmember Wasiluk is representing Maplewood. The committee sent out 14,000 surveys. (See attached survey.) Eight percent were returned. Sixty-five percent of those returned were in favor of this project.

The committee's next step is to form an organization to submit an application for a grant from the regional transit board. This grant would pay for 60% of the operating costs. Refer to the budget on pages 7-9 of the attachment. Note that Maplewood's share of the first year's cost is projected to be \$16,471. This request would be submitted to the council at budget time.

Recommendation

Approve the request.

kd

Attachments

1. Paratransit Proposal
2. Survey
3. Joint Powers Agreement

Gregory L. Andrews, Executive Director
Regional Transit Board
Suite 270 - Metro Square Building
St. Paul, MN 55101

Dear Mr. Andrews:

The Cities of North St. Paul, Maplewood and Oakdale, in a joint powers agreement, are making plans to provide a paratransit public transportation service within their city limits. The service would be a door-to-door dial-a-ride and subscription service, using two 15-passenger minibuses. The Cities of North St. Paul, Maplewood and Oakdale believe this project provides a solution to the public transportation problems which many citizens experience with the existing MTC fixed route service. The proposed paratransit service would complement the existing MTC service by providing a "link" to the MTC fixed route service, as well as providing local transportation within the three cities.

If you agree that this project merits further consideration, we would like to submit a more detailed proposal. We realize, of course, that funding of such a proposed transportation project depends on the outcome of the current legislative session. However, we believe our proposed paratransit project coincides with the Regional Transit Board's plans for improving public transportation in the Twin Cities' metro area.

We look forward to hearing from you on the advisability of our pursuing the project further. Thank you for your consideration.

Sincerely,

NORTH ST. PAUL-MAPLEWOOD-OAKDALE
PROPOSED PARATRANSIT PROJECT

Submitted to REGIONAL TRANSIT BOARD

May 1987

Judy Hutchinson
COMMUNITY SERVICE MANAGEMENT, INC.
2561 Crestline Drive
White Bear Lake, MN 55110
(612) 770-2447

DESIGN OF PROPOSED PARATRANSIT SERVICE

The design of the proposed paratransit service may be slightly altered as the need arises. However, the proposed service would include the following:

- Two mini-buses (15-passenger)
- Door-to-door service
- Dial-a-ride and subscription service
- \$1.00 fare per passenger ride
- Area served: Cities of North St. Paul, Maplewood, Oakdale
- Service days: Monday through Friday (Sunday morning service may be considered but would probably replace a weekday morning service time)
- Service hours: 7:15 A.M. to 5:15 P.M.
- Dispatcher hours: 8:00 A.M. to 4:30 P.M.
- Phone reservations necessary at least two hours prior to desired pickup time
- May possibly go out of service area to Hillcrest Shopping Center and Sun Ray Shopping Center in order to meet MTC transfer points

BACKGROUND

The Cities of North St. Paul, Maplewood and Oakdale, having formed a joint powers agreement, request consideration of a proposed paratransit program to begin C.Y. 1988. The program would provide public transportation primarily for citizens of North St. Paul, Maplewood and Oakdale who are unable to utilize the existing MTC service. The paratransit program would provide a "link" with existing MTC service for those citizens who have indicated a desire to use existing MTC service if they could reach the MTC fixed route via the paratransit service. The paratransit service would also provide public transportation for those citizens who are not certifiable for Metro Mobility (scheduled to serve the area in January 1988), but who are not close enough to an MTC fixed route to use the MTC service.

A survey taken in the months of January through March 1987 indicates public support for such a project. The key results of the survey, to date, are as follows:

1. Responses - Of 14,000 surveys mailed in the three cities, 1,040 were filled in and returned. This is a response rate of 8% and is high for this type of survey, thus indicating a high level of interest in the proposed paratransit project.
2. Results - Both direct and indirect techniques were used in the survey to obtain an indication of whether the respondent was favorable or unfavorable to the paratransit project. On direct questioning, 65% were favorable to the project. An additional 2% were indirectly favorable to the project.

This latter group responded unfavorably to the question of interest in the project but went on in their returns to answer how they would use the service, thus indirectly indicating interest in the project.

3. Reliability - By all standards of statistics, the results are significant. A high response rate, coupled with definite positive direct question results and supported further by indirect positive responses, requires little formal analysis and answers the primary questions, "Will the service be used?", "Who will use the service?" and "What major categories of use will the service be put to?"
4. Relevant conclusions - A survey of this type, i.e., mailing to every household in the three cities, is useful in obtaining an indication of interest by the general population and in determining whether the citizens perceive a use for such a service. This type of survey is less useful in quantifying the volume of ridership likely to be obtained. However, experience in neighboring communities who have a similar paratransit service provides a relatively reliable guide to probable ridership after the service is established.

Public meetings were held in each of the three cities involved in the proposed project. Total attendance was approximately 50 people, and the response at the meetings was definitely positive toward the project. An estimated 20 phone calls to the coordinator of the project were also positive.

In fact, the few negative responses among the surveys returned indicated a fear of "exorbitant tax increases" as the only reason for the negative response. Many indicated that they were favorable to the concept of the paratransit project, but voted negatively on the concept to avoid a tax increase.

According to the survey, the main use of the paratransit service would be for shopping needs, followed by medical/dental appointments and transportation to/from place of employment. Survey results indicate the strongest interest and probable use by citizens in the age range of 35-64 years. General statistics in the State of Minnesota indicate a stable and predictable income level for the age range of 35-64 years, so it may be possible to operate the paratransit service with fares higher than \$1.00 per passenger ride after the service is established. There also is the possibility of soliciting financial and advertising support from the local business communities based on the survey results indicating "shopping" as a main reason to use the paratransit service. There are several major shopping areas within the three cities' area which would serve as "hubs" for the paratransit service. The shopping areas would also provide natural links to existing MTC service routes.

The neighboring communities of Birchwood, White Bear Township and City of White Bear Lake, under the joint powers agreement of White Bear Area Transit, have a population considerably less than the joint

communities of North St. Paul, Maplewood and Oakdale. (White Bear Area: 31,140; North St. Paul, Maplewood and Oakdale area: 55,153.) The North St. Paul, Maplewood and Oakdale area is larger geographically than the White Bear area. However, the population is denser and there are considerably more community areas drawing large numbers of people. The statistics for the White Bear Area Transit service indicate an average of 5 passengers per hour on each of their two vans. Because of the geographic similarity of the White Bear area to the North St. Paul, Maplewood and Oakdale area, and considering the density of population and amount of "hubs" in the latter area, an estimate of 5 passengers per hour seems probable. Ridership of 5 passengers per hour, on two vehicles per 10-hour day, with 256 days of service in 1988, brings the estimated number of passengers on the proposed paratransit project to 28,000.

Administration of the proposed paratransit project would be by two elected officials from each of the three cities, with day-to-day management by an independent contractor coordinator and service operation by an independent contractor service provider. The management coordinator, reporting directly to the elected officials, would provide office space and equipment, and would represent the cities as spokesperson for the service. The service provider would provide all vehicles, drivers, dispatchers and staff, and would absorb all costs of insurance, fuel, taxes, vehicle cost and upkeep and miscellaneous operational costs. The cities would have no capital expense, nor would they incur any personnel costs.

Accessible public transportation is an integral part of any community. The citizens of North St. Paul, Maplewood and Oakdale are aware of the opportunities for involvement in their communities and are eager to participate in them. For many people, accessible public transportation makes the difference between community participation and isolation. The Cities of North St. Paul, Maplewood and Oakdale are no exception. The interest in the survey and public meetings on the subject of the proposed paratransit project indicates their interest in their communities and desire to play an active part in their cities' projects. Therefore, the Cities of North St. Paul, Maplewood and Oakdale urgently request your consideration of this proposal and offer to assist the Regional Transit Board in planning the proposed paratransit service. The Cities of North St. Paul, Maplewood and Oakdale will, of course, comply with any and all rules as set forth by the Regional Transit Board and would appreciate any assistance by the Regional Transit Board.

PROPOSED BUDGET C.Y. 1988

Administrative Charges

Administration \$ 16,640* **
(Part-time coordinator,
20 hours/week @ 16.00/hour)

Advertising, marketing and promotion 3,500*

Office Supplies 600*

Other Direct Administrative Charges 200

Other Indirect Administrative Charges 250
(Mileage @ \$.21/mile)

Total Administrative Charges \$ 21,190

Personnel Services (not applicable) -0-

Vehicle Charges (not applicable) -0-

Operating Charges

Purchase of Service 128,000**

Insurance Charges (not applicable) -0-

Taxes and Fees (not applicable) -0-

TOTAL OPERATING CHARGES \$149,190

* Charges likely to be higher in first year of operation than in continuing years.

** Charges are negotiable.

BUDGET SUMMARY

I. Capital Expense	-0-
II. Operational Expense and Deficit	
A. Operational Expense	\$149,190
B. Less Anticipated Revenue	<u>28,000</u>
TOTAL OPERATING DEFICIT	\$121,190
III. Funding Provided by Applicant	
A. <u>0%</u> of Capital	-0-
B. <u>40%</u> of Total Operating Cost	59,676
IV. Funding Provided by Regional Transit Board	
A. <u>0%</u> of Capital	-0-
B. <u>60%</u> Total Operating Cost	
Less Fixed Local Share Amount	<u>89,514</u>
TOTAL OPERATING CHARGES	\$149,190

LOCAL SHARE COSTS

Total Local Share Responsibility under 60/40 plan	\$59,676
Less revenue of fares @ \$1.00/ride, with estimated 28,000 passenger rides	<u>28,000</u>
	\$31,676

Less cities' contributions, based on
population:

<u>City</u>	<u>Population</u>	<u>% of Total</u>	
North St. Paul	12,210	22%	6,970
Maplewood	28,775	52	16,471
Oakdale	<u>14,168</u>	<u>26</u>	<u>8,235</u>
	55,153	100%	-0-

NOTE: Local tax dollar contribution, based on
population, averages \$.57/person annually.

PUBLIC TRANSPORTATION SURVEY RESULTS

March 31, 1987

	MAPLEWOOD	OAKDALE	NORTH ST. PAUL	TOTAL
*1. Are you interested in an improved public transportation system in Maplewood, North St. Paul and Oakdale?	Yes: 207 No: 139 373 SURVEYS	Yes: 102 No: 30 132 SURVEYS	Yes: 338 No: 154 493 SURVEYS	Yes: 647 No: 323 998 SURVEYS
2. How many persons in your household would use the system either regularly or occasionally?	1: 91 4: 12 2: 97 5: 1 3: 23 6+: 3	1: 43 4: 5 2: 49 5: 0 3: 7 6+: 1	1: 157 4: 16 2: 147 5: 5 3: 30 6+: 3	1: 291 4: 33 2: 239 5: 6 3: 60 6+: 7
3. What would be the age ranges of the persons in your household who would be using the system?	Under 18: 57 19-35 yrs: 73 36-64 yrs: 122 65+ yrs: 69	Under 18: 30 19-35 yrs: 25 36-64 yrs: 65 65+ yrs: 27	Under 18: 86 19-35 yrs: 117 36-64 yrs: 166 65+ yrs: 113	Under 18: 173 19-35 yrs: 215 36-64 yrs: 353 65+ yrs: 209
4. Is there a handicapped person in your household?	Yes: 29 Number: 34 No: 222	Yes: 9 Number: 10 No: 83	Yes: 43 Number: 48 No: 357	Yes: 81 Number: 92 No: 662
5. What type of transportation do you currently use?	Own Car: 322 MTC Bus: 104 Taxi: 8 Friends/ Relatives: 42	Own Car: 111 MTC Bus: 32 Taxi: 8 Friends/ Relatives: 27	Own Car: 396 MTC Bus: 121 Taxi: 16 Friends/ Relatives: 84	Own Car: 829 MTC Bus: 257 Taxi: 32 Friends/ Relatives: 153
6. What is your Zip Code?	55119: 51 55117: 148 55109: 147 55105: 0 55103: 1	55119: 90 55117: 0 55109: 35 55105: 0 55103: 0	55119: 0 55117: 1 55109: 460 55105: 1 55103: 0	55119: 141 55117: 149 55109: 642 55105: 1 55103: 1
7. What activity areas would you probably travel to?	1: 190 5: 126 2: 46 6: 82 3: 80 7: 88 4: 53	1: 85 5: 50 2: 42 6: 40 3: 59 7: 81 4: 24	1: 286 5: 233 2: 160 6: 149 3: 145 7: 123 4: 75	1: 561 5: 409 2: 248 6: 271 3: 284 7: 292 4: 152
8. What would be your main reason for using the service?	1: 96 3: 186 2: 34 4: 61	1: 56 3: 93 2: 22 4: 42	1: 176 3: 283 2: 75 4: 105	1: 328 3: 562 2: 131 4: 208

Question 7:

- 1: Maplewood Mall/ St. John's N.E.
- 2: North St. Paul Business District
- 3: Oakdale Mall/K-Mart
- 4: Senior Citizens Activities

- 5: No. St. Paul Target Store
- 6: Hillcrest Center
- 7: Sun Ray Center

Question 8:

- 1: Medical/Dental
- 2: Visiting Friends
- 3: Shopping
- 4: To/From Work

*Approximately 40 people in addition to those above were indirectly favorable to the project.

The figures above and contained in the survey and accompanying reports are believed to be compiled accurately but are not guaranteed. Community Service Management, Inc. assumes no responsibility or liability on the subsequent use of the information or any consequential damages. This report is for the sole use of the Chambers of Commerce of North St. Paul, Maplewood and Oakdale for internal decision-making purposes.

CODES FOR "OTHER" FIELDS

7:

1	DOWNTOWN ST. PAUL AREA	24
2	ROSEDALE	25
3	HAR MAR MALL	26
4	LAKWOOD COMMUNITY COLLEGE	27
5	MAPLEWOOD ARCADES	28
6	SAINTS NORTH ROLLER RINK	29
7	MTC BUS LINK	30
8	PLAZA 3000	31
9	GERVAIS LAKE	32
10	LIBRARY	33
11	RESTAURANT AREAS	34
12	CO. RD. E AND WHITE BEAR AVE.	35
13	694	36
14	HWY. 120/DWTN. ST. PAUL	37
15	DOCTOR ON COPE	38
16	MAPLEWOOD CLINIC	39
17	CHURCH	40
18	AIRPORT	41
19	JOHN GLENN MIDDLE SCHOOL	42
20	MINNEAPOLIS	43
21	MERIT CHEVROLET	44
22	YWCA	45
23	KNOWLANS	46

8:

1	SCHOOL	15
2	YOUTH RECREATION	16
3	CAR TROUBLE	17
4	ENTERTAINMENT	18
5	VET SERVICES	19
6	STUDY/RESEARCH/LIBRARY	20
7	CONNECT WITH MTC	21
8	AIRPORT	22
9	BANKING	23
10	LIBRARY	24
11	CHURCH	25
12	AFTER SCHOOL ACTIVITIES	26
13	916 NE METRO TECH	27
14	MOVIES	28

JOINT POWERS AGREEMENT BETWEEN
CITIES OF NORTH ST. PAUL,
MAPLEWOOD AND OAKDALE

This Agreement made and entered into this ____ day of _____, 1987, by and between the Cities of North St. Paul, Maplewood and Oakdale, municipal corporations in Ramsey and Washington Counties, Minnesota, pursuant to the Joint Powers Act, Minn. Stat. Section 471.59.

1. The purpose of this Agreement is to establish an organization which will study, make recommendations, and, if feasible, operate a transit system within the three municipal corporations parties to this Joint Powers Agreement.

2. The parties hereto shall appoint elected officials to the joint transit commission, as follows:

- (a) City of North St. Paul, two members;
- (b) City of Maplewood, two members;
- (c) City of Oakdale, two members.

3. Members of the commission shall choose a chairman and a secretary and shall meet, from time to time, as they deem appropriate. The commission shall keep minutes and shall periodically provide copies of said minutes to the parties to this Agreement.

4. The commission shall conduct a study to determine the feasibility of establishing a transit system within the municipal corporations parties to this Agreement, which system will supplement the existing transit system provided by the Metropolitan Transit Commission and Metro Mobility. Said study, along with the recommendations of the Regional Transit Board, shall be completed forthwith and shall be filed with the governing bodies of each of the parties to this Agreement.

5. Upon resolution of each of the governing bodies of the parties to this Agreement, the commission may be authorized to implement its study and recommendations and do all things necessary to operate a transit system, including authority to: apply for federal, state and local grants;

To: Cities of North St. Paul, Maplewood and Oakdale
From: Judy Hutchinson, Coordinator of Proposed Paratransit Project
Date: April 20, 1987

Enclosed is a copy of the joint powers agreement between the Cities of North St. Paul, Maplewood and Oakdale, for the purpose of establishing a "governing body" to study and make recommendations, and, if feasible, implement a paratransit system within the three cities.

The North St. Paul council meeting is later today, and after they sign the agreement, it will be passed on to Maplewood and Oakdale, respectively. In the interest of time, a rough draft copy is enclosed for the Cities of Maplewood and Oakdale to read before the original agreement is delivered to them for signature.

After all signatures are made on the original joint powers agreement, appointments of elected officials (2 from each city) to the transit commission can be made. At that point, the transit commission's six members will act as representatives from each of the three cities and will detail the proposal to be submitted to the Regional Transit Board.

Thank you for your assistance in the project. Please call if you have questions, 770-2447 or 777-1872, at any time.

JH:sf



purchase or lease equipment; employ employees; and incur other reasonable and necessary obligations for the operation of the system.

6. Expenses of the commission, over and above operating receipts and grant monies, shall be borne by the parties in the same proportion that each of the parties' population bears to the total population of the parties, based upon the most recent census data.

7. Prior to the beginning of each fiscal year of the commission, it shall submit its proposed budget for the fiscal year to each of the parties to this Agreement. The parties shall have 30 days in which to approve or disapprove the budget. In the event the budget is disapproved within the 30-day period by any of the parties to this Agreement, it may not be implemented by the commission.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their proper officers.

CITY OF NORTH ST. PAUL

By _____
Its Mayor

By _____
Its City Manager

CITY OF MAPLEWOOD

By _____
Its Mayor

By _____
Its City Manager

CITY OF OAKDALE

By _____
Its Mayor

By _____
Its City Manager

MEMORANDUM

Action by Council:

TO: Acting City Manager
 FROM: Acting City Engineer
 SUBJECT: Water Service District 8 Improvements
 City Project 86-15
 Order Public Hearing
 DATE: April 20, 1987

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

The feasibility study for the water system improvements in the Mailand-Linwood-Highwood area (Water District 8) as well as the sanitary sewer, storm sewer and street improvements associated with the construction of Sterling Street from Mailand to Highwood is being finalized. In order to proceed in a timely manner, a public hearing should be held at the second meeting of May. Due to the Memorial Day weekend, this meeting has been rescheduled to May 21. To properly publish notification of a hearing and mail notices to property owners, the council should order the public hearing at the April 27 meeting. Review of the final draft of the feasibility study will be at the May 11 meeting with a public hearing on May 21.

It is recommended that the council pass the attached resolution which orders a public hearing for May 21, 1987 at 7 p.m.

mb

RESOLUTION ACCEPTING REPORT AND
CALLING FOR PUBLIC HEARING

WHEREAS, the city engineer for the City of Maplewood has been authorized and directed to prepare a report with reference to the improvement of Water Service District No. 8 and Sterling Street from Mailand Road to Highwood Avenue, City Project 86-15, by construction of trunk water main, water tower, sanitary sewer, storm sewer and street, and

WHEREAS, the said city engineer is preparing the aforesaid report for the improvement herein described; and

WHEREAS, the aforesaid report will be presented to the council for review on May 11, 1987.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, as follows:

1. The report of the city engineer advising this council that the proposed improvement on Water Service District No. 8 and Sterling Street from Mailand Road to Highwood Avenue, City Project 86-15, by construction of trunk water main, water tower, sanitary sewer, storm sewer and street shall be presented to this council for review at the regular meeting of May 11, 1987.

2. The council will consider the aforesaid improvement in accordance with the reports and the assessment of benefited property for all or a portion of the cost of the improvement according to M.S.A. Chapter 429.

3. A public hearing will be held in the council chambers of the city hall at 1830 East County Road B on Thursday, the 21st day of May, 1987, at 7 p.m. to consider said improvement. The city clerk shall give mailed and published notice of said hearing and improvement as required by law.

Action by Council:

MEMORANDUM

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: Acting City Engineer
SUBJECT: Petition for Public Improvement
Meyer Street Water Main--Bush to Minnehaha
City Project 87-13

A petition has been received from the five residents on the west side of Meyer Street between Bush and Minnehaha Avenues for the installation of a water main. City policy has been to require petitioners to guarantee payment of costs through the public hearing with payment to be made only if the project is not ordered. It is estimated that this feasibility report will cost \$4,000.00 to prepare. An escrow of \$6,000.00 (\$4,000.00 x 150%) would be required.

It is recommended that the council order the preparation of a feasibility study on the water main contingent upon the petitioners establishing a cash escrow (either letter of credit or certified check) in the amount of \$6,000.00 by passing the attached resolution.

mb
Attachment

versed, do hereby petition the Council of the City of Maplewood to:

Supply water to Meyer St. between Bush and Minnehaha

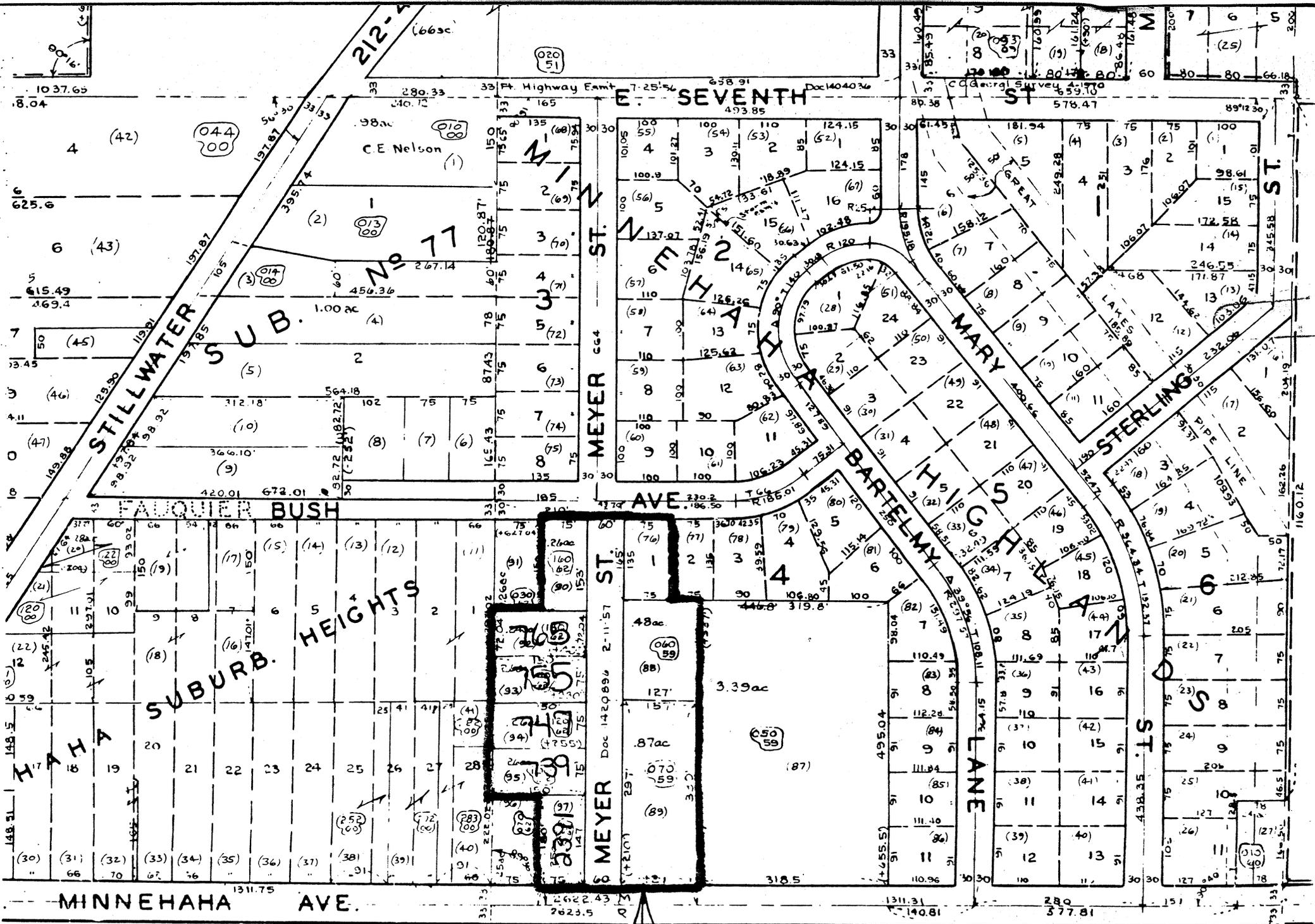
and that the said improvement be undertaken by the Village Council in accordance with the provisions of Minnesota Statutes, Chapter 429; and that the cost thereof be assessed against benefitted property as provided by said Chapter 429.

OWNER	STREET ADDRESS	LEGAL DESCRIPTION	FRONT-AGE	DATE
Richard A. Sittig Sittig, Sittig	739 Meyer ✓		75'	2/5/87
Tom Kelcher Lucia Kelcher	747 Meyer ✓		75'	2/19/87
Jackie J. Baldwin James J. Baldwin	765 MEYER ✓		75'	2/23/87
Bill Mussen Egon Mussen	2391 MINNEHAHA ✓		147'	3/2/87
Wesley Kathleen DeLasse	755 MEYER ✓		75'	3/4/87

I certify that I have witnessed the above signatures, and the proposed improvements were discussed with the signers.

3-4-87
(DATE)

Richard A. Sittig
(PETITION SPONSOR)



PETITION AREA
 Protect 87-13

RESOLUTION
ORDERING PREPARATION OF A FEASIBILITY STUDY

WHEREAS, a petition has been received to construct a water main on Meyer Street between Bush and Minnehaha Avenues, City Project 87-13, and to assess the benefited property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429,

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

1. That the proposed improvement be referred to the city engineer for study and that he is instructed to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvement is feasible and as to whether it should best be made as proposed or in connection with some other improvement, and the estimated cost of the improvement as recommended.

2. That this study shall not begin until the petitioner establishes with the city a cash escrow in the amount of \$6,000.00. This cash escrow shall guarantee the payment of the feasibility study preparation costs with payment to be made only if the project is not ordered and is equal to 150% of the estimated preparation cost. The cash escrow shall be either a letter of credit or a certified check.

MEMORANDUM

Action by Council:

TO: Acting City Manager
FROM: Acting City Engineer
SUBJECT: Developer Project Financing and Construction
DATE: April 13, 1987

Endorsed _____
Modified _____
Rejected _____
Date _____

The staff over the past three months has been reviewing the procedures for constructing and financing public improvements within developer projects. The original review started with a petition from the developer of the Budd Kolby Second Addition, Castle Design and Development Company, Inc., requesting that the city install the plat's internal utilities and streets at city expense and assess the costs back to the property over a five-year period. The developer proposed to post a letter of credit guaranteeing the first year's assessment payment and agreed that each lot's assessment would be paid in full prior to the lot being sold or transferred.

A meeting was held on January 15, 1987 with the city council, planning commission and housing and redevelopment authority where the staff presented a proposal that included two options for financing of the internal improvements of development plats. Under both options it was proposed that the city's engineering department would take the responsibility for the utility and street design, bidding process, hiring of a contractor, construction staking and construction inspection as a method of working toward higher quality improvements. The first financing option proposed as a "pay as you go" approach, where the developer would provide a letter of credit equal to 150% of the project cost estimate and the city would invoice the developer monthly as costs were incurred. The second financing option proposed was similar to that proposed by Castle Design. The city would install the improvements and assess the costs back to the property over a five-year period with the developer providing a letter of credit guaranteeing the first year's installment and agreeing to pay each lot's assessment prior to transferring the lot.

The finance director indicated a possibility of a property tax increase to cover bond payments should developers become delinquent on assessment payments past the first year's installment. In response to this concern, staff indicated a possibility of a three-year assessment period and the developer's letter of credit being equal to 100% of the entire three years' assessment, which would reduce the city's risk factor to near zero. Input from some members of the council and commissions indicated that this risk was minimal and that the city should assume some risk to achieve a higher quality development.

The community development director proposed that with city financing the developer should provide an above-average project, as defined by the city council. Specific standards would be established such as 15,000-square foot average lot area, more trees planted, dedication of park land, etc. Certain members of the council and commission felt that the minimum requirements as established by ordinance were

adequate and that city financing was not a large enough inducement to include these specific standards. However, most members felt that the city's financing should be offered only to established developers with a proven "track record."

A second meeting on this subject was held on February 25, 1987 between the staff and 15 of the city's current developers. The developers were unanimously opposed to Option One, the "pay as you go" financing approach. They indicated that the possibly slower time schedule, increased cost and lack of control to stage platting and construction made this option totally unworkable. The ability to proceed privately on a project was extremely important to some of the developers, especially the larger firms. They felt that their ability to make a project profitable is tied directly to timing of the project. The "quick in - quick out" approach is necessary to their profit line. Option Two, the city assessed approach, was acceptable to the developers. They did indicate some reluctance to the long time schedules, however, felt that trading time for the financing approach was a good compromise. Questions were asked about a private approach with city assessed financing. Staff indicated that the legality of assessing without a low bid was very questionable and that if the city offered the assessed approach, all engineering and contract administration would be done under the direction of the city engineer.

Since the February 25 developer meeting, we have continued to receive input from the developers as well as meeting with the city attorney regarding legal options to the proposed approaches. The original options as proposed were legally acceptable, however, the attorney expressed problems with a system where the city prequalified engineers and provided a list to the developers of firms who could perform engineering services in Maplewood. He felt that with the state license (the professional engineer registration) any engineer must be allowed to perform private services within the city and any exclusion by the city could be construed as a restraint of trade.

Based upon the input from the city council, planning commission, housing and redevelopment authority, and the Maplewood developers, the staff has concluded that Option One, a "pay as you go" approach, or any modifications thereof, is probably not feasible for the developers and thus would not be utilized. The construction quality issue remains a problem, but will have to be addressed with additional time and periodic inspection by the city's engineering department, or through offering of a financing package (Option Two) in which the city has control over design, administration and inspection. Two options are still proposed to be offered, however, Option One is the current approach as allowed by the platting ordinance. Option Two is the city financed, city constructed approach originally petitioned for by Castle Design and Development.

The two options, as proposed, and the particular steps that will be involved are as follows:

Option One

This option is the current approach allowed by the platting ordinance. The ordinance states that following preliminary plat approval and prior to final plat approval the developer must arrange for the installation of all public utilities. The developer must either have all the streets and utilities installed and accepted by the city engineer or must escrow 150% of the construction cost of the street and utilities. All costs for engineering design, contract administration, project inspection and city review and inspection are borne by the developer.

There are no changes proposed to this approach. The construction and engineering quality problem, where certain developer-hired consultants are not producing the same high quality construction as the city's engineering department or city-hired consultants, will be addressed with the existing staff dedicating more review time and inspection time to the lower quality work. The resulting increased time will be billed to the developer in the usual manner. Conditional occupancy permits for newly constructed homes will not be granted by the city until the concrete curb and gutter and the first layer of bituminous is installed.

Option Two

This option is similar to that petitioned by Castle Design and Development. The particular steps involved in this process are as follows:

Step 1: Developer submits a preliminary plat with preliminary grading and utility plans as well as a legal petition requesting the city to install the internal plat improvements.

Step 2: City council grants preliminary plat approval with conditions for final plat approval. One of the conditions would be entering into developer's agreement with surety equal to first year's installment of five-year assessment for construction of the internal improvements.

Step 3: City engineer prepares an estimate of the total project cost (25% for indirect costs), the installments of a five-year assessment and the cost to prepare plans and specifications and receive bids.

Step 4: Developer and city enter developer's agreement where city agrees to prepare plans and specifications and developer establishes a cash escrow account with the city equal to 125% of the cost to prepare plans and specifications.

Step 5: City council orders preparation of plans and specifications by city engineer and authorizes receipt of bids. Low bid is used to update total project cost estimate.

Step 6: Developer is allowed to cancel the project up to this time with any funds in escrow account being refunded. Costs incurred to date would be forfeited.

Note: It should be noted that this process applies only when the plat requires internal streets and utilities. The reasoning being that when a petition is received signed by 100 percent of the landowners (or in this option, the developer), the council may order the improvement and plans and specifications without a public hearing. However, if off-site improvements are required and consideration is given to assessing off-site benefited properties, then upon preliminary plat approval, the developer's petition would be treated as a public improvement petition and in place of the city engineer's estimate of the total project cost and annual installments of assessment, a feasibility report and public hearing would be substituted.

Step 7: Developer and city would execute a new developer's agreement where the city would agree to construct the project, assess the cost over a five-year period and guarantee a date that conditional occupancy permits would be allowed, while the developer would post a letter of credit or cash escrow equal to the first year's installment of the assessment.

Step 8: Upon receipt of the developer's letter of credit, the costs for preparing the plans and specifications would be charged to the assessable project costs and the original cash escrow and accrued interest would be refunded to the developer.

Step 9: City council would hold the assessment hearing and levy the assessment against the developer's property. Following the hearing, if no appeals are filed, the city council, at the same meeting, would award a construction contract to the lowest responsible bidder and providing all preliminary plat conditions had been met, approve the final plat.

Step 10: Developer could finalize project site rough grading according to the approved grading plan and by the date agreed upon in the developer's agreement in Step 7.

Step 11: City administers the construction and inspection of the street and utility improvements.

Step 12: Following placement of the first lift of bituminous or at the guaranteed date as established in the developer's agreement, whichever is earlier, the city would begin approving conditional occupancy permits for newly constructed dwellings provided they met all inspection provisions.

The developer's agreement, in addition to guaranteeing payment of city costs if canceled by the developer and guaranteeing payment of the first year's annual installment of the assessment, would state that each lot's assessment would be paid in full prior to the lot being transferred plus would establish a date of conditional occupancy that would be based upon the following plat size and date of preliminary plat approval.

1. Plat size--2 - 20 lots; requesting August 1 conditional occupancy:

Preliminary plat approval	October 1
Developer's agreement (w/escrow)	October 15
City receives bids	January 15
Developer supplies letter of credit	March 1
Assessment hearing	March 15
Final plat approved	March 15
Rough grading complete	May 1
Construction start	May 15
Conditional occupancy	August 1

2. Plat size--2 - 20 lots; requesting November 1 conditional occupancy:

Preliminary plat approval	January 1
Developer's agreement (w/escrow)	January 15
City receives bids	April 15
Developer supplies letter of credit	June 1
Assessment hearing	June 15
Final plat approval	June 15
Rough grading complete	August 1
Construction start	August 15
Conditional occupancy	November 1

3. Plat size--20 - 80 lots; requesting September 1 conditional occupancy:

Preliminary plat approval	September 1
Developer's agreement (w/escrow)	September 15
City receives bid	January 15
Developer supplies letter of credit	March 1
Assessment hearing	March 15
Final plat approval	March 15
Rough grading complete	May 1
Construction start	May 15
Conditional occupancy	September 1

4. Plat size--20 - 80 lots; requesting November 1 conditional occupancy:

Preliminary plat approval	November 1
Developer's agreement (w/escrow)	November 15
City receives bid	March 15
Developer supplies letter of credit	May 1
Assessment hearing	May 15
Final plat approval	May 15
Rough grading complete	July 1
Construction start	July 15
Conditional occupancy	November 1

5. Plat size--greater than 80 lots:

Preliminary plat approval	September 1
Developer's agreement (w/escrow)	September 15

City receives bid	January 15
Developer supplies letter of credit	March 1
Assessment hearing	March 15
Final plat approval	March 15
Rough grading complete	May 1
Construction start	May 15
Conditional occupancy	November 1

6. Any preliminary plats receiving approval after January 1 or final plats receiving approval after May 1 would not receive a guaranteed date of conditional occupancy until the next year because assessments could not be certified for collection if the hearings were held past July.

This option would require the city to bond for the project's cost. The dollar amount of developer construction for 1984, 1985 and 1986 has been estimated with indirect costs of 28%, which assumes all easements are dedicated with the plat, as follows:

1984 Estimated Developer Construction Cost	\$ 810,000
Engineering, Fiscal and Legal--28%	<u>230,000</u>
1984 Total	\$1,040,000
1985 Estimated Developer Construction Cost	\$1,335,000
Engineering, Fiscal and Legal--28%	<u>375,000</u>
1985 Total	\$1,710,000
1986 Estimated Developer Construction Cost	\$1,590,000
Engineering, Fiscal and Legal--28%	<u>450,000</u>
1986 Total	\$2,040,000

Option Two staff comments:

The finance director has responded to the implication of this option as follows: The proposed city financing of improvements could increase the city's bonded indebtedness by 25%. In addition, property taxes would increase if the special assessments to finance the improvements are not paid when due.

Regarding the increase in city bonded indebtedness, the 25% was based upon the assumption that bonds would be sold annually for developer projects equal to the average amount of the total developer construction projects for the years 1984 through 1985. This amount was calculated to be \$1,600,000. If this amount of five-year serial bonds are sold annually, at the end of the fifth year the total amount outstanding would be \$4,800,000. The following table illustrates this:

Bonds Outstanding for Developer Projects
(000 Omitted)

<u>Bond Issue</u>	<u>Year</u>				
	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>	<u>Five</u>
1	\$1,600	\$1,280	\$ 960	\$ 640	\$ 320
2		1,600	1,280	960	640
3			1,600	1,280	960
4				1,600	1,280
5					1,600

As of December 31, 1986, the city's total bonded indebtedness is \$19,920,000. The additional \$4,800,000 of bonds for developer projects would increase the city's total bonded indebtedness by about 25%. This change alone would not cause a decrease in the city's credit ratings with either Standard and Poors or Moody's Investors Services. The reason is because the city's total debt now is at a moderate level and because total debt is one of several factors that determine our credit rating. However, if other factors changed to make the city's credit rating a borderline case, the additional debt could become a determining factor.

Regarding the possible property tax increase, this is based upon the possibility of a developer not paying the annual installment on special assessments after the first-year guarantee. Under current law, nonhomestead property has three years to pay taxes and assessments. If not paid by mid-August of the fourth year, the property owner would lose title to the property. Thus, if a developer does not sell lots in a new subdivision with city-financed improvements, the taxes and assessments would probably become delinquent. Under the proposed Option Two, the city could recoup the first year's assessment installment but would be forced to levy property taxes to cover the subsequent years' installments.

In the finance director's opinion, the biggest problem with Option Two is the possibility of a property tax increase to cover delinquent developer assessments. To eliminate the risk, the city could require a letter of credit to guarantee all five years of special assessment installments. However, a representative of First Minnesota Savings Bank has indicated that it probably would be impossible to obtain a letter of credit for a period greater than three years. Therefore, consideration should be given to financing the public improvements by a three-year bond issue with special assessments levied over a corresponding three-year period.

As discussed earlier, the risk factor involved with the scenario the finance director elaborated on is probably quite low. Council, staff and developers agreed that platted property with improvements installed that could be purchased for the price of the final three or four years of a five-year assessment (approximately 50% to 80% of project cost) would be extremely attractive in any market. In addition, it is anticipated that not all projects by developers will

use the city financing option thus reducing the city's projected bonded indebtedness and allowing the city the flexibility to borrow to pay bond costs should developer payments become delinquent, with the costs for borrowing charged back to the property. A property tax increase under these circumstances is very unlikely.

Other Considerations

1. The following survey, conducted in 1985, shows the approach used by other cities in the metro area:

<u>City</u>	<u>Responsibility</u>			
	<u>Design</u>	<u>Hire Contr.</u>	<u>Insp.</u>	<u>Financing</u>
Columbia Heights	Dev.	Dev.	City	Dev. Agmt. (LOC) ¹
Vadnais Heights	Dev.or city	City	City	Dev. Bond (150%)
Golden Valley	Dev ² .or city	City	City	5-Year Assess. ³
Plymouth	Dev.or city	Dev.or city	City	5-year Assess. ³
Shoreview	Dev.	Dev.	Dev.	Dev. Agmt. (Bond)
Maple Grove	City	City	City	Assess. (LOC) ³
Roseville	Dev.or city	Dev.or city	City	Assess. (LOC) ³
N. St. Paul	City	City	City	5-year Assess.
Crystal	Dev.	Dev.	Dev.	Dev. Agmt. (LOC) ¹
Oakdale	Dev.	Dev.	Dev.	10-Year Assess. ³
White Bear Lake	Dev.	Dev.	Dev.	10-Year Assess. ³
Burnsville	Dev.	Dev.	Dev.	Dev. Agmt. (Bond)
Brooklyn Center	Dev.	Dev.	Dev.	Dev. Agmt. (Bond)
Fridley	City	City	City	Assess.
Woodbury	City	City	City	5-Year Assess. ³

- 1 LOC = letter of credit required
- 2 Design engineer prequalified by city
- 3 Surety required on assessment

2. The implementation of these options will not require an immediate increase in city personnel. The increased workload in the engineering department can be handled through the use of consultants. However, it is anticipated that an additional engineering technician will be requested again for the 1988 budget. This position was requested in 1987 to allow the department to apply additional time to nonchargeable projects. Additional temporary employees to serve as project inspectors may also be requested for the 1988 budget. The additional technician and any temporary employees would be justified in the budget through additional project billings.

3. As an example of the workings of this option, three recent projects were analyzed as follows:

a. Cave's Lakewood Addition--City Project 85-05

Project Construction Cost = \$263,500.00 (assumed equal if city had constructed)

Indirect Costs at 25% = 65,875.00

Total Project Cost \$329,375.00

Given: 34 lots; sold: 15 in 1985, 16 in 1986, 3 in 1987
Constructed in 1985; Assume May 1985 - Assessment interest rate - 10%

Assessment per lot - \$329,375 ÷ 34 = \$9,687.50

Five-Year Assessment Payment Plan

<u>Yr.</u>	<u>Principal</u>	<u>Princ.Pymt.</u>	<u>Int.Pymt.</u>	<u>Payment</u>
85	\$329,375	\$65,875	\$54,896	\$120,771 (escrow amt.)
86	263,500	65,875	26,350	92,225
87	197,625	65,875	19,763	85,638
88	131,750	65,875	13,175	79,050
89	65,875	65,875	6,588	72,463

Actual Payment With Lot Sales

<u>Yr.</u>	<u>Principal</u>	<u>Lot Sale</u>	<u>Prin.Pymt.</u>	<u>Int.Pymt.</u>	<u>Payment</u>
85	\$329,375	\$145,313	\$36,812	\$35,521	\$72,333
86	147,250	124,000	5,812	2,325	8,137
87	17,438	17,438	0	0	0
88	0	0	0	0	0
89	0	0	0	0	0

b. Carsgrove Meadows Additions I and II--City Project 81-13

Estimated Project Construction Cost = \$750,000.00

Indirect @ 25% = 187,200.00

Estimated project cost \$937,200.00

Given: 88 lots; sold: 10 in 82, 12 in 83, 10 in 84, 10 in 85, 15 in 86; Construction in 1982; Assume May 1982 - Assessment Interest Rate 10%.

Assessment per lot = \$937,200 ÷ 88 = \$10,650

Five-Year Assessment Payment Plan

<u>Yr.</u>	<u>Principal</u>	<u>Prin. Pymt.</u>	<u>Int. Pymt.</u>	<u>Payment</u>
82	\$937,200	\$187,440	\$156,200	\$343,640 (escrow amt.)
83	749,760	187,440	74,976	262,416
84	562,320	187,440	56,232	243,672
85	374,880	187,440	37,488	224,928
86	187,440	187,440	18,744	206,184

Actual Payment With Lot Sales

<u>Yr.</u>	<u>Principal</u>	<u>Lot Sale</u>	<u>Yrly.Prin.</u>	<u>Prin.Pymt.</u>	<u>Int.Pymt.</u>	<u>Payment</u>
82	\$937,200	\$106,500	\$830,700	\$166,140	\$138,450	\$304,590
83	664,560	102,240	562,320	140,580	56,232	196,812
84	421,740	63,900	357,840	119,280	35,784	155,064
85	238,560	42,600	195,960	97,980	19,596	117,576
86	97,980	31,950	66,030	66,030	6,603	72,633

c. Crestview Third Addition--City Project 85-22

Water, Sewer and Street Cost = \$237,899.20

Indirect @ 25% = 59,475.80

Estimate Project Cost \$297,375.00

Given: 39 lots; assumed sales: 12 in 86, 12 in 87, 12 in 88, 3 in 89; Construction in 1986; Assume May 1986 - Assessment With 10% Interest Rate.

Assessment per lot = \$297,375 ÷ 39 = \$7,625

Five-Year Assessment Plan

<u>Yr.</u>	<u>Principal</u>	<u>Prin. Pymt.</u>	<u>Int. Pymt.</u>	<u>Payment</u>
86	\$297,375	\$59,475	\$49,563	\$109,038 (escrow amt.)
87	237,900	59,475	23,790	83,265
88	178,425	59,475	17,843	77,318
89	118,950	59,475	11,895	71,370
90	59,475	59,475	5,948	65,423

Actual Payment With Lot Sales

<u>Yr.</u>	<u>Principal</u>	<u>Lot Sale</u>	<u>Yrly.Prin.</u>	<u>Prin.Pymt.</u>	<u>Int.Pymt.</u>	<u>Payment</u>
86	\$297,375	\$91,500	\$205,875	\$41,175	\$34,313	\$75,488
87	164,700	73,200	91,500	22,875	9,150	32,025
88	68,625	54,900	13,725	4,575	1,373	5,948
89	9,150	9,150	0	0	0	0
90	0	0	0	0	0	0

Summary

1. A three-month review by staff on construction and financing procedures on developer projects revealed that a "pay as you go" approach was not feasible for the developers due to higher costs from city restrictions and time delays within the city's administration of projects.
2. The developers, especially the larger firms, indicated that private construction is extremely important to their business approach and removing that option would force them to review their development in Maplewood.
3. Option One is the current approach (privately administered) allowed by the platting ordinance with no revisions. Under the ordinance the developer must either have all the streets and utilities installed and accepted by the city engineer or must escrow 150% of the construction cost of the street and utilities to guarantee the construction.
4. Option Two is a twelve-step approach in which the city prepares the plans and specifications, administers and inspects the project and assesses the project costs against the property over five years.
5. Option Two requires a set timetable dependent upon the size of the plat. The conditional occupancy permit date will be guaranteed to be issued by the city if the developer meets all conditions.
6. The finance director indicated that the increase in the city's total bond indebtedness if all projects were bonded for would not cause a decrease in the city's credit rating because total debt is one of several factors that determine our credit rating.
7. The possibility of a property tax increase to cover bond payments should developers become delinquent on assessment payments past the first year's guaranteed installment is considered minimal due to the saleability of a platted subdivision with all improvements installed and at least 20% of the cost paid.
8. A 1985 survey of fifteen suburban communities showed that nine have procedures for assessing developer project improvements back to the property.
9. An increase in city personnel is not required to implement the proposed changes. The increased workload could be handled through the use of consultants.

Recommendations

1. The current approach to developer project construction and financing on a private basis should be retained.
2. A second option to the private construction and financing should be offered as a method of addressing quality problems in developer financed improvements. This second option should be a city-administered, city-financed approach.

3. The city-administered approach should include city responsibility for plan and specification preparation, receipt of bids, levy of assessment, construction administration and construction inspection.

4. The options should be administered and timetables adhered to as outlined in this report.

5. If the council agrees with this change in policy, the staff should be directed to draft a revision to the platting ordinance and begin procedures for adopting the revised ordinance.

jc

cc: Acting City Manager
Finance Director
Director of Community Development
Director of Parks
City Clerk
Engineering Techs
Associate Planners
Developers

MEMORANDUM

Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

TO: Acting City Manager
FROM: Finance Director *R. O. Oust*
RE: 1986 Annual Financial Report and Audit
DATE: April 21, 1987

Recently the City's 1986 Annual Financial Report and audit were completed. Three documents have been prepared:

- 1) General Purpose Financial Report - contains data extracted from the Comprehensive Annual Financial Report and provides a concise summary of the City's financial condition. Copies of this report have been distributed to the City's advisory boards and commissions. Also, a limited supply will be available to the public.
- 2) Comprehensive Annual Financial Report - contains detailed financial and statistical information to provide complete information on all financial transactions during the year. Copies of this report have been distributed to the Council, State Auditor, Moody's Investors Service, Standard and Poors, bond investors and the Maplewood Library.
- 3) Management Letter - contains the auditor's comments and recommendations regarding financial management. Copies of this letter have been distributed to the Council and Finance staff.

It is recommended that the Council schedule a meeting with the auditors to discuss these reports. Last year a special meeting was held to allow more time for discussion and review of the reports.

DFF:lnb

I-6

Action by Council:

MEMORANDUM

To: Ken Haider, Acting City Manager
From: Robert D. Odegard, Director of Park & Recreation
Subj: Council Approval To Hire A Permanent Part-Time Clerk-Typist
For The Nature Center
Date: April 15, 1987



Endorsed _____
Modified _____
Rejected _____
Date _____

We have received a resignation from Barb Flick, our permanent part-time clerk-typist at the Nature Center, that effective May 15, 1987, she will be resigning and leaving the State of Minnesota. She has done an excellent job as a clerk-typist and has relieved the naturalists from many of the office responsibilities.

Request

It is requested that the City Council permit the posting of the Clerk-Typist I position for the Nature Center and approve the hiring of a new permanent part-time Clerk-Typist.

✓cc: City Clerk

MEMORANDUM

Action by Council:

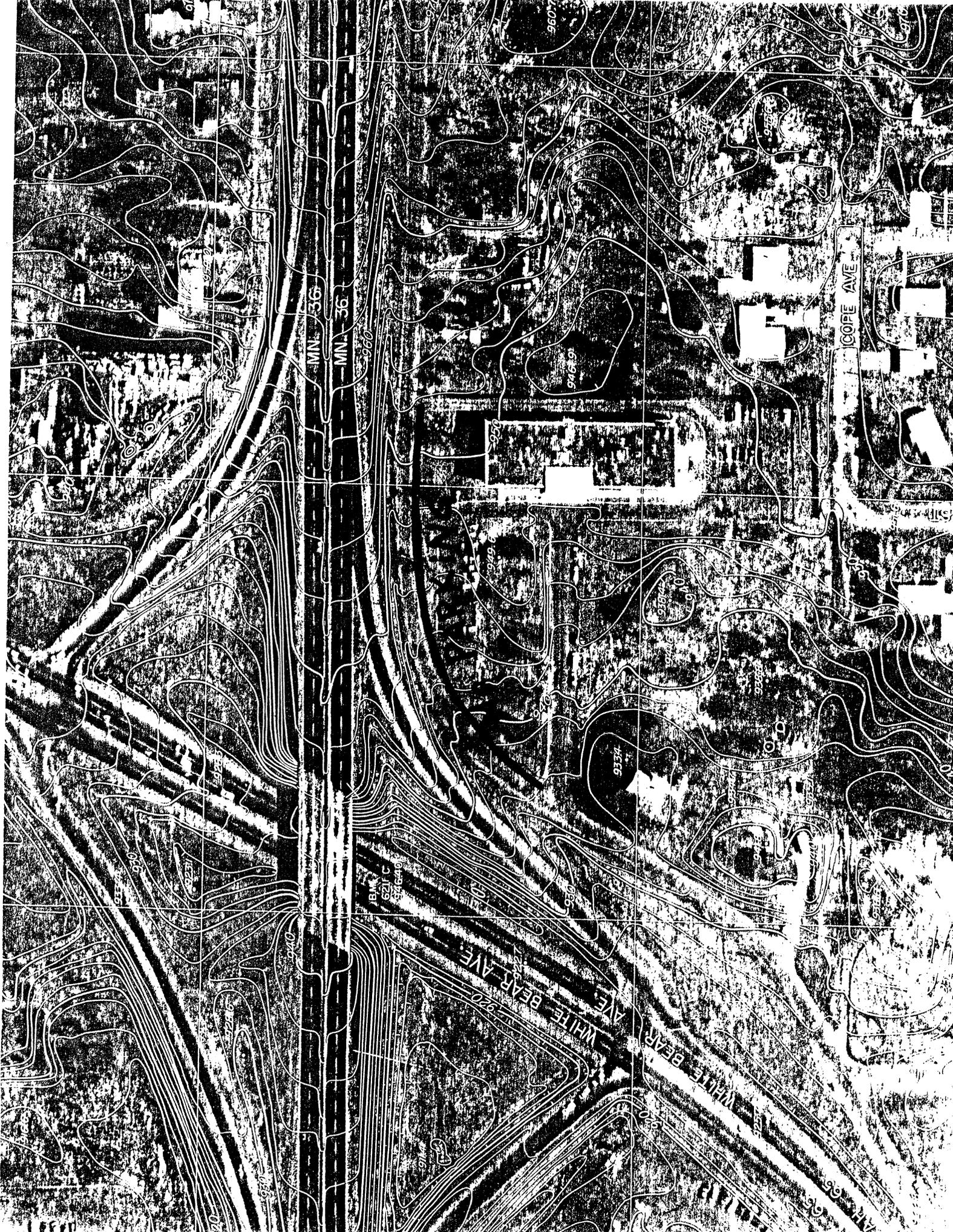
Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Mayor and City Council
FROM: Public Works Director
SUBJECT: No Parking--Castle Avenue
DATE: April 20, 1987

In the last couple of years parking along Castle Avenue by the nursing home has become more extensive. The street is narrow and of particular concern is the lack of sight distance around the curve. Several citizen complaints about the parking situation have been received by the city.

It is recommended that a no parking zone be established on the south side of Castle Avenue in the vicinity of the curve.

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MEMORANDUM

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Mayor and City Council
FROM: Acting City Manager
SUBJECT: Budget Transfer--Educational Incentive Pay
DATE: April 21, 1987

Five police officers became eligible for educational incentive pay under their contract within the last few years. These employees, however, did not request the additional pay until some period of time after they became eligible. The contract implies payment will commence when an employee is eligible.

The city has calculated the cost including retirement and insurance to be \$8,400.00.

It is recommended that \$8,400.00 be transferred from the General Fund Contingency Account to the appropriate personnel account to fund this item.

mb