

*J. Laurine*  
(2)

AGENDA

Maplewood City Council  
7:00 P.M., Monday, July 8, 1985  
Municipal Administration Building  
Meeting 85-14

(A) CALL TO ORDER

(B) ROLL CALL

(C) APPROVAL OF MINUTES

1. Minutes 85-13, Meeting June 24, 1985

(D) APPROVAL OF AGENDA

(E) CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion in the form listed below. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. Accounts Payable
2. Budget Changes - Insurance
3. Time Extension - Crestview Forest
4. Time Extension - St. Paul Business Center East
5. Acceptance of Coin Club Donation

(F) PUBLIC HEARINGS

1. 7:00: I.D.R. - Western State Bank \_\_\_\_\_
2. 7:00: Variance - Maplewood Manor \_\_\_\_\_
3. 7:10: Preliminary Plat - Broshears' Addition \_\_\_\_\_
4. 7:20: Code Amendment - Parking (1st Reading) \_\_\_\_\_
5. 7:30: Assessment Hearing - McClelland Watermain \_\_\_\_\_
6. 7:40: Plan Amendment & Rezoning - Hwy. 61 Between Co. Rd. C & 36 \_\_\_\_\_
7. 7:50: Plan Amendment & Rezoning - Castle Ave. (Hillcrest) \_\_\_\_\_

(G) AWARD OF BIDS

(H) UNFINISHED BUSINESS

1. Ripley Ave. Water Main \_\_\_\_\_

(I) NEW BUSINESS

1. Plan Amendment: Harmony School \_\_\_\_\_
2. CDRB Appointment \_\_\_\_\_
3. Tax-Forfeited Properties \_\_\_\_\_
4. Code Amendment: M-1 & M-2 Districts (1st Reading) \_\_\_\_\_
5. Cable TV - Joint Powers Agreement \_\_\_\_\_
6. MHFA - Resolution \_\_\_\_\_

(I) NEW BUSINESS - Cont'd.

- 7. Countryview Golf Course - Agreement \_\_\_\_\_
- 8. Wesson Estate \_\_\_\_\_
- 9. Greenbrier Home, Inc. \_\_\_\_\_

(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, June 24, 1985  
Council Chambers, Municipal Building  
Meeting No. 85-13

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A. CALL TO ORDER

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

B. ROLL CALL

John C. Greavu, Mayor	Present
Norman G. Anderson, Councilmember	Present
Gary W. Bastian, Councilmember	Present
MaryLee Maida, Councilmember	Present
Charlotte Wasiluk, Councilmember	Present

C. APPROVAL OF MINUTES

1. Minutes of Meeting No. 85-11 (June 7, 1985)

Councilmember Anderson moved to approve the Minutes of Meeting No. 85-11 (June 7, 1985) as submitted.

Seconded by Councilmember Wasiluk.      Ayes - Mayor Greavu, Councilmembers  
Anderson, Bastian, and Maida.

Councilmember Wasiluk abstained.

2. Minutes of Meeting No. 85-12 (June 10, 1985)

Mayor Greavu moved to approve the Minutes of Meeting No. 85-12 (June 10, 1985) as submitted.

Seconded by Councilmember Bastian.      Ayes - Mayor Greavu, Councilmembers  
Anderson, Bastian and Wasiluk.

Councilmember Maida abstained.

D. APPROVAL OF AGENDA

Councilmember Bastian moved to approve the Agenda as amended:

1. Castle and Cope
2. Frost Avenue
3. City Water Problems
4. Diseased Trees
5. Brand Avenue
6. Skillman Pending
7. Hajicek Associates

Seconded by Mayor Greavu.

Ayes - all.

E. CONSENT AGENDA

Councilmember Anderson moved, seconded by Councilmember Maida, Ayes - all, to approve the Consent Agenda, Items E-1 through E-5 as recommended:

1. Accounts Payable

Approved the Accounts, Part I - Fees, Services, Expenses Check Register dated 06-11-65 through 06-13-85 in the amount of \$444,216.65 : Part II - Payroll dated 06-14-85 in the gross amount of \$123,281.63.

2. Cave's Lakewood Addition - Final Plat

Approved the Cave's Lakewood Addition Final Plat of 28 single dwelling lots.

3. Tilsen's Maplewood Heights No. 12 - Final Plat

Approved the Robert Tilsen's Maplewood Heights No. 12 final plat for eighteen single dwelling lots, subject to withholding the City's signatures until a tree replacement plan that complies with the conditions of preliminary plat approval is approved by the Director of Community Development.

4. Granada Third Addition - Final Plat

Approved the Granada Third Addition final plat of five lots of a 22 lot preliminary plat.

5. Hearing Date - IDB - Western State Bank - July 8

Resolution 85 - 6

RESOLUTION CALLING FOR A PUBLIC HEARING  
ON A PROPOSAL FOR A COMMERCIAL  
FACILITIES DEVELOPMENT PROJECT  
PURSUANT TO THE MINNESOTA MUNICIPAL  
INDUSTRIAL DEVELOPMENT ACT AUTHORIZING  
THE PUBLICATION OF A NOTICE OF THE HEARING

WHEREAS,

(a) Chapter 474, Minnesota, Statutes, known as the Minnesota Municipal Industrial Development Act (the "Act") gives municipalities the power to issue revenue bonds for the purpose of the encouragement and development of economically sound industry and commerce to prevent so far as possible the emergence of blighted and marginal lands and areas of chronic unemployment;

(b) The City Council of the City of Maplewood (the "City") has received from WAV Inc., a corporation organized under the laws of the State of Minnesota (the "Company") a proposal that the City assist in financing a project hereinafter described, through the issuance of its industrial revenue bonds (which may be in the form of a single debt instrument) (the "Bonds") pursuant to the Act;

(c) Before proceeding with consideration of the request of the Company it is necessary for the City to hold a public hearing on the proposal pursuant to Section 474.01, Subdivision 7b, Minnesota Statutes;

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

1. A public hearing on the proposal of the Company will be held at the time and place set forth in the Notice of Hearing hereto attached.
2. The general nature of the proposal and an estimate of the principal amount of bonds to be issued to finance the proposal are described in the attached form of Notice of Hearing.
3. A draft copy of the proposed application to the Energy and Economic Development Authority, State of Minnesota, for approval of the project, together with proposed forms of all attachments and exhibits thereto, is on file in the office of the City Clerk.
4. The City Clerk is hereby authorized and directed to cause notice of the hearing to be given one publication in the official newspaper and a newspaper of general circulation available in the City, not less than 15 days nor more than 30 days prior to the date fixed for the hearing, substantially in the form of the attached Notice of Public Hearing.

NOTICE OF PUBLIC HEARING  
ON A PROPOSAL FOR A COMMERCIAL  
FACILITIES DEVELOPMENT PROJECT

Notice is hereby given that the City Council of the City of Maplewood, Minnesota, will meet at the City Hall in the City of Maplewood, Minnesota, at 7:00 p.m. on July 8, 1985, to consider the proposal of WAV, Inc., a Minnesota corporation (the "Company"), that the City assist in financing a project hereinafter described by the issuance of industrial development revenue bonds.

The proposed project shall consist of the construction and equipping of an approximately 24,700 square foot three-story commercial bank and office building located at 1740 Rice Street in Maplewood, Minnesota, and leased to Western State Bank of St. Paul.

The maximum aggregate estimated principal amount of bonds or other obligations to be issued to finance this project is \$2,300,000. The project will be initially owned and operated by the Company.

The bonds or other obligations if and when issued will not constitute a charge, lien or encumbrance upon any property of the City except the project and such bonds or obligations will not be a charge against the City's general credit or taxing powers but will be payable from sums to be paid by the Company pursuant to a revenue agreement.

A draft copy of the proposed application to the Energy and Economic Development Authority, State of Minnesota, for approval of the project, together with all attachments and exhibits thereto, is available for public inspection beginning June 24, 1985, from 9:00 a.m. to 5:00 p.m., Monday through Friday, at the City Hall in Maplewood, Minnesota.

At the time and place fixed for the Public Hearing, the City Council of the City of Maplewood will give all persons who appear at the hearing an opportunity to express their views with respect to the proposal.

Dated this 24th day of June, 1985.

(BY ORDER OF THE CITY COUNCIL)

By /s/ Lucille Aurelius  
City Clerk

E - A Presentation of 20 - Year Pins

Mayor Greavu presented 20-year pins to the following employees who have served the City of Maplewood faithfully and conscientiously for over 20 years:

Joseph Prettner	9-4-56	28 years, 10 months
Don Kortus	5-26-58	27 years, 1 month
Joseph Zappa	7-1-61	24 years
Arline Hagen	3-15-62	23 years, 3 months
Lucille Aurelius	10-24-62	22 years, 8 months
Norman Green	3-1-63	22 years, 4 months
Duane Williams	3-1-64	20 years, 4 months
Richard Dreger	9-1-64	20 years, 10 months
Laverne Nuteson	5-18-65	20 years, 1 month

F. PUBLIC HEARINGS

1. 7:00 P.M. - Plan Amendment and Conditional Use - City Hall

a. Mayor Greavu convened the meeting for a public hearing regarding approval of a Land Use Plan amendment from P, Parks and playgrounds, to M, Municipal Facility and approval of a conditional use permit for a new city hall building.

b. Mr. Herb Ketchum, Architectural Alliance Associates, presented the specifics of the new city hall.

c. Commissioner Ralph Sletten presented the following Planning Commission recommendation:

"Commissioner Whitcomb moved the Planning Commission recommend the City Council adopt the resolution amending the comprehensive plan as follows:

1. Amending the park designation on the land use map to M, municipal facility
2. Deleting this site from the parks inventory and map on pages E-11 and E-12 of the plan.

These amendments are on the basis that there is a greater public need for a city hall than a park for open space.

The commission also recommends the Council adopt the resolution approving a conditional use permit for the new city hall, based on the findings listed in the resolution. Approval is subject to adherence to the site plan date-stamped May 14, 1985, unless a change is approved by the City's Community Design Review Board.

Commissioner Sletten seconded

Commissioner Whitcomb said he eliminated the statement from the motion that

would not require an annual review. The City should not have regulations waived when other projects in the City are required to have them

Voting: Ayes--Commissioners Axdahl, Barrett, Cardinal, Ditch, Fischer, Larson, Sletten, Whitcomb"

d. Board Member George Rossbach presented the following Community Design Review Board recommendation:

"Board Member Rossbach moved the board approve the plans date-stamped May 14, 1985, for the new Maplewood city hall, subject to:

1. Approval of a conditional use permit by the City Council.
2. Trash enclosures shall be provided to be compatible with building and meet code.
3. Any exterior building or roof-top equipment shall be decoratively screened and hidden from view. The screening material is subject to staff approval.
4. Grading, drainage, erosion control and utility plans shall be subject to the City Engineer's approval.
5. There shall be 111 parking apaces provided in addition to the 18 spaces in the "secure parking area" for the police department.
6. Parking areas shall be striped and all bituminous areas shall have continuous concrete curbing and be maintained.
7. If construction has not begun within two years of approval, board review shall be repeated.
8. Site security lighting shall be provided and shall be directed or shielded so not to cause any undue glare onto adjacent properties or roadways.
9. The landscape plan shall be revised for staff approval providing for:
  - a. Evergreen shrubbery shall be provided in the areas indicated on the building elevation sheets.
  - b. Sod shall be provided in all grass areas north and northwest of the proposed building, and also around the perimeter of the entire building. All other disturbed areas shall be sod or seed.

Board Member Peterson seconded

Ayes - all."

- e. Mayor Greavu closed the public hearing.
- f. Mayor Greavu called for proponents. None were heard.
- g. Mayor Greavu called for opponents. None were heard.
- h. Councilmember Anderson introduced the following resolution and moved its adoption:

WHEREAS, the City of Maplewood initiated an amendment to the Maplewood Comprehensive Plan from P, parks and playgrounds, to M, municipal facility for 1902 East County Road B. This site is also deleted from the parks inventory and map on pages E-11 and E-12.

WHEREAS, the procedural history of this plan amendment is as follows:

1. The Maplewood Planning Commission held a public hearing on June 17, 1985, to consider this plan amendment. 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 Planning Commission recommended to the City Council that said plan amendment be approved.
2. The Maplewood City Council considered said plan amendment on June 24, 1985. The Council considered reports and recommendations from the Planning Commission and City Staff.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described plan amendment be approved, on the basis that there is a greater public need for a city hall than a park for open space.

Seconded by Councilmember Maida.

Ayes - all.

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

WHEREAS, the City of Maplewood initiated a conditional use permit to construct a new city hall at the following-described property:

Unplatted lands. Except the N 333 feet and except the W 433 feet and except the S 183 feet of the W 633 feet; That part lying North-westerly of the abandoned Soo Line RR R/W, of the NW 1/4 (subject to easements) in Section 14, Township 29, Range 22.

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

1. This conditional use permit was initiated by the City of Maplewood, pursuant to the Maplewood Code of Ordinances.
2. This conditional use permit was reviewed by the Maplewood Planning Commission on June 17, 1985. The Planning Commission recommended to the City Council that said permit be approved.
3. The Maplewood City Council held a public hearing on June 24, 1985. 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, 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.

Approval is subject to adherence to the site plan, date-stamped May 14, 1985, unless a change is approved by the City's Community Design Review Board.

Seconded by Councilmember Maida.

Ayes - all

#### G. AWARD OF BIDS

1. Insurance Contracts
  - a. Finance Director Dan Faust presented the Staff report.
  - b. Mr. Al Ciliske, Corporate Risk Managers, Inc., presented the bids.
  - c. Councilmember Bastian moved to award the insurance contracts as follows:

1. Ekblad, Parde and Bewell	
League of Minn. Cities - Package	\$ 155,462.00
Hartford Steam Boiler - Boiler & Machiney	4,030.00
Auto-Owners - Bonds	1,541.00
Western World - Medical Malpractice	<u>5,157.34</u>
	\$ 166,190.34
2. League of Minn. Cities Ins. Trust	
Workers' Compensation	\$ 106,850.00
3. W. A. Lang Co.	
Public Officials' Liability	<u>\$ 5,544.00</u>
	\$ 278,584.00

Seconded by Mayor Greavu.

Ayes - all.

d. Councilmember Bastian moved to instruct the City Manager to investigate "umbrella" coverage.

Seconded by Mayor Greavu.

Ayes - all.

#### H. UNFINISHED BUSINESS

None.

#### I. NEW BUSINESS

##### 1. City of Mound

a. Mayor Greavu moved to table this item since no one from Mound, Minnesota, Minnesota, was present to discuss the request.

Seconded by Councilmember Anderson.

Ayes - all.

b. Staff instructed to investigate the City's allocation for IRB and what is remaining.

#### J. VISITOR PRESENTATION

##### 1. George Rossbach

a. Mr. Rossbach stated he felt the appointment of the Councilmember to fill the recent vacancy was handled inconsistently with the way appointments to commissions are handled and wishes the Council to adopt consistent procedures.

b. Councilman Anderson suggested present commission or board members be asked to fill vacancies on other commissions and boards before advertising.

#### L. ADMINISTRATIVE PRESENTATIONS

##### 1. Hajicek Assessments and Taxes

a. Mr. Gene Wilson, representing Mr. Robert Hajicek, requested Council send a letter to Ramsey County requesting them to delay collection of back taxes and

assessments. They hope to sell the land shortly and will be in a position to pay the delinquent charges.

b. City Attorney, Patrick Kelly, explained the Council's position.

c. Councilmember Anderson moved to request Ramsey County to delay collection of delinquent taxes and assessments for the property located on County Road D east of White Bear Avenue for an eight month period.

Seconded by Councilmember Wasiluk.

Ayes - Mayor Greavu, Councilmembers Anderson and Wasiluk

Nays - Councilmembers Bastian and Maida.

#### K. COUNCIL PRESENTATIONS

##### 1. Castle and Cope Area

a. Councilmember Anderson requested Staff investigate the storm water problem in the area of Castle and Cope.

##### 2. Frost Avenue

a. Councilmember Anderson questioned the progress of the Frost Avenue Improvement.

b. Staff stated all the easements have not been obtained as yet.

##### 3. City Water Problems

a. Councilmember Anderson stated the St. Paul Water Department is placing requirements of separate services into each unit of a double or quad dwelling, etc. Can the City negotiate any of requirements imposed by the Water Department?

b. Staff to investigate.

##### 4. Diseased Trees

a. Councilmember Bastian requested Staff compile figures of what the costs would be in identifying diseased trees.

##### 5. Brand Avenue Ponding.

##### 6. Skillman Avenue Ponding

a. Mayor Greavu requested Staff to investigate the ponding problems in the Brand Avenue area and in the Skillman Avenue Area.

#### L. ADMINISTRATIVE PRESENTATIONS

Discussed before Item K.

#### M. ADJOURNMENT

8:51 P.M.

MANUAL CHECKS JUNE 30, 1985

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
158N80	06/28/85	102.78	N.S.P.	UTILITIES
158N8C	06/28/85	102.78	N.S.P.	UTILITIES
		.00 *		
*****				
160M69	06/28/85	384.00	MINN STATE TREAS	LICENSE PBL
		384.00 *		
*****				
161M13 *	06/28/85	3,705.00	MAPLE LEAF	UMPIRES
		3,705.00 *		
*****				
161M69	06/28/85	7,401.20	MINN STATE TREAS	LICENSE PEL
161M69	06/28/85	54.00	MINN STATE TREAS	LICENSE PEL
161M69	06/28/85	279.00	MINN STATE TREAS	LICENSE PEL
161M69	06/28/85	430.00	MINN STATE TREAS	LICENSE PEL
		8,164.20 *		
*****				
161P50	06/28/85	40.24	POSTMASTER	POSTAGE
		40.24 *		
*****				
161P09	06/28/85	9.64	RAMSEY CNTY TREAS	CONTRACT FYM
161P09	06/28/85	1.75	RAMSEY CNTY TREAS	CONTRACT FYM
161P09	06/28/85	64.64	RAMSEY CNTY TREAS	CONTRACT FYM
		76.23 *		
*****				
161S09	06/28/85	83.42	SATELITTE	CHEMICAL TOILET
		83.42 *		
*****				
161T90	06/28/85	100.00	TWIN CITY GLASS	SUPPLIES
		100.00 *		
*****				
162E64	06/28/85	1,000.00	EMP BENEFIT CLAIMS	DENTAL CLAIMS
		1,000.00 *		
*****				
162M69	06/28/85	8,184.38	MINN STATE TREAS	LICENSE
162M69	06/28/85	378.00	MINN STATE TREAS	LICENSE
		8,562.38 *		
*****				

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
162T82	06/28/85	64.00	TRAVELERS INS CO	INSURANCE
		64.00 *		
*****				
163M69	06/28/85	5,344.88	MINN STATE TREAS	LICENSE PBL
163M69	06/28/85	328.00	MINN STATE TREAS	LICENSE PBL
		5,672.88 *		
*****				
163M76	06/28/85	6,934.17	MN ST TREAS PERA	PERA PBL
163M76	06/28/85	9,263.51	MN ST TREAS PERA	PERA PBL
163M76	06/28/85	9,263.51	MN ST TREAS PERA	PERA PBL
163M76	06/28/85	9,263.51	MN ST TREAS PERA	PERA PBL
		16,197.68 *		
*****				
164C4	06/28/85	102.50	CLERK OF COURT	CNTY FILING FEE
		102.50 *		
*****				
164M20	06/28/85	10,200.00	METRO WASTE CONTROL	SAC PBL
164M20	06/28/85	102.00	METRO WASTE CONTROL	SAC PBL
		10,098.00 *		
*****				
164M69	06/28/85	4,872.75	MINN STATE TREAS	LICENSE PBL
164M69	06/28/85	111.00	MINN STATE TREAS	LICENSE PBL
		4,983.75 *		
*****				
164P60	06/28/85	2,500.00	POSTMASTER	POSTAGE
		2,500.00 *		
*****				
164P10	06/28/85	35.00	RAMSEY COURT	AMB BILLS
		35.00 *		
*****				
165M69	06/28/85	4,384.89	MINN STATE TREAS	LICENSE
165M69	06/28/85	26.00	MINN STATE TREAS	LICENSE PBL
165M69	06/28/85	631.00	MINN STATE TREAS	LICENSE
165M69	06/28/85	18.00	MINN STATE TREAS	LICENSE PBL
165M69	06/28/85	423.00	MINN STATE TREAS	LICENSE
		5,482.89 *		
*****				

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
168A05	06/28/85	357.15	AFSCME	UNION DUES PBL
168A05	06/28/85	5.74	AFSCME	UNION DUES PEL
		362.89 *		
*****				
168C35	06/28/85	17,220.50	CITY CNTY EMP CR UN	CREDIT UNION
		17,220.50 *		
*****				
168I15	06/28/85	2,539.34	ICMA	DEF COMP FBL
168I15	06/28/85	763.95	ICMA	DEF COMP FBL
		3,303.29 *		
*****				
168K20	06/28/85	145.00	KANE ROSEMARY	F/R DEDUCT
		145.00 *		
*****				
168M52	06/28/85	15,277.31	MN FED SAVINGS	FWT PBL
		15,277.31 *		
*****				
168M61	06/28/85	310.00	MN MUTUAL LIFE	INSURANCE PBL
		310.00 *		
*****				
168M65	06/28/85	8,413.97	MN ST COMM REVENUE	S&T PBL
		8,413.97 *		
*****				
168M68	06/28/85	25.54	MN ST RETIREMENT	DEF COMP FBL
168M68	06/28/85	18.46	MN ST RETIREMENT	DEF COMP PBL
		44.00 *		
*****				
168M69	06/28/85	4,437.00	MINN STATE TREAS	LICENSE PBL
168M69	06/28/85	392.00	MINN STATE TREAS	LICENSE FEL
		4,829.00 *		
*****				
168M70	06/28/85	4,476.26	MN ST TREAS S/S	S/S PBL
168M70	06/28/85	4,476.26	MN ST TREAS S/S	S/S PBL
		8,952.52 *		
*****				
168M75	06/28/85	716.76	MN TEAMSTERS	UNION DUES FEL
		716.76 *		
*****				

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
168N80	06/28/85	9.16	N.S.P.	UTILITIES
168N80	06/28/85	3.53	N.S.P.	UTILITIES
168N80	06/28/85	2.40	N.S.P.	UTILITIES
168N80	06/28/85	2.40	N.S.P.	UTILITIES
168N80	06/28/85	2.40	N.S.P.	UTILITIES
168N80	06/28/85	2.40	N.S.P.	UTILITIES
168N80	06/28/85	2.40	N.S.P.	UTILITIES
168N80	06/28/85	2.40	N.S.P.	UTILITIES
168N80	06/28/85	102.78	N.S.P.	UTILITIES
168N80	06/28/85	449.90	N.S.P.	UTILITIES
168N80	06/28/85	133.06	N.S.P.	UTILITIES
168N80	06/28/85	102.76	NSP	UTILITIES
168N80	06/28/85	32.08	N.S.P.	UTILITIES
168N80	06/28/85	102.78	NSP	UTILITIES
168N80	06/28/85	5.98	NSP	UTILITIES
168N80	06/28/85	76.85	NSP	UTILITIES
168N80	06/28/85	6.04	NSP	UTILITIES
168N80	06/28/85	4.25	NSP	UTILITIES
168N80	06/28/85	345.06	NSP	UTILITIES
168N80	06/28/85	55.17	NSP	UTILITIES
168N80	06/28/85	344.18	NSP	UTILITIES
168N80	06/28/85	181.30	NSP	UTILITIES
168N80	06/28/85	153.70	NSP	UTILITIES
168N80	06/28/85	4.74	NSP	UTILITIES
168N80	06/28/85	246.27	NSP	UTILITIES
168N80	06/28/85	221.34	NSP	UTILITIES
168N80	06/28/85	137.72	NSP	UTILITIES
168N80	06/28/85	81.31	NSP	UTILITIES
168N80	06/28/85	84.16	NSP	UTILITIES
168N80	06/28/85	83.18	NSP	UTILITIES
168N80	06/28/85	167.66	NSP	UTILITIES
		2,934.84 *		
*****				
169D45	06/28/85	10.30	DISPATCH	PAPERS
		10.30 *		
*****				
169M69	06/28/85	7,637.95	MINN STATE TREAS	LICENSE PBL
169M69	06/28/85	515.00	MINN STATE TREAS	LICENSE FEL
		8,152.95 *		
*****				
170193 *	06/28/85	312.09	SCHNITZER FIREWORKS	JULY 4TH
		312.09 *		
*****				
170M69	06/28/85	3,745.00	MINN STATE TREAS	LICENSE PBL
		3,745.00 *		
*****				

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
170M71	06/28/85	810.89	MN ST TREAS SURTAX	SURTAX PRL
170M71	06/28/85	16.21-	MN ST TREAS SURTAX	SURTAX PEL
		794.68 *		
*****				
171028	06/28/85	150.00	MCCOMP DOUGLAS	CONTRACT FYM
		150.00 *		
*****				
171200	06/28/85	150.00	KELLEY JOHN	CONTRACT FYM
		150.00 *		
*****				
171475	06/28/85	150.00	ALSTAD RICHARD	CONTRACT FYM
		150.00 *		
*****				
171040	06/28/85	120.00	CLERK OF COURT	LICENSE PBL
		120.00 *		
*****				
171H10	06/28/85	2.31	HAGEN ARLINE	PETTY CASH
171H10	06/28/85	1.31	HAGEN ARLINE	PETTY CASH
171H10	06/28/85	6.85	HAGEN ARLINE	PETTY CASH
171H10	06/28/85	4.34	HAGEN ARLINE	PETTY CASH
171H10	06/28/85	3.49	HAGEN ARLINE	PETTY CASH
171H10	06/28/85	5.25	HAGEN ARLINE	PETTY CASH
171H10	06/28/85	2.00	HAGEN ARLINE	PETTY CASH
171H10	06/28/85	6.87	HAGEN ARLINE	PETTY CASH
171H10	06/28/85	7.51	HAGEN ARLINE	PETTY CASH
171H10	06/28/85	3.50	HAGEN ARLINE	PETTY CASH
171H10	06/28/85	4.25	HAGEN ARLINE	PETTY CASH
		47.68 *		
*****				
171H70	06/28/85	29.12	HORSVELL JUDITH	MILEAGE
		29.12 *		
*****				
171M69	06/28/85	4,487.16	MINN STATE TREAS	LICENSE PEL
171M69	06/28/85	159.00	MINN STATE TREAS	LICENSE PEL
		4,646.16 *		
*****				
171P50	06/28/85	763.10	POSTMASTER	POSTAGE
		763.10 *		

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
*****				
172E64	06/28/85	1,000.00	EMP BENEFIT CLAIMS	DENTAL CLAIMS
		1,000.00 *		
*****				
172M69	06/28/85	5,174.25	MINN STATE TREAS	LICENSE PBL
172M69	06/28/85	380.00	MINN STATE TREAS	LICENSE PBL
		5,554.25 *		
*****				
175223 *	06/28/85	49.29	MC DONALD RESTR	PROGRAMS
		49.29 *		
*****				
175747	06/28/85	80.00	HOFGREFE MARYANN	REFUND
		80.00 *		
*****				
175888	06/28/85	40.00	DAVIS VIRGINIA	REFUND
		40.00 *		
*****				
175M69	06/28/85	6,129.81	MINN STATE TREASURER	LICENSE PBL
175M69	06/28/85	285.00	MINN STATE TREASURER	LICENSE PBL
175M69	06/28/85	401.00	MINN STATE TREASURER	LICENSE PBL
		6,815.81 *		
*****				
175R10	06/28/85	20.00	RAMSEY COURT	AMB RUNS
		20.00 *		
*****				
176C40	06/28/85	120.50	CLERK OF COURT	FILING FEE
		120.50 *		
*****				
176C57	06/28/85	19.47	COLLINS DENNETH V	SUPPLIES
		19.47 *		
*****				
176G22	06/28/85	3,842.41	GAME TIME	PRDG SUPPLIES
176G22	06/28/85	1,846.00	GAME TIME	PRDG SUPPLIES
176G22	06/28/85	2,588.00	GAME TIME	PRDG SUPPLIES
176G22	06/28/85	1,087.00	GAME TIME	PRDG SUPPLIES

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		9,363.41 *		
*****				
176M69	06/28/85	5,619.38	MINN STATE TREAS	LICENSE PEL
176M69	06/28/85	415.00	MINN STATE TREAS	LICENSE PBL
		6,034.38 *		
*****				
177032	06/28/85	91.00	MINN ZOO	PROGRAMS
		91.00 *		
*****				
177223	* 06/28/85	28.62	MC DONALD RESTR	PROGRAMS
		28.62 *		
*****				
177283	06/28/85	40.00	BIZJAK DELORES	REFUND
		40.00 *		
*****				
177848	* 06/28/85	798.00	MAPLEWOOD ATH ASSOC	UMPIRES
177848	06/28/85	432.00	MAPLEWOOD ATH ASSOC	UMPIRES
177848	06/28/85	192.00	MAPLEWOOD ATH ASSOC	UMPIRES
		1,422.00 *		
*****				
177M69	06/28/85	5,661.50	MINN STATE TREAS	LICENSE PEL
177M69	06/28/85	330.00	MINN STATE TREAS	LICENSE PEL
		5,991.50 *		
*****				
177M76	06/28/85	6,917.57	MINN ST TREAS PERA	LIC PBL
177M76	06/28/85	9,197.35	MINN ST TREAS PERA	LIC PBL
		16,114.92 *		
*****				
178371	* 06/28/85	67.53	HYMAN FREIGHT	FREIGHT FIREWORK
		67.53 *		
*****				
178741	06/28/85	2,968.08	RO SO CONTRACTING	CONTRACT PYM
		2,968.08 *		
*****				
178M69	06/28/85	8,941.55	MINN STATE TREAS	LICENSE PEL

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
178M69	06/28/85	206.00 9,147.55 *	MINN STATE TREAS	LICENSE PEL
*****				
179M69	06/28/85	8,083.30	MINN STATE TREASURER	LICENSE PBL
179M69	06/28/85	2,000.00-	MINN STATE TREASURER	LIC PBL
179M69	06/28/85	430.00	MINN STATE TREASURER	LICENSE PBL
		6,513.30 *		
*****				
179A80	06/28/85	78.11	NSP	UTILITIES
179N80	06/28/85	151.95	NSP	UTILITIES
179A80	06/28/85	76.44	NSP	UTILITIES
		306.50 *		
*****				
179U76	06/28/85	520.00 520.00 *	UNIDALE INS	INSURANCE
*****				
		181,168.09	FUND 01 TOTAL	GENERAL
		344.18	FUND 03 TOTAL	HYDRANT CHARGE
		9,363.41	FUND 11 TOTAL	PARK DEVELOPMENT
		2,968.08	FUND 39 TOTAL	84-4 MCCLELLAND
		9.84	FUND 56 TOTAL	85-4 RIFLEY AVE
		1.75	FUND 60 TOTAL	85-07 CRESTVIEW
		64.64	FUND 86 TOTAL	83-4 MCKNIGHT RD
		1,401.62	FUND 90 TOTAL	SANITARY SEWER F
		23,719.53	FUND 92 TOTAL	PAYROLL BENEFIT
		2,000.00	FUND 94 TOTAL	DENTAL SELF-INSU
		107.00	FUND 96 TOTAL	VEHICLE & ECLIF
		221,141.14	TOTAL	

NECESSARY EXPENDITURES SINCE LAST COUCIL MEETING

1985 CITY OF MAFFLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
188050	06/27/85	118.33 118.33 *	UNIFORMS UNLIMITED	UNIFORMS
*****				
188086	06/27/85	17.00 17.00 *	UNIVERSAL MEDICAL	SUPPLIES
*****				
189004	06/27/85	18.00	HEALTH RESOURCES	CONTRACT FYM
189004	06/27/85	12.00	HEALTH RESOURCES	CONTRACT FYM
189004	06/27/85	7.20	HEALTH RESOURCES	CONTRACT FYM
189004	06/27/85	54.00	HEALTH RESOURCES	CONTRACT FYM
189004	06/27/85	36.00	HEALTH RESOURCES	CONTRACT FYM
189004	06/27/85	616.80	HEALTH RESOURCES	CONTRACT FYM
189004	06/27/85	330.00	HEALTH RESOURCES	CONTRACT FYM
189004	06/27/85	132.00	HEALTH RESOURCES	CONTRACT FYM
189004	06/27/85	78.00	HEALTH RESOURCES	CONTRACT FYM
		1,284.00 *		
*****				
189014	06/27/85	17.00 17.00 *	BAUSCH KATHLEEN	REFUND
*****				
189051	06/27/85	9.00 9.00 *	OLD CARS PRICE GUIDE	MEMBERSHIP
*****				
189060	06/27/85	<del>75.00</del> <del>75.00 *</del>	<del>GIPSON DEBBIE</del>	SUPPLIES
*****				
189062	06/26/85	5.40 5.40 *	LINOLEUM SALES CO	SUPPLIES
*****				
189091	06/27/85	2,482.00 2,482.00 *	SEYTON PRINTING	PRINTING
*****				
189097	06/27/85	12.00	A-1 BUSINESS MACHINE	SUPPLIES
189097	06/27/85	12.00	A-1 BUSINESS MACHINE	SUPPLIES
189097	06/27/85	12.00 12.00 *	A-1 BUSINESS MACHINE	SUPPLIES
*****				
189114	06/27/85	<del>27.00</del>	<del>PRANCA ON MAIN RESTR</del>	<del>SUPPLIES</del>

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1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		27.30 *		
*****				
189125	06/27/85	175.00 175.00 *	CORPORATE RISK MANG	CONTRACT FYM
*****				
189176	06/27/85	10.00 10.00 *	FIRE MARSHALS	MEMBERSHIP
*****				
189202	06/27/85	17.00 17.00 *	JOHNSON FARIANNE	REFUND
*****				
189221 *	06/27/85	235.00 235.00 *	CANTERBURY DOWNS	47 TICKETS
*****				
189271 *	06/27/85	4.66 4.66 *	NORTHWEST FABRICS	SUPPLIES
*****				
189277	06/27/85	2,884.00 2,884.00 *	ST REGIS CORP	SUPPLIES
*****				
189318	06/27/85	150.00 150.00 *	KEANA JOHN J	CONTRACT FYM
*****				
189327	06/27/85	127.50 127.50 *	MN SAFETY COUNCIL	TRAINING
*****				
189431	06/27/85	20.00 20.00 *	MARUSKA PARK	UNIFORMS
189432	06/27/85	482.47 482.47 *	DJNS BODY SHOP	UNIFORMS
*****				
189440	06/27/85	20.00 20.00 *	FISCHER LORRAINE	TRAVEL TRAINING
*****				

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
189446	06/27/85 <i>VOID</i>	<del>40.76</del> 19.76 *	<del>MCDONALD MARGARET</del>	MILEAGE
*****				
189452	06/27/85 <i>VOID</i>	<del>32.00</del> 32.00 *	<del>WERDLE PAT</del>	REFUND
*****				
189464	06/27/85	45,668.24 45,668.24 *	PROOKDALE FORD	CONTRACT FYM
*****				
189551	06/27/85	22.00 22.00 *	BALKENDL JOHN	REFUND
*****				
189567 *	06/27/85	150.00 150.00 *	JIM FOLK BAND	JULY 4TH
*****				
189570	06/27/85	16.25 16.25 *	MPLS STAR & TRIBUNE	PAPERS
*****				
189657	06/27/85	27.30 27.30 *	ST PAUL DISPATCH	PUBLISHING
*****				
189721	06/27/85	20.00 20.00 *	EIDEN MARY	TRAVEL TRAINING
*****				
189725	06/27/85	16,929.07 16,929.07 *	ARCHITECTURAL ALL	CONTRACT FYM
*****				
189736	06/27/85	20.00 20.00 *	MINN PLANNING ASSOC	MEMBERSHIP
*****				
189828	06/27/85	9.00 9.00 *	FARNHAM BONNIE	REFUND
189829	06/27/85	198.27	GEN IND SUPPLY	SUPPLIES

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		198.27 *		
*****				
189866	06/27/85	80.70 80.00 *	MCNULTY JOHN J	REPAIR MAINT VE
*****				
189897	06/27/85	50.30 50.00 *	BANICK JOHN	SUPPLIES
*****				
189907	06/27/85	17.53 17.53 *	AMOCO OIL CO	FUEL OIL
*****				
189A02	06/26/85	67.47	ACPO-MINN	SUPPLIES
189A02	06/26/85	67.46	ACPO-MINN	SUPPLIES
		134.93 *		
*****				
189A05	06/26/85	<del>56.10</del> <del>56.10</del> *	AFSCME-LCCAL2725	SUPPLIES VEH
*****				
189A25	06/26/85	108.86 108.86 *	A-JAX POWER BRAKE	SUPPLIES VEH
*****				
189A55	06/27/85	630.00	AMERI-DATA SYSTEM	CONTRACT FYM
189A55	06/27/85	2,345.00	AMERI-DATA SYSTEM	CONTRACT FYM
189A55	06/26/85	165.00	AMERI-DATA SYSTEM	LEASE PURCHASE
		3,140.00 *		
*****				
189A75	06/27/85	21.99	AT & T	TELEPHONE
189A75	06/27/85	6.02	AT & T	TELEPHONE
189A75	06/27/85	69.52	AT & T	TELEPHONE
189A75	06/27/85	2.52	AT & T	TELEPHONE
189A75	06/27/85	3.01	AT & T	TELEPHONE
189A75	06/27/85	9.03	AT & T	TELEPHONE
189A75	06/27/85	6.02	AT & T	TELEPHONE
189A75	06/27/85	14.51	AT & T	TELEPHONE
189A75	06/27/85	133.09	AT & T	TELEPHONE
189A75	06/27/85	77.29	AT & T	TELEPHONE
189A75	06/27/85	3.01	AT & T	TELEPHONE
189A75	06/27/85	9.03	AT & T	TELEPHONE
189A75	06/27/85	20.28	AT & T	TELEPHONE

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
189A75	06/27/85	127.20-	AT & T	PRINTER
189A75	06/27/85	33.30	AT & T	TELEPHONE
189A75	06/27/85	25.64	AT & T	PRINTER
189A75	06/27/85	23.22	AT & T	TELEPHONE
189A75	06/27/85	3.01	AT & T	TELEPHONE
189A75	06/27/85	18.06	AT & T	TELEPHONE
189A75	06/27/85	28.01	AT & T	TELEPHONE
189A75	06/27/85	3.01	AT & T	TELEPHONE
189A75	06/27/85	34.41	AT & T	TELEPHONE
189A75	06/27/85	6.52	AT & T	TELEPHONE
189A75	06/27/85	3.01	AT & T	TELEPHONE
189A75	06/27/85	3.01	AT & T	TELEPHONE
189A75	06/27/85	3.01	AT & T	TELEPHONE
189A75	06/27/85	3.01	AT & T	TELEPHONE
189A75	06/27/85	1,050.00	AT & T	PRINTER
189A75	06/27/85	3.01	AT & T	TELEPHONE
189A75	06/27/85	7.69	AT & T	TELEPHONE
		1,492.53 *		
*****				
189B15	06/26/85	16.47	BATTERY TIRE WHSE	SUPPLIES VEH
		16.47 *		
*****				
189B45	06/26/85	14.18	BOARD OF WATER COMM	UTILITIES
189B45	06/26/85	11.96	BOARD OF WATER COMM	UTILITIES
189E45	06/26/85	38.63	BOARD OF WATER COMM	CONTRACT FYM
189B45	06/26/85	631.48	BOARD OF WATER COMM	CONTRACT FYM
		696.25 *		
*****				
189B65	06/27/85	<del>307.27</del>	BSA	SUPPLIES
		307.27 *		
*****				
189C33	06/26/85	33.14	CAPITOL SUPPLY	SUPPLIES
		33.14 *		
*****				
189C55	06/26/85	206.42	COPY DUPLICATING	DUPLICATIVE COS
		206.42 *		
189C56	06/27/85	397.46	COLLINS ELECTRIC	SUPPLIES
189C56	06/27/85	82.63	COLLINS ELECTRIC	SUPPLIES
189C56	06/26/85	49.58	COLLINS ELECTRIC	CONTRACT FYM
		529.67 *		
*****				
189C58	06/26/85	5.50-	COPY EQUIPMENT INC	SUPPLIES
189C58	06/26/85	21.49	COPY EQUIPMENT INC	SUPPLIES

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1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
189C58	06/26/85	13.76	COPY EQUIPMENT INC	SUPPLIES
189C58	06/26/85	10.15	COPY EQUIPMENT INC	SUPPLIES
		39.90 *		
*****				
189E90	06/26/85	225.00	EVANS BARRY	VEHICLE ALLOWANC
		225.00 *		
*****				
189G38	06/26/85	345.00	GENERAL REPAIR	CONTRACT FYM
		345.00 *		
*****				
189G40	06/26/85	28.94	GOODIN CC	SUPPLIES
		28.94 *		
*****				
189H19 *	06/26/85	62.45	HANDY HITCH WELDING	SUPPLIES
189H19	06/26/85	26.50	HANDY HITCH WELDING	SUPPLIES
189H19	06/26/85	25.00	HANDY HITCH WELDING	SUPPLIES
		113.95 *		
*****				
189I26	06/26/85	42.49	INNERLINE	CONTRACT FYM
		42.49 *		
*****				
189I30 *	06/26/85	26.60	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
189I30	06/26/85	26.30	INDEPENDENT#622	CONTRACT FYM
		473.70 *		
*****				
189J32	06/26/85	923.88	J.L. SHIELY CO	CONTRACT FYM

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
189J32	06/26/85	3,399.43	J.L. SHIELY CC	CONTRACT FYM
189J32	06/26/85	5,350.18	J.L. SHIELY CC	CONTRACT FYM
189J32	06/26/85	167.49	J.L. SHIELY CC	CONTRACT FYM
		9,840.98 *		
*****				
189J50	* 06/26/85	278.25	J THOMAS ATHLECTICS	SUPPLIES PRCE
		278.25 *		
*****				
189K11	06/26/85	28.82	K-MART	SUPPLIES
		28.82 *		
*****				
189K55	06/26/85	86.14	KNOX LUMBER	SUPPLIES
		86.14 *		
189K56	06/26/85	2.77	KNOWLANDS	SUPPLIES
189K56	06/26/85	8.13	KNOWLANDS	SUPPLIES
		10.90 *		
*****				
189L16	06/27/85	1,173.50	LAIS BANNIGAN KLY	CONTRACT FYM
189L16	06/26/85	2,692.28	LAIS BANNIGAN KLY	CONTRACT FYM
189L16	06/27/85	67.50	LAIS BANNIGAN KLY	CONTRACT FYM
		3,933.28 *		
*****				
189L31	06/26/85	65.00	LEAGUE OF MN CITIES	TRAVEL TRAINING
		65.00 *		
189L32	06/26/85	955.00	LAW ENFORCEMENT EQUIP	SUPPLIES
189L32	06/26/85	32.00	LAW ENFORCEMENT EQUIP	SUPPLIES
		987.00 *		
*****				
189L34	06/26/85	87.75	LEAGUE OF MN HUMAN	MEMBERSHIP
		87.75 *		
*****				
189L36	06/26/85	29.10	LEES AUTC SUPPLY	SUPPLIES
189L36	06/26/85	5.94	LEES AUTC SUPPLY	SUPPLIES
189L36	06/26/85	20.51	LEES AUTC SUPPLY	SUPPLIES
		55.55 *		
*****				
189L70	06/26/85	1,972.36	LOGIS	CONTRACT FYM

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
189L70	06/26/85	931.93 2,904.29 *	LOGIS	CONTRACT FYM
*****				
189L75	06/26/85	18.43	LONG LK FORD TRACTOR	SUPPLIES
189L75	06/26/85	36.94	LONG LK FORD TRACTOR	SUPPLIES
189L75	06/26/85	53.98	LONG LK FORD TRACTOR	SUPPLIES
189L75	06/26/85	254.38 363.73 *	LONG LK FORD TRACTOR	SUPPLIES
*****				
189M55	06/26/85	199.86 199.86 *	PR SUPPLY	SUPPLIES
*****				
189M11	06/26/85	124.31	MAC QUEEN EQUIPMENT	SUPPLIES
189M11	06/26/85	158.50	MAC QUEEN EQUIPMENT	SUPPLIES
189M11	06/26/85	21.70 304.51 *	MAC QUEEN EQUIPMENT	SUPPLIES
*****				
189M14	06/26/85	27.30	MAPLEWOOD REVIEW	PUBLISHING
189M14	06/26/85	38.70 65.30 *	MAPLEWOOD REVIEW	MEMBERSHIP
*****				
189M59	06/26/85	27.24	MINNESOTA BLUEPRINT	SUPPLIES
189M59	06/26/85	75.63 102.87 *	MINNESOTA BLUEPRINT	SUPPLIES
*****				
189M90	06/26/85	873.90 873.90 *	MOTOROLA INC	CONTRACT FYM
*****				
189M95	06/26/85	115.00 115.00 *	MRPA	MEMBERSHIP
*****				
189M98	06/26/85	20.70 20.00 *	MULVANEY DENNIS	WORK ECCTS
*****				
189N30	06/27/85	1,369.63	NORTH ST PAUL CITY	UTILITIES
189N30	06/27/85	53.10 1,422.73 *	NORTH ST PAUL CITY	UTILITIES

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
*****				
189A50	06/27/85	235.50	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	38.90	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	38.90	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	38.90	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	359.01	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	19.50	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	39.00	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	38.90	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	50.16	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	16.30	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	116.39	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	89.05	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	67.95	NORTHWESTERN BELL	SUPPLIES
189A50	06/27/85	81.80	NORTHWESTERN BELL	SUPPLIES
		1,235.26 *		
*****				
189A95	06/27/85	14.00	MUTESON LAVERNE	TRAVEL TRAINING
		14.00 *		
*****				
189040	06/27/85	249.00	OLD DOMINION BRUSH	REPAIR MAINT
		249.00 *		
*****				
189P25	06/27/85	500.00	FEAT MARWICK	CONTRACT FYM
		500.00 *		
*****				
189A38	06/27/85	113.98	PETROLEUM MAINT	SUPPLIES
189P38	06/27/85	59.54	PETROLEUM MAINT	SUPPLIES
		173.52 *		
*****				
189P42	06/27/85	26.20	PICKWICK DISC BKS	SUPPLIES
189P42	06/27/85	1.48	PICKWICK DISC BKS	SUPPLIES
		24.72 *		
*****				
189A45	06/27/85	74.00	PITNEY BOWES	LEASE EQUIP
		74.00 *		
*****				
189P50	06/27/85	1,100.00	POSTMASTER	POSTAGE
		1,100.00 *		

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
*****				
189P52	06/27/85	26,899.00 26,899.00 *	POLAR CHEV	EQUIPMENT
*****				
189P64	06/27/85	14.00 14.00 *	PRETTNER JOSEPH	TRAVEL TRAINING
189P65	<del>06/27/85</del>	<del>123.00</del> <del>123.00 *</del>	<del>FRIEPE WILLIAM</del>	<del>SUPPLIES</del>
*****				
189P04	06/27/85	9.95 9.95 *	RADIO SHACK	SUPPLIES
*****				
189P09	06/27/85	29.01	RAMSEY COUNTY	CONTRACT FYM
189P09	06/27/85	1,153.99	RAMSEY COUNTY	MICROFILM
189P09	06/27/85	2.54	RAMSEY COUNTY	CONTRACT FYM
		1,185.54 *		
*****				
189P39 *	06/27/85	7.25	RICHARDS	SUPPLIES FRGE
189P39	06/27/85	12.78	RICHARDS	SUPPLIES FRGE
189P39	06/27/85	18.53	RICHARDS	SUPPLIES FRGE
189P39	06/27/85	5.91	RICHARDS	SUPPLIES FRGE
189P39	06/27/85	9.19	RICHARDS	SUPPLIES FRGE
		53.66 *		
*****				
189P49	06/27/85	124.67 124.67 *	ROAD RESCUE	SUPPLIES
*****				
189S02	06/27/85	17.60	S & D LOCK SAFE	SUPPLIES
189S02	06/27/85	4.20	S & D LOCK SAFE	SUPPLIES
189S02	06/27/85	22.00	S & D LOCK SAFE	SUPPLIES
		43.80 *		
*****				
189S03	06/27/85	15.60	SPS OFFICE PRCD	OFFICE SUPPLIES
189S03	06/27/85	41.60	SPS OFFICE PRCD	OFFICE SUPPLIES
189S03	06/27/85	24.30	SPS OFFICE PRCD	OFFICE SUPPLIES
189S03	06/27/85	56.64	SPS OFFICE PRCD	OFFICE SUPPLIES
		137.84 *		
*****				
189S05	06/27/85	28.34	S & T OFFICE	OFFICE SUPPLIES

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
189S05	06/27/85	13.23	S & T OFFICE	OFFICE SUPPLIES
189S05	06/27/85	152.82	S & T OFFICE	OFFICE SUPPLIES
189S05	06/27/85	29.92	S & T OFFICE	OFFICE SUPPLIES
189S05	06/27/85	46.40	S & T OFFICE	OFFICE SUPPLIES
189S05	06/27/85	142.68	S & T OFFICE	OFFICE SUPPLIES
189S05	06/27/85	2.36	S & T OFFICE	OFFICE SUPPLIES
		415.75 *		
*****				
189S55	06/27/85	724.00	SPECIALTY RADIO	SUPPLIES
		724.00 *		
*****				
189S58	06/27/85	106.80	ST PAUL CITY OF	CONTRACT FYM
189S58	06/27/85	205.75	ST PAUL CITY CF	CONTRACT FYM
189S58	06/27/85	200.00	ST PAUL CITY OF	CONTRACT FYM
189S58	06/27/85	641.35	ST PAUL CITY OF	CONTRACT FYM
189S58	06/27/85	87.20	ST PAUL CITY OF	CONTRACT FYM
189S58	06/27/85	228.65	ST PAUL CITY CF	CONTRACT FYM
189S58	06/27/85	17.50	ST PAUL CITY CF	PHOTO SERVICES
		1,487.25 *		
*****				
189S70	06/27/85	825.72	STANDARD SPG ALIGN	SUPPLIES VEH
		825.72 *		
*****				
189S82	06/27/85	131.13	STATE OF MN DCT	CONTRACT FYM
		131.13 *		
*****				
189T29	06/27/85	1,211.14	T.A.SCHIFSKY SONS	CONTRACT FYM
189T29	06/27/85	2,656.39	T.A.SCHIFSKY SONS	SUPPLIES FROG
		3,867.53 *		
*****				
189T30 *	06/27/85	172.30	TARGET	SUPPLIES FROG
189T30	06/27/85	27.30	TARGET	SUPPLIES FROG
189T30	06/27/85	205.70	TARGET	SUPPLIES FROG
		405.30 *		
*****				
189T65	06/27/85	4,841.28	TKCA	CONTRACT FYM
		4,841.28 *		
*****				
189T75	06/27/85	6,414.19	TRACEY OIL	FUEL OIL
		6,414.19 *		
*****				

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
189U15	06/27/85	5.00 5.00 *	U.S. CIVIL	MEMBERSHIP
*****				
189L50	06/27/85	58.50	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	11.20	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	19.75	UNIFORMS UNLIMITED	UNIFORMS
189L50	06/27/85	86.28	UNIFORMS UNLIMITED	UNIFORMS
189L50	06/27/85	99.16	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	71.96	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	141.10	UNIFORMS UNLIMITED	UNIFORMS
189L50	06/27/85	155.32	UNIFORMS UNLIMITED	UNIFORMS
189L50	06/27/85	53.32	UNIFORMS UNLIMITED	UNIFORMS
189L50	06/27/85	49.80	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	85.00	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	132.52	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	89.95	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	71.96	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	34.16	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	52.20	UNIFORMS UNLIMITED	UNIFORMS
189L50	06/27/85	138.95	UNIFORMS UNLIMITED	UNIFORMS
189U50	06/27/85	16.16	UNIFORMS UNLIMITED	UNIFORMS
189L50	06/27/85	252.90	UNIFORMS UNLIMITED	UNIFORMS
189L50	06/27/85	35.10	UNIFORMS UNLIMITED	UNIFORMS
		1,655.27 *		
*****				
189V15	06/27/85	27.29 27.29 *	VALS BODY SHOP	VEH REPAIR
*****				
189V80	06/27/85	73.40 73.40 *	VW EIMICKE ASSOC	SUPPLIES
*****				
189W21	06/27/85	9.99	WARNERS TRUE VALU	SUPPLIES
189W21	06/27/85	9.89	WARNERS TRUE VALU	SUPPLIES
189W21	06/27/85	13.88	WARNERS TRUE VALU	SUPPLIES
189W21	06/27/85	59.46	WARNERS TRUE VALU	SUPPLIES
189W21	06/27/85	25.87	WARNERS TRUE VALU	SUPPLIES
189W21	06/27/85	7.35	WARNERS TRUE VALU	SUPPLIES
189W21	06/27/85	69.00	WARNERS TRUE VALU	SUPPLIES
189W21	06/27/85	11.98	WARNERS TRUE VALU	SUPPLIES
189W21	06/27/85	83.30	WARNERS TRUE VALU	SUPPLIES
189W21	06/27/85	39.31	WARNERS TRUE VALU	SUPPLIES
		330.03 *		
*****				
189W50	06/27/85	37.08	WEBER-TRCSETH INC	SUPPLIES

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
189450	06/27/85	13.00	WEBER-TROSETH INC	SUPPLIES
189450	06/27/85	13.00	WEBER-TROSETH INC	SUPPLIES
		63.08 *		
*****				
DB0708	06/27/85	53.10-	RICHARDS GORDON	UTILITIES
DB0708	06/27/85	53.10	RICHARDS GORDON	UTILITIES
		.00 *		
*****				
		109,011.56	FUND 01 TOTAL	GENERAL
		288.38	FUND 03 TOTAL	HYDRANT CHARGE
		9,840.98	FUND 11 TOTAL	PARK DEVELOPMENT
		16,929.07	FUND 13 TOTAL	C.I.P.
		2.54	FUND 39 TOTAL	84-4 MCCLELLAND
		67.50	FUND 47 TOTAL	78-13 HILLWOOD
		38.63	FUND 51 TOTAL	84-13 CRESTVIEW
		631.48	FUND 71 TOTAL	81-21 M E AVE/HY
		7,429.16	FUND 90 TOTAL	SANITARY SEWER F
		9,906.14	FUND 96 TOTAL	VEHICLE & EQUIP
		154,145.44	TOTAL	

\* ITEMS FINANCED BY RECREATIONAL FEES

DATE 06/25/85

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REPORT

6-28-85  
Payroll

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
01966	01-0109	GREAVU	JOHN	C	400.00
01967	01-0480	WASILUK	CHARLOTTE	P	325.00
01968	01-1318	BASTIAN	GARY	W	325.00
01969	01-8088	ANDERSON	NORMAN	G	325.00
01970	01-9035	MAIDA	MARYLEE	T	325.00
DIVISION 01 LEGISLATIVE					1700.00
01971	02-2018	EVANS	BARRY	R	2260.23
01972	02-9671	BEHM	LOIS	N	729.60
DIVISION 02 CITY MANAGER					2989.83
01973	10-4474	JAHN	DAVID	J	131.28
01974	10-6523	SWANSON, JR.	LYLE	E	703.01
DIVISION 10 CITY HALL MAINT					834.29
01975	12-0124	DOHERTY	KATHLEEN	M	663.44
01976	12-0166	CUDE	LARRY	J	242.40
01977	12-0908	ZUERCHER	JOHN	L	157.60
DIVISION 12 EMERGENCY SERVICES					1063.44
01978	21-1078	FAUST	DANIEL	F	1686.40
DIVISION 21 FINANCE ADMINISTRATION					1686.40
01979	22-0614	HAGEN	ARLINE	J	1071.63
01980	22-4446	MATHEYS	ALANA	K	784.81
01981	22-7550	VIGNALO	DELORES	A	770.40
DIVISION 22 ACCOUNTING					2626.84

DATE 06/25/85

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REPC

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
01982	31-2198	AURELIUS	LUCILLE	E	1556.01
01983	31-9815	SCHADT	JEANNE	L	403.68
DIVISION 31 CITY CLERK ADMINISTRATION					1959.69
01984	33-0547	KELSEY	CONNIE	L	432.01
01985	33-4435	VIETOR	LORRAINE	S	730.96
01986	33-4994	HENSLEY	PATRICIA	A	360.00
01987	33-8309	GREEN	PHYLLIS	C	934.60
DIVISION 33 DEPUTY REGISTRAR					2457.57
01988	41-1717	COLLINS	KENNETH	V	1751.20
01989	41-2356	RICHIE	CAROLE	L	631.20
01990	41-2934	SVENDSEN	JOANNE	M	828.95
01991	41-3183	NELSON	ROBERT	D	1528.00
01992	41-7636	OMATH	JOY	E	643.20
01993	41-9263	MARTINSON	CAROL	F	490.40
DIVISION 41 PUBLIC SAFETY ADMIN					5872.95
01994	42-0130	ZAPPA	JOSEPH	A	1440.22
01995	42-0251	STILL	VERNON	T	1207.26
01996	42-0457	SKALMAN	DONALD	W	1229.66
01997	42-0990	MORELLI	RAYMOND	J	1207.26
01998	42-1204	STEFFEN	SCOTT	L	1076.09
01999	42-1364	ARNOLD	DAVID	L	1401.14
02000	42-1388	LEE	ROGER	W	1252.06
02001	42-1577	BANICK	JOHN	J	924.06
02002	42-1660	BOHL	JOHN	C	754.46
02003	42-1930	CLAUSON	DALE	K	1229.66
02004	42-2052	THOMALLA	DAVID	J	1008.96
02005	42-2063	MOESCHTER	RICHARD	M	1229.66
02006	42-2115	ATCHISON	JOHN	H	1268.89
02007	42-2231	KORTUS	DONALD	V	134.93
02008	42-2884	PELTIER	WILLIAM	F	1378.74
02009	42-3591	LANG	RICHARD	J	1268.89

PROGRAM PR10

PAYROLL CHECK REGISTER REPT

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
02010	42-4801	RYAN	MICHAEL	P	1455.65
02011	42-4916	HERBERT	MICHAEL	J	1268.89
02012	42-6119	DREGER	RICHARD	C	1427.20
02013	42-7418	BERGERON	JOSEPH	A	788.96
02014	42-7686	MEEHAN, JR	JAMES	E	1262.99
02015	42-7887	GREEN	NORMAN	L	1401.14
02016	42-8226	STAFNE	GREGORY	L	1229.66
02017	42-8516	HALWEG	KEVIN	R	1378.74
02018	42-9204	STOCKTON	DERRELL	T	1207.25
02019	42-9867	BOWMAN	RICK	A	1036.86
DIVISION 42 POLICE SERVICES					30469.29
02020	43-0009	KARIS	FLINT	D	1085.32
02021	43-0455	HEINZ	STEPHEN	J	1232.52
02022	43-0918	NELSON	CAROL	M	1407.36
02023	43-1789	GRAF	DAVID	M	1278.12
02024	43-2201	YOUNGREN	JAMES	G	1445.19
02025	43-4316	RAZSKAZOFF	DALE	E	1278.12
02026	43-6071	VORWERK	ROBERT	E	1300.83
02027	43-7791	MELANDER	JON	A	1278.12
02028	43-8434	BECKER	RONALD	D	1346.25
DIVISION 43 PARAMEDIC SERVICES					11651.83
02029	45-1878	EMBERTSON	JAMES	M	1302.40
02030	45-3333	WILLIAMS	DUANE	J	1233.60
DIVISION 45 FIRE PREVENTION					2536.00
02031	46-0183	RABINE	JANET	L	748.00
02032	46-0322	STAHNKE	JULIE	A	672.80
02033	46-1899	CAHANES	ANTHONY	G	1401.14
02034	46-5919	NELSON	KAREN	A	770.40
02035	46-7030	MARTIN	SHAWN	M	672.80
02036	46-7236	FLAUGHER	JAYME	L	784.80
02037	46-9873	MADELL	RAYMOND	M	672.80
DIVISION 46 DISPATCHING SERV					5722.74

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
02038	51-0267	BARTA	MARIE	L	602.32
02039	51-3174	WEGWERTH	JUDITH	A	620.73
02040	51-6872	HAIDER	KENNETH	G	1638.40
DIVISION 51 PUBLIC WORKS ADMIN					2861.45
02041	52-0547	MEYER	GERALD	W	1004.08
02042	52-1241	KANE	MICHAEL	R	974.37
02043	52-1431	LUTZ	DAVID	P	925.60
02044	52-1484	REINERT	EDWARD	A	1008.80
02045	52-3473	KLAUSING	HENRY	F	1043.58
02046	52-4037	HELEY	RONALD	J	953.60
02047	52-6224	TEVLIN, JR.	HARRY	J	1075.63
02048	52-6254	FREBERG	RONALD	L	953.60
02049	52-6755	PRETTNER	JOSEPH	B	1309.23
02050	52-8314	CASS	WILLIAM	C	1351.63
DIVISION 52 STREET MAINTENANCE					10600.12
02051	53-1010	ELIAS	JAMES	G	1105.60
02052	53-1688	PECK	DENNIS	L	1105.60
02053	53-2522	PRIEBE	WILLIAM		930.40
02054	53-3970	AHL-JR.	RAY	C	1301.23
02055	53-4671	GESSELE	JAMES	T	1064.00
02056	53-6109	GEISSLER	WALTER	M	1084.00
DIVISION 53 ENGINEERING					6591.63
02057	54-3775	LOFGREN	JOHN	R	677.60
DIVISION 54 PUBLIC WORKS BLDG MAINT					677.60
02058	58-0112	LARSON	GREGORY	W	400.00
02059	58-1014	NADEAU	EDWARD	A	997.29
02060	58-1590	MULWEE	GEORGE	W	942.40

PROGRAM PR10

PAYROLL CHECK REGISTER REPT

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
02061	58-1720	NUTESON	LAVERNE	S	1455.48
02062	58-2563	BREHEIM	ROGER	W	970.40
02063	58-2582	EDSON	DAVID	B	1061.38
02064	58-3790	ANDERSON	ROBERT	S	443.63
02065	58-5993	OWEN	GERALD	C	1008.00
DIVISION 58 SAN SEWER OPERATION					7278.58
02066	59-1000	MULVANEY	DENNIS	M	1052.80
02067	59-9760	MACDONALD	JOHN	E	1046.40
DIVISION 59 VEH & EQUIP MAINT					2099.20
02068	61-0389	ODEGARD	ROBERT	D	1571.20
02069	61-1066	BRENNER	LOIS	J	828.95
02070	61-1993	KRUMMEL	BARBARA	A	315.20
02071	61-2618	STAPLES	PAULINE		1233.23
DIVISION 61 COMM SERVICES ADMIN					3948.58
02072	62-3411	GUSINDA	MELVIN	J	1261.23
02073	62-3915	LINDORFF	DENNIS	P	925.60
02074	62-4097	YUKER	WALTER	A	54.20
02075	62-4121	HELEY	ROLAND	B	972.00
02076	62-4189	TOWNLEY	MICHAEL	F	400.00
02077	62-4593	HOSCHKA	JAMES	F	200.20
02078	62-4650	NEAL	TODD		27.50
02079	62-5266	WARD	TROY	G	378.00
02080	62-5506	MARUSKA	MARK	A	985.20
02081	62-7219	BURKE	MYLES	R	990.40
02082	62-7762	SBRAGIA	WARREN	J	380.00
02083	62-7763	RADA	MICHAEL	F	400.00
02084	62-8182	GERMAIN	DAVID	A	972.00
02085	62-8277	BESETH	RONALD	L	49.50
02086	62-8762	BRENNER	JAY	A	400.00
02087	62-9784	HUNTER	TONY		104.00
DIVISION 62 PARK MAINTENANCE					8499.63

PROGRAM PR10

PAYROLL CHECK REGISTER REPC

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
02088	63-0170	STRAUS	LAURA	J	163.93
02089	63-0175	ANDERSON	CHRISTINE	M	114.75
02090	63-0342	SETTLES	GERALD		139.50
02091	63-0913	MITCHELL	MARY	T	85.00
02092	63-1037	FISCHER	SUSAN	M	130.69
02093	63-1245	DOUGHTY	LINDA	R	47.50
02094	63-2055	KANE	KAREN	A	103.75
02095	63-2196	ANDERSON	BARBARA	J	86.11
02096	63-2645	SPANNBAUER	KATHLEEN	G	132.00
02097	63-2914	PROCHNOW	JO	A	84.00
02098	63-3203	WALLACE	JON	T	310.00
02099	63-3436	SCHLOESSER	THERESA	L	114.13
02100	63-3628	GRAF	MICHAEL	J	121.13
02101	63-4246	WARD	ROY	G	375.20
02102	63-4605	CASSEDAY	ELIZABETH	J	123.98
02103	63-5370	SPANNBAUER	EVA	C	94.56
02104	63-5435	SPANNBAUER	SUSAN	L	78.20
02105	63-5533	RHODA	SUSAN	A	65.35
02106	63-5654	HAMM	DEADRA	M	236.25
02107	63-6100	JOHNSON	TERESA	L	97.88
02108	63-6422	TAUBMAN	DOUGLAS	J	968.43
02109	63-6996	HERBER	KARIN	J	122.10
02110	63-7456	STEFFEN	KIMBERLY	A	142.50
02111	63-9219	DIEBEL	GERALD	D	95.00
02112	63-9743	LEMANSKI	AMY	M	109.98

DIVISION	63	RECREATION PROGRAMS			4141.93
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02113	64-0508	GREW	JANET	M	808.80
02114	64-2163	SCUTTER	CHRISTINE		404.40
02115	64-4624	HORSNELL	JUDITH	A	353.20

DIVISION	64	NATURE CENTER			1566.40
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02116	71-0551	OLSON	GEOFFREY	W	1552.00
02117	71-8993	CHLEBECK	JUDY	M	800.00

DIVISION	71	COMM DEVELOPMENT ADMIN			2352.00
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DATE 06/25/85

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REP

CHECK

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
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02118	72-7178	EKSTRAND	THOMAS	G	998.79
02119	72-8505	JOHNSON	RANDALL	L	928.00

DIVISION	72	PLANNING			1926.79
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02120	73-0677	OSTROM	MARJORIE		1281.60
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DIVISION	73	BUILDING INSPECTIONS			1281.60
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02121	74-0776	WENGER	ROBERT	J	1064.00
02122	74-9223	GIRARD	LAWRENCE	M	155.00

DIVISION	74	HEALTH INSPECTIONS			1219.00
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		FUND NOT ON FILE			126615.38
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		GRAND TOTALS			126615.38
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MEMORANDUM

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

TO: City Manager  
 FROM: Finance Director *R. Quast*  
 RE: Budget Changes for Insurance Costs  
 DATE: June 28, 1985

At the last Council meeting, authorization was given for new insurance contracts which cost significantly more than previous contracts. Preliminary estimates have been made of the insurance premium allocation between funds and between years. These estimates indicate that budget transfers are needed to cover the insurance costs. Some of these budget transfers will have to be made from the unreserved portion of fund equity due to inadequate contingency account balances. The following budget transfers are recommended:

<u>FROM</u>		
<u>Contingency Account</u>	<u>Unreserved Fund Equity</u>	
\$27,770		General Fund
4,080	\$24,020	Hydrant Charge Fund
<u>5,940</u>	<u>10,490</u>	V.E.M. Fund
\$37,790	\$34,510	Total

There will be sufficient money in the budgets of the Sewer and Payroll Benefit Funds to finance their portion of the insurance premiums. Also, it should be noted that the above amounts do not include premiums for an umbrella liability policy as a quote has not been received yet and it is unlikely that this policy would be purchased.

DFF:1nb

Action by Council:

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

MEMORANDUM

TO: City Manager  
FROM: Associate Planner--Johnson  
SUBJECT: Time Extension--PUD and Preliminary Plat  
LOCATION: Mailand Road and Sterling Street  
APPLICANT/OWNER: Marvin Anderson Construction Company  
PROJECT: Crestview Forest  
DATE: June 24, 1985

Request

Approval of a time extension for the Crestview Forest planned unit development and preliminary plat.

Proposal

- 1. See the applicant's letter of request on page 6.
- 2. See the phasing plan on page 5.

Comments

The applicant is making a good-faith effort to develop this PUD in a timely manner. The final plat request for Phase 3 will be made shortly. Phases 3 and 4 are expected to be completed by 1989.

Recommendation

Approve a four-year time extension for the planned unit development and for the portion of the preliminary plat designated as Phases 3, 4 and 5.

## BACKGROUND

### Past Actions

5-15-80:

1. Council approved the Crestview Forest preliminary plat, subject to conditions which included the "redesignation of the common areas as outlots."

2. Council approved the Crestview Forest PUD, subject to community design review board approval of the building scale design and location of the structures relative to nearby single dwelling uses. The CDRB approved the site and building plans on 9-23-80.

9-4-80:

Council approved a 90-day time extension for the Crestview Forest preliminary plat.

10-16-80:

Council approved the final plat for Phase 1 of the PUD.

6-27-83:

Council approved:

1. A two-year time extension for the PUD.
2. A two-year time extension for the portion of the preliminary plat lying east of Sterling Street.
3. The final plat for the Crestview Forest Second Addition (Phase 2).

### Planning

1. Section 36-442(e) states that "all conditional use permits shall be reviewed by council within one year of the initial approval. At that time council may specify an indefinite term or specific term not to exceed five years for subsequent reviews."

2. Section 1005(e) of the subdivision code provides that for one year following preliminary approval and for two years following final plat approval "unless the subdivider and the city agree otherwise, no amendment to a comprehensive plan or official control shall apply to or affect the use, development density, lot size, lot layout or dedication or platting required or permitted by the approved application. Thereafter, pursuant to its regulations, the city may extend the period by agreement with the subdivider and subject to all applicable performance conditions and requirements, or it may require submission of a new application, unless substantial physical activity and investment has occurred in reasonable reliance on the approved

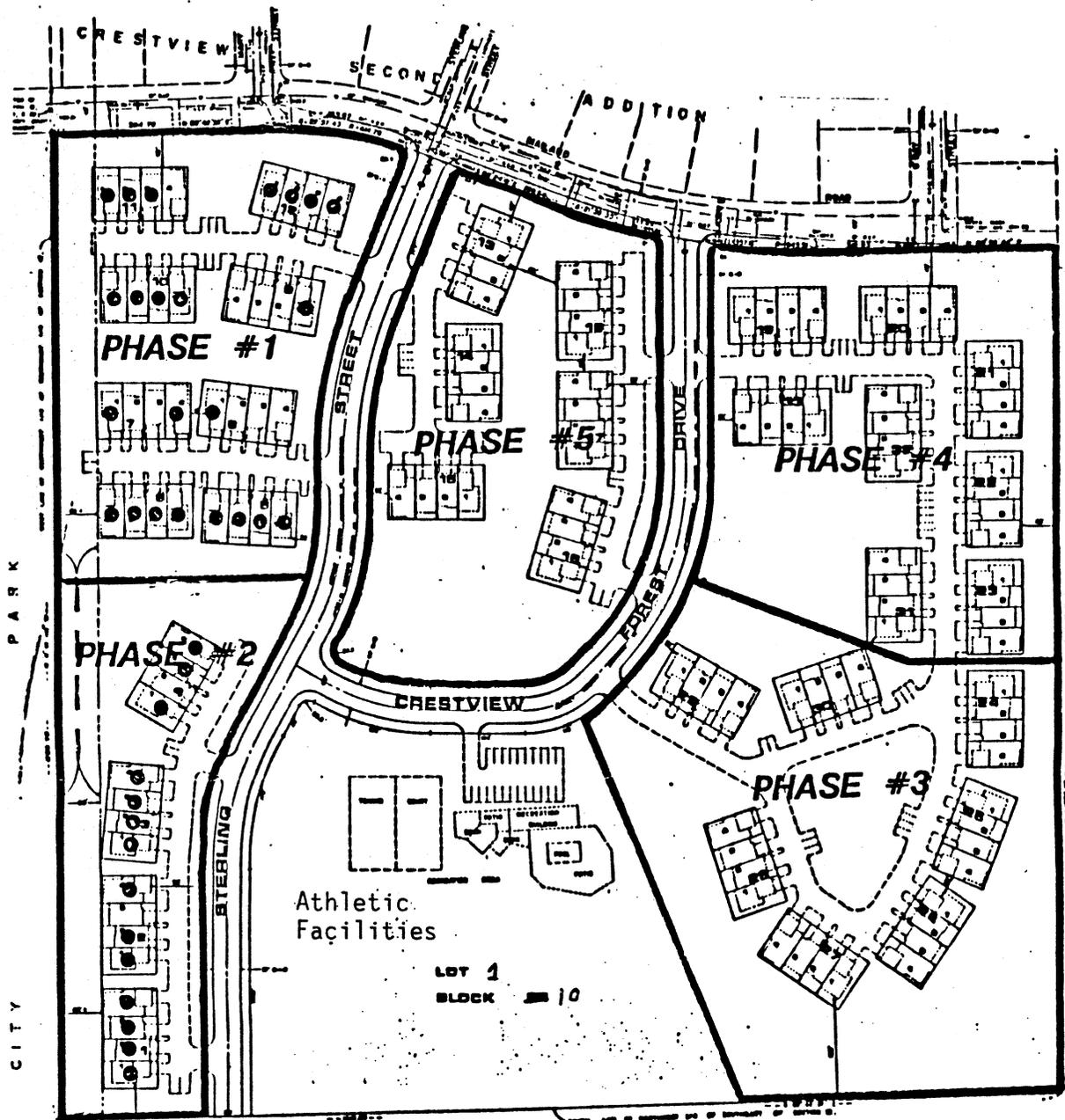
application and the subdivider will suffer substantial financial damage as a consequence of a requirement to submit a new application. In connection with a subdivision involving planned and staged development, the city may by resolution and agreement grant the rights referred to herein for such periods of time longer than two years which it determines to be reasonable and appropriate."

jw

Enclosures

1. Location Map
2. Crestview Forest Planned Unit Development/Phasing Plan
3. Applicant's Letter of Request



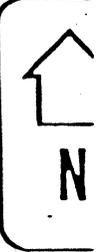


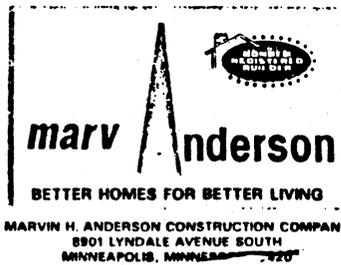
**PHASE #1—32 UNITS, 24 ARE SOLD**  
**PHASE #2—16 UNITS, 14 ARE SOLD**  
**PHASE #3—28 UNITS, TO BE STARTED IN 1985**  
**PHASE #4 & #5—56 UNITS FUTURE STARTS (1987 AND 1989)**

• DENOTES SOLD UNIT

# CRESTVIEW FOREST

## PHASING PLAN





May 17, 1985

Mayor John Greavu  
 City of Maplewood  
 c/o Mr. Randy Johnson  
 1902 East County Road B  
 Maplewood, Minnesota 55109

Dear Mayor Greavu:

I respectfully request a time extension for our 132 unit PUD of Crestview Forest.

In April of 1981, we opened our townhome models for new sales. In the last four years we have had 38 sales which gave us to date about 10 sales per year. We had hoped for twice that many, but due to high property taxes in earlier years and the potential of a land fill site adjacent to our property, sales have been difficult.

Now in 1985 we have constructed the swimming pool for our townhome association, the tennis court was completed last year, we have a new sales force and traffic in our sales office has increased. We are more optimistic about our future in Maplewood.

Phase 1 and 2 as shown on the attached map shows a total of 48 units with about 80% of them sold at this time.

Phase 3 final plat will be submitted to the city council in the summer of 1985 with construction of new homes in the late fall.

Phase 4 and 5 will begin as needed in the future.

The total units left to be built are 94 out of 132 original planned units. Our new sales force tells us with the new interest in this area we can expect about 15 to 20 sales per year. This will give us to about the year 1989. We hope sales will be better but this is our estimate at this time.

We once again thank the city council and staff personnel for thier continued support regarding our housing communities in Maplewood.

Sincerely,

MARVIN H. ANDERSON CONSTRUCTION CO.

Frederic E. Haas  
 Vice Pres. Land Development

FEH/lw

Attachment 3

MEMORANDUM

E-4  
Action by Council:

TO: City Manager  
FROM: Thomas Ekstrand--Associate Planner  
SUBJECT: Planned Unit Development Renewal  
LOCATION: McMenemy Street and Sloan Place  
APPLICANT: St. Paul Business Center (Donald Bachmeier)  
PROJECT: St. Paul Business Center East  
DATE: July 1, 1985

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

SUMMARY

Request

Renewal of a PUD for three service commercial buildings.

Project Description

1. Building area: 85,000 square feet
2. Types of use: 65% office and 35% warehouse space
3. Refer to page 6 for the site plan.

Comments

Council conditions and code requirements are being met.

Recommendation

Renewal of the PUD for the St. Paul Business Center East for one year.

## BACKGROUND

### Site Description

1. Acreage: 6.8 acres
2. Existing land use: St. Paul Business Center East (under construction)

### Surrounding Land Uses

Northerly: Skillman Avenue, single dwellings fronting Sloan Place and an apartment fronting Skillman Avenue

Westerly: I-35E. Across I-35E is the St. Paul Business Center

Southerly: NCR building, Sloan Place and Parkside Fire Station

Easterly: McMenemy Street, undeveloped land and single dwellings

### Past Action

5-22-84:

The community design review board denied the applicant's request for site plan approval. The board felt that their review should be conducted after the use had been approved by council.

6-11-84:

Council conditionally approved a PUD for this development.

7-10-84:

The board conditionally approved building elevations.

## PLANNING CONSIDERATIONS

1. Land use plan designation: LSC, limited service commercial
2. Zoning: F, farm residential
3. Section 36-442 of the zoning code states the following regarding conditional use permits and PUDs:

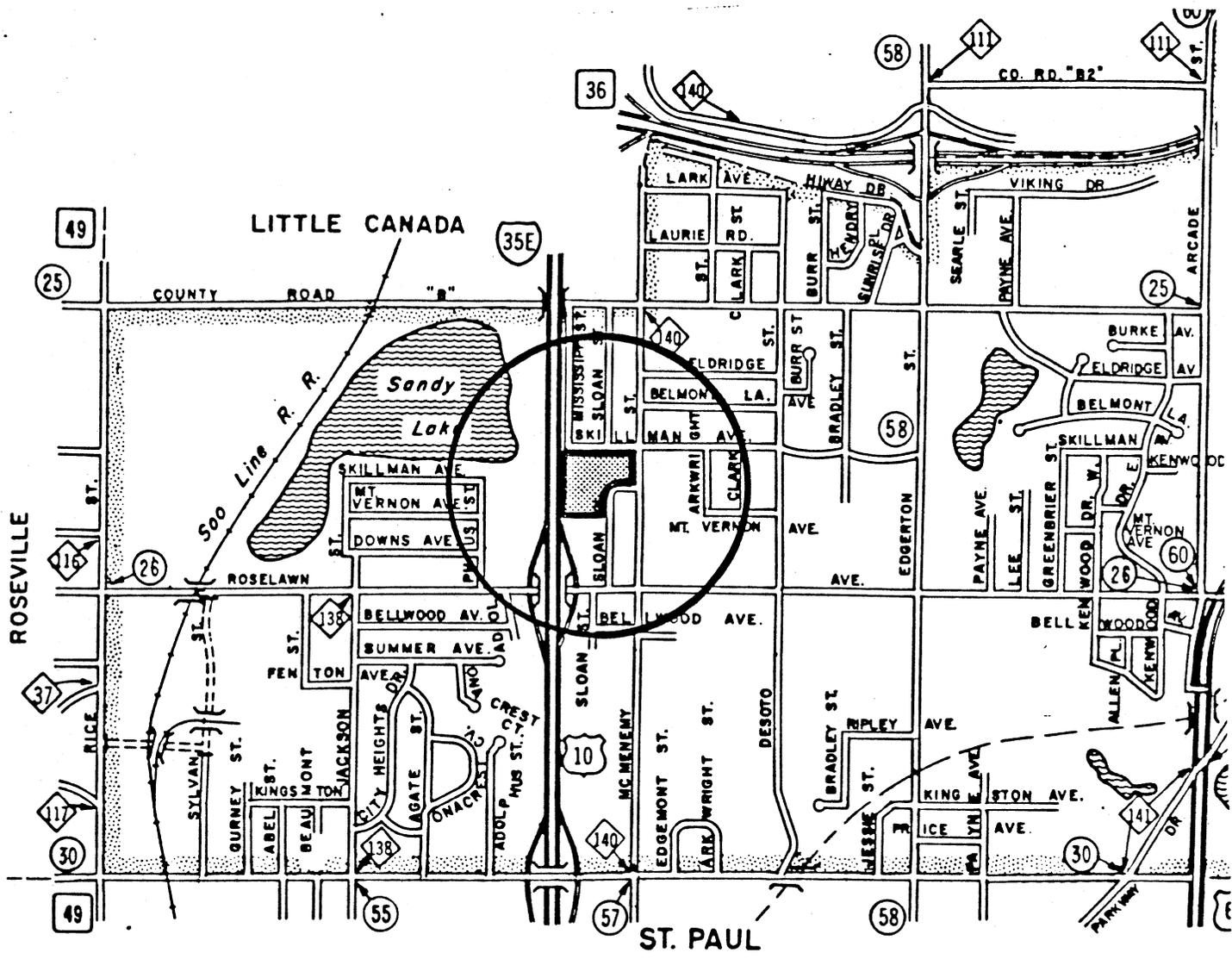
(e) All conditional use permits shall be reviewed by the council within one year of the date of initial approval. At that review the council may specify an indefinite term or specific term, not to exceed five years, for subsequent reviews. The council may impose new or additional conditions upon the permit at the time of the initial or subsequent reviews. A conditional use permit shall remain in effect as long as the conditions agreed upon are observed, but nothing in this section shall prevent the city from enacting or amending official controls to change the status of

conditional uses. Any conditional use that meets the agreed upon conditions is later disallowed because of the city enacting or amending official controls shall be considered a legal nonconforming use.

jc

Attachments

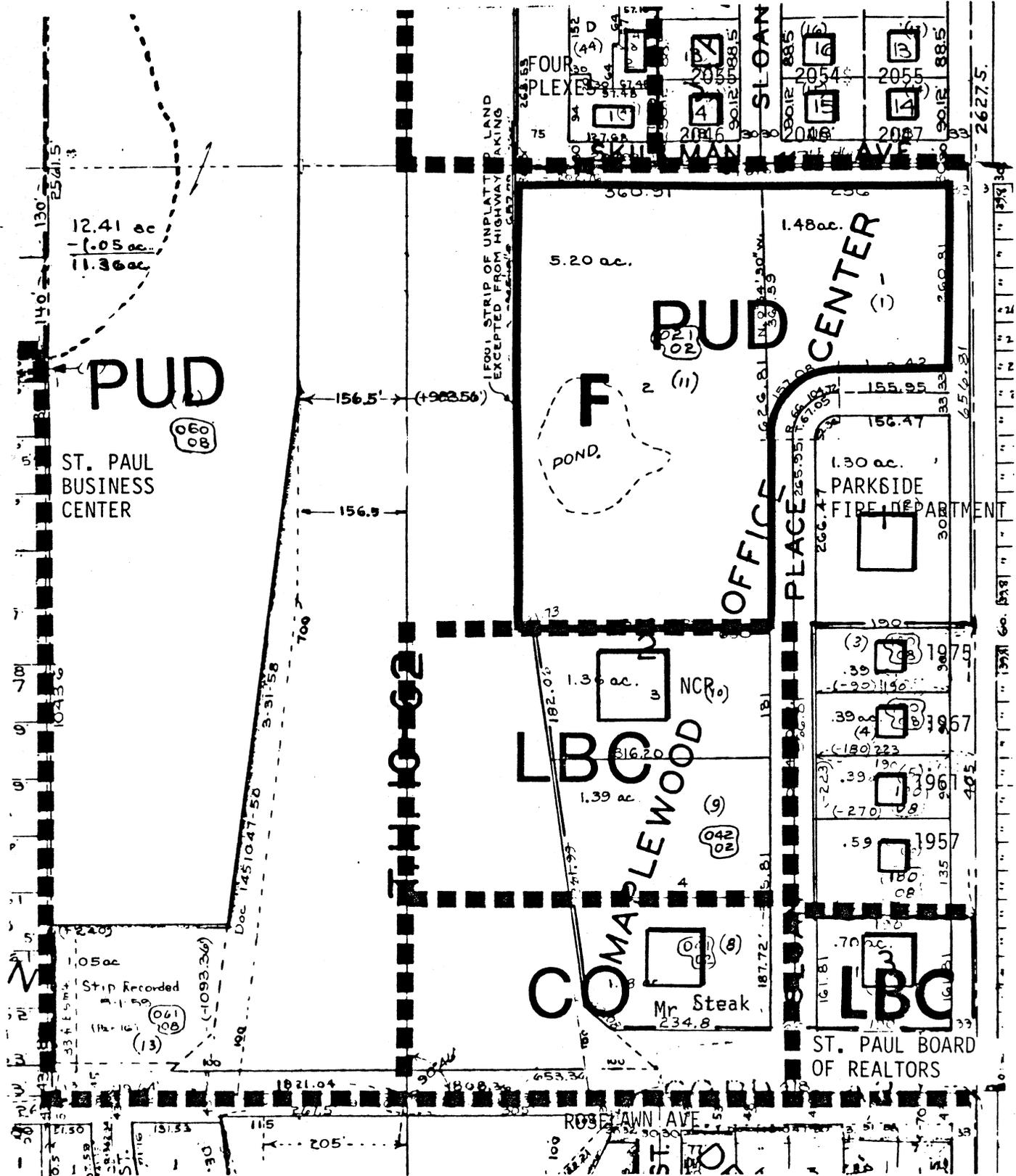
1. Location Map
2. Property Line/Zoning Map
3. Site Plan



# LOCATION MAP

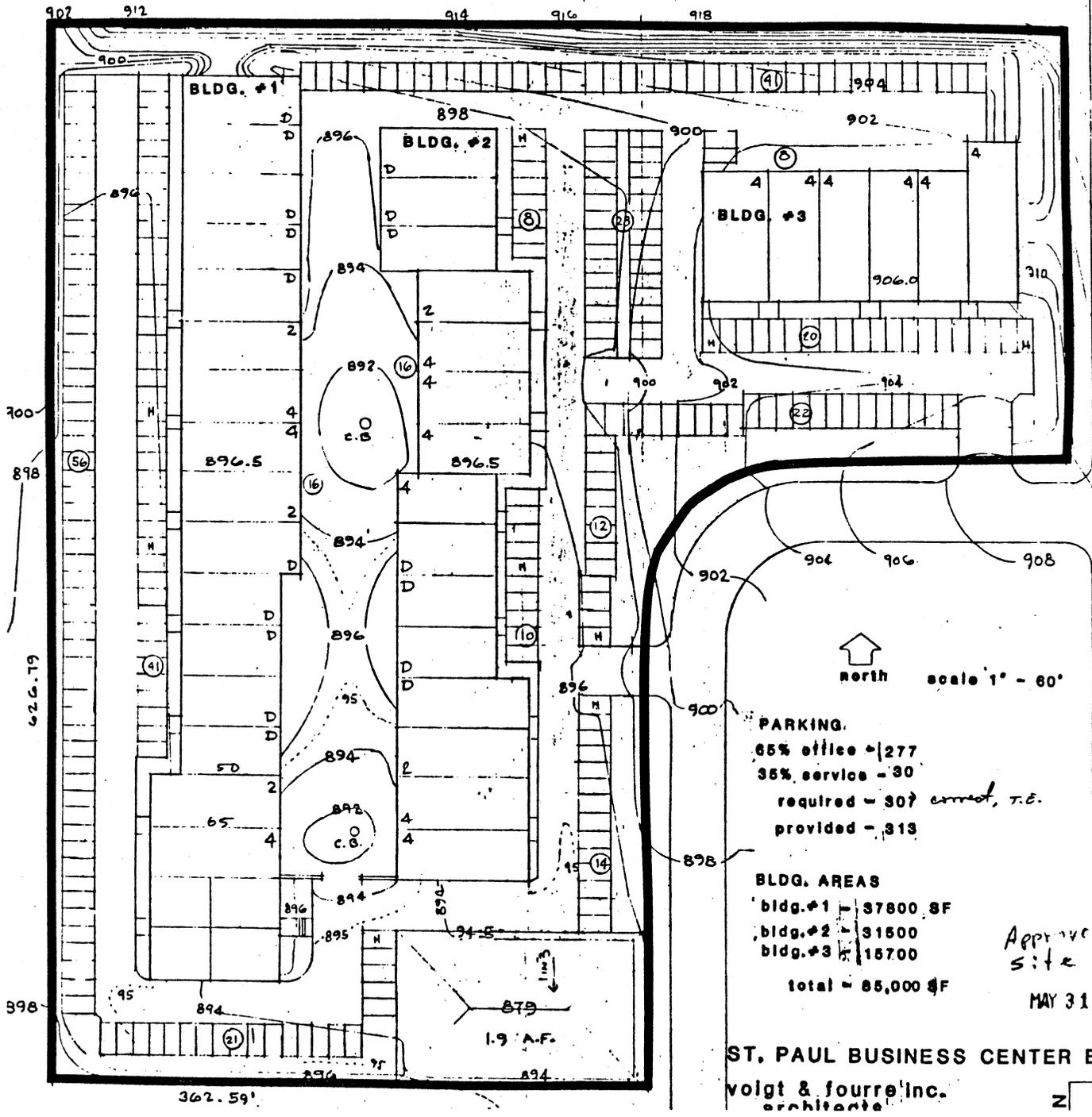
Attachment one





PROPERTY LINE / ZONING MAP





**SITE PLAN**



MEMORANDUM

To: Barry Evans, City Manager  
From: Robert D. Odegard, Director of Community Services  
Subj: \$50 Donation From Maplewood Coin Club  
Date: June 21, 1985

Action by Council:

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

We are in receipt of a check for \$50.00 from the Maplewood Coin Club which meets at the Maplewood Heritage Center.

I request that the City Council accept this contribution and designate it for the purchase of cardtable chairs to be used at the Heritage Center. A letter expressing our thanks and gratitude will be sent to the Maplewood Coin Club.

F-1

Action by Council:

Endorsed\_\_\_\_\_

Modified\_\_\_\_\_

Rejected\_\_\_\_\_

Date\_\_\_\_\_

MEMORANDUM

TO: City Manager  
FROM: City Clerk  
DATE: July 1, 1985  
RE: Industrial Revenue Note Financing

Western State Bank has applied for a \$2,300,000.00 Industrial Revenue Note to finance the construction of an office building at 1740 Rice Street.

APPLICATION/AGREEMENT  
FOR TAX EXEMPT  
MORTGAGE REVENUE NOTE FINANCING

JUN - 3 1985  
M.A. MORTENSON CO.

This Agreement is hereby entered into between the City of Maplewood, Minnesota, hereinafter called the "City" and WAV Inc. hereinafter called the "applicant".

The applicant is requesting financing for a development project and desires that the City issue notes according to the terms of the Municipal Industrial Development Act of 1967 as amended. In order for the application to be considered by the City, the applicant hereby agrees to pay all costs involved in the legal and fiscal review of the proposed project and all costs involved in the issuance of said notes to finance the project.

It is further agreed and understood that the City reserves the right to deny any application for financing in any stage of the proceedings prior to adopting the resolution authorizing the issuance of notes.

1. APPLICANT:

- a. Business Name - WAV Inc.
- b. Business Address - 1740 Rice Street, Maplewood, MN 55113
- c. Business Form (corporation, ~~partnership~~, ~~sole proprietorship~~, ~~etc~~) -
- c. Authorized Representative - Dennis J. Prchal or A. William Sands
- e. Telephone - 487-2051

2. NAME(S) OF MAJORITY STOCKHOLDERS, OFFICERS & DIRECTORS, PARTNERS, PRINCIPALS:

- a. Western Bancshares, Inc. 100%
- b. A. William Sands - Director, President, CEO, CFO, Treasurer
- c. Robert P. Sands - Director, Vice President, Secretary
- d.
- e.

3. INCLUDE A PROPERTY LINE MAP SHOWING EXACT LOCATION OF PROPERTY, NAMES OF ADJACENT STREETS, AND DIMENSIONS OF PROPERTY.

4. NATURE OF BUSINESS

- a. Briefly describe the project proposal: ownership, improvement  
and operation of real estate used by Western State Bank  
of St. Paul and others.

b. Is the project associated with an existing Maplewood Business?  
Yes  No  . If yes: Relocation \_\_\_\_\_ Expansion   
Rehabilitation \_\_\_\_\_

5. AMOUNT OF CITY FINANCING BEING REQUESTED: \$ 2,300,000

6. PURPOSE OF REQUESTED FINANCING:

- a. Business purpose to be served. Construction of banking house and commercial office building of 24,696 gross square feet.  
b. Public purpose to be served. Increase tax base; provide long-term and short-term employment; and prevent migration of educated residents

7. BUSINESS PROFILE: from the City and the State.

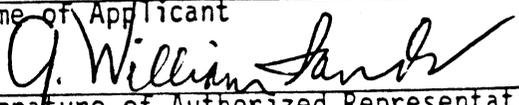
- a. Number of employees in Maplewood:
- |                     | Full Time | Part Time |
|---------------------|-----------|-----------|
| Before this Project | <u>6</u>  | <u>4</u>  |
| After this project  | <u>65</u> | <u>6</u>  |
- b. Projected annual sales: \$ 1,500,000 + Tenants  
c. Projected annual payroll: \$ 1,292,000

8. NAMES OF:

- a. Financial consultant for the business: Eberhardt Company  
b. Legal counsel for the business: Fredrikson & Byron, P.A.  
c. Corporate counsel: Fredrikson & Byron, P.A.

9. WHAT IS YOUR TARGET DATE FOR:

- a. Construction start: July 15, 1985  
b. Construction completion: March 15, 1986

W A V Inc.  
Name of Applicant  
  
Signature of Authorized Representative  
A. William Sands  
President  
Title  
June 12, 1985  
Date

The following items must be submitted with this application to the Community Development Department:

1. A filing fee of 1% of the issue amount - \$20,000 maximum; First \$1,000 to accompany application.
  2. A resolution setting a hearing date
  3. An application to the Commissioner of Securities for approval of Municipal Industrial Revenue Bond project
- If you have any questions on items 2 or 3, call the City Clerk, Lucille Aurelius, 770-4520.

## MORTGAGE REVENUE NOTE CRITERIA

Adopted 10-1-81

### A. Definitions

1. Existing Business shall be defined as a presently operating industry or commercial enterprise with at least one year of operational history within the City
2. New Business shall be defined as any industrial or commercial enterprise which does not qualify as an existing business.

### B. Project Eligibility Guidelines

1. The project shall be compatible with the overall development plans of the City, including the Comprehensive Plan, Zoning, and Community Design Review Board Standards
2. The project shall not require a significant amount of public expenditures for City improvements such as roads, sewers, and watermains
3. The project shall involve an existing business that the City wishes to expand or a new business which the City wishes to attract:
  - a. Existing Business Criteria  
Any expansion, relocation, or rehabilitation of an existing business
  - b. New Business Criteria
    1. Offers significant new employment, opportunities, based upon the nature of the use, on a year around basis, or
    2. The project involves the rehabilitation of a vacant or scheduled to be vacated structure, or
    3. The proposed location is within a designated development or redevelopment target area, and
    4. Possesses a low potential for creating pollution.
4. The number of businesses of the same general nature in the area of the proposed project shall be considered in determining the need for commercial revenue note financing.
5. The note shall be for an issue of not less than \$300,000
6. Construction must begin within one year of preliminary approval.

### C. Application Processing Guidelines

1. City financing of the project shall be limited to the issuance of a single mortgage revenue note, to be marketed as a private placement.
2. Final approval shall not be granted by the City Council until the project has received approval with respect to zoning, site design, building design, or platting.
3. The applicant shall sign a memorandum of agreement providing that they will pay all costs involved in the legal and fiscal review of the proposed project and all costs involved in the issuance of notes to finance the project.
4. The City reserves the right to deny any application for financing at any stage of the proceedings prior to adopting the resolution authorizing issuance of the note.
5. The applicant, at the time of the public hearing, shall present schematics of their proposal to give the City Council reasonable notice as to the nature and sign of their proposed building.
6. Briggs and Morgan are to be retained as Bond Counsel.

The purpose of the above data is to evaluate your proposal under City laws and policies. You may refuse to provide this data. Refusal, however, may jeopardize approval of your application. The above information will be made public to all who request it.

Action by Council:

STATE OF MINNESOTA  
DEPARTMENT OF ENERGY AND ECONOMIC DEVELOPMENT  
FINANCIAL MANAGEMENT DIVISION

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

**Application for Approval of  
Industrial Development Bond Project Pursuant to Chapter 474**  
(Please submit this form in duplicate - all supporting data in single copy only)

Date: June 12, 1985

The governing body of the City of Maplewood, County of Ramsey, Minnesota, hereby applies to the Minnesota Department of Energy and Economic Development (Department) for approval of a proposed Industrial Development Bond issue as required by Minn. Stat. 474.01, subd. 7a.

An allocation of issuance authority under Minn. Laws 1984, ch. 582 § 13-20 (to be codified as Minn. Stat. 474.16 - 474.24) for this proposed issue has , has not , been received from the Department.

(If an allocation has been received, please show source: Entitlement , Competitive Pool )

We have entered into preliminary discussions with:

Firm: W A V Inc. Attorney: Fredrikson & Byron, P.A.

Address: 1740 Rice Street Address: 1100 International Centre  
900 Second Avenue South

City: Maplewood State: MN City: Minneapolis State: MN

Name of Project: Western Bank Office Building

This firm is engaged primarily in (nature of business): ownership, improvement and operation of real estate used by Western State Bank of St. Paul and others.

The proceeds from the sale of the Industrial Development Bonds will be used to (describe project): Construct and equip an approximately 24,700 square foot (gross) three-story commercial bank and office building (plus basement).

Address of Project: 1740 Rice Street, Maplewood, Minnesota

Proceeds from the sale of the bonds of approximately \$ 2,300,000, will be applied toward payment of costs now estimated as follows:

Acquisition of land:	\$ <u>-0-</u>
New construction:	<u>1,928,030</u>
Demolition and site preparation:	<u>-0-</u>
Acquisition of Equipment:	
Movable (limited to 10% of proceeds)	<u>-0-</u>
Other	<u>-0-</u>
Installation	<u>-0-</u>
Fees: Architectural, engineering, inspection, fiscal, legal, administration, or printing:	<u>290,190</u>
Construction Interest:	<u>81,780</u>
Initial Bond Reserve:	<u>-0-</u>
Contingencies:	<u>-0-</u>
Other:	<u>-0-</u>

It is presently estimated that construction will begin on or about July 15, 1985, and will be completed on or about March 15, 1986. When completed, there will be approximately 60 new jobs created by the project at an annual payroll of approximately \$ 1,140,000 based upon currently prevailing wages. (If applicable) There are 9 existing jobs provided by business.

(If applicable) There will be 50 jobs created by construction of the project. Number of hours 64,268. Average wage level \$ 12.00 per hour.

The tentative term of the financing is 10 years, commencing December 1, 1985.

The following exhibits are furnished with this application and are incorporated herein by reference:

1. An opinion of bond counsel that proposal constitutes a project under Minn. Stat. 474.02 and Minn. Laws 1984, chp. 582 § 12 (to be codified as Minn. Stat. 474.23).
2. A copy of the city council resolution giving preliminary approval for the issuance of its revenue bonds and stating that the project, except for a project under Minn. Stat. 474.02, subd. 1f, would not be undertaken but for the availability of Industrial Development Bond financing.
3. A comprehensive statement by the municipality indicating how the project satisfies the public or purpose and policies of Minn. Stat. ch. 474.
4. A letter of intent to purchase the bond issue or a letter confirming the feasibility of the project from a financial standpoint.
5. A statement signed by the principal representative of the issuing authority to the effect that upon entering into the revenue agreement, the information required by Minn. Stat. 474.01, Subd. 8 will be submitted to the Department (not applicable to project under Minn. Stat. 474.02, subd. 1f).
6. A statement signed by the principal representative of the issuing authority that the project does not include any property to be sold or affixed to or consumed in the production of property for sale, and does not include any housing facility to be rented or used as a permanent residence.
7. A statement signed by the principal representatives of the issuing authority stating that the project: (1) does not include: an airplane; a private luxury box; a facility primarily used for gambling; or a store the principal business of which is the sale of alcoholic beverages for consumption off premises; and (2) that no more than 10 percent of the proceeds of revenue bonds will be used to finance movable equipment not constituting a fixture, no more than 25 percent of revenue bonds will be used to finance the acquisition of land, and not more than \$10,000,000 in revenue bonds which are industrial development bonds subject to the exemption described in section 103(b)(6) of the Internal Revenue Code of 1954, as amended December 31, 1983, will be issued with respect to any one building which is used for commercial, office or industrial purposes, without regard to ownership of condominium units within the building.
8. A statement signed by a representative of the issuing authority that a public hearing was conducted pursuant to Minn. Stat. 474.01, Subd. 7b. The statement shall include the date, time and place of the meeting and certify that a draft copy of this application with all attachments was available for public inspection and that all interested parties were afforded an opportunity to express their views.
9. Copies of notice(s) as published which indicate the date(s) of publication and the newspaper(s) in which the notice(s) were published.
10. Provide a plan for compliance of employment preference of economically disadvantaged or unemployed individuals. (See Minn. Stat. 474.01, Subd. 11.)

We, the undersigned, are duly elected representatives of the City of Maplewood, Minnesota and solicit your approval of this project at your earliest convenience so that we may carry it to a final conclusion.

Signed by: (Principal Officers or Representatives of Issuing Authority; type or print official's name on the line to the left of the signature line. Thank you.)

John C. Greavu  
Mayor chair

\_\_\_\_\_  
Signature

Lucille Aurelius  
Title: Clerk

\_\_\_\_\_  
Signature

This approval shall not be deemed to be an approval by the Department or the State of the feasibility of the project or the terms of the revenue agreement to be executed or the bonds to be issued therefor.

\_\_\_\_\_  
Authorized Signature Minnesota Department of Energy and Economic Development

\_\_\_\_\_  
Date of Approval

Please return to: Minnesota Dept. of Energy and Economic Development  
Business Financial Management  
900 American Center Building  
150 East Kellogg Blvd.  
St. Paul, Minnesota 55101

RESOLUTION RECITING A PROPOSAL FOR A  
COMMERCIAL FACILITIES DEVELOPMENT PROJECT  
GIVING PRELIMINARY APPROVAL TO THE PROJECT  
PURSUANT TO THE MINNESOTA  
MUNICIPAL INDUSTRIAL DEVELOPMENT ACT  
AUTHORIZING THE SUBMISSION OF AN APPLICATION  
FOR APPROVAL OF THE PROJECT TO THE  
ENERGY AND ECONOMIC DEVELOPMENT  
AUTHORITY OF THE STATE OF MINNESOTA  
AND AUTHORIZING THE PREPARATION OF  
NECESSARY DOCUMENTS AND MATERIALS  
IN CONNECTION WITH THE PROJECT

WHEREAS,

(a) The purpose of Chapter 474, Minnesota Statutes, known as the Minnesota Municipal Industrial Development Act (the "Act") as found and determined by the legislature is to promote the welfare of the state by the active attraction and encouragement and development of economically sound industry and commerce to prevent so far as possible the emergence of blighted and marginal lands and areas of chronic unemployment;

(b) Factors necessitating the active promotion and development of economically sound industry and commerce are the increasing concentration of population in the metropolitan areas and the rapidly rising increase in the amount and cost of governmental services required to meet the needs of the increased population and the need for development of land use which will provide an adequate tax base to finance these increased costs and access to employment opportunities for such population;

(c) The City Council of the City of Maplewood (the "City") has received from WAV Inc., a corporation organized under the laws of the State of Minnesota (the "Company") a proposal that the City assist in financing a Project hereinafter described, through the issuance of a Revenue Bond or Bonds or a Revenue Note or Notes hereinafter referred to in this resolution as "Revenue Bonds" pursuant to the Act;

(d) The City desires to facilitate the selective development of the community, retain and improve the tax base and help to provide the range of services and employment opportunities required by the population; and the Project will

assist the City in achieving those objectives. The Project will help to increase assessed valuation of the City and help maintain a positive relationship between assessed valuation and debt and enhance the image and reputation of the community;

(e) The Company is currently engaged in the business of ownership, improvement and operation of real estate used by Western State Bank of St. Paul and others. The Project to be financed by the Revenue Bonds is an approximately 24,700 square foot three-story commercial bank and office building located at 1740 Rice Street in Maplewood and leased to Western State Bank of St. Paul and consists of the construction of buildings and improvements thereon and the installation of equipment therein to be initially owned and operated by the Company, and will result in the employment of additional persons to work within the new facilities;

(f) The City has been advised by representatives of Company that conventional, commercial financing to pay the capital cost of the Project is available only on a limited basis and at such high costs of borrowing that the economic feasibility of operating the Project would be significantly reduced, but Company has also advised this Council that the Project would not be undertaken but for the availability of industrial bond financing;

(g) Pursuant to a resolution of the City Council adopted on June 24, 1985, a public hearing on the Project was held on July 8, 1985, after notice was published, and materials made available for public inspection at the City Hall, all as required by Minnesota Statutes, Section 474.01, Subdivision 7b at which public hearing all those appearing who so desired to speak were heard;

(h) No public official of the City has either a direct or indirect financial interest in the Project nor will any public official either directly or indirectly benefit financially from the Project.

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

1. The Council hereby gives preliminary approval to the proposal of Company that the City undertake the Project pursuant to the Minnesota Municipal Industrial Development Act (Chapter 474, Minnesota Statutes), consisting of the construction and equipping of an approximately 24,700 square foot three-story commercial bank and office building located at 1740 Rice Street within the City pursuant to Company's

specifications suitable for the operations described above to be initially owned and operated by the Company and pursuant to a revenue agreement between the City and Company upon such terms and conditions with provisions for revision from time to time as necessary, so as to produce income and revenues sufficient to pay, when due, the principal of and interest on the Revenue Bonds in the maximum aggregate principal amount of \$2,300,000 to be issued pursuant to the Act to finance the acquisition, construction and equipping of the Project; and said agreement may also provide for the entire interest of Company therein to be mortgaged to the purchaser of the Revenue Bonds; and the City hereby undertakes preliminarily to issue its Revenue Bonds in accordance with such terms and conditions;

2. On the basis of information available to this Council it appears, and the Council hereby finds, that the Project constitutes properties, real and personal, used or useful in connection with one or more revenue producing enterprises engaged in any business within the meaning of Subdivision 1a of Section 474.02 of the Act; that the Project furthers the purposes stated in Section 474.01, Minnesota Statutes; that the Project would not be undertaken but for the availability of industrial bond financing; that the availability of the financing under the Act and willingness of the City to furnish such financing will be a substantial inducement to Company to undertake the Project, and that the effect of the Project, if undertaken, will be to encourage the development of economically sound industry and commerce, to assist in the prevention of the emergence of blighted and marginal land, to help prevent chronic unemployment, to help the City retain and improve the tax base and to provide the range of service and employment opportunities required by the population, to help prevent the movement of talented and educated persons out of the state and to areas within the State where their services may not be as effectively used, to promote more intensive development and use of land within the City and eventually to increase the tax base of the community;

3. The Project is hereby given preliminary approval by the City subject to the approval of the Project by the Minnesota Energy and Economic Development Authority or such other state officer having authority to grant approval (the "Authority"), and subject to final approval by this Council, Company, and the purchaser of the Revenue Bonds as to the ultimate details of the financing of the Project;

4. In accordance with Subdivision 7a of Section 474.01 Minnesota Statutes, the Mayor of the City is hereby authorized and directed to submit the proposal for the Project to the Authority requesting its approval, and other officers, employees and agents of the City are hereby authorized to provide the Authority with such preliminary information as it may require;

5. Company has agreed and it is hereby determined that any and all costs incurred by the City in connection with the financing of the Project whether or not the Project is carried to completion and whether or not approved by the Authority will be paid by Company;

6. Briggs and Morgan, Professional Association, acting as bond counsel, is authorized to assist in the preparation and review of necessary documents relating to the Project, to consult with the City Attorney, Company and the purchaser of the Revenue Bonds as to the maturities, interest rates and other terms and provisions of the Revenue Bonds and as to the covenants and other provisions of the necessary documents and to submit such documents to the Council for final approval;

7. Nothing in this resolution or in the documents prepared pursuant hereto shall authorize the expenditure of any municipal funds on the Project other than the revenues derived from the Project or otherwise granted to the City for this purpose. The Revenue Bonds shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property or funds of the City except the revenue and proceeds pledged to the payment thereof, nor shall the City be subject to any liability thereon. The holder of the Revenue Bonds shall never have the right to compel any exercise of the taxing power of the City to pay the outstanding principal on the Revenue Bonds or the interest thereon, or to enforce payment thereof against any property of the City. The Revenue Bonds shall recite in substance that the Revenue Bonds, including interest thereon, is payable solely from the revenue and proceeds pledged to the payment thereof. The Revenue Bonds shall not constitute a debt of the City within the meaning of any constitutional or statutory limitation;

8. In anticipation of the approval by the Authority the issuance of the Revenue Bonds to finance all or a portion of the Project, and in order that completion of the Project will not be unduly delayed when approved, Company is hereby

authorized to make such expenditures and advances toward payment of that portion of the costs of the Project to be financed from the proceeds of the Revenue Bonds as Company considers necessary, including the use of interim, short-term financing, subject to reimbursement from the proceeds of the Revenue Bonds if and when delivered but otherwise without liability on the part of the City;

9. If construction of the Project is not started within one year from the date hereof, this resolution shall thereafter have no force and effect and the preliminary approval herein granted is withdrawn.

Adopted by the City Council of the City of Maplewood, Minnesota, this 8th day of July, 1985.

---

Mayor

Attest:

---

City Clerk

STATE OF MINNESOTA  
COUNTY OF RAMSEY  
CITY OF MAPLEWOOD

I, the undersigned, being the duly qualified and acting Clerk of the City of Maplewood, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City duly called and held on the date therein indicated, insofar as such minutes relate to a resolution giving preliminary approval to a commercial facilities development project.

WITNESS my hand and the seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
City Clerk

(SEAL)

[City's Letterhead]

Mr. Richard Nadeau  
Minnesota Energy and Economic  
Development Authority  
9th Floor  
American Center Building  
150 East Kellogg Boulevard  
St. Paul, Minnesota 55101

Re: City of Maplewood - \$2,300,000 Commercial  
Development Revenue Note (Western Bank Office  
Building Project)

Dear Mr. Nadeau:

Attached hereto in duplicate is the application of the City of Maplewood for approval of the above referenced project (the "Project") including a copy of the Preliminary Resolution adopted by the City Council.

As indicated in the attached Preliminary Resolution, we believe that this Project fully meets the public purpose requirements of Minnesota Statutes, Chapter 474. In particular, this Project will accomplish an expansion of the community's tax base by addition of facilities worth more than \$2,300,000 and will provide our citizens with immediate access to greatly needed commercial bank and office facilities. Employment from the Project should result in up to 60 new employees. Finally, we believe that the Project will serve the interests of the community by diversifying the commercial base and would help to dampen the severity of any general economic downturns.

Reference is made to the Preliminary Resolution for a more definitive statement of the public purposes served by the financing.

The Project does not contain any property to be sold or affixed or consumed in the production of property for sale, and does not include any housing facility to be rented or used as a permanent residence. The Project does not include: an airplane, a private luxury box; a facility primarily used for

gambling; or a store the principal business of which is the sale of alcoholic beverages for consumption off premises; and no more than 10 percent of the proceeds of revenue bonds will be used to finance movable equipment not constituting a fixture, no more than 25 percent of revenue bonds will be used to finance the acquisition of land, and not more than \$10,000,000 in revenue bonds which are industrial development bonds subject to the exemption described in Section 103(b)(6) of the Internal Revenue Code of 1954, as amended December 31, 1983, will be issued with respect to any one building which is used for commercial, office or industrial purposes, without regard to ownership of condominium units within the building.

The City has complied with the notice and hearing requirements of Minnesota Statutes, Section 474.01, as amended, and agrees it will comply with the reporting requirements set forth in Minnesota Statutes, Section 474.01, Subdivision 8. The public hearing was held on July 8, 1985 at 7:00 P.M., at the City Hall in Maplewood, and all interested parties were afforded an opportunity to express their views.

The City will undertake to encourage that the employment opportunities made available by the Project will, if feasible, be offered to individuals who are unemployed or who are economically disadvantaged as contemplated in Laws of 1983, Chapter 289, Section 113. The City will comply with the reporting requirements set forth in said Section 113.

We respectfully request prompt approval by the Minnesota Energy and Economic Development Authority of the Project under the provisions of Minnesota Statutes, Chapter 474.

Very truly yours,

CITY OF MAPLEWOOD

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

[Briggs and Morgan Stationery]

Richard Nadeau  
Minnesota Energy and Economic  
Development Authority  
9th Floor  
American Center Building  
150 East Kellogg Boulevard  
St. Paul, Minnesota 55101

Re: City of Maplewood - \$2,300,000 Commercial  
Development Revenue Note (Western Bank Office  
Building Project)

Dear Mr. Nadeau:

This is to advise you that our firm has reviewed the attached resolution, the feasibility letter of \_\_\_\_\_, the application of the City of Maplewood and the letter of transmittal from the City. Based upon a review of that material it is our opinion that the Project referred to therein constitutes a project within the meaning of Minnesota Statutes, Section 474.02, Subdivision 1a and that the proposed financing thereof as set forth in the attached resolution is authorized by law.

Please do not hesitate to give me a call if there are any questions.

Very truly yours,

Mary L. Ippel

Enclosures

[Bank's Letterhead]

Honorable Mayor and City Council  
City Hall  
1380 Frost Avenue  
Maplewood, Minnesota 55109

Re: Proposed Issuance of City of Maplewood -  
\$2,300,000 Commercial Development Revenue Note  
(Western Bank Office Building Project)

Gentlemen:

At the request of WAV Inc., we have conducted a study of the economic feasibility of the proposal that the City of Maplewood issue one or more of its revenue bonds under the provisions of the Minnesota Municipal Industrial Development Act to provide funds for the acquisition and construction of a commercial bank and office facility located within the City of Maplewood, to be owned by WAV Inc., and leased to Western State Bank of St. Paul.

Our study has led us to the conclusion that on the basis of current financial conditions, the Project is economically feasible and the revenue bond(s) of the City can be successfully issued and sold.

We understand a copy of this letter will be forwarded by the Maplewood City Mayor to the Minnesota Energy and Economic Development Authority of the State of Minnesota to serve as the letter of feasibility required by the Authority.

Very truly yours,

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

MEMORANDUM

F-2

Action by Council:

TO: City Manager  
FROM: Thomas Ekstrand--Associate Planner  
SUBJECT: Design Review and Front Setback Variance  
LOCATION: 550 E. Roselawn Avenue  
APPLICANT: Leon Rotering, Administrator  
OWNER: Fair Oaks Lake Apartments  
PROJECT: Maplewood Maple Manor Health Care Center Sunroom  
DATE: June 11, 1985

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

SUMMARY

Request

1. Approval of a 7.5-foot front setback variance. Code requires thirty feet. The proposed addition would have a 22.5-foot setback.
2. Approval of exterior building elevations for the proposed 7.5 by 23-foot sunroom addition.

Proposal

1. The applicant is proposing to enclose the canopy which presently projects outwards toward Roselawn Avenue. There would be no further encroachment towards the street.
2. The addition would primarily be glass enclosed, with brick around the new entrance doors, the easterly side and along the bottom two feet.
3. The front yard is already nicely landscaped. No additional plantings are proposed, or needed.

Recommendation

1. Approval of plan date-stamped 5-22-85 for the sunroom addition at Maplewood Maple Manor Health Care Center, subject to:
  - a. The brick on the addition shall match the brick of the existing building.
  - b. Approval of a front setback variance of 7.5 feet by the city council.
2. Adoption of the resolution on page 10, approving a front yard setback variance of 7.5 feet for Maplewood Maple Manor Health Care Center's sunroom addition, on the basis that:
  - a. Strict enforcement of the code would cause undue hardship, since the building is already at the thirty-foot minimum setback line, and there is no other feasible place to construct the addition.

b. The spirit and intent of the ordinance would be met, since the addition would not obstruct any sight lines due to the mature trees on this and adjacent lots.

c. The addition is relatively small compared to the overall building.

d. The canopy already extends into the setback.

## BACKGROUND

### Site Description

1. Acreage: 2.05 acres
2. Existing land use: 2.05 acres, Maplewood Maple Manor Health Care Center

### Surrounding Land Uses

Northerly: Roselawn Avenue and Edgerton Elementary School  
Southerly, Easterly and Westerly: Single dwellings

### Past Actions

8-6-64:

Council rezoned this property from F, farm residential to R-3, multiple dwelling residential for the nursing home.

2-15-73:

Council approved the construction of a 45-space parking lot.

8-6-73:

Council approved plans for expansion of the building.

10-18-79:

Council approved a conditional use permit for the expansion of the parking lot into property zoned F, farm residential, west of the original parking lot.

Approval was subject to the installation of landscaping, a decorative wood screening fence and parking lot lighting--all of which have been installed.

## PLANNING CONSIDERATIONS

1. Land use plan designation: RH, high density residential
2. Zoning: R-3
3. Code requirements: Section 36-122(f) requires a minimum front yard setback of an R-3B (17 or more units per building) multiple dwelling shall be thirty feet.
4. Statutory requirements: Section 367.10 subdivision 6(2). State law requires that the following findings be made before a variance can be granted:
  - a. Strict enforcement would cause undue hardship because of circumstances unique to the property under consideration.

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

"Undue hardship as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls. The plight of the landowner is due to circumstances unique to his property, not created by the landowner, and the variance, if granted, will not alter the essential character of the locality.

mb

Attachments

1. Location Map
2. Property Line/Zoning Map
3. Site Plan
4. Applicant's letter dated 5-13-85
5. Resolution
6. Plans date-stamped 5-22-85

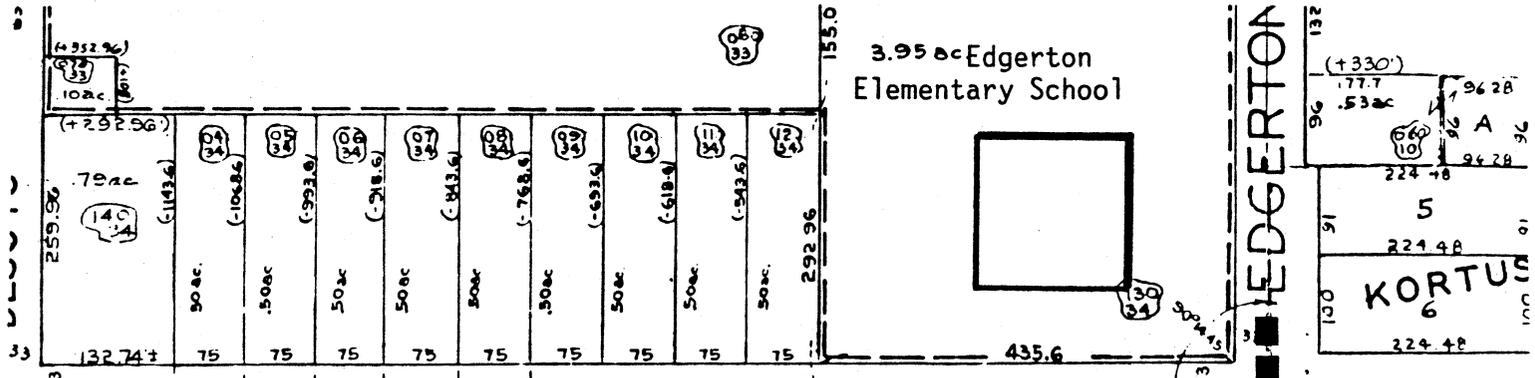


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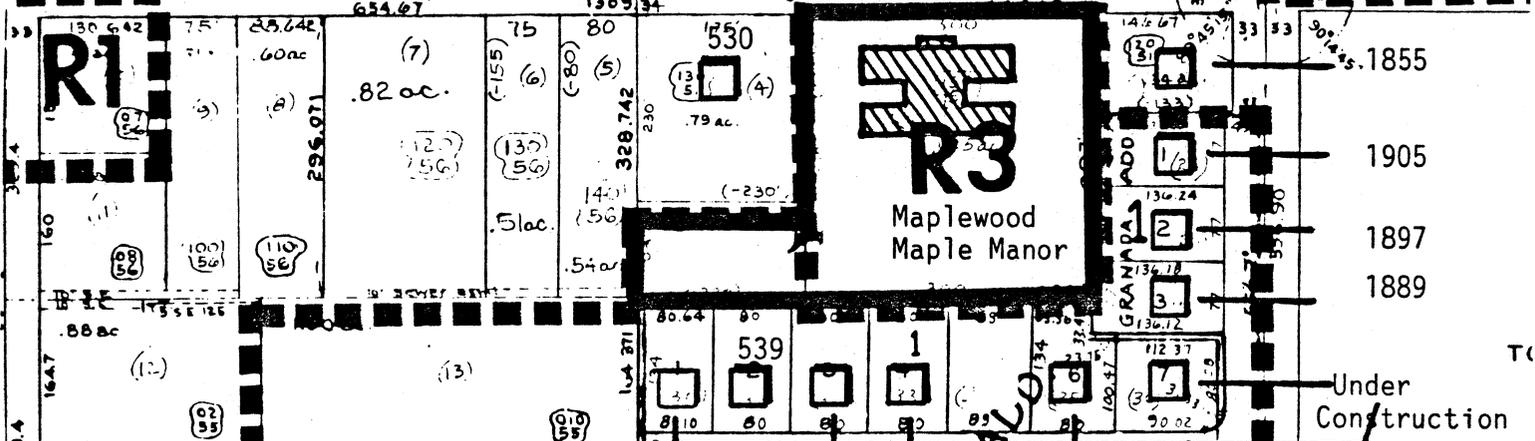
3.95 ac Edgerton Elementary School

EDGERTON

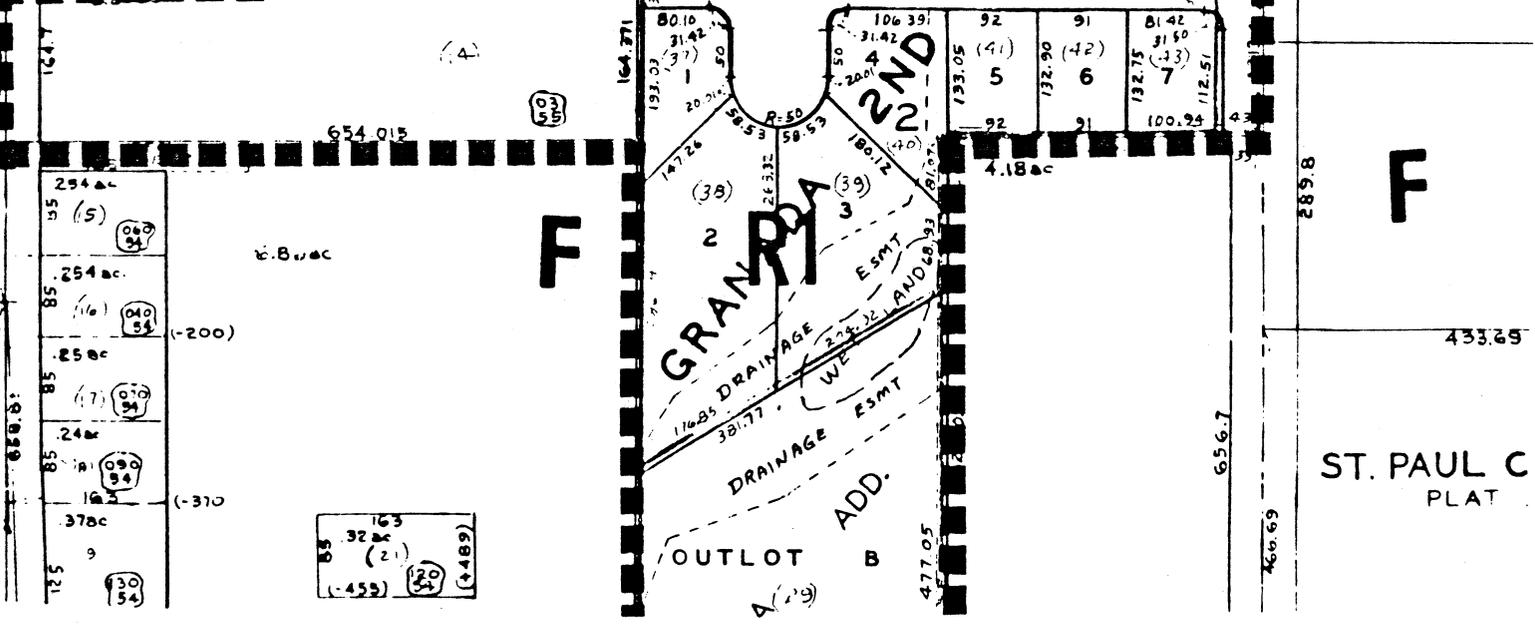
KORTUS



ROSELAWN AVE.

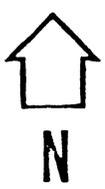


BELLWOOD AVE.



ST. PAUL C PLAT

PROPERTY LINE / ZONING MAP



ROSELAWN AVENUE

PROPOSED ADDITION →

MAPLEWOOD MAPLE MANOR

PATIO

DELIVERY DRIVE

↑  
DRIVE WAY  
↓

EXISTING BUILDING

SITE PLAN





# Maplewood Maple Manor Care Center

Managed by Good Neighbor Care Centers, Inc.

550 East Roselawn Avenue • St. Paul, MN 55117 • (612) 774-9765

TO: City of Maplewood  
FROM: Leon Rotering, Adm.  
DATE: 5/13/85  
RE: Request Statement

Maplewood Maple Manor Care Center is a nursing home licensed by the State of Minnesota for 159 beds. The North section was built in 1964 with 63 beds. The South section of two stories was added in 1969 with 96 beds.

The original North section has a small dining room and a small day room.

We are requesting to close in the porch with a solarium-type structure for two reasons:

1. To enlarge the eating area for our 63 residents on this wing. Even with two shifts there is extreme crowding. 56 of 63 residents use wheelchairs which was not true when the building was originally constructed. Wheelchair residents find it difficult to get through to their place at table and sometimes must wait until others are finished eating before they can return to their rooms. Also, 40 residents have to be fed by staff. There is such crowding that staff frequently stand while feeding residents because there is no room for a chair.
2. Secondly, this section of the building gives an institutional feeling to residents and families. By enlarging and adding a solarium we would not only expand the seating capacity but add light and a bright atmosphere as well. This will enhance the feeling of dignity for our residents.

Further comments on the construction and use of the solarium:

1. We intend to use the additional space for the same purposes the building currently has, i.e., the care of nursing home residents. Therefore, there is no question of different zoning use.
2. There will be no detriment to public health, safety and welfare. The use of the addition will be the same as now. All disaster plans will be reviewed and practiced with no changes forseen.

3. The use is the same as now and so compatible with the zoning district.
4. The appearance and use of the addition should enhance property values. The building will look less institutional.
5. The use of the addition will not disturb or be detrimental to any present and potential land use. There will be no additional noise, glare, odor, smoke, dust, fumes, water pollution, water run-off, vibration, general unsightliness, electrical interference, or other nuisances.
6. The use of the addition will make no change in traffic, parking or access to other area properties. It will not increase our resident, staff, or visitor populations.
7. Public services such as streets, police, fire protection, utilities, schools and parks are unaffected by the addition. Police and fire protection will be provided in the same way.
8. No additional public facilities and services will be needed. It will not be detrimental to the welfare of the city.
9. The addition will blend in with the sites natural and scenic appearance.
10. We see no adverse environmental effects.

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 \_\_\_\_\_, 1985 at 7 p.m.

The following members were present:

The following members were absent:

WHEREAS, Leon Roterling of Maplewood Maple Manor Health Care Center applied for a variance for the following-described property:

Unplatted lands, the North 330 feet, of the East 300 feet of the West 475 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, subject to the avenue, Section 17, Township 29, Range 22, City of Maplewood, County of Ramsey, State of Minnesota.

This property is also known as 550 E. Roselawn Avenue Maplewood;

WHEREAS, Section 36-122(f) of the Maplewood Code of Ordinances requires a thirty-foot front setback;

WHEREAS, the applicant is proposing to reduce the front setback to 22.5 feet, requiring a variance of seven and one-half feet;

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

1. This variance was applied for on May 22, 1985.
2. This variance was reviewed by the Maplewood Community Design Review Board on June 25, 1985. The Board recommended to the city council that said variance be \_\_\_\_\_.
3. The Maplewood City Council held a public hearing on July 8, 1985 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 Board.

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 of the code would cause undue hardship, since the building is already at the thirty-foot minimum setback line and there is no other feasible place to construct the addition.
2. The spirit and intent of the ordinance would be met since the addition would not obstruct any sight lines, due to the mature trees on this and adjacent lots.



## MEMORANDUM

F-3

Action by Council:

TO: City Manager  
 FROM: Associate Planner--Johnson  
 SUBJECT: Preliminary Plat and Rezoning (F to R-1)  
 LOCATION: Highwood Avenue and McKnight Road  
 OWNER: George Broshears  
 APPLICANT: Michial Mularoni and Associates and George Broshears  
 DATE: June 13, 1985

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

## SUMMARY

Request

1. Approve a preliminary plat for eighteen single-dwelling lots.
2. Approve a rezoning from F, farm residence to R-1, single dwelling (city staff).

Proposal

1. Refer to the enclosed preliminary plat for the street and lot configurations.
2. Valley View Drive and the adjoining ten lots would be developed as a second addition.

Recommendation

1. Approve the Broshears preliminary plat, subject to:
  - a. Entering into a development agreement with required surety for the public improvements prior to final plat approval. This agreement shall include, but not be limited to, the following requirements:
    - 1) Granting of an easement and construction of a temporary cul-de-sac at the east end of Valley View Drive if the construction of this street has not been secured in the Leonard's Oak Hills No. 5 Addition.
    - 2) Removal of the silo, barbed wire fencing and other miscellaneous equipment from the former farmstead, prior to release of the surety.
  - b. Approval of a final grading, utility and drainage plans. The grade and location of Valley View Drive shall be consistent with that proposed for Valley View Drive in Leonard's Oak Hills No. 5 Addition.
  - c. The portion of the site to be platted as the second addition shall be designated as Outlot A in the first addition plat or the Valley View Drive right-of-way must be dedicated as part of the first addition plat.

2. Adopt the enclosed resolution (page 8), rezoning the entire site from F, farm residence to R-1, residence district (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

Gross area: 5.6 acres

Net area: 4.7 acres

Existing land use: undeveloped, except for a silo and miscellaneous remnants of the former farmstead, including barbed wire fencing.

### Surrounding Land Uses

North: five single-dwelling homes that front on Phylis Court

East: undeveloped property, proposed for the Leonard's Oak Hills No. 5 Addition (page 6).

South: Highwood Avenue. Across the street are two double and two single dwellings.

West: McKnight Road and single-dwelling properties.

### Past Actions

1-30-81:

An administrative lot division was approved to create the property labeled as the "exception" shown on the proposed plot drawing, subject to conditions that have been met.

4-15-82:

Council approved the Leonard's Oak Hills planned unit development and preliminary plat for 26 single and four double dwellings for the site abutting to the south, subject to conditions. The PUD approval for double dwellings has expired. Four time extensions have been approved for the preliminary plat.

### Planning

1. Land use plan designation: RL, residential low density
2. Zoning: F, farm residence
3. The proposed meets or exceeds all zoning and subdivision requirements

### Public Works

City sewer and water are available.

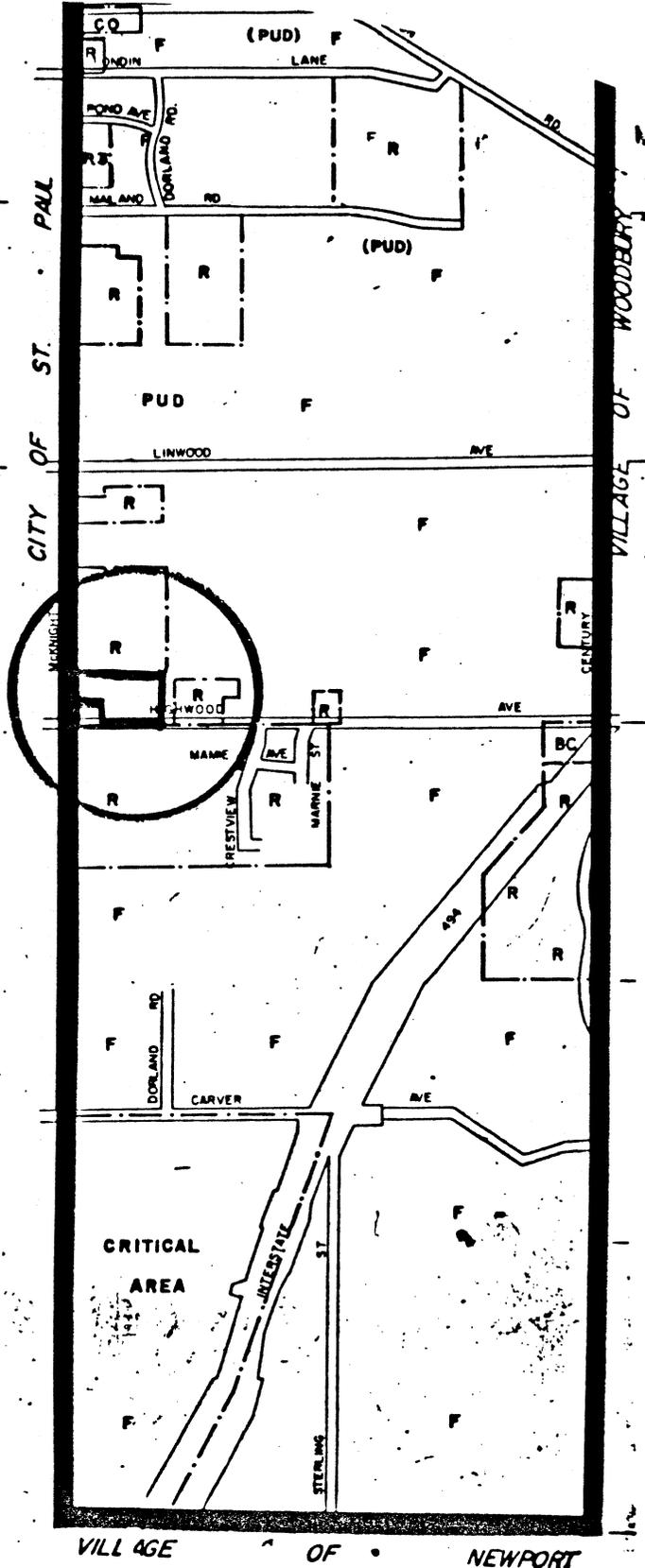
### Procedure

1. Planning commission recommendation
2. City council

mb

### Attachments

1. Location Map
2. Property Line/Zoning Map
3. Leonard's Oak Hills 5th Addition
4. Preliminary Plat
5. Resolution (rezoning)
6. Preliminary Plat (separate



LOCATION MAP

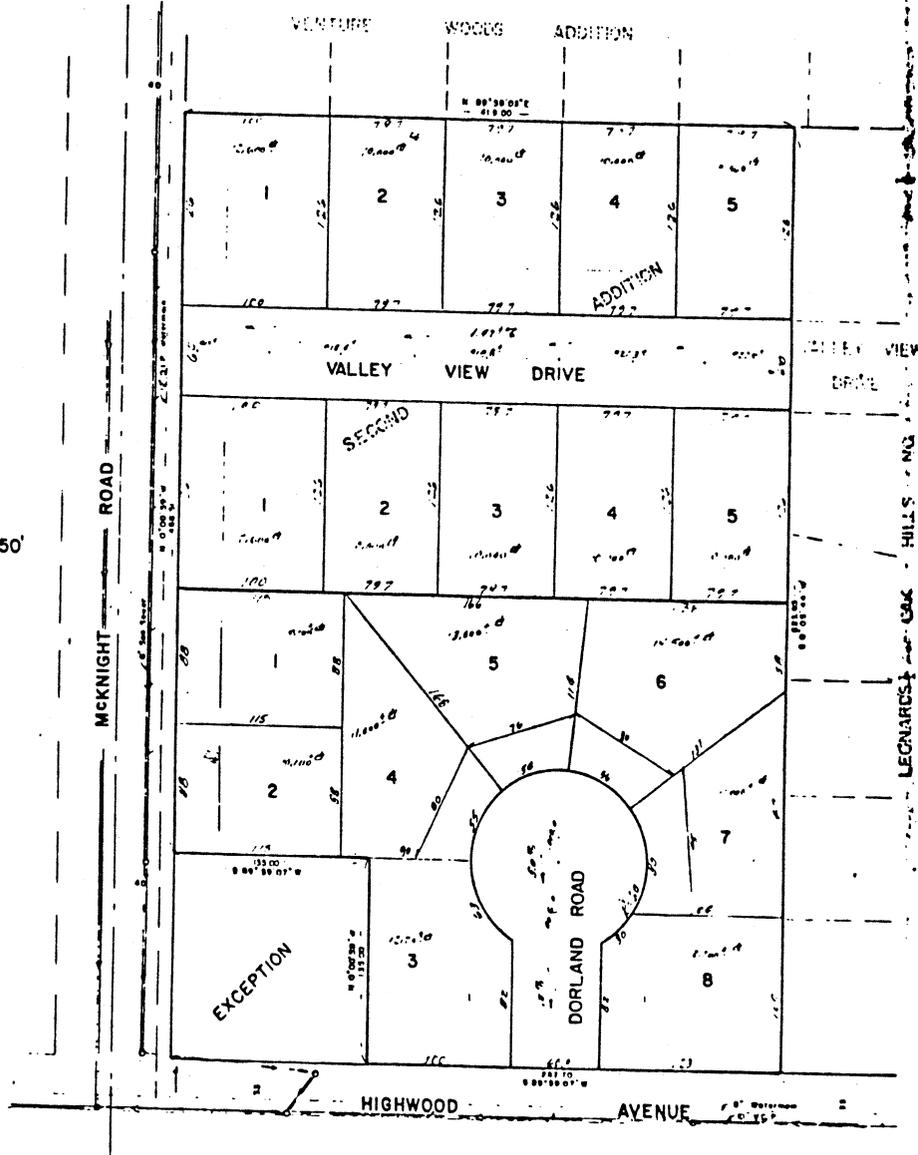






5/20/55

Scale: 1" = 50'



PRELIMINARY PLAT

# BROSHEARS ADDITION



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 \_\_\_\_\_, 1985 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, residence district (single dwelling) for the following-described property:

The Southwest quarter of the Southwest quarter of the Northwest quarter of Section 13, Township 28, Range 22, except the east 197.00 feet thereof, also except the South 168.00 feet of the West 175.00 feet thereof.

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

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

2. This rezoning was reviewed by the Maplewood Planning Commission on June 17, 1985. The planning commission recommended to the city council that said rezoning be

3. The Maplewood City Council held a public hearing on \_\_\_\_\_, 1985 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.



MEMORANDUM

F-4

TO: City Manager  
FROM: Thomas Ekstrand--Associate Planner  
SUBJECT: Code Amendment--Parking  
APPLICANT: City of Maplewood  
DATE: June 25, 1985

Action by Council:

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

SUMMARY

Request

Amendment of the general parking requirements for commercial and multiple dwelling.

Reasons for the Request

1. The parking requirements in the CO, commercial office district require 25% more parking than any other commercial district.
2. Council asked staff to determine if the number of parking spaces for retail uses may be inadequate, because of problems with Sound of Music on Beam Avenue.
3. Our parking stall size requirements are overly restrictive.
4. Curbing requirements are required by policy, but not included in ordinance.

Comments

1. Office Parking:

The study on office parking came about from a request for a zone change from CO to LBC, limited business commercial for the proposed office site between NCR and Mr. Steak on Sloan Place. This proposed two-story office building could not provide enough parking under CO regulations, but could under LBC requirements.

Based on the survey results on page 10, the most widely used parking formula for offices is one space required for each 200 square feet of floor area. Planners in these surveyed cities find that this formula works well.

The 1:200 square-foot formula is the same as Maplewood's current requirement except that Maplewood has a less restrictive formula (one space for each 300 square feet) for upper floors. There is no reason why upper floor office space should need less parking than office space on the main floor. This separate upper floor area requirement should be eliminated.

## 2. Retail Parking:

The retail parking requirements are being reviewed because of the Sound of Music store's need for additional parking space. Sound of Music is exceeding Maplewood's parking requirements by two spaces, but their parking is inadequate.

The examples below are to help evaluate if other stores in Maplewood are experiencing the same problem.

<u>Store</u>	<u>Spaces</u>	<u>Spaces Provided</u>	<u>Comments based on Observation</u>
Sound of Music	31	33 (1:188 sq.ft.)	insufficient parking
Hirshfields	117	140 (1:167 sq.ft.)	always excess parking
Maplewood Square	228	235 (1:193 sq.ft.)	enough parking

Other than the Sound of Music, there has not been any problem with Maplewood's current retail parking requirement. The code should not be changed. Requiring increased parking for all retail uses would create an excess of parking for future stores and shopping centers and be an unnecessary cost of development.

## 3. Parking Stall Dimensions:

Maplewood has no uniform parking stall size requirements. Staff is proposing that parking stalls be permitted to be nine feet wide, which is the most accepted standard today, based on the survey results on page . Sixty-five percent of these cities permitted this width space.

The only problem with reducing the parking space width to nine feet is that door nicks could potentially increase. Although this is a disadvantage, nine-foot spaces are still very adequate and safe.

Eighteen-foot deep spaces, when abutting a curb, sidewalk or landscaped area, would suffice, since cars typically overhang beyond the space one to two feet. Even the larger vehicles, like the 18.5-foot long Chevrolet Kingswood Estate Wagon (see page 4 ), would only need a parking space 16.5 to 17.5 feet deep.

The aisle widths staff has proposed for the various angles of parking space arrangement were derived from a parking study prepared by the engineering firm of Barton-Aschman.

A letter of support from the Joseph Company is enclosed on page 15.

## 4. Curbing:

Staff is also proposing to formalize in ordinance, our current policy of requiring continuous concrete curbing around parking lots. This requirement is important because:

a. Concrete curbing holds up longer. Bituminous and timber curbs are susceptible to damage by snowplows and are generally much shorter lived, therefore, there is much less of a maintenance problem with concrete.

b. Continuous curbing is important to contain and direct storm water run-off and also serves as a wheel stop to protect landscaping.

The park and recreation commission recommends that city parks be exempt from the curbing requirement (see enclosed minutes and memo from the director of community services, pages 17 and 18 ). The community design review board recommended against exempting parks because it would allow a double standard. The staff recommends a compromise--requiring curbing only in parks with parking lots that are used in the winter. Curbing gets most of its abuse in winter from snow plows.

#### Recommendation

Approval of the attached code amendment regarding minimum parking requirements. (Recommendations of the community design review board are included, except for the curbing requirement for parks.)

## BACKGROUND

### Past Action

11-28-83:

Council amended the off-street parking regulations in a multiple-dwelling district (Section 36-109) to read: "Minimum parking stall size shall be ten (10) feet by twenty (20) feet, except that parking stalls for owner-occupied units may be reduced to nine (9) by eighteen (18) feet."

### Sample of Car Dimensions

<u>Make</u>	<u>Dimensions (width/length in feet)</u>
VW Bug	5 x 13.5
Mercury Linx	5.5 x 14
VW Rabbit pickup	5 x 14.5
Dodge Aries	5.5 x 14.5
Oldsmobile Omega	5.5 x 14.5
Ford F 100 (full size pickup)	6.5 x 16.5
Ford van	6.5 x 17
Chevrolet Caprice	6.5 x 17.5
Ford Torino	6.5 x 17.5
Chevrolet Kingswood Estate Wagon	6.5 x 18.5

### Surveys

Four surveys are attached and their results are summarized as follows:

1. Office parking requirements--the most frequently applied parking requirement is one space for each 200 square feet of floor area.
2. Retail parking requirements--the most commonly applied formulas are one space for each 150 square feet and one space for each 200 square feet.
3. Parking space dimensions--the most often required parking stall dimension is a nine by twenty-foot space.
4. Of the 28 cities surveyed, fourteen cities required concrete curbing in their park parking lots; ten do not; three do not require, but encourage it; and one city installs concrete curbing only along the portion of parking lot that fronts on the right-of-way.

### Procedure

1. Recommendation by the community design review board
2. First reading by the city council
3. Second reading and hearing by the city council

mb

#### Attachments:

1. Ordinance amendment
2. Office parking survey
3. Retail parking survey
4. Parking space dimension survey
5. Curbing Survey (park parking lots)
6. Survey-manufacturing and warehouse parking
7. Letter: Joseph Co.
8. Memo: Curbing
9. Parks Commission minutes
10. CDRB minutes

ORDINANCE NO.

AN ORDINANCE AMENDING MINIMUM PARKING REQUIREMENTS

THE MAPLEWOOD CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 36-22 is amended as follows (additions are underlined and deletions are crossed out):

Section 36-22. Off-street parking.

~~(a.) Not less than two (2) off street parking spaces, consisting of at least two hundred forty (240) square feet each, with proper access from a street or alley, shall be provided on any lot on which a main building is erected.~~ The following types of uses shall provide additional off-street parking space, as indicated, unless otherwise authorized by the city council. All which parking spaces shall have proper access from a street or alley and shall be located on or near the lot on which such use is situated:

(1) Single-family dwelling: Two (2) spaces. as provided above.

(2) Multiple dwelling: Two (2) spaces for each housekeeping unit. One of these spaces must be enclosed.

(3) Hotel or tourist cabin court: One space for each rental room or suite.

(4) Restaurant, cafe or tea room: One space for each fifty (50) square feet of floor space devoted to patron use.

(5) Theater, auditorium, church or other place of public assemblage: A minimum of one space for every four (4) seats. Schools must have a minimum of one space for every twenty (20) auditorium seats.

(6) Commercial office or recreational building use, other than those specified above, ~~having a total floor on ground area of more than one thousand (1,000) square feet:~~ One space for each two hundred (200) square feet, or portion thereof, of ~~ground or ground floor area,~~ plus one space for each three hundred (300) square feet, or portion thereof, of upper floor area, in excess of one thousand (1,000) square feet.

(7) Shopping centers having enclosed, nonleasable common areas: one space for each two hundred (200) square feet, or portion thereof, of leasable floor area.

(8) ~~(7)~~ Manufacturing and warehouse establishments: One space for each two (2) employees-, or one space for each 400 square feet of manufacturing space and one space for each 1,000 square feet of warehouse space, whichever is greater. Off-street parking facilities existing at the effective date of this paragraph (June 22, 1972) shall not subsequently be reduced to an amount less than that required under this paragraph for a similar new building or use. Off street parking facilities provided to comply with the provisions of this paragraph shall not subsequently be

~~reduced below the requirements of this paragraph. Nothing herein shall be construed to alter or amend any provision for off-street parking contained in Division 8 of Article III of this chapter for SC shopping center districts. (Code 1965, s 912.060; Ord. No. 319, s 912.160, 6-22-72; Ord. No. 470, s 1, 6-7-79)~~

(9) Motor Fuel Stations: Four (4) spaces, plus three (3) additional spaces for each service stall. If there is a convenience store or restaurant associated with the fuel station, additional parking shall be provided in accordance with this section.

(b) Each parking space shall be not less than nine feet wide and nineteen feet in length (measured parallel with the striping lines), exclusive of access aisles. If a parking space abuts a curb, sidewalk or landscaped area, the length of the space may be reduced to eighteen feet.

(c) All spaces shall be served by access aisles of the following widths, based on the angle of the parking stalls:

<u>Parking Angle</u>	<u>Aisle Width</u>
<u>90 degree</u>	<u>24 feet (two-way traffic)</u>
<u>60 degree</u>	<u>19 feet (one-way traffic)</u>
<u>45 degree</u>	<u>16 feet (one-way traffic)</u>

(d) All parking lots shall have continuous concrete curbing surrounding the exterior perimeter of the lot and drives. Park parking lots, that are not used in the winter, and parking lots having twelve spaces or less are exempt from this requirement, unless required by the city engineer for drainage control.

(e) All parking lots shall be continually and properly maintained.

Section 2. Section 36-140 (g-j) of the CO, commercial office district, regulations are amended as follows (deletions are crossed out):

~~(g) Off-street parking requirements: Off-street parking facilities shall be provided in accordance with Section 36-22 of this chapter. The following specific uses shall provide parking as indicated:~~

~~(1) Offices: One parking space for each one hundred fifty (150) square feet of gross floor area.~~

~~(2) Restaurants: One parking space for each two and one half (2 1/2) seats, or fifty (50) square feet of floor area devoted to patron use, whichever is greater.~~

~~(3) Retail uses and medical or dental clinics: One parking space for each one hundred fifty (150) square feet of gross floor area.~~

~~(4) Hospitals: one parking space for each bed.~~

~~(5) Convalescent hospitals: One parking space for each three (3) beds and one space for each employee.~~

~~All parking spaces shall measure ten (10) feet in width and twenty (20) feet in length and shall be provided with a twenty-five foot wide access drive.~~

(g) ~~(h)~~ Lighting: All lighting shall be designed and located so as to confine direct rays to the premises. Lighting standards shall not exceed a height of fifteen (15) feet. Lighting standards and fixtures shall be of a design and of materials that are compatible with the architecture and the landscape architecture of the site.

~~(i) Trash storage and loading area: All storage of cartons, containers and trash shall be shielded from view within a building or within an area enclosed by a wall not less than five (5) feet in height. Such area shall not be within the front or side yard building setback areas. Such enclosure shall be of materials and design that is compatible with the architecture of the main structure. All loading areas shall be screened from view from adjacent properties by similar use of design and materials.~~

(h) ~~(j)~~ Uses confined to structure: All uses shall, unless otherwise specified, be contained entirely within a completely enclosed structure. Parking facilities are exempted from this requirement. (Ord. No. 380, s 104, 1-16-75; Ord. No. 529, s 4, 11-22-82)

Section 3. Section 36-172 (7), (8) and (9) of the SC, shopping center district regulations are amended as follows (additions are underlined and deletions are crossed out):

~~(7) Not less than three (3) square feet of automobile parking space with suitable access shall be provided for each square foot of gross floor area devoted to patron use.~~

(7) ~~(8)~~ Parking, loading or service areas used by motor vehicles shall be located entirely within the lot lines of the shopping center, shall be physically separated from public streets and shall have no more than two (2) accessways to any one public street. All accessways shall be located at least one hundred (100) feet from the intersection of any street lines.

(8) ~~(9)~~ The city council may prescribe more restrictive conditions or any further reasonable conditions deemed appropriate with respect to the suitability of the shopping center in the neighborhood. (Code 1965, s 908.020; Ord. No. 529, s 8, 11-22-82)

Section 4. Sections 36-156 and 36-157 of the fuel station ordinance shall be amended as follows (additions are underlined and deletions are crossed out):

Section 36-156. Motor fuel stations--Generally.

All automobile garages, motor fuel stations and other businesses providing fuel or service for motor vehicles shall be classified according to the classes set forth in Section 367-151 of this division and shall be placed upon a site having the area and treatment as provided in Section 36-151 and Sections 36-157 8 through 36-161 of this division. (Ord. No. 232, § 4 (§907.,030), 10-19-67)

~~Sec. 36-157. Same Off street parking.~~

~~(a) A minimum of four (4) outside parking spaces plus three (3) additional outside parking spaces for each enclosed service stall shall be provided at all motor fuel stations.~~

~~(b) If a restaurant is operated in conjunction with a motor fuel station, there shall be provided no less than one additional parking space for each three (3) seating accommodations within such restaurant.~~

~~(c) A parking space at a motor fuel station, other than at truckstop shall be a space of at least eight (8) by twenty (20 feet).~~

~~(d) A parking space at a truck stop shall be at least ten (10) by fifty (50) feet; except that, one-half of the required spaces at a truck stop may be of the eight (8) by twenty (20) size.~~

~~(e) One additional outside space shall be provided for each one hundred fifty (150) square feet of floor space devoted to retail sales in a motor fuel station convenience store. (Ord. No. 232, § 6 (§ 907.0320, 10-19-67)~~

Section 5. Section 36-109 of the multiple-dwelling district parking regulations shall be amended as follows (additions are underlined and deletions are crossed out):

Section 36-109. Same--Off-street parking.

Each multiple-dwelling unit in the city shall have off-street parking space. Parking spaces shall be in addition to, and not part of, the driveways or maneuvering space necessary to the parking areas serving such multiple dwelling. All parking spaces, driveways and other parts of the parking facilities shall be dust free and shall be surfaced with concrete or blacktop. Required parking facilities parking requirements shall be as follows:

~~(1) There shall be provided two (2) parking stalls for each dwelling unit, of which one-half shall be enclosed in a garage, carport or similar structure.~~

~~(2) Minimum parking stall size shall be ten (10) feet by twenty (20) feet, except that parking stalls for owner occupied units may be reduced to nine (9) by eighteen (18) feet.~~

~~(1) (3)~~ An open parking stall shall be a minimum distance of fifteen feet from a dwelling unit window and five (5) feet from any side or rear ~~abutting~~ property line. ~~side or rear.~~

~~(2) (4)~~ Parking stalls may not ~~encroach upon the minimum multiple~~ be located within fifteen feet of a dwelling unit setbacks from street rights-of-way, unless Section 36-27 applies.

~~(5)~~ ~~All parking lots shall have bituminous or concrete curbs, which are to serve as wheel stops and to aid in the disposing of surface run-off water away from the dwelling units and parking lot, and into a common receptor serving the city.~~

~~(3) (6)~~ Where a garage or carport opens to a public street, the width of the driveway onto that public street shall not exceed twenty-four (24) feet in width, and in no event shall a series of garages open directly to that street. Where a series of garages face each other on a private road, the minimum width separating garages shall be thirty (30) feet in order to provide visibility in backing out or turning around. (Code 1965, § 906.070; Ord. No. 231, § 1, 10-5-67; Ord. No. 245, § 4 (§906.030), 10-3-68; Ord. No. 555, § 2, 11-28-83)

~~(4)~~ Parking shall also be in accordance with section 36-22.

Section 6. This ordinance shall take effect upon its passage and publication.

Passed by the Maplewood City Council this  
day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Ayes--  
Nays--

SURVEY

OFFICE PARKING REQUIREMENTS

(Spaces Per Square Foot)

Maplewood--1:200 (first floor) plus 1:300 (upper floors)--in most districts. 1:150 in CO districts

Coon Rapids--1:300

Roseville--1:200

Burnsville--1:150 for buildings under 6,000 square feet  
1:200 for buildings over 6,000 square feet

Plymouth--1:200

Brooklyn Center--1:200

Fridley--1:250

Blaine--1:200

Crystal--3 spaces plus 1:200

New Brighton--1:200

New Hope--3 spaces plus 1:200

Golden Valley--1:250

White Bear Lake--3 spaces plus 1:200

Apple Valley--1:150 for the first 6,000 square feet  
1:200 if over 6,000 square feet

South St. Paul--1:300

Eagan--1:150

Maple Grove--1:250

Columbia Heights--1:200 for the first 6,000 square feet  
1:250 if over 6,000 square feet

Cottage Grove--1:200

West St. Paul--1:150 for the first 6,000 square feet  
1:200 if over 6,000 square feet

North St. Paul 1:150

Oakdale--6:1000 (1:167) for the first 20,000 square feet

Newport--1:200

Vadnais Heights--6:1000 (1:167) for the first 20,000 square feet  
1:200 if over 20,000 square feet

St. Paul--1:200

SURVEY

RETAIL PARKING REQUIREMENTS  
(Spaces Per Square Foot)

Maplewood--1:200 (first floor) and 1:300 (additional floors)  
Burnsville--1:150  
Roseville--1:200  
Coon Rapids--1:200  
Plymouth--1:200  
Brooklyn Center--1:125  
Fridley--1:150  
Crystal--1:140  
New Brighton--1:200  
New Hope--1:150  
Golden Valley--1:150  
White Bear Lake--1:200  
Apple Valley--1:150  
South St. Paul--1:100  
Eagan--1:150  
Maple Grove--1:200  
Columbia Heights--1:200  
Cottage Grove--1:150  
Shoreview--5.5:1000 (1:182)  
Oakdale--1:200  
Woodbury--1:185  
Newport--1:150 (plus one for each employee)  
Vadnais Heights--1:200  
St. Paul--1:150  
Blaine--

PARKING SPACE DIMENSION SURVEY

8-30-83

City	Parking Stall Dimensions	Stall Dimensions when abutting curb, sidewalk or landscaped area	Aisle Width
Coon Rapids	9 x 18	9 x 16	24
Eagan	10 x 20	10 x 18	24
Brooklyn Center	8'8"x 19.5	8' 8"x 18	24
Vadnais Heights	9 x 18	9 x 16	24
St. Paul	9 x 18	9 x 16	20
	(8 x 16 compact)		
Burnsville	9 x 18	no change	24
Plymouth	9 x 18.5	"	26
Fridley	10 x 20	"	25
Blaine	9 x 20	"	24
Crystal	9.5 x 20	"	24
New Brighton	9 x 20	"	22
New Hope	10 x 20	"	24
Golden Valley	9 x 20	"	No specified requirement
White Bear Lake	8.5 x 20	"	24
Apple Valley	10 x 20	"	24
South St. Paul	9 x 20	"	20
Roseville	9 x 18	"	24
Columbia Heights	9 x 20	"	22
Cottage Grove	9 x 20	"	No specified requirement
Shoreview	9 x 20	"	24
No. St. Paul	9 x 20	"	No specified requirement
Oakdale	9 x 20	"	"
Woodbury	9 x 20	"	24
Newport	10 x 20	"	No specified requirement

CONCRETE CURBING IN PARK PARKING LOTS

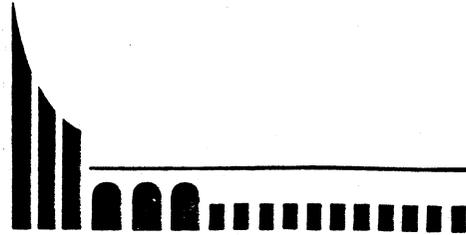
	<u>No Concrete Curbing Requirement</u>	<u>Requires Concrete Curb</u>
1. Maplewood	x	
2. Coon Rapids	(only curb along portion that fronts on r.o.w)	
3. Roseville		x
4. Burnsville	x (does encourage it)	
5. Plymouth		x
6. Brooklyn Center		x
7. Fridley		x
8. Blaine	x (does encourage it)	
9. Crystal		x
10. New Brighton		x
11. New Hope	x	
12. Golden Valley	x	
13. White Bear Lake	x	
14. Apple Valley		x
15. South St. Paul		x
16. Eagan		x
17. Maple Grove		x
18. Columbia Heights		x
19. Cottage Grove		x (asphalt optional)
20. West St. Paul		x
21. Shoreview		x
22. North St. Paul	x	
23. Oakdale	x	
24. Woodbury	x	
25. Newport	x	
26. Little Canada	x	
27. Vadnais Heights	x	
28. St. Paul	x (concrete preferred but not required)	
29. Ramsey County	x (does encourage it)	

SURVEY  
 MANUFACTURING AND WAREHOUSE PARKING  
 5-30-85

	<u>Manufacturing</u>	<u>Warehousing</u>
1. Maplewood	*1/2 employees	1/2 employees
2. Coon Rapids	1/each employee on the largest shift	1/each employee on the largest shift
3. Roseville	2/3 employees or 1/1,000 sq. ft. whichever is greater	1/2,000 sq. ft.
4. Burnsville	1/each employee on largest shift plus one for each company	1/each employee on largest shift plus one for each company
5. Plymouth	1/300 sq. ft.	1/2,000 sq. ft.
6. Fridley	1/400 sq. ft.	1/2,000 sq. ft.
7. Blaine	1/2 employees or 1/200 sq. ft., whichever is greater	1/2,000 sq. ft. or 1/2 employees, whichever is greater
8. Golden Valley	1/500 sq. ft.	1/2,000 sq. ft.
9. White Bear Lake	1/350 sq. ft. plus 1/each company vehicle	1/1,000 sq. ft. plus one for each employee on the largest shift.
10. Apple Valley	4 spaces plus 1/800 sq. ft.	1/400 sq. ft. (under 6,000 sq. ft.) 1/800 sq. ft. (over 6,000 sq. ft.)
11. So. St. Paul	1/400 sq. ft. or 1/4 employees, whichever is greater	1/800 sq. ft. or 1/4 employees, whichever is greater
12. Eagan	1/800 sq. ft.	1/800 sq. ft.
13. Maple Grove	1/350 sq. ft. plus one for each company vehicle	1/2,000 sq. ft. plus one for each company vehicle.
14. Columbia Heights	4 plus 1/400 sq. ft.	1/400 sq. ft. (under 6,000 sq. ft.) 1/1,000 sq. ft. (over 6,000 sq. ft.)
15. Cottage Grove	4 plus 1/400 sq. ft.	1/400 sq. ft. (under 6,000 sq. ft.) 1/2,000 sq. ft. (over 6,000 sq. ft.)
16. Shoreview	1/2,000 sq. ft.	1,2000 sq. ft.

\*Spaces per number of employees

**JOSEPH**  
**COMPANY**  
REALTORS/DEVELOPERS/BUILDERS



5001 NORTH UNIVERSITY STREET / PEORIA, ILLINOIS 61614 / TELEPHONE 309/692-1135

June 18, 1985

Mr. Geoff Olsen  
Planning Director  
City of Maplewood  
1902 E. County Road "B"  
Maplewood MN 55109

Re: Parking Stall Size

Dear Mr. Olsen:

Discussions with Tom Ekstrand of your office has prompted us to write you. Our development of well over one million square feet of commercial properties across the Midwest has taught us valuable guidelines with respect to parking requirements.

A recent study by the U.S. Dept. of Transportation indicates that, by 1990, the percent of automobiles in the U.S. that are compact will be between 70 and 80 percent. When more than one out of two vehicles parked in a shopping center or other development is a compact, it is appropriate to consider special accommodation of these vehicles.

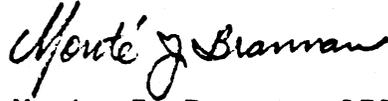
Our experience has found most stall width requirements to be 8.5 to 9 ft., recognizing that with the growing proportion of small vehicles, it is increasingly less likely that two large vehicles will park adjacent to one another; thus space for opening doors (which governs the required distance between adjacently parked vehicles) and stall width can be reduced.

Rearrangement of surface parking area to accommodate the advent of today's car sizes also allows more landscape areas. The traditional "sea of asphalt" can be made more attractive with the use of landscape islands. The islands are made available by downsizing the area required by the cars.

Mr. Geoff Olsen  
June 18, 1985  
Page two

We have attempted to illustrate our experiences which have offered the best solutions to parking development for everyone concerned. If we can assist any further, please call.

Best regards,



Monte J. Brannan AIA  
Corporate Architect

MJB:Hkb

MEMORANDUM

To: Park and Recreation Commission  
From: Robert D. Odegard, Director of Community Services  
Subj: Cement Parking Curbs Required Around All Parking Lots  
Date: June 12, 1985

An amendment to the minimum parking requirements of the City's Ordinance includes the following: "(d) All parking lots shall have continuous concrete curbing surrounding the exterior perimeter of the lot and drive. Parks and parking lots having twelve spaces or less are exempt from this requirement unless required by the City Engineer for drainage control." In the previous sentence, the words "Parks and" were struck out by the Design Review Board. It was their feeling that parks should be treated as any other business, etc. in the City and have to construct concrete curbing. Part of their reasoning for going to concrete curbing was due to the abuse that asphalt curb has taken during the winter when plows have chipped out the asphalt and it has not been repaired in the Spring.

I do not have any real objection to the installation of concrete curbing around parking lots in the parks, however I do feel that the Park and Recreation Commission and myself should have the right to decide what type of curbing would be most attractive in each park. Attractiveness is always in the "eye of the beholder". While we do have some parking facilities that are cleaned in the winter at skating rink locations, there are many parking lots that are not cleaned in the winter and therefore the excuse about hitting with snowplows does not apply.

I would submit that there are other means of control besides cement curbs for our parks:

- 1) Timbers laid flat on the parking surface or used for a timber wall.
- 2) Curb wheel blocks.
- 3) Timbers or metal posts inserted similar to fence posts and where needed planking attached to the timbers.
- 4) Fencing such as chainlink, woven wire, wood, decorative fence, metal plate guardrails.
- 5) Simple chain or cable.
- 6) Berms which can be either dirt or rock with attractive landscaping planted in them.
- 7) A slight swale.
- 8) Plantings such as shrubs, trees, hedges, vines.
- 9) Proper striping where the lot is basically used in the summer.
- 10) Large stones or boulders.
- 11) Brick walls or brick flower planters.

Parks are like people - each one is an individual and should be planned and developed to its greatest potential. It is my recommendation that the Planning Commission be advised that the parking facilities in the Maplewood parks not be limited to concrete curbs around parking facilities.

MEMORANDUM

To: Geoff Olson, Director of Community Development  
From: Robert D. Odegard, Director of Community Services *RO*  
Subj: Cement Curbs Around Parking Lots  
Date: June 24, 1985

The following motion was made after considerable discussion at the regular Park and Recreation Commission meeting on June 17, 1985:

Commissioner Christianson MOVED to recommend to the City Council to reinstate the words "Parks and" in the proposed amendment to the City Ordinance struck out by the Community Design Review Board and leave the matter of drainage control and aesthetics to the City Engineer and Park Board;  
SECOND by Commissioner Schneider;  
AYES: Commissioners Brenner, Chegwyn, Qualley, Christianson, Piletich and Schneider;  
NAYES: Commissioner Zappa;  
Motion Passed.

7. If construction has not begun within two years of approval, board review shall be repeated.
8. Site security lighting shall be provided and shall be directed or shielded so not to cause any undue glare onto adjacent properties or roadways.
9. The landscape plan shall be revised for staff approval providing for:
  - a. Evergreen shrubbery shall be provided in the areas indicated on the building elevation sheets.
  - b. Sod shall be provided in all grass areas north and northwest of the proposed building, and also around the perimeter of the entire building. All other disturbed areas shall be sod or seed.

Board Member Peterson seconded

Ayes--all.

#### B. Parking Ordinance Amendment

Secretary Ekstrand said that Gary Jackson from Maplewood Mall is present at the meeting to listen to discussion regarding the parking ordinance and amendment.

Board Member Juker said she is opposed to the proposed 9-foot wide stalls.

The board discussed the number of parking spaces required for school auditoriums and suggested staff survey other communities regarding their requirements. The board agreed that any parking lot, either in a park or by a commercial building, should be required to have the continuous concrete curbing. They eliminated reducing the parking stall size for employees to 8 1/2 feet. They suggested adding to the manufacturing and warehouse parking requirements to include 1 space for 400 square feet of manufacturing use and 1 space for each 1,000 square feet of warehousing space or one space of each two employees, whichever is greater. Also section (i) should be (h).

Board Member Rossbach moved the board recommend approval of the proposed amendment to the parking requirements as amended by the board as follows:

1. Section 36-22 (a) (8) add after "One space for each two (2) Employees" "or 1 space for each 400 square feet of manufacturing use and 1 space for each 1000 square feet of warehousing space, whichever is greater."
2. Eliminate from Section 36-22 (b) "Parking spaces designated for 'employees only' may be reduced to a minimum width of 8 1/2 feet."
3. Eliminate from Section 36-22 (d) "Parks and."
4. Section 36-140 "(i)" should be changed to "(h) "

Board Member Peterson seconded

Ayes--Board Members Peterson,  
Rossbach, Deans  
Nays--Board Member Juker

F-5

Action by Council:

MEMORANDUM

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

TO: City Manager  
FROM: Assistant City Engineer  
SUBJECT: McClelland Street Water Main--Project No. 84-04,  
Assessment Hearing  
DATE: July 1, 1985

An assessment hearing has been scheduled for July 8, 1985 at 7:30 p.m. for the above-named project. All properties proposed for assessment have been notified.

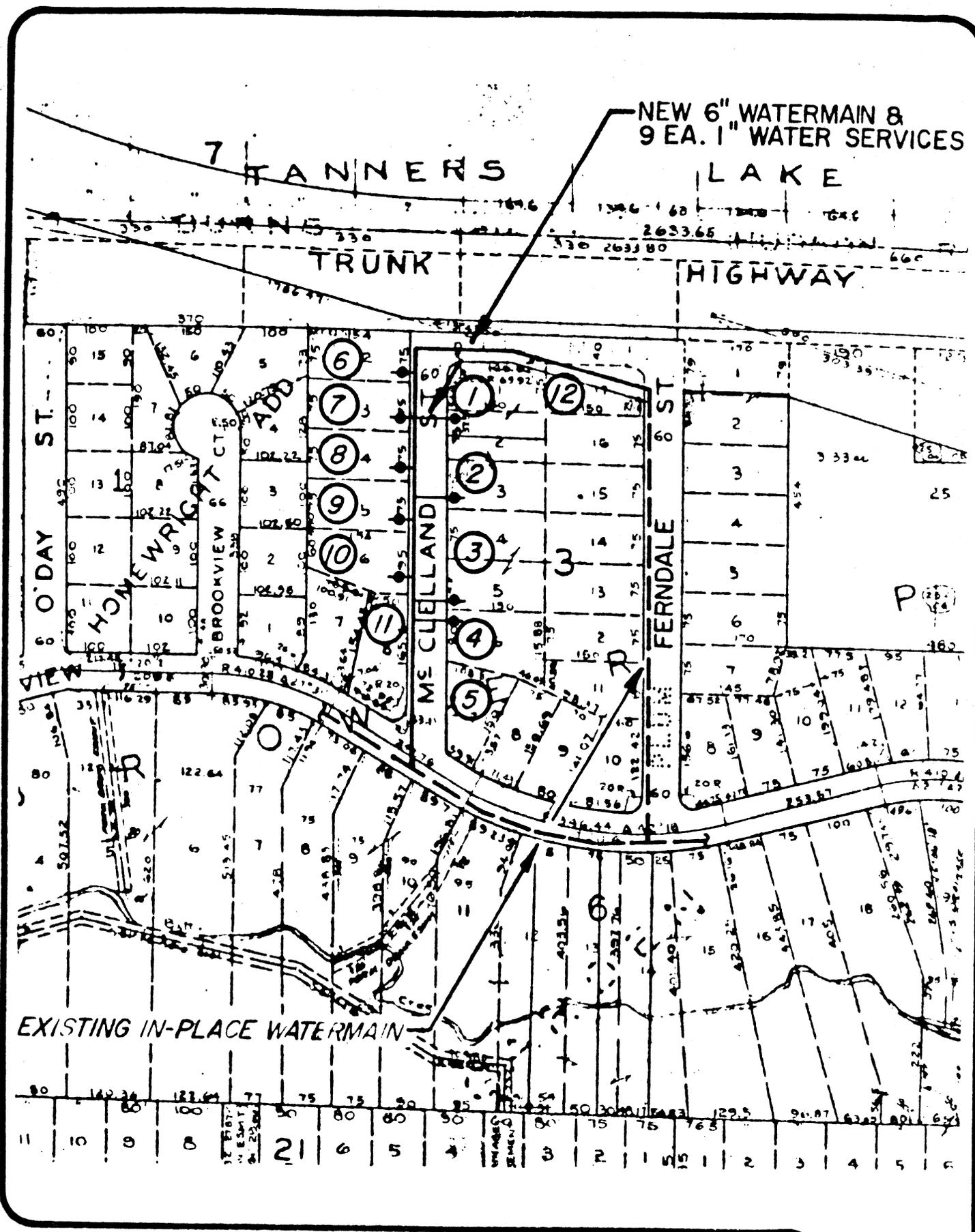
The project has been substantially completed and approximately 90% of the project costs have been incurred. The remaining costs have been estimated and a final project cost determined. The cost of \$63,700.00 is approximately 13% above the engineer's estimate from the feasibility report. This cost overrun of \$7,300.00 is directly attributed to wet and rainy conditions encountered prior to paving which caused the existing base materials to become saturated and needed to be removed and replaced prior to paving operations.

At the public hearing for this project, the city council ordered city participation in the cost sharing of this project. This cost was to be determined by assuming the city's share as one-third (1/3) of the water main installation cost up to a maximum when the remaining two-thirds (2/3) of the installation cost, which is to be assessed against the benefited properties, reaches \$35.00 per front foot. This calculates to a city share of \$15,603.00.

The following table shows project costs compared to that estimated in the feasibility study:

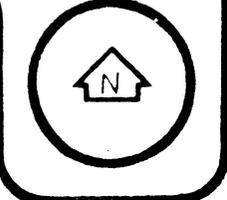
<u>Description</u>	<u>Actual Cost</u>	<u>Assmt. Units</u>	<u>Assmt. Rate</u>	<u>Feasibility Cost</u>	<u>Feasibility Rate</u>
Services	\$ 8,325	9 Ea.	\$925.00/Ea.	\$ 8,420	\$842.00/Ea.
Water Main	39,772	884.6 FF	44.96/FF	32,377	36.31/FF
City Partic.	<u>15,603</u>	-	-	<u>15,603</u>	-
	\$63,700			\$56,400	

Attached are a project map denoting the properties proposed for the assessment, the project mailing list, and the proposed front-footage assessment for each parcel. In addition to the front-footage assessment, parcels 1, 2, 3, 4, 6, 7, 8, 9 and 10 received water services to the property line and are proposed to be assessed \$925.00 each.



**Assessment Map**  
 Mc Clelland St. Watermain  
 Improvement 84-4

7/8/85



IMPROVEMENT 84-4  
MC CLELLAND STREET WATER MAIN  
OFFICIAL ASSESSMENT HEARING MAILING LIST  
Mailed June 7, 1985

ID. 57-17500-021-03  
ASSMT.NO. 5484

EDWARD L DONATH ET AL  
2600 HUDSON RD  
ST PAUL MINN 55119

1

ID. 57-17500-030-03  
ASSMT.NO. 5484

DENNIS D & DIANE M JOHNSON  
204 MCCLELLAND  
ST PAUL MINN 55119

2

ID. 57-17500-050-03  
ASSMT.NO. 5484

HUMBERTO C GONZALEZ  
& JULIET D GONZALEZ  
196 MCCLELLAND AVE  
ST PAUL MINN 55119

3

ID. 57-17500-060-03  
ASSMT.NO. 5484

EDWARD D & HELEN C HILLYER  
184 MCCLELLAND AVE  
ST PAUL MN 55119

4

ID. 57-17500-070-03  
ASSMT.NO. 5484

DUANE E MOSER ET AL  
176 MC CLELLAND ST  
ST PAUL MINN 55119

5

ID. 57-17500-021-02  
ASSMT.NO. 5484

BRIAN D & LORI A MC NAPARA  
221 MC CLELLAND AVE  
ST PAUL MN 55119

6

ID. 57-17500-032-02  
ASSMT.NO. 5484

GREGORY G MEHSIKOMER &  
MARIE E MEHSIKOMER  
219 MCCLELLAND AVE  
ST PAUL MN 55109

7

ID. 57-17500-040-02  
ASSMT.NO. 5484

ERVIN L KNUTSON  
209 MCCLELLAND AVE  
ST PAUL MN 55119

8

ID. 57-17500-050-02  
ASSMT.NO. 5484

SHERRY L SODERLUND  
201 MCCLELLAND AVE  
ST PAUL, MN 55119

9

ID. 57-17500-060-02  
ASSMT.NO. 5484

KEITH S & PAMELA J WEBER  
195 MCCLELLAND AVE  
ST PAUL MN 55119

10

ID. 57-17500-071-02  
ASSMT.NO. 5484

DAVID L ARNOLD ET AL  
2579 BROOKVIEW DR  
ST PAUL MN 55119

11

ID. 57-17500-171-03  
ASSMT.NO. 5484

MOHAMMAEDREZA MEFRALIAN  
2710 OAKLAND AVE S #5  
MPLS MINN 55407

12



RESOLUTION  
ADOPTION OF THE ASSESSMENT ROLL

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 McClelland Street Water Main as described in the files of the city clerk as Project Number 84-04 , 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, 1986, 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, 1985. 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 non-abutting 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 429.051, 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.

MEMORANDUM

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

TO: City Manager  
 FROM: Director of Community Development  
 SUBJECT: Plan Amendments and Rezoning  
 LOCATION: West of Highway 61, Between County Road C and Highway 36  
 APPLICANT: City of Maplewood  
 OWNERS: William Dunn, Lester Deets, Chester Herringer, Maplewood Industrial Park, Richard Peltier, Alfred Zuercher, Libo Napoli, Northernaire Motel (Francis Trudell), Eugene Lund, William Bedell, Corrine Pine, S & S Real Estate, H and L Investment Company, Jack Ambler, Richard Hermanson, Lillian Falk and R. K. Pillsbury  
 DATE: June 11, 1985

SUMMARY

Request

1. Amend the plan as shown on page 8 of this report.
2. Amend the zoning map as shown on page 10 of this report.

Reason for the Request

This area is part of the city-wide rezoning program initiated by the city. The purpose of this program is to eliminate inconsistencies between the land use plan and zoning ordinance, where the zoning allows a more intensive use of the property than proposed on the land use plan. The land use plan is the long-range guide for development. The zoning defines the current development rights. If there is a conflict between the two, the zoning applies. Therefore, it is important to restrict the zoning of property that is planned for a less intensive use.

Comments

This area has developed with an interspersing of commercial, industrial and residential uses. The recommended changes attempt to balance the highest and best use of these properties with that of surrounding properties, in a manner consistent with the city's development policies.

Recommendation (at least four votes in favor are required for approval)

1. Approval of the enclosed resolution (page 15), amending the land use plan, as shown on page 8 to:
  - a. Add a BW, business warehouse designation at the southwest corner of County Road C and Highway 61 and amend the frontage of Mr. Dunn's property (south of 1122 and 1116 County Road C) from RM, residential medium density to BW, on the basis that:

- 1) This area has been zoned for M-1 use since the 1950's.
- 2) This area has excellent visibility and access for commercial use.
- 3) The proximity to Highway 61 makes this area undesirable for residential use.

b. Amend the area south of the Town and Country mobile home park from RM, LSC, limited business commercial and RL, residential low density to BW on the basis that:

- 1) This area is better suited to commercial uses than to residential uses due to its proximity to Highway 36 and Highway 61 and the existing commercial development
- 2) The BW designation would recognize the long standing M-1 zoning in the area.
- 3) There is a need to assemble a large area of commonly planned acreage to encourage the development of an internal road system. An internal road system is necessary to efficiently use these properties.
- 4) A more intensive commercial designation would allow a zoning that may not be compatible with planned or existing residential uses to the west.

2. Approve the resolution on page 17, rezoning as shown on the map on page 10 as follows:

a. Amending the west half of the drive-in property, 1055 Gervais Avenue and 1041 Gervais Avenue from BC, business commercial and F to M-1, on the basis that:

- 1) It would be consistent with the proposed BW designation on the land use plan.
- 2) To develop the F zoned land residentially would require a cul-de-sac from Demont Avenue that would exceed the 1,000 foot limit in city code.
- 3) The F zoned property is owned by the same owner as the drive-in property to the south and can be more easily developed commercially with that site.
- 4) The drive-in property has been zoned and used commercially for many years.

b. Amending the mobile home park from M-1, R-1 (single dwelling residential) and F (farm residence) to R-3 (multiple dwelling), on the basis that an R-3 zone best reflects the current and planned use for the property.

In addition to the reasons cited above, each rezoning is also recommended for approval on the basis of the four findings required by code.

## BACKGROUND

### Study Area Description

1. Area: about 95 acres
2. Existing land uses: Town and Country Adult Community mobile home park, Maple Leaf Drive-in Theater, Northernaire Motel, Swenson's Carriage House, Midwest Mobile Home Supply, Hermanson's Dental Lab, Twin City Vending, Maplewood Industrial Park, Zuercher's Well Drilling and residence, three single dwellings and undeveloped land

### Surrounding Land Uses

North: County Road C, six single dwelling properties, Cypress Street and Kohlman Lake city park

East: Highway 61 and its frontage road

South: Highway 36 frontage road (Keller Parkway)

West: single-dwelling lots and two large undeveloped parcels, planned for single dwelling use

### Past Actions

9-23-58:

A rezoning from F, farm residence to BC, business commercial was approved for the Maple Leaf Drive-in Theater property.

12-4-69:

Council approved a special use permit to allow the Town and Country mobile home park to expand to 155 units.

5-17-79 and 6-21-79:

Council ordered a project which included the construction of Forest Street from County Road C to Keller Parkway, as a condition of the Carsgrove's Meadows plat approval. Two, eight acre-foot storm water ponds were also approved--one to the west of Forest Street's planned intersection with Keller Parkway and a second to the west and south of the mobile home park. (See page 10.) Approval for the improvements outside of the Carsgrove's Meadows subdivision has expired because a developer's agreement was not entered into.

5-23-83:

Council approved a variance for Zuercher Well Drilling (2483 Highway 61) to erect a metal pole building in an M-1 zone.

3-4-85:

The planning commission recommended approval of a plan amendment to create a BW, business warehouse designation for the area northwest of Highway 61 and County Road C. (See page 8.) Council action is pending.

## Planning

### 1. Policy criteria from the plan:

- a. Page 18-2: Zoning maps should be updated, as necessary, to make both the land use maps and zoning maps compatible.
- b. Page 18-5: Renewal, replacement and redevelopment of substandard and/or incompatible development shall be accomplished through public action and private means (e.g. amending the plan for the Maple Leaf Drive-in Theater property).
- c. Page 18-5: Transitions between distinctly differing types of land uses shall be accomplished in an orderly fashion which does not create a negative impact on adjoining developments.
- d. Page 18-5: Whenever possible, changes in types of land use shall occur along rear property lines so that similar uses front on the same street . . .
- e. The LSC, limited service commercial classification refers to commercial facilities on a neighborhood scale. Heavy industrial uses, department stores, motels, auto accessory stores, etc. would be prohibited, while other land uses of a medium intensity nature would be permitted subject to meeting certain performance standards.
- f. The BW, business warehouse classification is designed for uses including 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.
- g. The RM and RH designations are for multiple dwellings. The RH designation allows up to 34 people per net acre. The RM designation allows up to 22 people per net acre. The units per net acre varies by type of unit and bedroom mix. As an example, the maximum density for a two-bedroom town house project would be ten units per net acre for RH and seven units per net acre for RM.

2. The existing density of the mobile home park is about 26 people per acre. The permit for the park would allow a density of 33 people per acre.

### 3. Compliance with land use laws:

- a. Section 36-485 requires four findings for approval of rezonings. Refer to the resolution on page 17 .
- b. Refer to page 11 for the uses permitted in the M-1 zoning district

c. Section 36-187 (b) requires approval of a conditional use permit to construct, alter or conduct an M-1 use, except parking, within 200 feet of a residential district.

d. The existing single dwellings and the Town and Country mobile home park would remain nonconforming uses with the recommended changes. A nonconforming use is a use that is not permitted by the existing zoning, but was permitted before the existing zoning was approved. Such use may continue, but may not expand without city approval.

#### Public Works

1. An eight acre-foot storm water pond will eventually be required to the west and south of the Town and Country mobile home park. Refer to the map on page 10.

2. There is right turn only access to Highway 61 from east of the mobile home park. Signals are not proposed.

3. The street system in this area should be planned to discourage the traffic generated by the M-1 uses from traveling through the nearby residential neighborhood.

#### Minnesota Department of Transportation

In 1967, MN/DOT acquired a right-of-way easement over the property for an interchange south of County Road C, between Highway 61 and the west frontage road. The interchange will not be constructed. The majority of the easement area, according to a MN/DOT official, "may be available for reconveyance to the underlying fee property owner." Direct access to Highway 61 will not be permitted.

#### Citizen Comments

Each of the affected property owners and the property owners within 350 feet of the study area were asked their opinion of revising the land use plan, as shown on page 12. Of the 33 persons contacted, 16 responses were received--nine were in favor, five were opposed and two had no comment.

#### Procedure

1. Plan amendments:

a. Planning commission recommendation following a public hearing

b. City council decision

c. Metropolitan council review for consistency with metropolitan policies and plans

2. Rezoning:

a. Planning commission recommendation

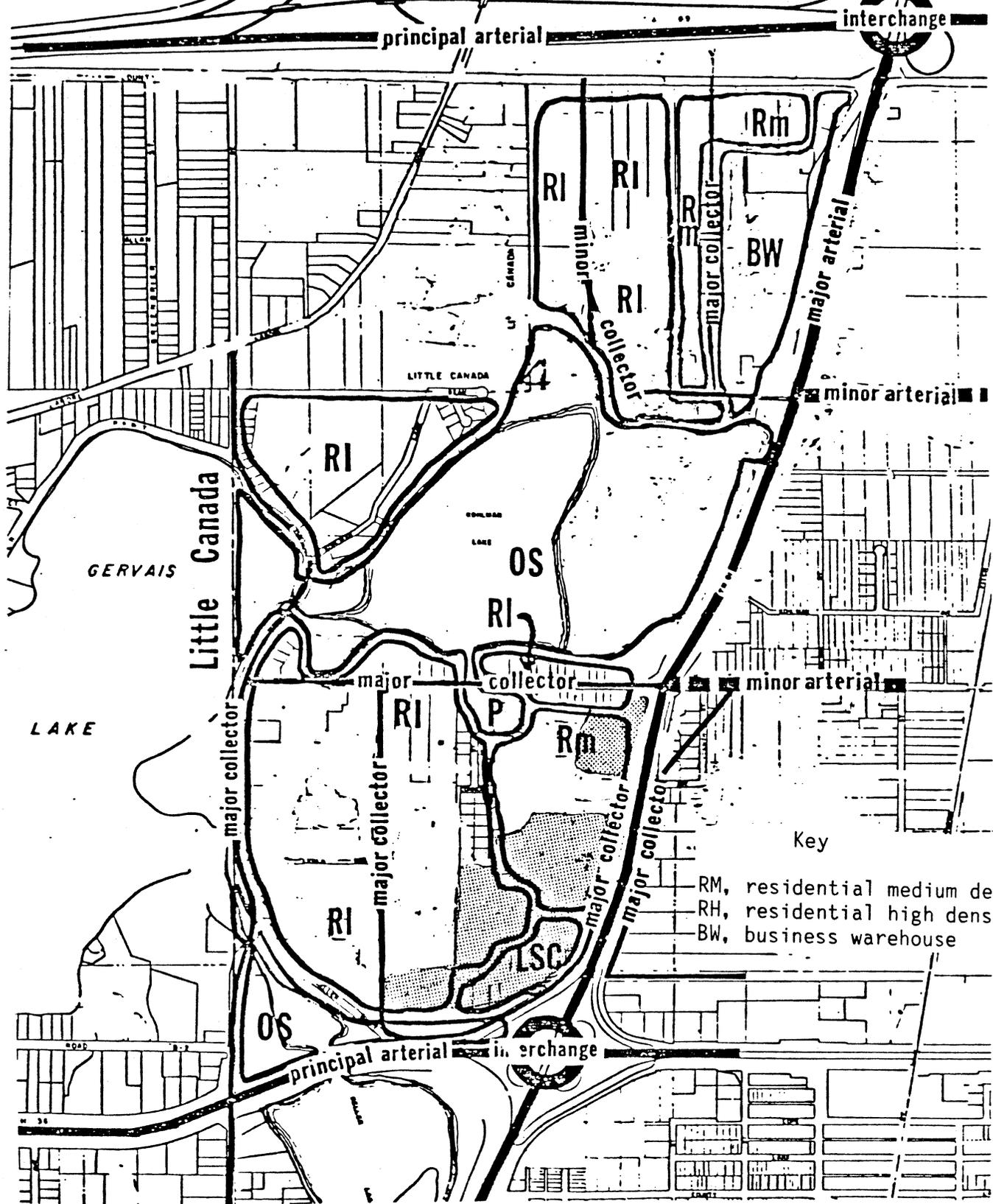
b. City council decision following a public hearing

jc

Attachments:

1. Kohlman Lake Neighborhood Land Use Plan (existing)
2. Kohlman Lake Neighborhood Land Use Plan (proposed)
3. Property Line/Zoning Map (existing)
4. Property Line/Zoning Map (proposed)
5. M-1 zoning district
6. Land use plan amendment proposal sent out for citizen comment
7. Maple Leaf Drive-in redevelopment proposal
8. Resolution (plan amendment)
9. Resolution (rezoning)

# Vadnais Heights



Area to be amended

## Kohlman Lake NEIGHBORHOOD LAND USE PLAN

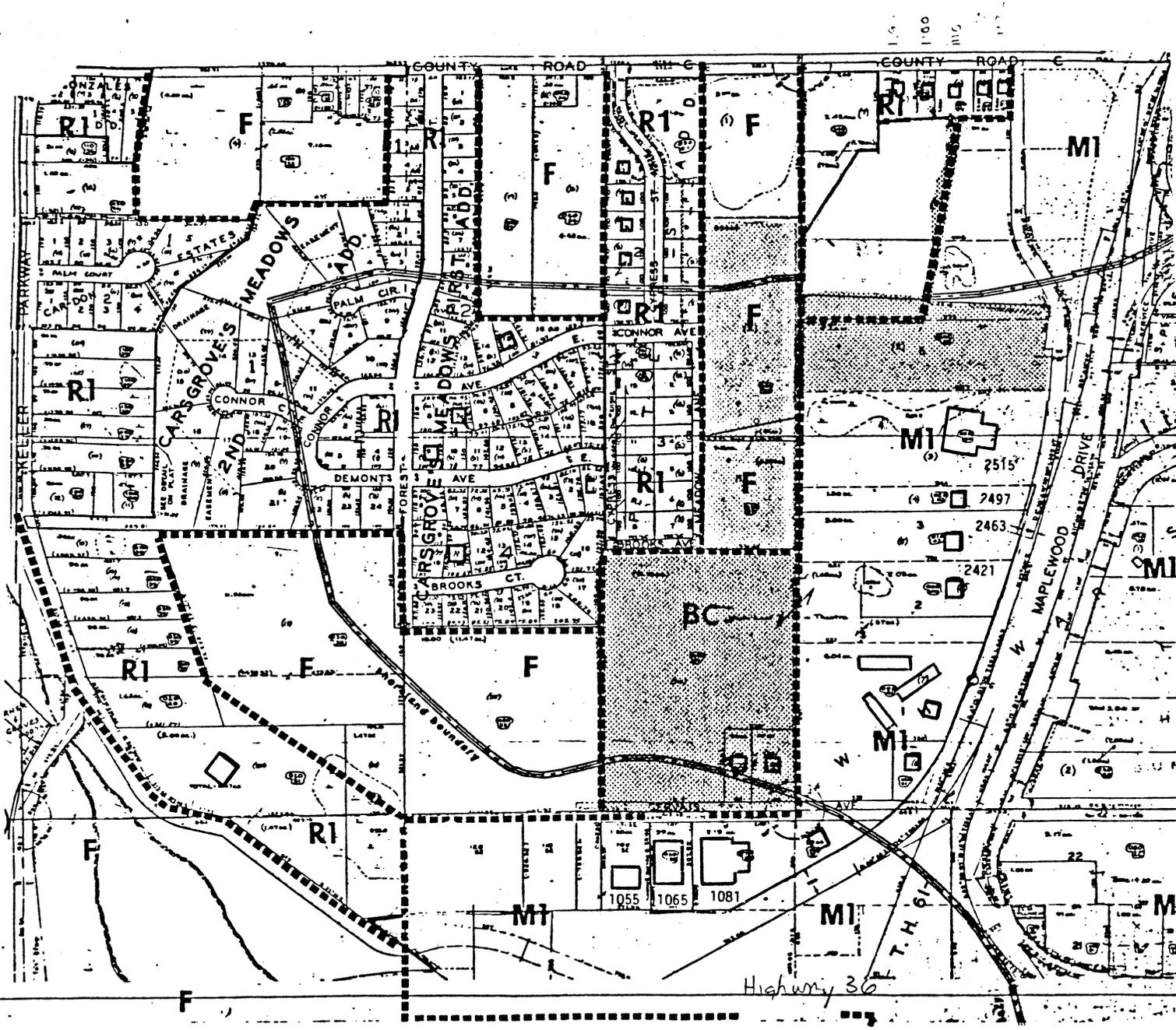
(existing)

Revised: 12-16-83

Attachment one







Key

- R-1, single dwelling
- F, farm residence
- BC, business commercial
- M-1, light manufacturing

ZONING MAP

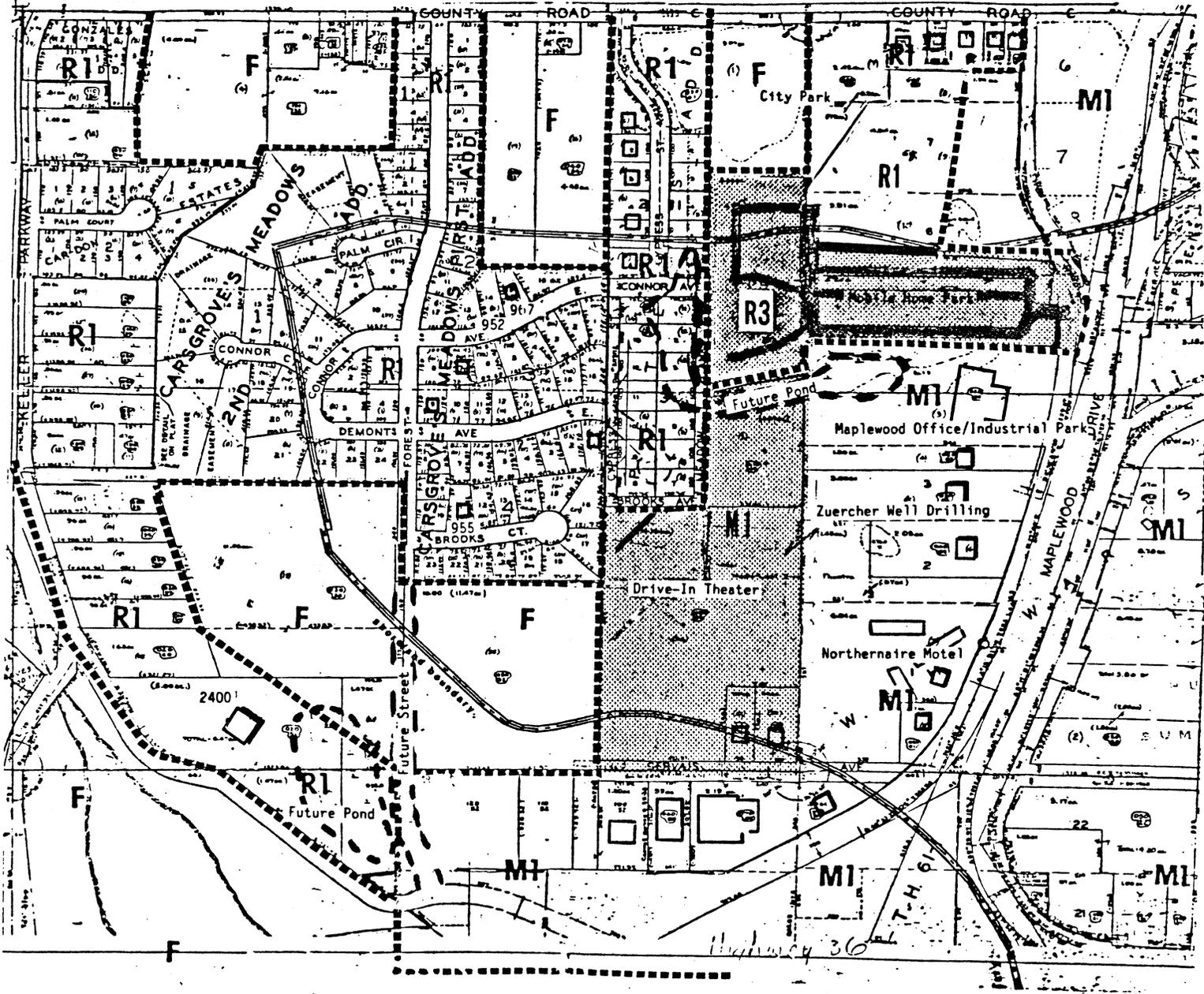


AREA TO BE REZONED

(Existing)



N



Key

R-3, multiple dwelling  
 M-1, light manufacturing



Area Proposed for Change

(Proposed)

# ZONING MAP



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.

(Code 1965, § 909.010; Ord. No. 395, § 1, 5-13-76; Ord. No. 556, § 1, 12-12-83)

Sec. 36-187. Conditional uses.

(a) The following uses are permitted in an M-1 District subsequent to approval of a conditional use permit:

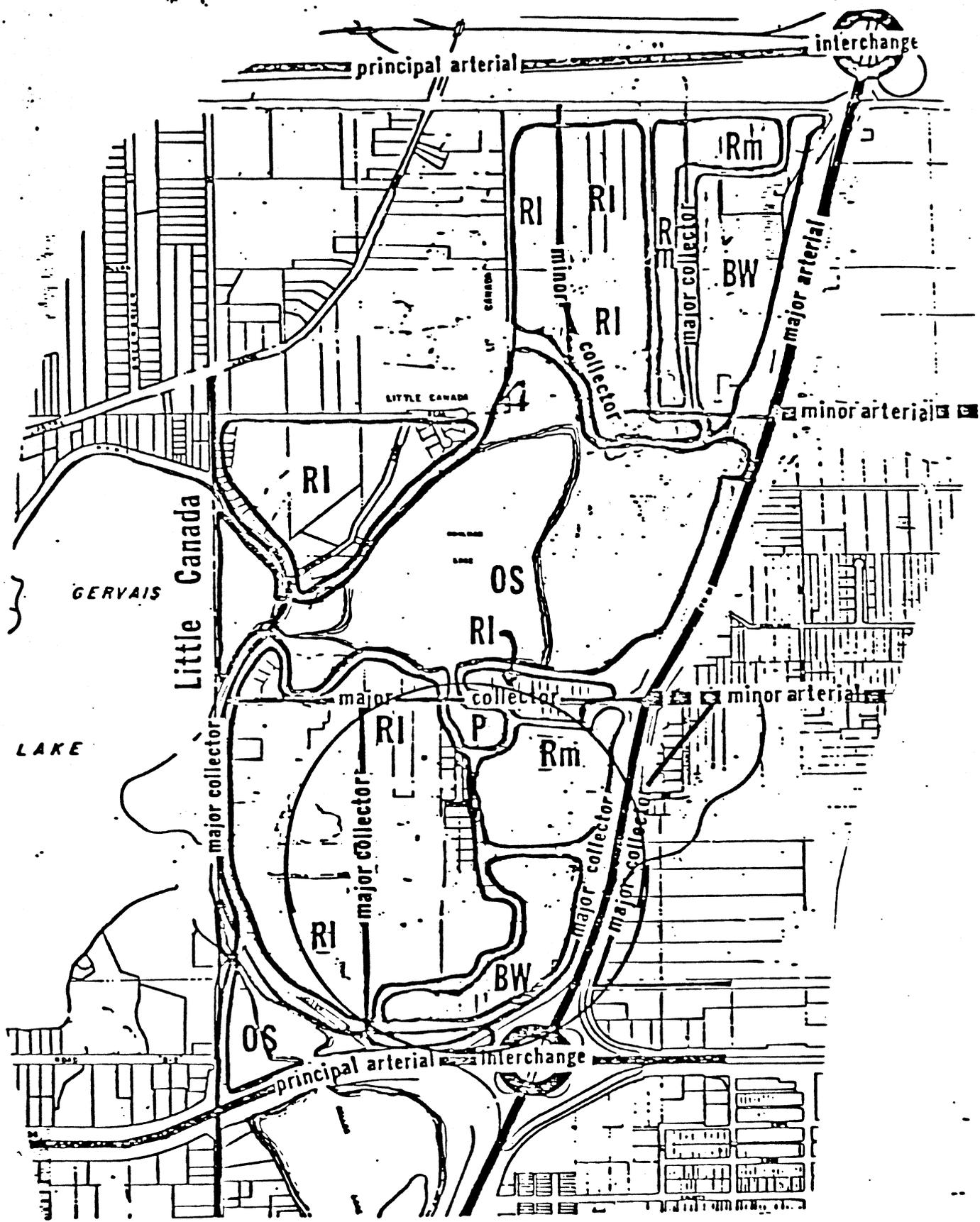
(1) Used car lot.

(2) Yard for the storage, sale or distribution of ice, coal, fuel oil, building materials or similar materials. Junk, salvage or wrecking yards shall not be allowed.

(3) Any use listed as a permitted use in a BC Business Commercial District, if the property is designated for LSC Limited Service Commercial or RM Residential medium density use on the city's comprehensive plan.

(4) Any use of the same character as a permitted use in Section 36-186.

(5) Trucking yard or terminal.



**Kohlman Lake**  
**NEIGHBORHOOD LAND USE PLAN**  
 (Proposal sent out for citizen comment)



Dahlgren, Shardlow, and Uban/Incorporated

MEMORANDUM

DATE: 7 March 1985

TO: Randy Johnson, City of Maplewood

FROM: C. John Uban, ASLA

RE: Mapleleaf Theatre Property

We have studied the Mapleleaf Theatre property and surrounding area to determine for Jerry Herringer the land use potential for the property.

1. Today the area is a conglomerate of varied uses organized along a single located frontage road. The quality is very mixed, and the opportunity for good quality uses to fill in the voids is quite minimal.
2. The transitions of uses between residential and industrial is nonexistent. The prime residential areas lie westerly of Cypress Street. Any residential east of Cypress will have to absorb the impact of changing land uses.
3. The ownership pattern in the area severely limits the potential for significant redevelopment. An HRA or the City directly, through a redevelopment district, needs to consolidate land for new development. Rather than promoting strip development along the frontage road, an interior road system serving a new business park formed from the theatre property and others along the highway would promote the most rational and desired development.
4. The theatre property should be zoned to M1, Light Industrial, to match adjacent properties and assist in unifying the land uses in the area. To form a transitional use between the industrial (M1), the trailer court, and the westerly R-1, a portion of the Herringer land should be rezoned to R-3 using Cypress Street as access to County road C.
5. The M1 Zoning District should be restructured to allow the new office/warehouse uses being used in the emerging high-tech parks. Flexibility with good design creates a most successful development.
6. We believe the theatre property, along with others, has an excellent potential of redeveloping into a quality business park. We strongly urge the City to consider public involvement in assembling and constructing public roads.



PLAN AMENDMENT RESOLUTION

WHEREAS, the procedural history of this plan amendment is as follows:

1. This amendment was initiated by the City of Maplewood as part of its city-wide rezoning program.

2. The Maplewood Planning Commission held a public hearing on June 17, 1985 to consider this plan amendment. 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 planning commission recommended to the city council that said plan amendment be

3. The Maplewood City Council considered said plan amendment on 1985. The council considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the following plan amendments be approved:

1. Add a BW, business warehouse designation at the southwest corner of County Road C and Highway 61, and amend the frontage of Mr. Dunn's property (south of 1122 and 1116 County Road C) from RM, residential medium density to BW, on the basis that:

a. This area has been zoned for M-1, light manufacturing use since the 1950's

b. This area has excellent visibility and access for commercial use.

c. The proximity to Highway 61 makes this area undesirable for residential use.

2. Amend the area south of the Town and Country mobile home park from RM, LSC, limited service commercial and RL, residential low density to BW, on the basis that:

a. This area is better suited to commercial uses than to residential uses due to its proximity to Highway 36 and Highway 61 and the existing commercial development.

b. The BW designation would recognize the long standing M-1 zoning in the area.

c. There is a need to assemble a large area of commonly planned acreage to encourage the development of an internal road system. An internal road system is necessary to efficiently use these properties.

e. A more intensive commercial designation would allow a zoning that may not be compatible with planned or existing residential uses to the west.

Adopted this                      day of                      , 1985.

Seconded by

Ayes--

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 \_\_\_\_\_, 1985 at 7 p.m.

The following members were present:

The following members were absent:

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

1. These rezonings were initiated by the City of Maplewood, pursuant to Chapter 36, Article VII of the Maplewood Code of Ordinances.

2. This rezoning was reviewed by the Maplewood Planning Commission on \_\_\_\_\_, 1985. The planning commission recommended to the city council that said rezoning be \_\_\_\_\_.

3. The Maplewood City Council held a public hearing on \_\_\_\_\_, 1985 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 following rezonings be approved:

1. From F, farm residence and BC, business commercial to M-1, light manufacturing for the following described property:

a. The North 396 feet of that part of the East 1/2 of the SE 1/4 and NW 1/4 east of Peter's Addition also a triangular tract adjacent on the north being in and measuring 66 feet on the East line of the East 1/4 of the NE 1/4 of the NW 1/4 all in Section 9, Township 29, Range 22

b. Subject to Gervais Avenue and except the East 240 feet of the South 290.4 feet, the South 924 feet of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 9, Township 29, Range 22

This property is also known as the Maple Leaf Drive-in Theater

c. Subject to Bedell Road (Gervais Avenue) the East 150 feet of the South 290.4 feet of the SE 1/4 of the NW 1/4 of Section 9, Township 29, Range 22

This property is also known as 1055 Gervais Avenue

d. Subject to County Road B2 and Bedell Road (Gervais Avenue), the west 90 feet of the East 240 feet of the South 290.4 feet of the NW 1/4 of Section 9, Township 29, Range 22

This property is also known as 1041 Gervais Avenue

The specific reasons for approval are:

a. It would be consistent with the proposed BW designation on the land use plan.

b. To develop the F zoned land residentially would require a cul-de-sac from Demont Avenue that would exceed the 1,000 foot limit in the city code.

c. The F zoned property is owned by the same owner as the drive-in property to the south and can more easily be developed commercially with that site.

d. The drive-in property has been zoned and used commercially for many years.

2. From M-1, R-1 (single dwelling residential) and F (farm residence) to R-3 (multiple dwelling) for the following described property:

Subject to widened Highway 61 and except the Easterly 90 feet of the Northerly 150 feet of that part westerly of said highway, the following part of Lot 6 southerly of a line running from a point on the West line of and 85.7 feet from the Southwest corner of said lot to a point on the East line of and 19.7 feet south of the Northeast corner of the South 66 feet of said Lot 6 and all of Lot 5, W. H. Howard's Garden Lots and

Except the North 550 feet of the East 1/4 of the NE 1/4 of the NW 1/4 northerly of a line running from the Southwest corner of said East 1/4 to a point on the East line of and 66 feet from the Southeast corner thereof in Section 9, Township 29, Range 22.

The specific reason for approval is that an R-3 zone best reflects the current and planned use for this property.

In addition to the specific reasons cited above, each rezoning is approved on the basis that:

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.



F-7

Action by Council:

MEMORANDUM

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

TO: City Manager  
FROM: Director of Community Development  
SUBJECT: Plan Amendments and Rezoning  
LOCATION: Highway 36, City Limits and Cope Avenue  
APPLICANT: Hillcrest Development and City of Maplewood  
OWNERS: Hillcrest Development, Charles Humphrey and James and Gudrun Pomush  
DATE: June 13, 1985

Request

1. Amend the city's land use plan from RL, residential low density to BW, business warehouse and RM, residential medium density as shown on page 7.
2. Amend the zoning map from R-1, single family residential and BC, business commercial to M-1, light manufacturing and R-2, double dwelling as shown on page 9.

Comments

The court has ordered the city to approve this plan amendment and a consistent rezoning. The council's previous action to rezone part of this site from BC, business commercial to R-1 and denial of a petition by Hillcrest Development for a plan amendment have been voided by the court after Hillcrest Development brought a suit against the city.

Recommendation (at least four votes are required for approval)

1. Approve the enclosed resolution amending the land use plan from RL, residential low density to BW, business warehouse and RM, residential medium density as shown on page 7, based on the district court's order.
2. Amend the zoning map from R-1, single family residential and BC, business commercial to M-1, light manufacturing and R-2, double dwelling as shown on page 9. In addition to the required findings in code, these rezonings are approved on the basis that:
  - a. The previous rezoning to R-1 was voided by district court.
  - b. Rezoning, compatible with the plan amendments, are required by the court and state law.
  - c. The proposed zonings are the most compatible with the court ordered plan amendments.

## BACKGROUND

### Site Description

Acreage: 9.5

Existing land use: a city water tower and undeveloped land

### Surrounding Land Uses

Northerly: Castle Drive and Highway 36

Easterly: single dwellings and undeveloped land in North St. Paul, planned and zoned for single dwellings

Southerly: single dwellings and undeveloped land, planned and zoned for single dwellings

Westerly: Maplewood Care Center and single dwellings

### Past Actions

11-4-65:

Council approved the BC zone on the Hillcrest Development site for the construction of a small shopping complex.

3-21-83:

The planning commission tabled a proposed rezoning of the BC zone to R-1 to give Hillcrest Development time to apply for a plan amendment.

5-16-83:

The planning commission set a hearing date for the plan amendment requested by Hillcrest Development and expanded the area west to the Maplewood Care Center.

5-23-83:

The city council held a public hearing and tabled the rezoning until the planning commission considered the plan amendment requested by Hillcrest Development.

6-20-83:

The planning commission recommended approval of the plan amendment as shown on page 7.

7-11-83:

Council did not approve any amendments to the plan.

8-1-83:

The planning commission tabled a request to rezone the BC zone to R-1, as they had addressed this issue previously and felt the site should remain BC.

9-12-83:

Council rezoned the BC zone to R-1.

5-14-85:

After a court hearing, district court voided the council actions and ordered the city to amend the plan as recommended by the staff and planning commission and rezone accordingly.

### Planning

1. Land use plan designation: RL, residential low density and W, water tower
2. The RL designation is primarily designated for a variety of single dwellings. An occasional double dwelling may be allowed.
3. The BW, business warehouse designation includes 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.
4. The RM, residential medium density designation provides for such housing types as single dwellings on smaller lots, double dwellings and town houses.
5. One of the general development design objectives in the comprehensive plan (p. 18-5) states, "Whenever possible, changes in the 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."

### Taxes

Mr. Gerald Augst, of the Ramsey County Assessor's Office, states that rezoning this area for commercial use would not affect the valuation or taxes of surrounding homes or even a home rezoned for commercial use. If the home was sold for a commercial use, it would then be taxed as such.

### Public Works

Sewer and water are available

### Parks

The city's park plan proposes a neighborhood park in the area of County Road B and the North St. Paul border. The director of community services stated that the park and recreation commission is not interested in the Hillcrest site.

Citizen Comments

Surveys were sent to the property owners within 350 feet. Of the 22 replies, eight were in favor, four had no opinion and ten objected.

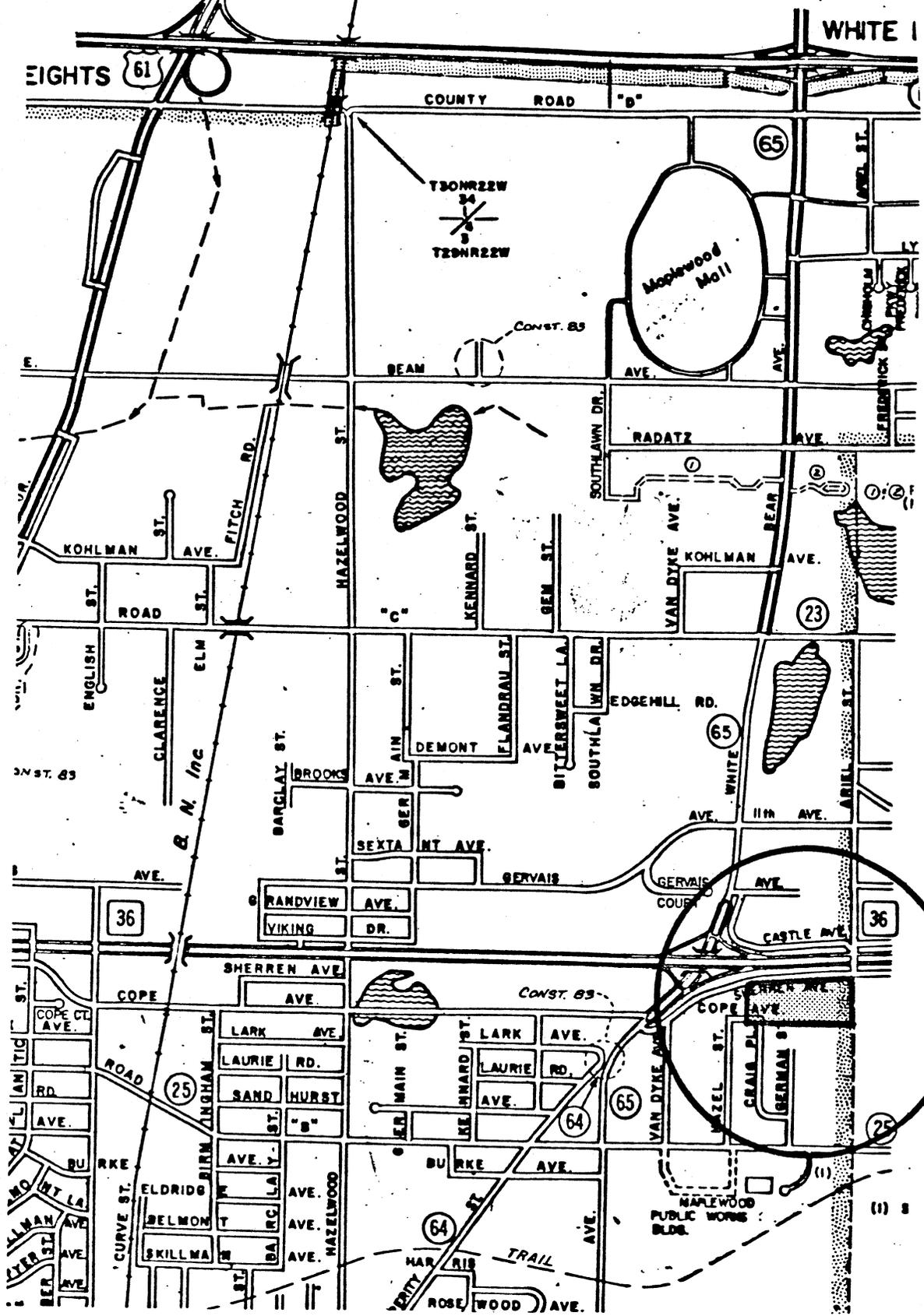
Procedure

1. Planning commission holds a public hearing and makes a recommendation to the city council.
2. City council makes the final decision

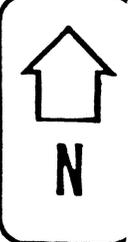
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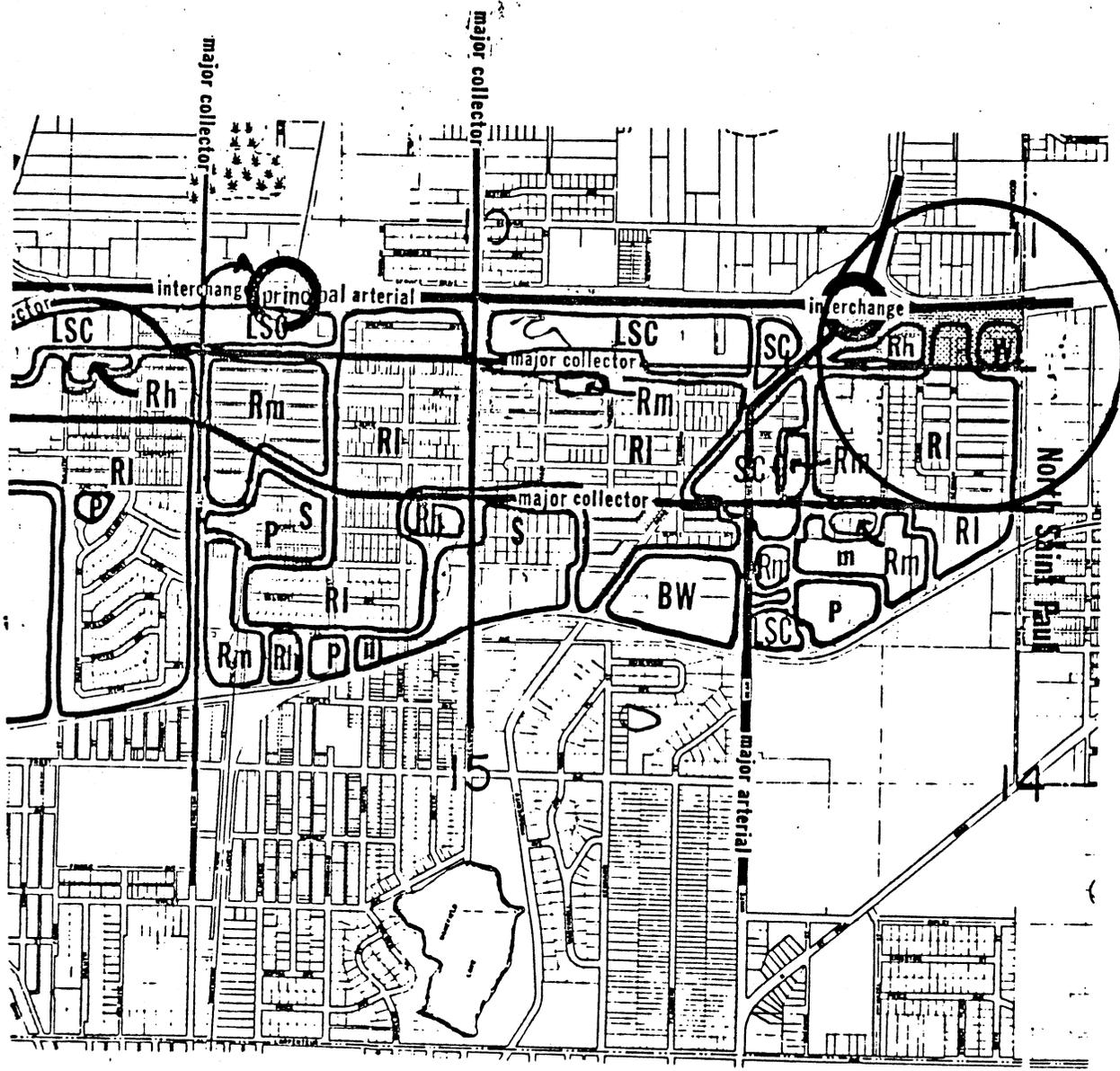
Attachments

1. Location Map
2. Sherwood Glen Plan--existing
3. Proposed Plan Map
4. Existing Zoning
5. Proposed Zoning
6. M-1 district
7. Resolution--plan amendment
8. Resolution--rezoning
9. Applicant's letter of justification
10. Court order



LOCATION MAP





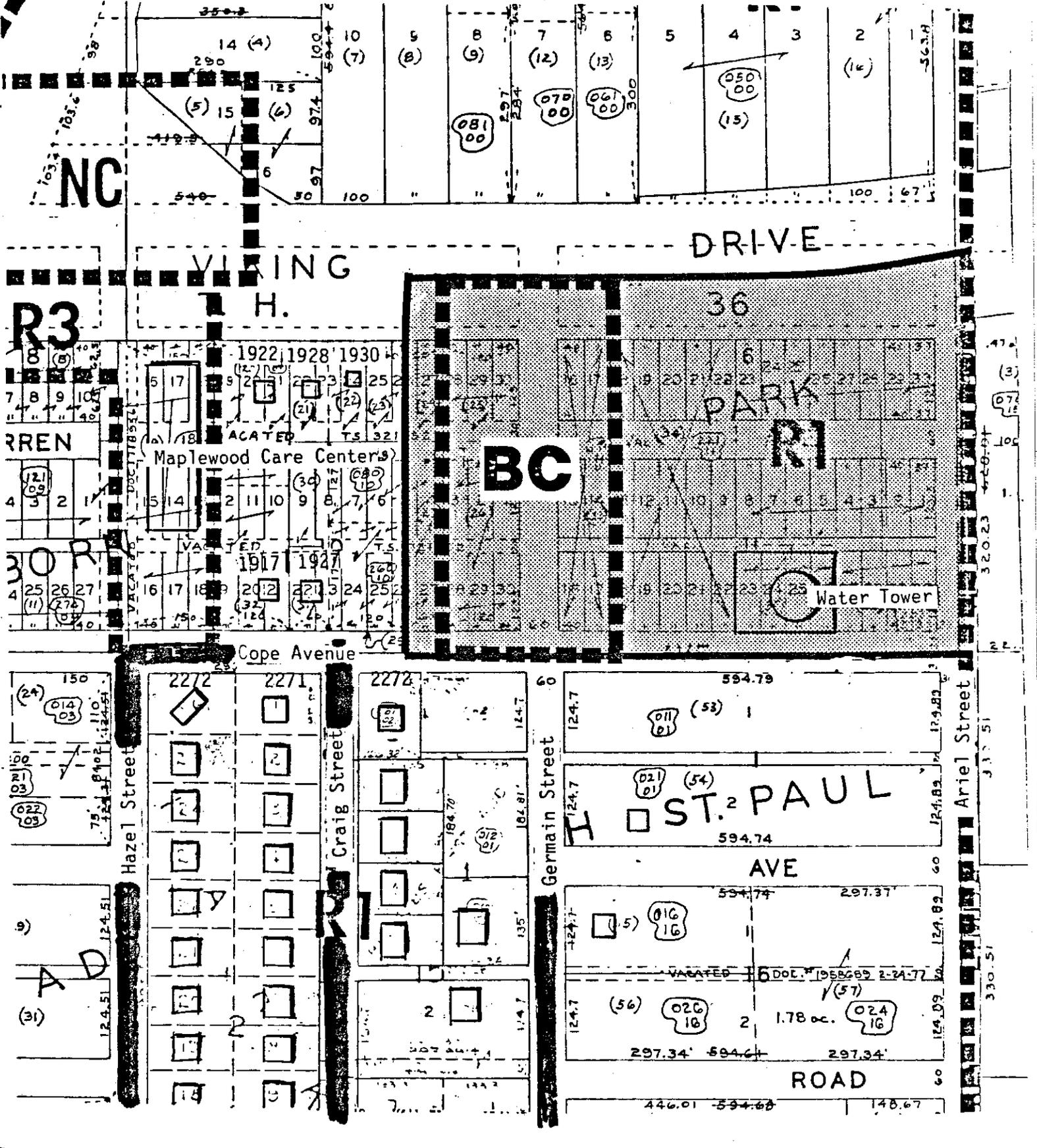
Existing land use

**Sherwood Glen  
NEIGHBORHOOD LAND USE PLAN**

RL, residential low density  
W, water tower







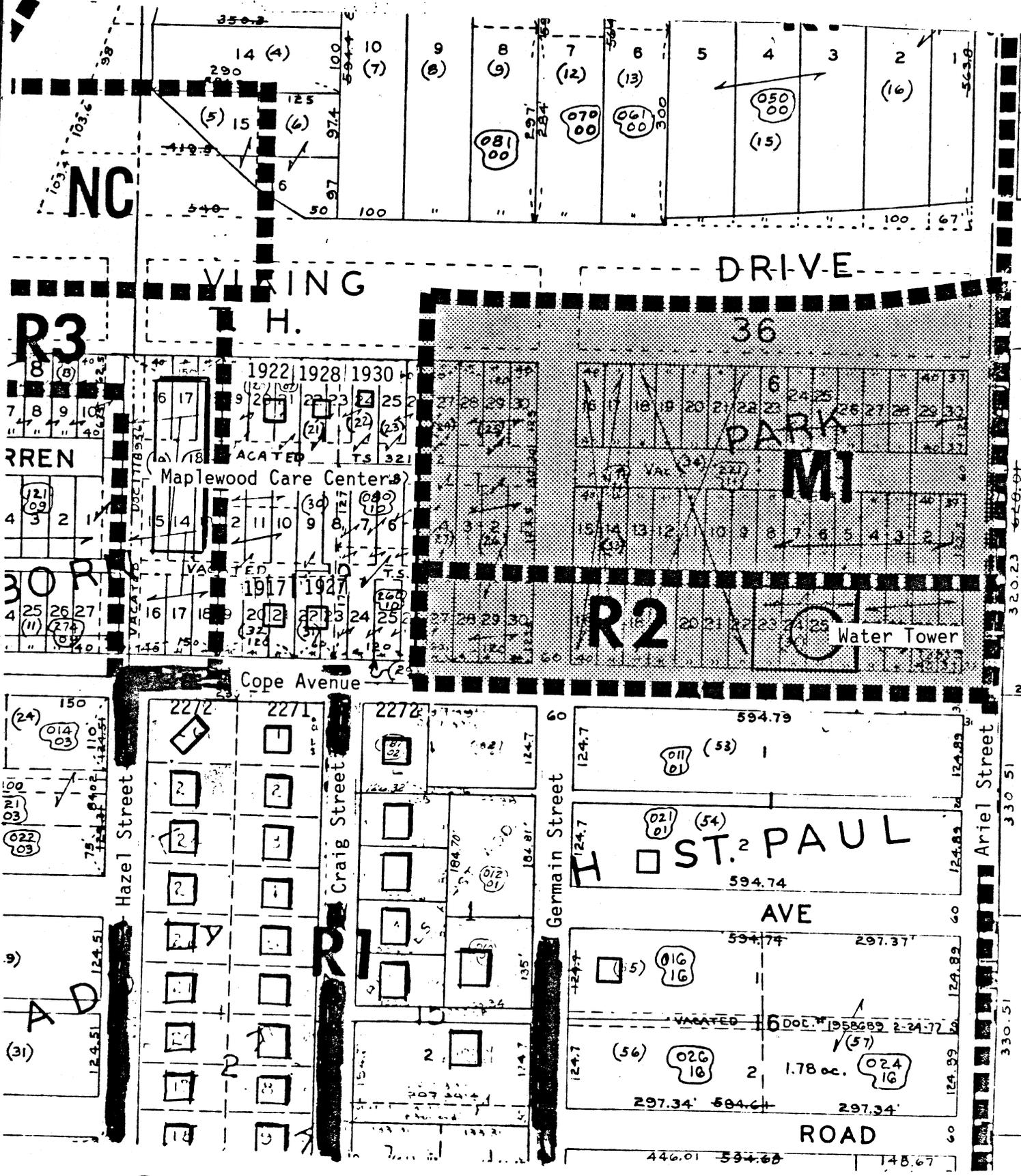
# PROPERTY LINE / ZONING MAP

 Area to be rezoned

(existing)

R-1, single dwelling  
 BC, business commercial  
 Attachment four





# PROPERTY LINE / ZONING MAP

 Area to be rezoned

(Proposed)

- M-1, light manufacturing
- R-2, double dwelling
- R-1, single dwelling

Attachment five



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.

(Code 1965, § 909.010; Ord. No. 395, § 1, 5-13-76; Ord. No. 556, § 1, 12-12-83)

Sec. 36-187. Conditional uses.

(a) The following uses are permitted in an M-1 District subsequent to approval of a conditional use permit:

(1) Used car lot.

(2) Yard for the storage, sale or distribution of ice, coal, fuel oil, building materials or similar materials. Junk, salvage or wrecking yards shall not be allowed.

(3) Any use listed as a permitted use in a BC Business Commercial District, if the property is designated for LSC Limited Service Commercial or RM Residential medium density use on the city's comprehensive plan.

(4) Any use of the same character as a permitted use in Section 36-186.

(5) Trucking yard or terminal.

(b) No building or exterior use, except parking, shall be erected, altered or conducted within two hundred feet of a residential district without a conditional use permit.



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 \_\_\_\_\_, 1985 at 7 p.m.

The following members were present:

The following members were absent:

WHEREAS, the City of Maplewood initiated the following rezonings:

1. From R-1, single dwelling residential and BC, business commercial to M-1, light manufacturing:

Block 6; Lot 1 - 15, Block 11; Lot 1 - 4 and the East half of Lot 5, Block 10; and Lots 27 - 30 and the East half of Lot 26, all in Dearborn Park, Section 11, Township 29, Range 22.

2. From R-1 and BC to R-2 double dwelling:

Lots 16 - 30, Block 11 and Lots 27 - 30 and the East half of Lot 26, Dearborn Park, Section 11, Township 29, Range 22.

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

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

2. This rezoning was reviewed by the Maplewood Planning Commission on June 17, 1985. The planning commission recommended to the city council that said rezoning be approved.

3. The Maplewood City Council held a public hearing on \_\_\_\_\_, 1985 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.



STATEMENT OF WRITTEN JUSTIFICATION  
FOR CHANGE IN LAND USE CLASSIFICATION

Applicant Hillcrest Development, the owner of numerous lots previously described, which are located along Minnesota Trunk Highway 36, north of Cope Avenue and west of Ariel Street, submits this Statement of Written Justification for Changing the Land Use Classification under the Maplewood Comprehensive Plan for that property. We believe that a change from the existing low-density residential classification to a commercial classification is warranted for the following reasons:

1. The property in question is situated in an area of high ground on the frontage road immediately bordering Highway 36. A portion of the property was acquired in eminent domain proceedings by the City a few years ago for construction of a large water tower.

2. It is fair to say that the trend of development along Highway 36 over the past few years supports the proposed change. Virtually no residential development has occurred; rather, the uses are commercial and institutional in character. In fact, a portion of the subject property is currently zoned commercial, and has been since late 1965. Thus, the proposed land use classification will not have any adverse effects on, and will be more desirable to, the surrounding neighborhood, the City of Maplewood, and the comprehensive plan itself.

3. Most of the land use classifications along Highway 36 between Highway 61 and North St. Paul are commercial. The subject property is the only R-1 classification along the highway. It is unclear why this property should have received the R-1 designation, other than the fact that at some time in the past it was platted.

4. There is no realistic possibility that this property could ever be developed into single-family residential housing. This is so because of its proximity to a major, high-volume highway, as well as the large Maplewood water tower. Given a choice between this location and some other location which had no such incompatible uses present, no one would build or buy a home in this area.

5. From a rational planning standpoint, it makes no sense to designate this property as residential. Rather, a more intensive commercial use should be permitted on this property, so that it can blend with the residential areas which exist farther to the south.

6. If the proposed change to a more rational and compatible land use classification is not approved, Hillcrest Development would, as a practical matter, be deprived of all beneficial use of the property in question. In Hillcrest's judgment, this would amount to a taking without just compensation.

LAIS, BANNIGAN & KELLY, P.A.

ATTORNEYS AT LAW  
409 MIDWEST FEDERAL BUILDING  
5TH AND CEDAR  
SAINT PAUL, MINNESOTA 55101

DONALD L. LAIS  
JOHN F. BANNIGAN, JR.  
PATRICK J. KELLY

AREA CODE 612  
224-3781

May 20, 1985

Mr. Barry Evans  
Maplewood City Manager  
1380 Frost Avenue  
Maplewood, MN 55109

RE: Hillcrest Development  
vs City of Maplewood

Dear Mr. Evans:

Enclosed find the following documents:

- 1) Copy of Judgment entered May 14, 1985 received May 15, 1985; and
- 2) Findings of Fact, Conclusions of Law and Order for Judgment dated, filed and entered May 6, 1985.

The Judgment was entered consistent with the authority vested in me by the Council to effect a settlement without further legal proceedings. The Findings of Fact, Conclusions of Law and Order for Judgment reflect a stipulation entered into with the Plaintiff. That Stipulation is consistent with a conference held with the trial court after the submission of evidence wherein the Court indicated in general terms the direction he thought the evidence lead him. I confirmed this after submitting the Stipulation and proposed Findings to him. Lastly, the Judge has indicated a willingness to meet with me and councilperson Bastian for a conference to further explain the Court's position.

The effect of the judgment is as follows: The rezone is vacated and consideration of Plaintiffs application to amend the land use plan must be reconsidered and action taken consistent with the recommendation of the planning commission and the director of community development. Once the comprehensive land use plan is amended, the zoning must be amended to reflect the plan.

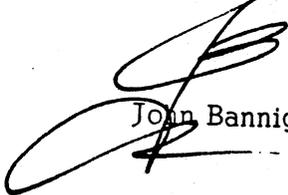
C  
O  
P  
Y

May 20, 1985

The Court will retain jurisdiction to insure that these steps are taken. I will be happy to meet with the Council at its pleasure to discuss in detail the ramification of this Court action.

Sincerely yours,

LAIS, BANNIGAN & KELLY, P.A.



John Bannigan

JB:cg  
Enclosures

C: Geoff Olson

Hillcrest Development, a Minnesota limited partnership,

Plaintiff

VS

City of Maplewood, Ramsey County, Minnesota, a municipal corporation,

PURSUANT  
JUDGMENT  
ROLL

Defendant

Pursuant to the Findings of Fact Conclusions of Law and Order for Judgment,

Shumaker, J., dated and filed 5-6-85: IT IS ORDERED:

- 1) The actions of the Maplewood City Council denying Hillcrest Development's application for a municipal land use plan amendment and amending its zoning ordinance with respect to the property involved herein are without rational basis and therefore void.
- 2) The application of Hillcrest Development to amend the land use plan is remanded to the Maplewood City Council for further consideration and appropriate action consistent with the planning commission action taken June 20, 1983 (Exh. 6) and as recommended by its Director of Community Development in that Staff Report dated June 16, 1983 (Exh. 5) and as graphically depicted in Exhibits 19, 21 and 22.
- 3) This Court shall retain jurisdiction hereof for the purpose of insuring that Maplewood City Council shall act upon Hillcrest Development's application consistent with the Findings and Conclusions herein and that the zoning ordinance be appropriately amended thereafter consistent herewith and Minn. Stats., §473.865, Subd. 3 thereof.

LET JUDGMENT BE ENTERED ACCORDINGLY, without costs or disbursements awarded to either side.

John F. Bannigan, Jr., atty. for City of Maplewood,

STATE OF MINNESOTA  
COUNTY OF RAMSEY

**FILED**

MAY 6 1985

J. E. GOCKOWSKI, Clerk  
By      Deputy

DISTRICT COURT  
SECOND JUDICIAL DISTRICT  
COURT FILE 464367

HILLCREST DEVELOPMENT, a Minnesota  
limited partnership,

Plaintiff

vs

CITY OF MAPLEWOOD, RAMSEY COUNTY,  
MINNESOTA, a municipal corporation,

Defendant.

FINDINGS OF FACT  
CONCLUSIONS OF LAW  
AND  
ORDER FOR JUDGMENT

The above-entitled matter came on for trial without a jury before the undersigned Judge of the District Court at the Ramsey County Courthouse, St. Paul, Minnesota on February 11, 12 and 13, 1985. Geoffrey P. Jarpe, Esquire, of the firm of Maun, Greene, Hayes, Simon, Johanneson and Brehl, 332 Hamm Building, St. Paul, MN 55102, appeared for Hillcrest Development, Plaintiff. John F. Bannigan, Jr., Esquire, of the firm of Lais, Bannigan & Kelly, P.A., 409 Midwest Federal Building, St. Paul, MN 55101, appeared for the City of Maplewood, Defendant.

Based upon the files, records, memoranda and proceedings herein, the STIPULATION of counsel dated the 3rd day of May, 1985, the Court now being fully advised, makes the following

FINDINGS OF FACT

1) That Plaintiff (hereinafter "Hillcrest") is a family-owned limited partnership duly organized and existing under and pursuant to the laws of the State of Minnesota, and has been engaged in the purchase, sale, ownership and

development of commercial, industrial and multi-residential real estate in the Twin Cities Metropolitan Area.

2) That Defendant (hereinafter "Maplewood") is a municipal corporation duly organized and existing under and pursuant to the laws of the State of Minnesota and is currently engaged in a program of zoning ordinance and land use plan amendments.

3) That Hillcrest has been the fee owner of record for over 20 years of an unimproved tract of land situated on the southside of State Trunk Highway No. 36 (hereinafter "Hwy. 36") east of its intersection with White Bear Avenue and described as follows:

Lots 16 and 17, Block 6; Lots 28, 29 and 30, Block 7; Lots 1, 2, 3, 28, 29 and 30, Block 10; and Lots 14, 15, 16 and 17, Block 11, all in Dearborn Park (including the vacated alleys and streets).

4) That Maplewood, by its Resolution No. 65-11-327 adopted November 4, 1965, amended its Zoning Ordinance as it pertained to the above tract from Residential (R-1) to Business and Commercial (BC).

5) That Hillcrest has likewise been the fee owner of record for many years of unimproved lands situated in the aforesaid location adjacent and near the aforesaid tract, described as follows:

Lots 23, 24, 25, 26, 27, 28, 29 and 30, Block 6; the east one-half of Lot 26, and Lot 27, Block 7; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 27, 28, 29 and 30, Block 11 all in Dearborn Park (including the vacated alleys and streets)

6) That James and Gudrun Pomush, husband and wife, who presently reside in Circle Pines, Minnesota, have since 1952 been the fee owners of record of an unimproved tract of land situated in the aforesaid location between two of the Hillcrest tracts, described as follows:

Lots 18, 19, 20, 21, and 22, Block 6; and Lots 9, 10, 11, 12  
13, 18, 19, 20, 21, and 22, Block 11, all in Dearborn Park  
(including the vacated alleys and streets).

7) That Maplewood, pursuant to Minn. Stats. §462.351, et seq., adopted a Comprehensive Municipal Plan as defined in Minn. Stats. §462.352, Subd. 5, in 1973 identifying the above tracts therein for low density residential uses.

8) That said tracts are bounded on the south by Cope Avenue, platted but otherwise unimproved, and on the north by Castle Avenue which is improved, although substandard in construction, and serves as a frontage road to Hwy. 36 connecting the controlled intersection of Cope Avenue and White Bear Avenue and the Ariel Street access to said Hwy. 36 at the Maplewood-North St. Paul city boundary.

9) That Hwy. 36 is a heavily traveled urban trunk highway averaging 25,670 vehicular trips per day in 1982 and 26,130 vehicular trips per day in 1983.

10) That White Bear Avenue is a high volume County State Aid Highway which is connected to Hwy. 36 by a controlled access interchange.

11) That Maplewood acquired from Hillcrest in 1977 through proceedings in eminent domain the site for the construction of a 1.5 million gallon elevated water tower on the following described tract:

Lots 23, 24, 25 and 26, Block 11, Dearborn Park;

Said water tower was thereafter constructed and has been in existence for the past several years.

12) That since Hillcrest purchased the tract in question, extensive light industrial, commercial, office and similar non-residential development has occurred along Hwy. 36 from its intersection with State Trunk Highway No. 61 to the west and Century Avenue (the east county line) to the east. Many of these land uses are in close proximity to single family residential developments.

13) That in March of 1983 the Maplewood Council duly initiated proceedings pursuant to Chapter 36, Article VII of the Maplewood Code of Ordinances and Minn. Stats. §462.357, Subd. 4 thereof and §473.865, Subd. 3 thereof to amend its zoning ordinance to comply with the Maplewood land use plan.

14) That on the 21st day of March, 1983 the Maplewood Planning Commission tabled consideration of the council initiated zoning amendment for a period of six months to allow Hillcrest to make an alternative proposal for the property.

15) That Hillcrest applied April 26, 1983 to Maplewood for an amendment to the municipality's land use plan from low density residential (RL) to limited service commercial (LSC) for the tracts described in Findings 3), 5), and 6) above.

16) That the Maplewood council on May 23, 1983 tabled further consideration of its initiated zoning amendment from BC to R-1 pending Planning Commission consideration and recommendation on Hillcrest's application for land use plan amendment from RL to LSC.

17) That the Maplewood Director of Community Development by his MEMORANDUM dated June 16, 1983 (Exh. 5 and 19 herein) recommended amending said land use plan from RL to RM (Residential Medium Density) on the strip fronting Cope Avenue and BW (Business-Warehouse) on the balance of the tracts, subject to Metro Council approval.

18) That the Maplewood Planning Commission considered Hillcrest's application at a public hearing thereon June 20, 1983 and recommended to the council approval of a resolution amending the land use plan from RL to RM and BW as set forth in Finding 17 (Exh. 6)

19) That on July 11, 1983 Hillcrest's application for land use plan amendment as amended by the Planning Commission came before the City Council at a public

hearing thereon. Upon the close of the public hearing, the council took no action on the application thereby in practical effect denying the same without giving any reason therefor or making any fact finding thereon (Exh. 7).

20) That on August 1, 1983, the Council initiated zoning amendment from BC to R-1 for that portion of the Hillcrest property described in Finding 3 came on for consideration before the Planning Commission. A motion to recommend approval of said amendment failed. The Planning Commission tabled further consideration thereof stating they had previously addressed the issue and the site should remain BC (Exh. 9).

21) That on September 12, 1983, a public hearing was held before the Council to consider amending the zone on the subject tract from BC to R-1. Upon closing the public hearing, the Council approved amending the zone based on the following:

"1) The proposed change is consistent with the spirit, purpose and intent of the zoning ordinance 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.

4) The current zoning was done previous to adoption of the comprehensive plan." (Exh. 10)

22) That Gary L. Tankenoff testified as one of two general partners in Hillcrest. The property described in Finding 3 above was purchased in 1967 vacant and unimproved for commercial development purposes. It is situated on one of the highest elevations in Maplewood contiguous to Hwy. 36 with excellent

visibility therefrom. With the siting of an elevated water tower on contiguous property previously owned by Hillcrest, the high volume of traffic, and the level of highway noise on said Hwy. 36, Mr. Tankenoff opined that the subject tract had no reasonable or probable value for single-family residential purposes. He was of the further opinion that commercial, office and/or light industrial uses were the highest and best as well as the most reasonable and probable uses within the foreseeable future for the subject tract. James Pomush, an owner of the land adjacent to the Hillcrest tracts and the water tower, testified by deposition on the same matters in a manner consistent with Mr. Tankenoff.

23) That Alfonso E. Perez, a registered professional engineer, specializing in acoustics and noise control, doing business as Northern Sound, scientifically monitored and measured Hwy. 36 generated traffic noise at the site in question. He concluded that the noise from Hwy. 36 exceeded State noise standards for single-family residential uses.

24) That Hillcrest called as an adverse witness, Geoffrey W. Olson, Maplewood Director of Community Development, who testified that Hwy. 36 is the principal arterial highway through the City with the highest traffic volumes and speeds. He testified that the Maplewood land use plan attributes the major source of air pollution to vehicular traffic; that noise generated by traffic has been a problem; that Maplewood is bisected by several major highways and noise levels along these corridors are apt to be high; and that low-density residential development adjacent to such highways is generally discouraged. Mr. Olson testified that in his professional judgment the best expression of land uses compatible with the objectives of the Maplewood land use plan and the existing circumstances surrounding the subject tract are reflected in his proposed plan amendment (Exh. 6 and 19).

25) That Hillcrest presented the testimony of Robert M. LaFond, of E.F. LaFond Co., Inc., who qualified to testify as an expert in real property valuation. He concluded that with the high volume of traffic and noise on Hwy. 36 and the proximity of the elevated water tower, the site in question was not conducive to quality single-family residences compatible with the residences to the south. He determined that the highest and best use of the site would be for commercial and light industrial uses. In his opinion, the site had a fair market value of \$1.95 per square foot for commercial and light industrial uses and a fair market value of \$0.37 per square foot for single-family residential uses.

26) That Hillcrest presented the testimony of Kenneth G. Briggs, presently the director of land development for Northeast Realty, a subsidiary of Harstad-Todd Construction Co., Inc. and formerly director of community development for the City of Blaine, Minnesota. He had extensive experience as a planner and developer of single family residential subdivisions. He was of the opinion that the subject site was not marketable for any type of single-family residential uses without public subsidy. He was further of the opinion as a professional planner that the land use plan amendment proposed by the Maplewood Staff and reflected in Exh. 19 was the best and most reasonable and probably use to which the site could be put consistent with existing highways, the water tower, land uses, patterns of development in the area and the expressed objectives of the present Maplewood land use plan.

27) That Hillcrest presented the testimony of Howard N. Dahlgren, who qualified to testify as a professional city planning expert. He presently serves the City of Roseville, among others, as its planner. He concluded that single family residential use of the entire site was unreasonable in light of its physical

setting and location and inconsistent with the stated policies of Maplewood's land use plan. He found that the uses proposed by the Maplewood staff and approved by its planning commission as reflected in Exh. 19 best utilized the site consistent with its surroundings and the land use plan. Exhibits 21 and 22 best reflect this. Business-warehouse uses along the frontage road would adequately screen out the sight, sound and dust of Hwy. 36. The medium density residential proposed north of Cope Avenue and south of the business-warehouse use would provide an adequate transition from the non-residential to residential uses south of Cope Avenue consistent with the present land use plan.

28) That Maplewood subpoenaed as witnesses the following neighbors from the area:

a) Charles E. Themmes, Jr., who resided at 1928 Castle Avenue, just west of the subject site on the frontage road. He constructed a deck at the rear of his home. Road noise and dust from Hwy. 36 had no adverse effect upon his enjoyment of his home, deck and yard. He was able to sleep nights in the summer with the windows open while convalescing from back surgery.

b) Dana L. Toll, who resided at 1922 Castle Avenue, on the frontage road. She purchased her home a year and a half before the public hearings on zoning changes. She shopped around and walked the area with her dogs prior to purchasing. She found the area to be quiet, secluded and desirable for residential purposes.

c) Nick F. Weller, resided at 2236 German Street, Maplewood, south of Cope Avenue. He built a new home just before the construction of the elevated water tower was begun. Since then, he has constructed a pool and patio in his backyard. Hwy. 36 noise and pollution has no adverse impact on his enjoyment of the yard, patio and pool.

29) That Maplewood called on one of its council persons, Mr. Gary Bastian, to testify as to the basis for the council's action. Mr. Bastian stated that the present BC zone was not consistent with the municipal land use plan; that the uses permitted under the BC zone are potential nuisance uses to the surrounding residential uses, that BC zone was inadequately buffered from the low density residential districts to the south and west, that Castle Avenue might be inadequate to handle a mix of residential and business-commercial traffic; that the access from Castle Avenue to Hwy. 36 by Ariel Street was subject to closure by MnDOT and that because of Castle Avenue being substandard in construction and the possible loss of alternate access to the area from closure at Ariel, police and fire protection might not have adequate access to the site.

Based upon the above FINDINGS OF FACT, the Court makes the following:

#### CONCLUSIONS OF LAW

1) The Maplewood Council finding in support of the zoning amendment which reads:

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

is vague and does not have factual support in the record, in particular the recommendations of the planning commission, the staff reports, the testimony of Mr. Geoffrey Olson, the Maplewood City Planner, Mr. Kenneth G. Briggs, expert land planning, and Mr. Howard Dahlgren, expert City Land Planning Consultant.

2) That Maplewood Council Finding in support of the zoning amendment which reads:

"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."

is factually supported in the record before the Council and this Court but is not legally sufficient because it lacks substantial relation to public health, safety and welfare.

3) That the Maplewood Council finding in support of the zoning amendment that states:

"The proposed change will serve the best interests and conveniences of the community, where applicable and the public welfare."

is vague and not legally sufficient having no factual basis in the record and no substantial relation to public health, safety and welfare.

4) That the Maplewood Council finding in support of the zoning amendment that states:

"The current zoning was done previous to adoption of the comprehensive plan."

has factual basis in the record but was not legally sufficient having no substantial relation to public health, safety and welfare.

5) That the failure to act upon the Hillcrest application for a land use plan amendment from RL to BW constitutes in practical effect a denial without findings making it impossible for this Court to find a rational basis therefor.

6) That the actions of the City Council denying Hillcrest's application to amend the Maplewood land use plan and amending the zoning ordinance as it relates to the tract in question were and are arbitrary, unreasonable and capricious and void as a matter of law.

From the above CONCLUSIONS OF LAW, the Court makes the following:

ORDER

1) The actions of the Maplewood City Council denying Hillcrest Development's application for a municipal land use plan amendment and amending its zoning ordinance with respect to the property involved herein are without rational basis and therefore void.

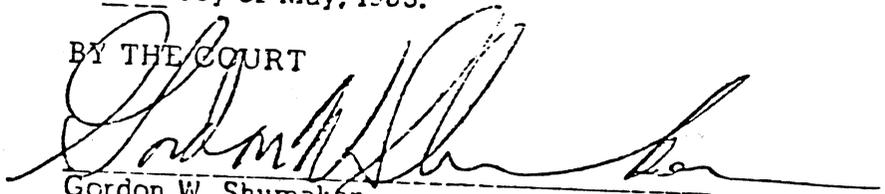
2) The application of Hillcrest Development to amend the land use plan is remanded to the Maplewood City Council for further consideration and appropriate action consistent with the planning commission action taken June 20, 1983 (Exh. 6) and as recommended by its Director of Community Development in that Staff Report dated June 16, 1983 (Exh. 5) and as graphically depicted in Exhibits 19, 21 and 22.

3) This Court shall retain jurisdiction hereof for the purpose of insuring that Maplewood City Council shall act upon Hillcrest Development's application consistent with the Findings and Conclusions herein and that the zoning ordinance be appropriately amended thereafter consistent herewith and Minn. Stats., §473.865, Subd. 3 thereof.

LET JUDGMENT BE ENTERED ACCORDINGLY, without costs or disbursements awarded to either side.

Dated at St. Paul, Minnesota, this 6<sup>th</sup> day of May, 1985.

BY THE COURT



Gordon W. Shumaker  
Judge of District Court

H-1

Action by Council:

MEMORANDUM

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

TO: City Manager  
FROM: Assistant City Engineer  
SUBJECT: Ripley Avenue Water Main (West of Edgerton) Project No. 85-04  
DATE: June 28, 1985

Plans and specifications have been prepared for the above-named project and will be available for inspection by the council at the July 8, 1985 meeting. The resolution ordering preparation of these plans and specifications was passed by the council contingent upon the developer of the Granada Addition entering into a developer's agreement with surety for 150% of his cost. This agreement has been executed.

It is recommended that the council pass the attached resolution approving the plans and specifications and ordering the advertisement and receiving of bids. It is proposed to open bids on August 2, 1985 and have the council consider the bids and award the contract on August 12, 1985.

RESOLUTION  
APPROVING PLANS, ADVERTISING FOR BIDS

WHEREAS, pursuant to resolution passed by the city council on May 13, 1985, plans and specifications for Ripley Avenue Water Main, Project No. 85-04, have been prepared by 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 2nd day of August, 1985, 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, and the award of a contract, at the regular city council meeting of August 12, 1985.

MEMORANDUM

I-1

TO: City Manager  
 FROM: Associate Planner--Johnson  
 SUBJECT: Plan Amendment (OS and S to LSC, RH and RM)  
 LOCATION: White Bear Avenue and County Road C  
 APPLICANT/OWNER: Smith Investment Properties  
 DATE: June 27, 1985

Action by Council:

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

SUMMARY

Request

Amendment of the land use plan from OS, open space and S, school to LSC, limited service commercial, RH, residential high density and RM, residential medium density

Reason for the Request

Harmony School has been closed and sold to the applicant. The OS and S land use designations are obsolete and must be changed before redevelopment can occur.

Proposal

1. Refer to the concept development plan on page 9.
2. Refer to the applicant's letter on page 11.
3. The site would be redeveloped in three phases:

Phase I:

- a. The LSC land use designation is proposed for the portion of the Harmony School building that fronts on County Road C, to convert it to an office and retail mall. The older portion of the school, closest to White Bear Avenue, would be torn down.
- b. The RH land use designation is proposed to add on to the remainder of the school building to create a 52-unit rental building for senior citizens. The stage and auditorium would be retained for an activity and recreation area.

Phase II:

The RH land use plan designation is proposed for a three-story, 52-unit rental building with underground parking. The monthly rents would range between \$500 and \$700. The unit would not necessarily be restricted to the elderly.

Phase III:

The RM land use plan designation is proposed to construct up to thirteen, two and three bedroom patio homes.

4. Once the land use plan is amended, the applicant will request zoning and site plan approval.

Comments

This development concept is consistent with land use plan policies for establishing or amending land use districts. These policies include compatibility with the site and the surrounding uses. (See page 9.) Phase III was reduced from RH to RM density to be more compatible with the adjoining single dwellings. Phase I density was reduced from 56 to 52 units to allow enough parking. The plan originally proposed 30 to 40 patio homes. Up to 13 units would be constructed under the present plan.

The resulting senior and family housing would also help the city move closer to achieving its housing plan goals.

Recommendation (at least four votes are required for approval)

Approve the enclosed resolution (page 13) to amend the land use plan for the former Harmony School property from S, school and OS, open space to LSC, limited service commercial, RH, residential high density and RM, residential medium density on the basis that:

1. This land has been declared as excess property and sold by the school district making the OS, open space and S, school designations obsolete.
2. The LSC and RH designations are compatible with the adjoining commercial and open space uses. The RM designation provides an orderly transition to nearby single dwelling properties.
3. The site fronts on White Bear Avenue and County Road C, each with the capability to provide safe and adequate access for the proposed uses.
4. The proposed senior and family housing is needed to achieve the city's 1980 to 1990 housing plan goals for low-to-moderate and modest-income households.

## BACKGROUND

### Site Description

Area: 8.52 acres

Existing land use: the former Harmony School structure and two softball diamonds and basketball court in the northeast portion of the site that are used by North St. Paul and Maplewood for recreation programs.

### Surrounding Land Uses

North: Ramsey County open space

East: a single dwelling on a 200 x 630 foot parcel. The south half is planned for RL, residential low density use and the north half is planned for OS, open space.

South: County Road C. Across the street is Ramsey County open space, a single dwelling that is planned for SC, service commercial use and commercial uses on the corner of White Bear Avenue.

West: a convenience mini-mall, with gas pumps fronting on White Bear Avenue

### Past Actions

10-7-82:

Council amended the designation of the former Hazelwood School site to RB, residential business for a combination office building and senior citizen housing development. The RB designation allows high density housing. Single dwellings and park land surround the site.

### Planning

1. Land use plan designation: present--OS, open space and S, school; proposed--LSC, limited service commercial, RH, residential high density, RM, residential medium density.
2. Zoning: present--F, farm residence
3. Policies from the plan:
  - a. Page 12-11: High density residential areas should be located adjacent to or close to collector or arterial roadways.
  - b. Page 18-10: Locate multiple-family housing in areas not inferior to those generally used for conventional single-family housing.
  - c. Page 18-31: The LSC, limited commercial center classification refers to commercial facilities on a neighborhood scale.

Heavy industrial uses, department stores, motels, auto accessory stores, etc. would be prohibited, while other land uses of a medium intensity nature would be permitted subject to meeting certain performance standards.

d. Page 18-30: The RH, residential high density classification is designated for such housing types as apartments, two-family homes, town houses, nursing homes, dormitories or elderly housing. The maximum population density is 34 people per net acre.

e. Page 18-30: The RM, residential medium density classification is designated for such housing types as single-family houses on small lots, two-family homes, town houses and mobile homes. The maximum population density is 22 people per net acre.

f. Page 18-5: Transitions between distinctly differing types of land uses shall be accomplished in an orderly fashion which does not create a negative impact on adjoining developments.

#### 4. Housing:

a. Page C-3: Senior citizen housing should be located:

1) In a residential district but with good access to commercial facilities and services, such as grocery stores, drugstores, medical clinics and passive recreational areas

2) So that there would be quick response of emergency services (i.e. medical, ambulance, police and fire)

3) Near public transportation

b. 1980 to 1990 goals from the Maplewood housing plan:

1) Page C-31: 785 new modest-cost housing units are to be provided. As of December 31, 1984, 154 of the 785 units had been achieved. Modest-cost monthly rent are defined as between \$575 to \$600 (1984).

2) Page C-32: 620 new low-to-moderate income housing units are to be provided. As of December 13, 1984, 394 of the 620 units had been provided. Low-to-moderate income monthly rent is defined as not exceeding \$575 (1984).

3) The applicant is proposing monthly rents of between \$500 and \$700.

5. The city assessors of Coon Rapids and Brooklyn Center have done periodic studies that show that multiple dwellings do not devalue adjacent single dwellings. A study by the Bosclair Corporation in Bloomington from 1960-70 found that homes adjacent to apartments appreciated at a slightly higher rate than homes that were not adjacent to apartments. A study done by North Star Appraisal in 1980 for Orin Thompson Homes found that quads had no effect on adjacent single-dwelling home values or the time it took to sell these homes.

This sales study was based on two quad projects in Savage and Apple Valley. A 1984 study by Lafayette and Pierce, Inc. for Castle Design found that the proposed Sterling Glen apartments in Maplewood would not affect the marketability or value of adjacent homes.

6. Permitted density: no residential uses are planned for this site. If changed to RH, residential high density--34 people/net acre. If changed to RM, residential medium density--22 people/net acre.

7. Proposed density:

Phases I and II: 27.8 people/net acre

Phase III: The density would not exceed 22 people/net acre. Town houses or patio homes are proposed. Between four and eight units would be permitted, depending on whether one, two or three bedrooms were built.

#### Public Works

1. Public water should be taken only from the St. Paul system because of the complaints of low water pressure from people in the vicinity who are hooked up to the North St. Paul water system.
2. According to the city engineer, the traffic generated by this development would be adequately handled by the upgraded capacity of the intersection of White Bear Avenue and County Road C with street widening and turn lanes.
3. White Bear Avenue is designated as a major arterial and roadway and County Road C is designated as a major collector street in this area.

#### Parks

On May 20, 1985, the parks commission recommended to the developer that they should give consideration to keeping the ball diamonds in use until they have to be vacated. The commission would also like to go on record as recommending to the city council that this project have more open and recreation space for its residents.

#### Citizen Comments

Twenty-four property owners within 350 feet of this proposal were asked their opinion of the May 6, 1985 site plan (page 10). Fourteen responses were received--two owners are in favor, two had no comment and nine are opposed for the following reasons:

1. Apartment buildings are incompatible with a location near single dwellings because of increased noise, traffic, invasion of privacy (trespass problems).
2. The proposed density is too high.
3. The traffic would aggravate the already dangerous intersection of County Road C and White Bear Avenue.

4. If the gym and stage are to remain available for larger gatherings additional parking should be provided.

5. There is need to provide additional outdoor amenities for seniors, including garden plots, grass, trees, picnic tables and to site the parking lots away from the views from these units, as much as possible.

In response to these concerns, the applicant changed Phase III from RH to RM and reduce the density in Phase I from 56 to 52 units. Other concerns will be addressed when the site plan is reviewed as part of the planned unit development process.

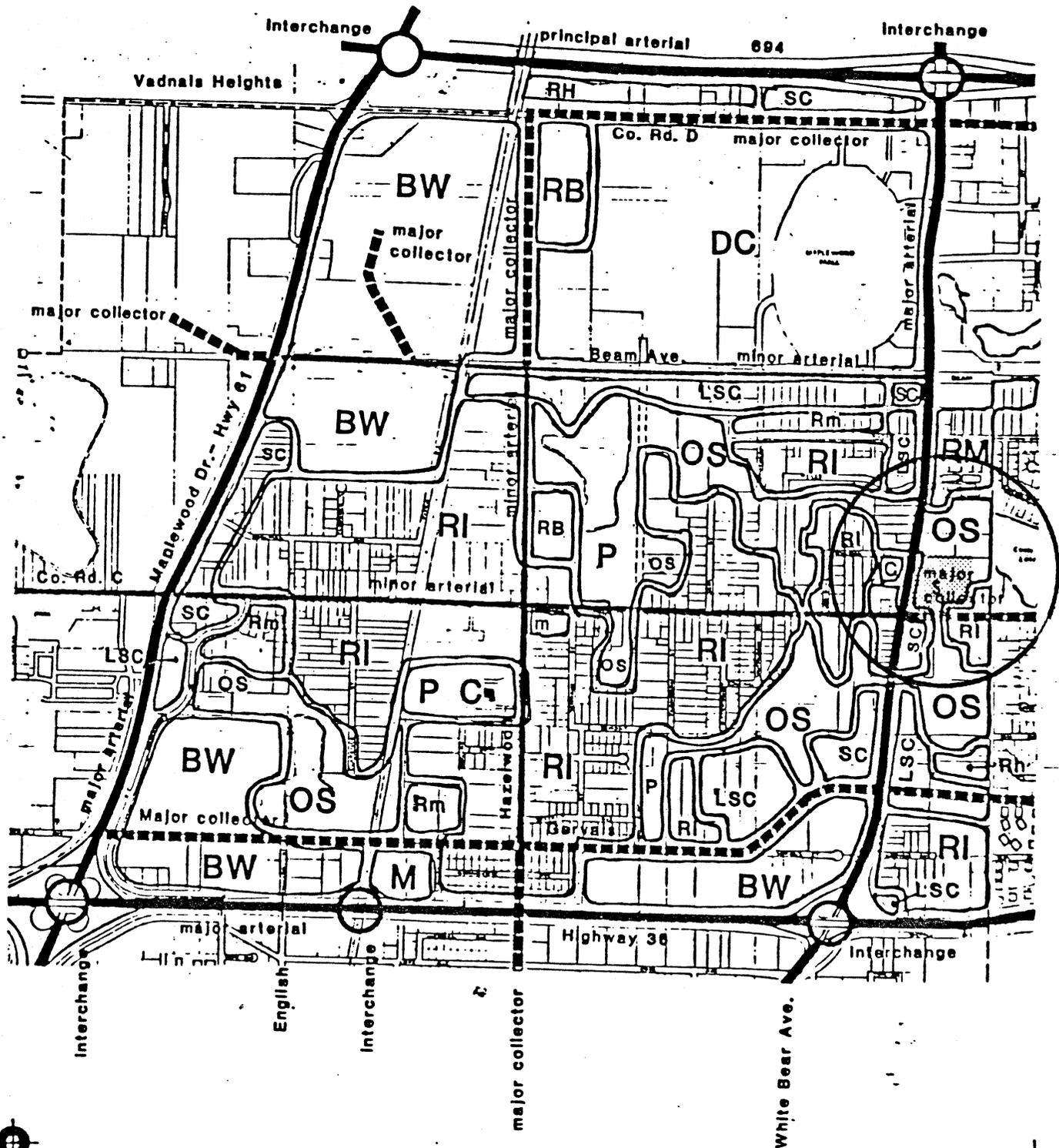
#### Procedure

1. Planning commission recommendation following a public hearing
2. City council decision
3. Metropolitan Council review for impact on metropolitan systems

jc

#### Attachments

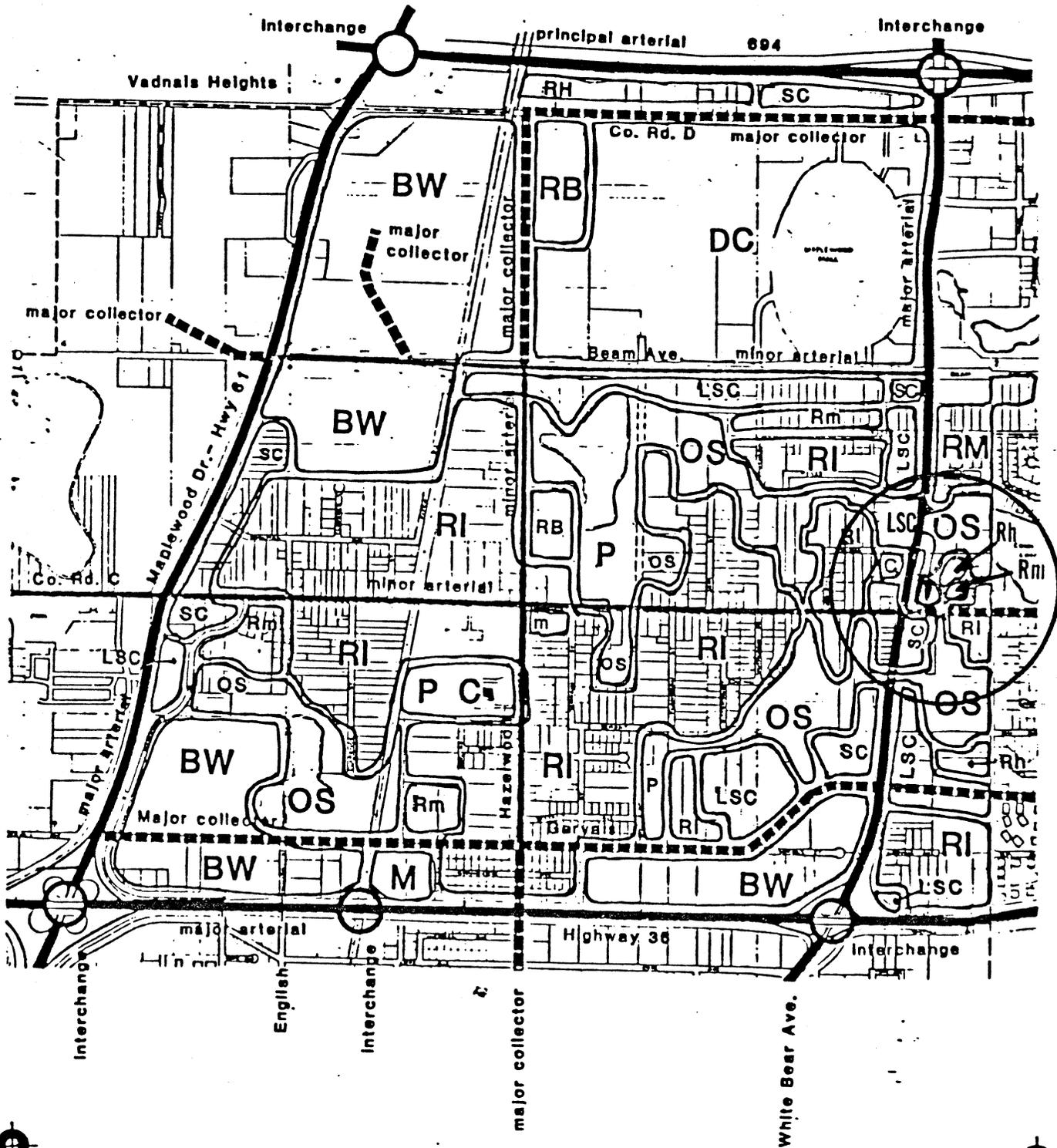
1. Hazelwood Neighborhood Land Use Plan Map (existing)
2. Hazelwood Neighborhood Land use Plan Map (proposed)
3. Property Line/Zoning Map
4. Site plan sent out for public comment
5. Proposed site plan
6. Letter of justification
7. Resolution



# HAZELWOOD NEIGHBORHOOD LAND USE PLAN

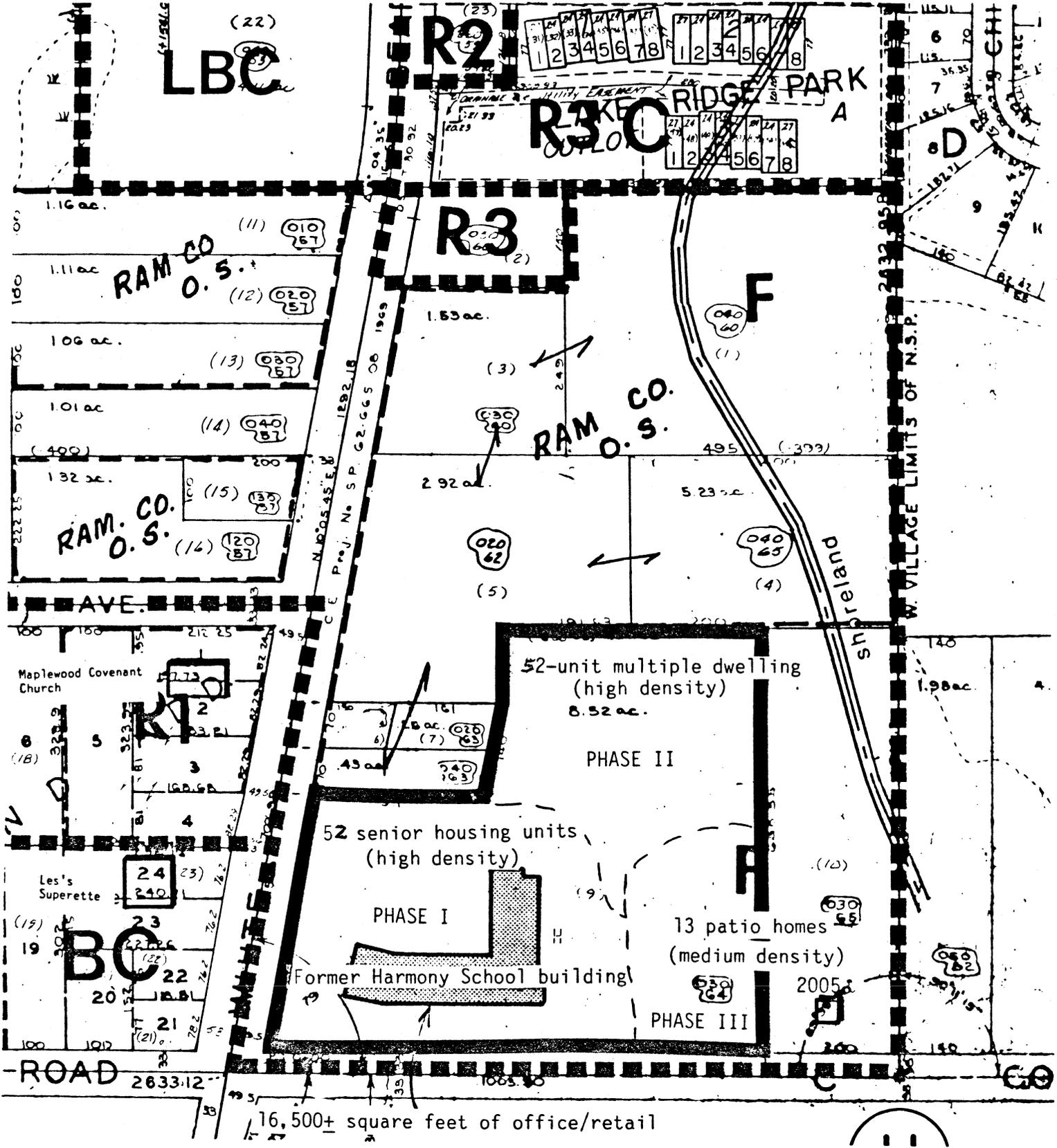
Existing Land Use





HAZELWOOD  
 NEIGHBORHOOD LAND USE PLAN  
 PROPOSED LAND USE

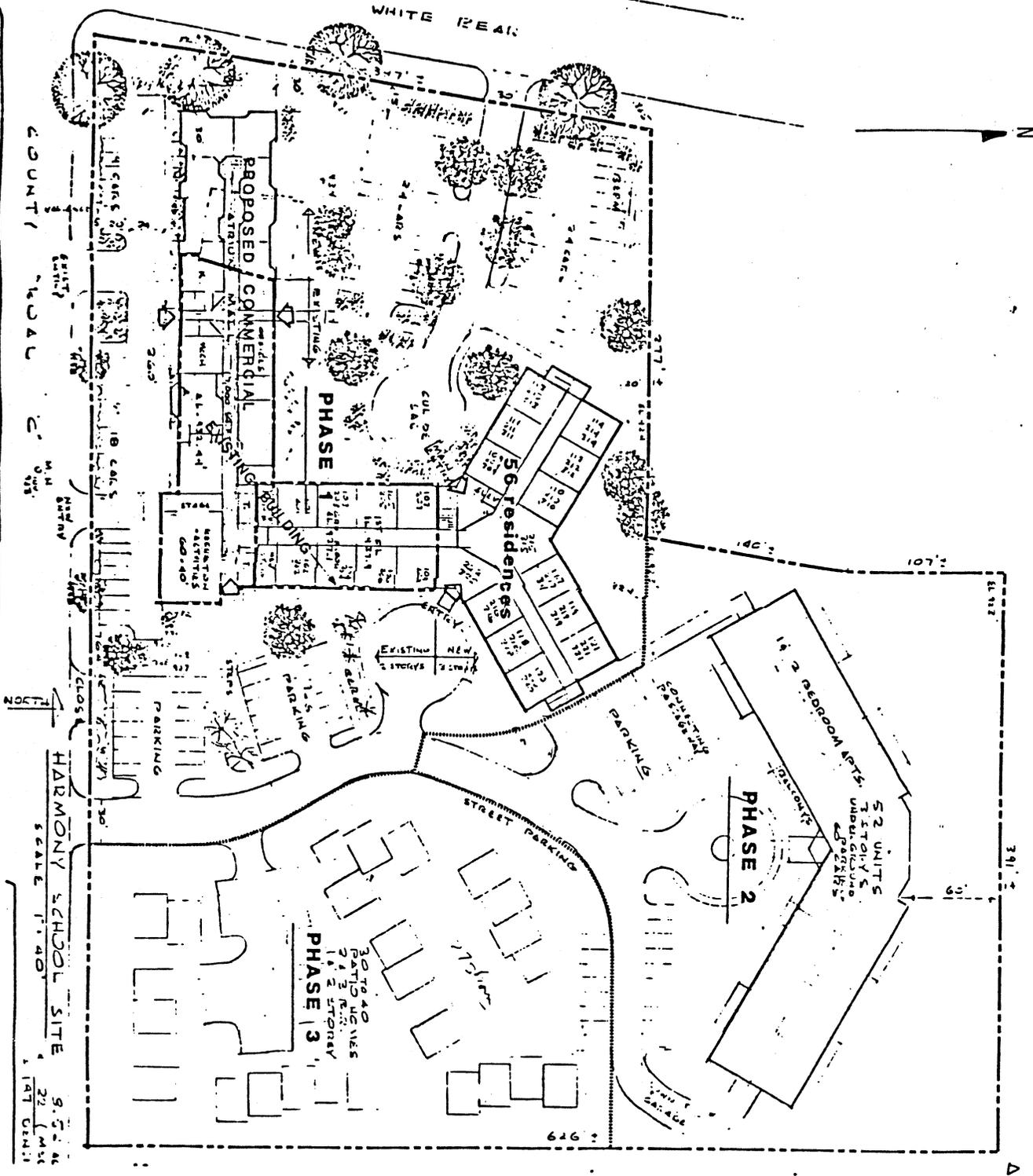




# PROPERTY LINE / ZONING MAP

(Proposed development concept)

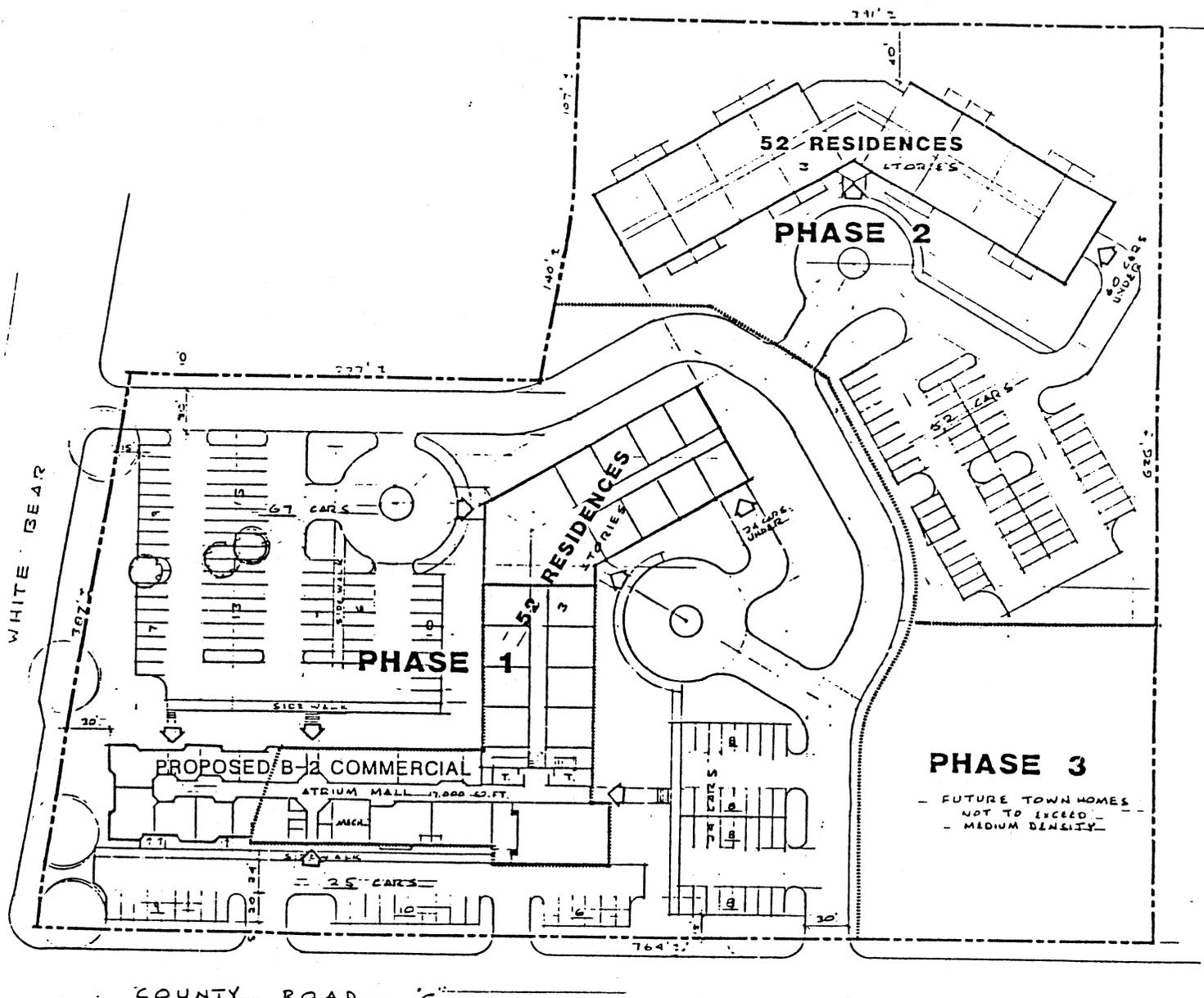




EXISTING  
 CONCRETE  
 CURB

5-6-85 site plan

Sent out for public comment



PROPOSED SITE PLAN

SMITH INVESTMENT PROPERTIES  
 HARMONY SCHOOL SITE  
 PRELIMINARY SITE PLAN STUDY  
 SCALE 1"=40'

**ACKERMANN & ASSOCIATES INC. ARCHITECTS A.I.A.**  
 ST. PAUL, MINNESOTA 55107 35 WEST WATER STREET TELEPHONE 221-5700

ANTHONY A. DANNA  
ATTORNEY AT LAW  
*5th* NORTHERN FEDERAL BUILDING  
WABASHA AT SIXTH STREET  
SAINT PAUL, MINNESOTA 55102  
612-224-5759

May 6, 1985

City of Maplewood  
1902 E. County Road B  
Maplewood, MN 55109

Re: Development of Harmony  
School Site

Gentlemen:

Submitted herewith for your consideration please find the following:

Conditional Use or PUD Application  
Comprehensive Plan Amendment Application  
List of Property Owners  
Preliminary Site Plan  
Filing Fees.

The applicant herein is Smith Investment Properties, a Minnesota Partnership consisting of Bret M. Smith, N. Russell Smith and Norman P. Smith.

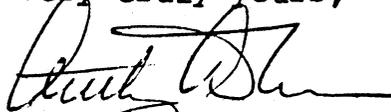
The firm has retained the undersigned as Attorney, and the firm of Ackermann and Associates of St. Paul as Architects for the purpose of aiding it in the development of the abandoned Harmony School Site at White Bear Avenue and County Road C.

Market Studies performed by the firm indicate a need in the area for multi-family 1 and 2 bedroom apartments. The developers intend to use the existing structures by converting the existing classrooms into the apartments. A portion of the existing structure which runs parallel to County Road C, is not suitable for apartment conversion, and since it's felt that the complex will support certain service oriented commercial space, the developers have designated such space thusly.

The developers are extremely sensitive to the concept of preservation of the neighborhood and to working with the community as a whole in a positive and constructive manner. They will be open to suggestions

from neighbors, staff, council and community with respect to the development of the property to its highest and best use, and look forward to becoming a part of said community.

Very truly yours,



ANTHONY A. DANNA  
Attorney at Law

AAD:as  
Encl.



May 15, 1985

Mr. Geoff Olson  
Director of Community Development  
City of Maplewood  
1902 East County Road B  
Maplewood, Minnesota 55109

Dear Mr. Olson:

The following is response to the Harmony School Development Project:

I am definitely opposed to the proposal because of the high population density which is not in keeping with family homes located nearby. The environmental impact, the lack of privacy, the intrusion into established life styles, the elimination of much needed recreational area, the effect on wild life space, the water shed factors are all threatened by this development. The protection of wild life habitat, ducks and birds nesting, etc., and the open space zoning which will markedly be overrun with people will degrade the quality of life in the area. Even with current fencing, the increase in people mainly from Lake Ridge Park has caused fires, invasions of privacy, tresspassing, hazard to wild life and garbage/refuse problems. If you lived here you would understand and appreciate this and realize how greatly these problems will be increased with more multiple dwelling units in the area. Plans have been to maintain space, trees, wildlife in a low density population environment. Maintenance of fencing on school and open space property has had some deterrent to invasion of privacy and property but increased/ changed status can only cause more problems.

Please refer also to letter of Linda La Pitz who lives at this address,

Sincerely,  
*Dolores Ethier*  
Dolores Ethier  
2187 Floral Drive  
White Bear Lake, Mn. 55110

*2005 E. Co. Rd. C  
Maplewood Minn  
55109*

May 15, 1985

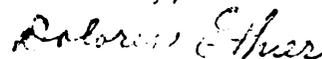
Mr. Geoff Olson  
Director of Community Development  
City of Maplewood  
1902 East County Road B  
Maplewood, Minnesota 55109

Dear Mr. Olson:

The following is my response to the proposed Harmony School Development.

This has been a single family home area for years and the influx of this many people is in excess to reasonable land use. The proposal will have a devastating effect on my mother who has lived here all her life, paid taxes on the land, and kept the area neat and in shape for single family use. Her hopes for her family, and her father's before her are poignantly endangered by these proposals. It will cause undue hardship on our family which has lived in this area for three generations. This does not take into consideration the rights of current residents, the impact on life styles of residents to the east and south of the area which is mainly all single family units, or the environmental consequences on open space or private property owners. The density of population created will markedly reduce benefits of single family homes in the area. It will disturb the normal peace and tranquility of the neighborhood. I do not believe there will be adequate space, adequate parking, adequate protection to private property and wildlife for this mass of people. The environmental impact should be checked. Effect on wild life, recreation, sanitation, traffic, police and fire protection requirement will be tremendous. The quiet neighborhood now becomes an activity hub with all the associated problems. If adequate water control is not provided, it could possible cause problems on current locations. There has been some serious questions on maintenance of proper water levels. Family residents near this area do deserve some consideration and current land owners, tenants and those who use the school recreational facilities are definitely "out" on this proposal. The present tenant at this duplex (2045 E 17th Ave. left an apartment dwelling on McKnight Rd. specifically to get some peace and quiet and a bit of privacy without people essentially "on top of them." There are definite objections to this increased density and changing a family residence/school area to multiply dwelling units.

Sincerely,



Dolores Ethier

Note: This response also given for Alice Olson, my ninety year old mother who has lived in this area all her life.

Dolores Ethier  
2045 E 17th Ave.  
No. St. Paul, Mn. 55109

May 14, 1985

Mr. Geoff Olson  
Director of Community Development  
City of Maplewood  
1902 East County Road B  
Maplewood, Minnesota 55109

Dear Mr. Olson:

I have several comments to make about the proposed Harmony School Development project.

According to the maps and tentative plans made available through your opinion survey there are a few points which need careful consideration.

1. Density -- The City of Maplewood has given this project its highest density rating of RB which allows up to 34 people per acre. This site has approximately 8.52 acres available for development. That would allow up to 290 residents in this complex, excluding the proposed commercial development space. That is far too many people for this area.

Immediately east of this area is largely undeveloped single family residential space. This space has been occupied by my family, including myself, through four generations, so I am acutely aware of the land situation surrounding this particular site. My family's land extends from the Harmony school fence east to Casey Lake Park in North St. Paul and north to the open space in Maplewood. It is my grandmother's wish (she will be 91 this fall) that her land remain in the family. I am the oldest of seven children, and I can assure you that we have every intention of maintaining the family property within this family as single family residential space. We have no desire to live immediately next door to an overcrowded complex, particularly when we are making the efforts of maintaining space and trees and wildlife in a low-density environment.

Immediately to the north of Harmony School is a large Ramsey County Open Space area of close to 10.37 acres. This space was sold by my grandmother for the purpose of open space environment. A small creek flows through it which is fed by the overflow from Casey Lake. This space is a wildlife refuge for geese, ducks, pheasants, egrets, woodchucks, muskrats, and a large variety of other small animals. During the last few years the steady stream of adventuresome youth has increased to include elaborate treehouses, regular dirt-bike practice in the summer and snowmobiles in the winter. The highly intense Lake Ridge Park Condominium development--which still is not completely occupied--only increases the threat to this important wildlife space. While some people may maintain that some of the animals, particularly the muskrats, are not an especially desirable creature, the environment that they create allows egrets to come back each year and nest, or occasional blue herons, and Canadian geese, which took up residence in the park this spring. These animals are beautiful, and important, and help to increase the property values and the quality of life in this neighborhood.

Overcrowding from the south only increases the dangers to this important open space area.

2. Curbing and Sidewalks -- It does not appear that the proposed development of County Road C, with upgrading to include curbs and sidewalks, during the next three years has been included in this plan. That planning should be included as it will affect the proposed parking for commercial space along County Road C.

3. Commercial Development -- I have no objection to small commercial enterprises on this site, especially if support services for the elderly and surrounding community are included. A deli, dry-cleaning services, etc. would be particularly welcome. It does appear that the parking has not been well planned. If commercial parking is primarily on the north of the site, only north-bound traffic will be allowed to enter the lot, and north-bound will be the only possible direction for exiting the lot. Commercial parking to the south will be limited, especially with the sidewalks. East parking, which appears to be ideal for residents and visitors, will be limited. Since any commercial development will attract business from the large residential neighborhood to the north and east, the east parking lot will be most attractive to those residents. If the gym and stage are made available for community arts and activities and events, the demand for parking to the east will be very heavy.

4. Parking -- For the reasons just mentioned, and others connected with the Phase 2 and Phase 3 development projects, I am concerned that enough parking space be allocated to this development. Seniors, if they are on a bus-line, have a tendency to consolidate down to one vehicle per family or eliminate it altogether if possible. White Bear Avenue offers Route 15 which goes north to Maplewood Mall or south to downtown St. Paul. Such a location as this is sure to encourage some seniors to eliminate their cars. But this area has traditionally been a challenge for bus-riders, and many residents will resist giving up their cars for personal transportation. In addition to the resident vehicles, you must consider the cars of visitors. Friends, family, support services including home health care workers, etc. will, in most cases, drive in rather than take the bus. Please be sure that adequate parking is planned for in this complex to avoid street overflow.

5. Senior Complex Designation -- In the District 622 News, the School Board announced that "Harmony Elementary School . . . has been sold to Smith Investment Properties under the terms of a purchase agreement approved by the School Board. The purchase price is \$750,000. The purchaser intends to develop the property for senior citizen housing."

I have no objection to the creation of a senior housing complex on this site. In fact, I think it is an ideal location, and would serve the community needs very well, particularly with an eye to long-range planning. I would like to make sure that the ENTIRE project retain the "Senior Citizen" designation-- especially Phase 3. Unless the developer makes a commitment to dedicate the entire site to seniors, serious problems will develop. Phase 3, with two and three bedroom patio homes, may appeal to single parent families or parents with young children, and there simply is not enough space in this development for children. As the mother of three, I can't stress that strongly enough.

6. Recreational Facilities -- I have lived immediately next door to the Harmony school fence for over seven years. This project, particularly Phase 2 and Phase 3, are going to eliminate valuable park and recreational space from our community. As a resident, I know that the space is used three to five evenings of every week between April and October, with weekends also very popular. Many of these are informal games or practices that I'm sure have not been formally scheduled through the Parks and Recreation Department.

The loss of these fields for baseball, softball, T-ball, and basketball, both games and practice, is going to be severe to many Maplewood residents, and put additional strains on other facilities or eliminate sport availability.

7. Phase Three -- This phase of the project bothers me more than any other aspect of the entire proposal. The prospect of living immediately next door to thirty or forty, two and three bedroom, two-story patio homes in the proposed site within the allocated space scares me. I am not anxious to have all that humanity crowded into tiny little spaces next door--towering over this little house, and within fingertip reach of the fence.

For one thing, the architectural drawing shows only twenty-seven units, not thirty or forty. For another, the floorspace is much smaller than the typical one bedroom unit shown in the upper right corner, and even a two story unit will not provide much area for movement, especially if they intend to squeeze three bedrooms into the tiny area.

Another consideration, again, is the lack of parking. A three-bedroom unit encourages a family with more than one car. Again--where do the visitors go? There is no space for outdoor recreation. Does that mean they will spill over into my back yard, or will the residents be encouraged to peel back the fence for access to the open space and wildlife near the lake?

8. Overall Quality -- My final concern is with the quality of this project. Obviously, Smith is expecting a profitable return on the investment. If this is a quality project, using good materials and adequate planning to provide a quality environment for the residents, then a stable environment will produce the low maintenance and profitable return the investor hopes for. If cheap materials and a desire to pack as many people in as possible override the consideration for a quality environment, there will be problems affecting the entire project and all the surrounding areas.

Quality of life demands space for outdoor recreational activities. Most seniors feel a need for time and space outdoors. Picnic tables, a small garden area, grass and trees are very important to area residents. They should be important to the developer of this project also. Not all seniors will be able to walk up to Casey Lake Park, and to look out your window into a parking lot can be very discouraging. The quality of this development should be closely supervised.

In sum, the development of this project will have a tremendous impact on my family and me through its impact on the adjoining property. I hope you take my comments into consideration.

Sincerely,

  
Linda Olson LaPitz  
2005 East County Road C  
Maplewood, MN 55109

May 17, 1985

Mr. Geoff Olson  
Director of Community Development  
City of Maplewood  
1902 E. Co. Road B  
Maplewood, MN 55109

With regard to the Smith Investment Properties Harmony School Site Development, I submit the following comments and information.

148 living units plus a commercial development are proposed on 8.52 acres of land. 1 to 3 bedrooms in each living unit means somewhere around 400 people, or more.

I don't have privacy on my property now with 0 people on the Harmony site. Just because I have a large back yard it apparently belongs to everybody--a place for the kids to play, a place to walk the dog, to cut Christmas trees and snowmobile in the winter time, and even a place to launch their boats in the water from my little private dock on the lake. Can you imagine what it is going to be like with 400+ people right on top of us, but then you can't stop "progress."

My main purpose in writing is to serve notice on the city of Maplewood and the developers of this property that a "people proof" barrier must be maintained by the developers between the development and my family's property. We have a right to privacy having owned this property for four generations and I don't expect the developers and the city to come back later and say "it's not our problem, you will have to deal with the people who live there." You are creating the problem now and must see that the necessary provisions are incorporated in the approved plans to insure our privacy. This means installing and maintaining whatever barriers are necessary to prevent access to our property, including that from the open space which will certainly be used by the residents.

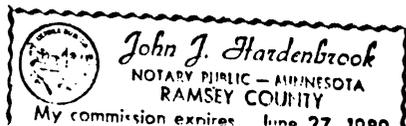
This letter is notarized and becomes a legal document which we intend to use in any litigation which may become necessary in the future regarding this matter.

Sincerely,



Delbert L. Olson  
2027 E. 17th Ave.  
North St. Paul, MN 55109

SIGNED BEFORE ME THIS 19 DAY OF MAY 1985



I-2

MEMORANDUM

Action by Council:

TO: City Manager  
FROM: Thomas Ekstrand--Associate Planner  
SUBJECT: Appointment--Review Board Vacancy  
APPLICANT: James Kochsiek  
DATE: June 27, 1985

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

On June 25, 1985, the review board recommended the appointment of Mr. Kochsiek to fill the vacancy on the board.

The current review board roster is as follows:

<u>Members</u>	<u>Term Expiration Date</u>
Donald Moe	3rd term expires 1-1-86
Robert Peterson	1st term expires 1-1-86
Fran Juker	1st term expires 1-1-86
Thomas Deans	2nd term expires 1-1-87
George Rossbach	1st term expires 1-1-87
Vacancy	term expires 1-1-87

Mr. Kochsiek's resume is enclosed

jc

Attachments:

1. Application for the board position
2. Applicant's resume

MAPLEWOOD BOARDS & COMMISSIONS

APPLICATION FORM

NAME JAMES R. KOCHSIEK Date 4/25/85

ADDRESS 1624 BROOKS AVE E Phone: Home 770-8041  
Work 971-5600

AGE 31 HOMEOWNER: YES  NO  Number of Years as a Homeowner 6 yrs.  
Number of Years as a Resident \_\_\_\_\_

Would regular attendance at meetings be difficult: Yes \_\_\_\_\_ No

On which board or commission are you interested in serving on? List 6, number 1 being first choice.

- |  |  |
|--|--|
| <u>2</u> COMMUNITY DESIGN REVIEW BOARD     | <u>4</u> PARK & RECREATION COMMISSION    |
| <u>3</u> HOUSING & REDEVELOPMENT AUTHORITY | <u>1</u> PLANNING COMMISSION             |
| <u>6</u> HUMAN RELATION COMMISSION         | <u>5</u> POLICE CIVIL SERVICE COMMISSION |

If this is a Renewal Application, total number of meetings held on your board or commission this past year? \_\_\_\_\_ How many have you missed? \_\_\_\_\_

Education BACHOR OF CIVIL ENGINEERING, BACHOR OF BUSINESS  
U of M ST. LOUIS STATE U

Present Occupation and Employer BROWN ENGINEERING TESTING INC. : MATERIALS /  
CIVIL ENGINEER Number of Years 1

New Applicants only: Previous job experience and employers. ( list last three).

- UNITED PARCEL SERVICE : SORTER
- UNITED AIRLINES : RAMP SERVICE MAN
- NORTH COUNTRY, INC. : ASSISTANT MANAGER

List Organizations or Clubs in the Community in which you have been, or are an active participant.

Background experience in any of the Boards or Commissions, If any.

Why would you like to serve on any of these boards or commissions?

I FEEL WITH MY EDUCATION AND BACKGROUND I COULD CONTRIBUTE IDEAS AND ANALYSIS TO ANY BOARD OR COMMISSION ON WHICH I MAY SERVE. I WOULD ALSO LIKE TO SEE FIRSTHAND THE CURRENT Additional Comments. AND PROBLEMS THAT MAPLEWOOD AS A COMMUNITY IS FACING.

JAMES R. KOCHSIEK  
1624 Brooks Avenue East  
St. Paul, MN. 55109  
(612) 770-8041

JOB OBJECTIVE: To utilize my technical and business skills providing significant contribution to a company and opportunity for personal growth.

SKILLS:

TECHNICAL

- analyzing Civil Engineering/Geotechnical problems and utilizing problem solving techniques
- designing appropriate solutions
- oral and written communication of methods and results
- practical knowledge of technical equipment
- working knowledge of statics, dynamics, and other physical concepts

BUSINESS

- supervised sales personnel
- developed promotion and advertising
- performed sales responsibilities
- purchased merchandise for resale
- hired and trained personnel
- prepared schedules and layouts

EDUCATION: 1979-1983 University of Minnesota Institute of Technology, Bachelor of Civil Engineering, GPA 3.2. Studies included; Geotechnical and Structural Engineering, Hydrology.

1973-1975; Saint Cloud State University, Bachelor of Elective Studies, Business and English

1971-1972; University of Minnesota, General lower division curriculum.

WORK EXPERIENCE: May 1984-Present; Braun Engineering and Testing Inc., Minneapolis, MN. Materials Engineer; analyzing geotechnical and structural problems, analyzing construction materials and practices, reviewing technicians work, developing concrete mix designs, surveying of construction sites, non-destructive testing of concrete and timber, roofing analysis, instructor for the use of the nuclear density gauge, training new personnel on testing procedures.

March 1979-May 1984; United Parcel Service Minneapolis, MN.  
above average performance of sorting function while attending the University.  
training new personnel.

August 1978-March 1979; United Airlines Minneapolis, MN.  
expanded responsibilities in flight arrival and departure preparation in short time.

August 1976-August 1978; North Country Incorporated St. Paul, MN.  
hired as salesperson and promoted to Assistant Manager of retail Sporting Goods Operation.

1971-1976; Various employment capacities; gained miscellaneous work experience while attending school.

REFERENCES: Available upon request.

MEMORANDUM

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

TO: City Manager  
FROM: Associate Planner--Johnson  
SUBJECT: Tax-forfeit Properties  
DATE: June 11, 1985

SUMMARY

Request

1. Authorize use-deed applications to be made to Ramsey County for the transfer of eleven tax-forfeited properties to the city for drainage or right-of-way purposes.
2. Request Ramsey County to withhold the sale of Outlot C, Maple Green's 1st Addition for one year.

Proposal

1. Refer to the enclosed maps on pages 4 through 9 for the location of each parcel.
2. Refer to pages 2 through 3 for a discussion of each parcel.

Recommendation

1. Approve the resolutions on pages 12 through 20 to transfer title for eleven tax-forfeited properties to the City of Maplewood for drainage and street right-of-way purposes.
2. Approve the resolution on page 21 to withhold Outlot C, Maple Green's 1st Addition from sale at auction for one year.

## BACKGROUND

### Parcel Descriptions:

<u>Page No. of Report</u>	<u>Tax Identification Number</u>	<u>Comments</u>
4	57-41500-010-07	Each of these properties lies within an area designated for a storm water retention pond, as illustrated on page 10.
4	57-41500-020-07	
4	57-41500-030-07	
4	57-41500-040-07	
4	57-41500-010-09	This parcel is only three feet wide. It lies on both the west and east sides of DeSoto Street.
		The part west of DeSoto Street is 34.3 feet long and abuts the Kingston Avenue and DeSoto Street rights-of-way. The adjacent owner does not want it.
		The part east of DeSoto Street lies between the unimproved Kingston-Avenue right-of-way and city property used for a pump station. It is unlikely that Kingston will be constructed due to the steep grade.
5	57-48900-103-03	This property is inundated by a drainage pond (see page 10).
5	57-48900-250-03	This parcel is inundated by Oehrline's Lake.
6	57-22000-010-01	This strip of property is needed for the future extension of Gervais Avenue to Ariel Street. The street has to curve to the south unless the existing utilities and a dwelling are relocated.
7	57-80800-070-01	A city storm water pond and Williams Brother's Pipeline easement are located on this parcel.
8	57-01810-010-86	A pond exists in the southeast portion of the site. The remainder of the site will be auctioned by the county for development. It is developable and zoned for single-dwelling use.
9	57-48950-010-04	This parcel (Outlot A, Maple Greens 1st Addition) is needed for a public drainage ditch. There is no easement of record for the ditch. It serves as an inlet for the pond to the west and is consistent with the intent of the drainage plan.

This parcel (Outlot C, Maple Greens Addition) was originally intended to be part of a private park system that never materialized. It was forfeited for taxes. There is no public purpose for this parcel and it is not a buildable lot. The best use is to combine it with adjoining parcels for rear yard use. This will encourage better maintenance of this land. The HRA will be including this parcel, along with several other tax-forfeited parcels, in a proposal to council for a land transfer program. This program would include a request to the county to deed Outlot C to the HRA, so they can administer the deeding and division of land to adjacent property owners. A survey of owners showed an interest if there were no significant costs to the owners. The HRA is involved, because the county does not want to get involved in the division or distribution of the land. Until the HRA makes their proposal, the county should be requested to withhold Outlot C from auction. This will prevent a speculator from purchasing the lot and applying for a variance to build on it.

### Planning

Chapter of 462.356, Subd. 2 of state law states that "after a comprehensive municipal plan or section thereof has been recommended by the planning agency and a copy filed with the governing body, no publicly owned interest in real property within the municipality shall be acquired or disposed of, not shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan."

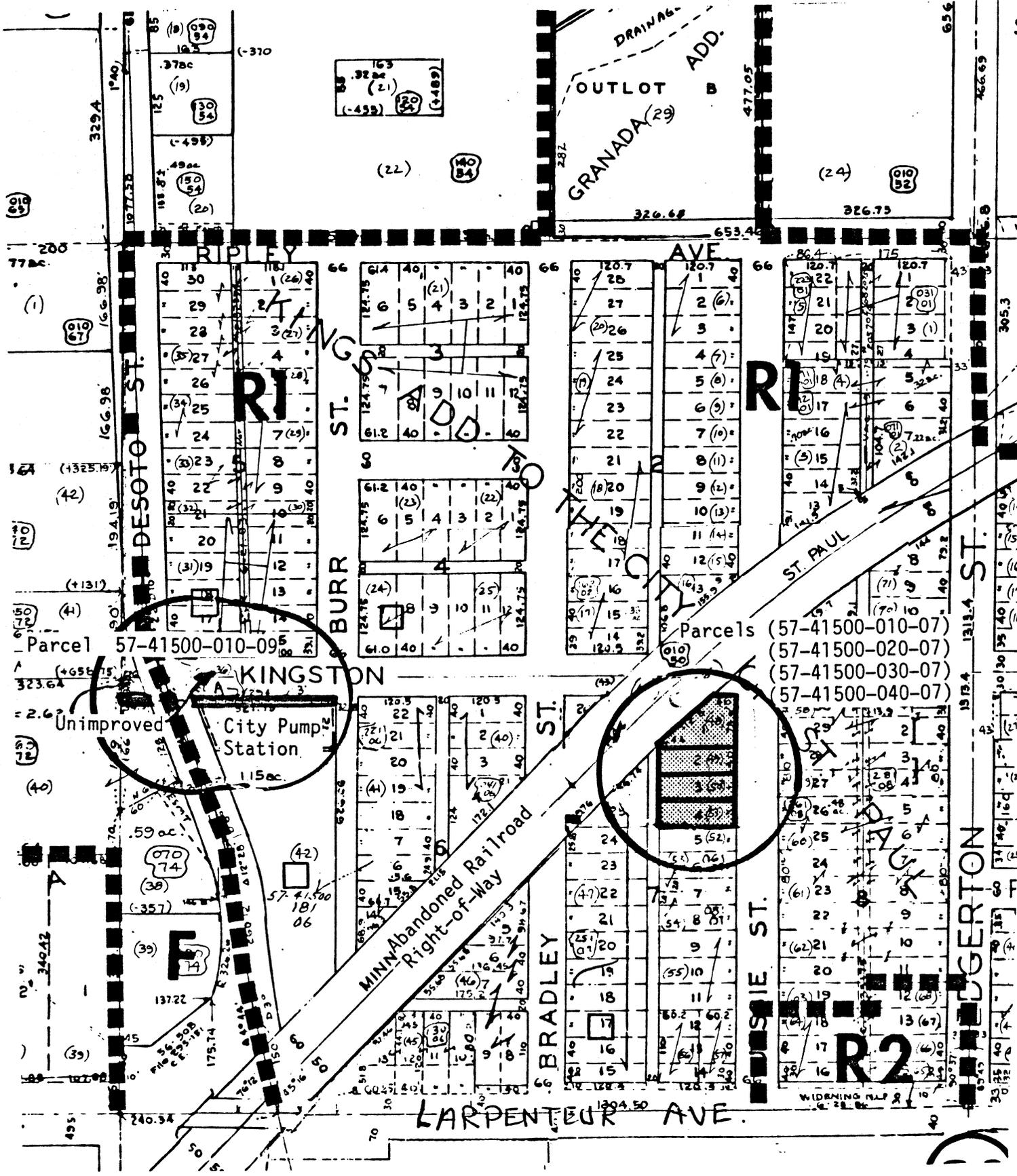
### Procedure

1. Planning commission recommendation
2. City council approval
3. Ramsey County approval

mb

### Attachments

- 1-6 Property Line Maps
- 7-8 Drainage Plan Excerpt
- 9-17 Resolutions (use deed application)
- 18 Resolution (Outlot C)



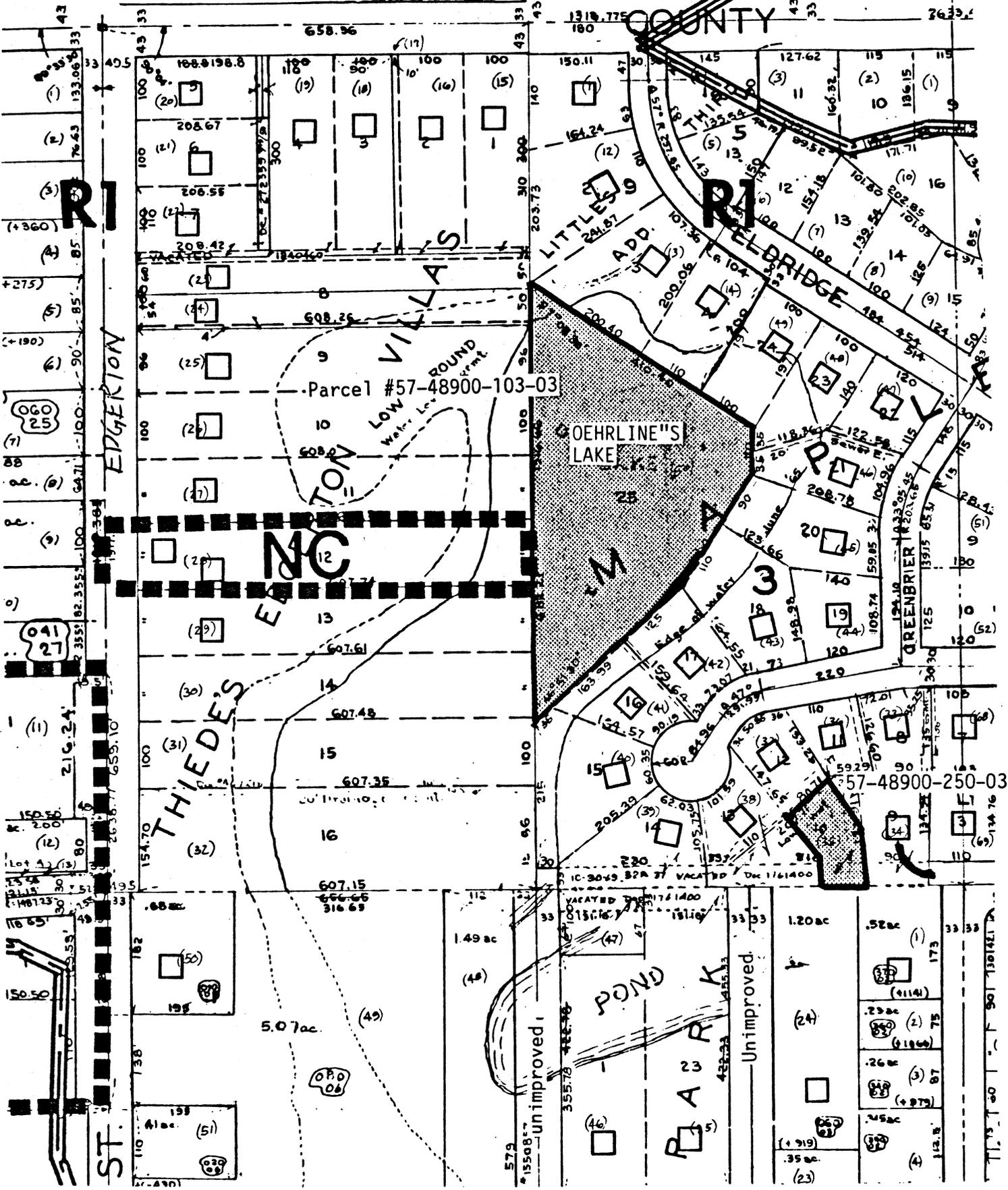
Parcels (57-41500-010-07)  
 (57-41500-020-07)  
 (57-41500-030-07)  
 (57-41500-040-07)

# PROPERTY LINE / ZONING MAP



Tax-forfeited Parcel



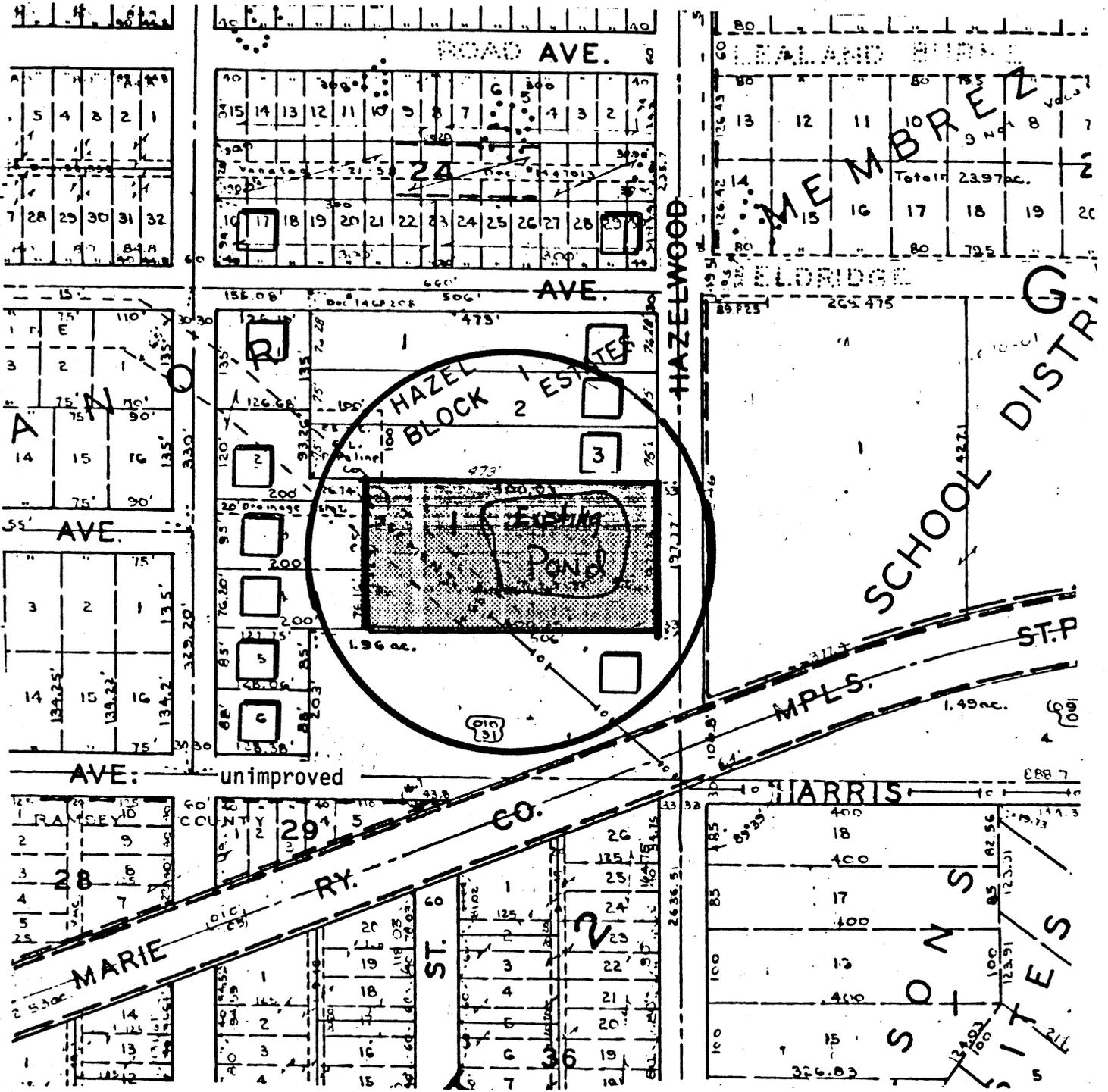


# PROPERTY LINE / ZONING MAP

 Tax-forfeited Parcel



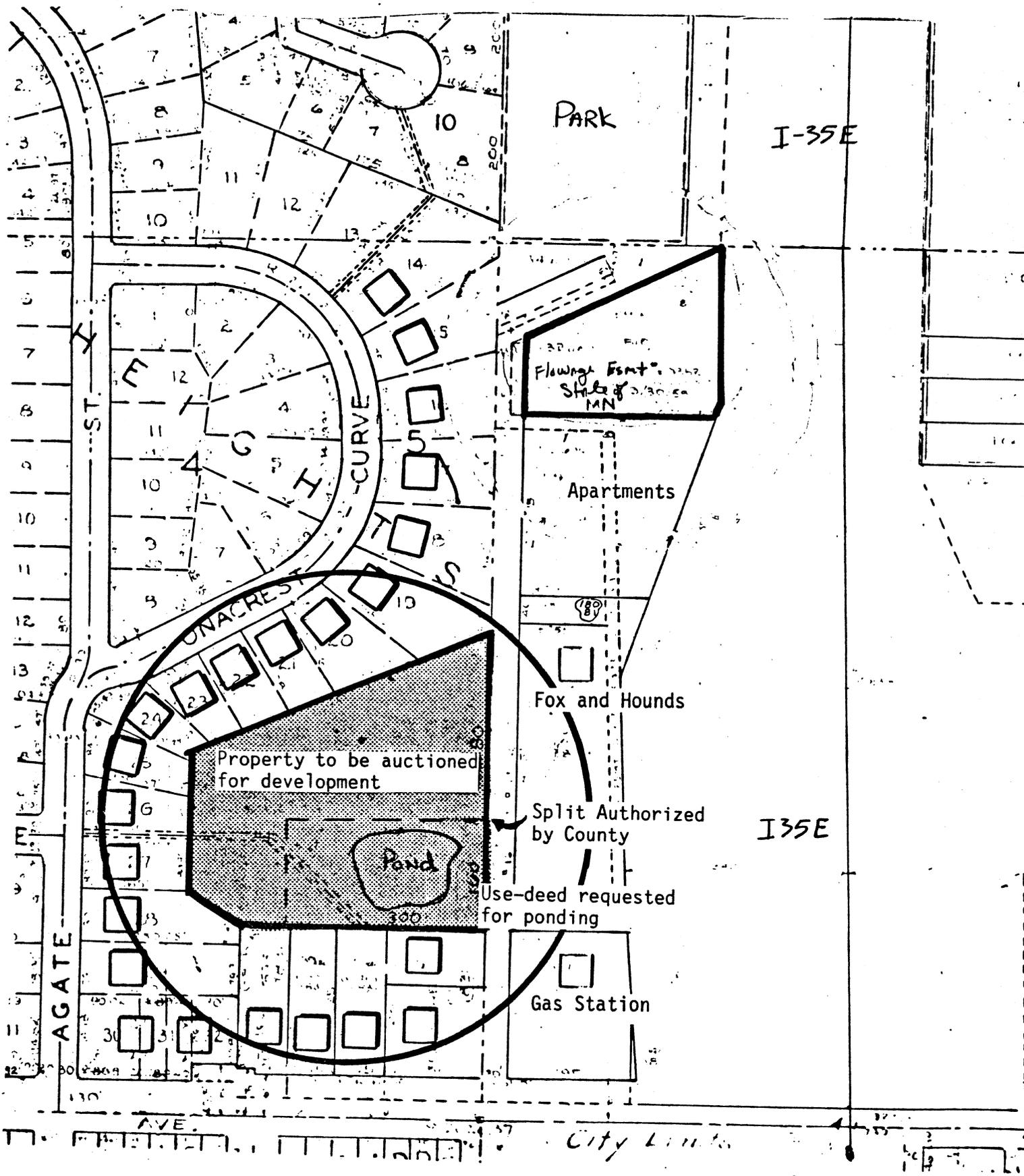




# PROPERTY LINE MAP

 Tax-Forfeited Property





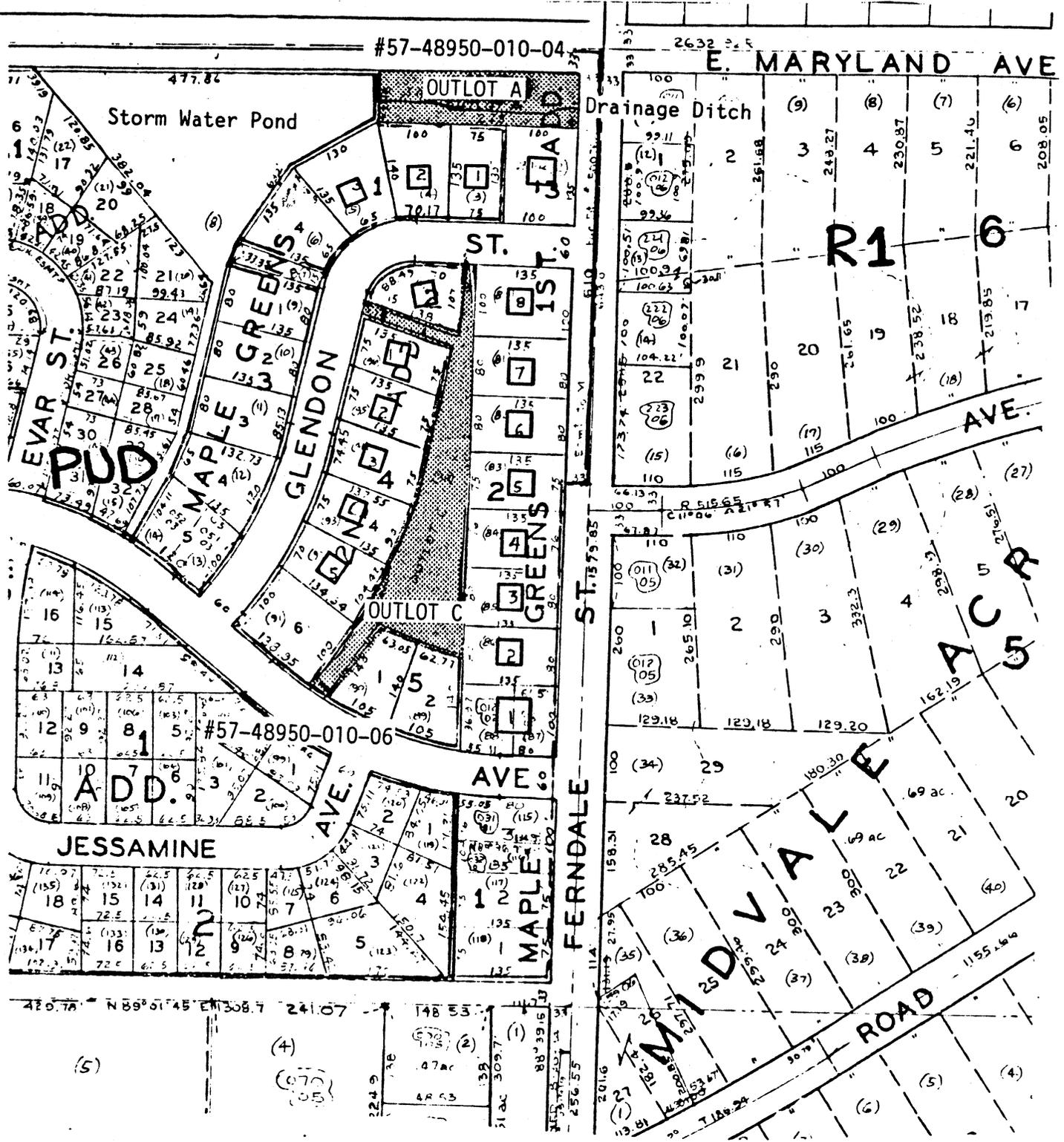
# PROPERTY LINE MAP



Tax-Forfeited Property



Beaver Creek Condominiums



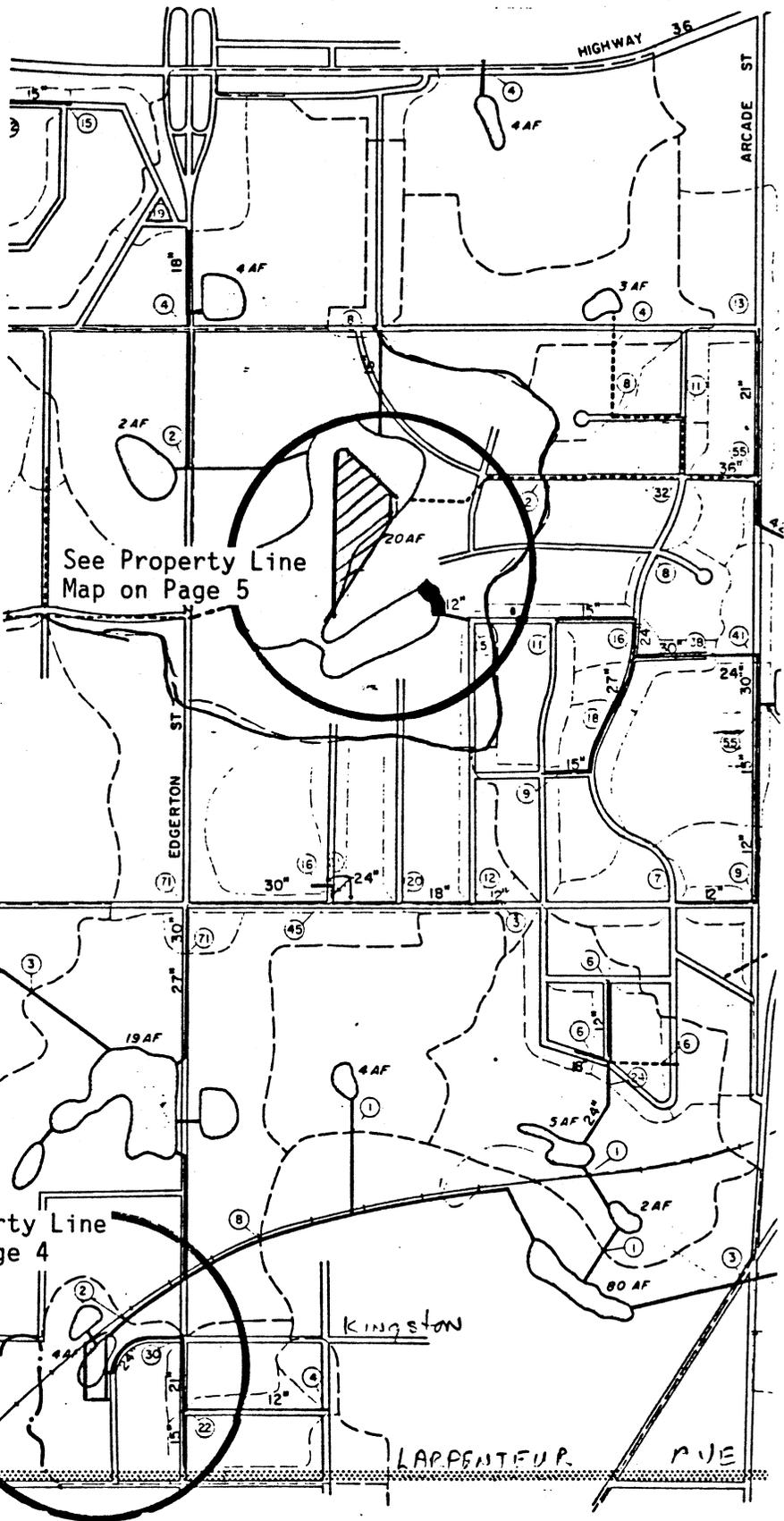
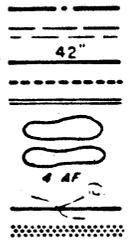
PROPERTY LINE / ZONING MAP



Tax-Forfeited Parcels



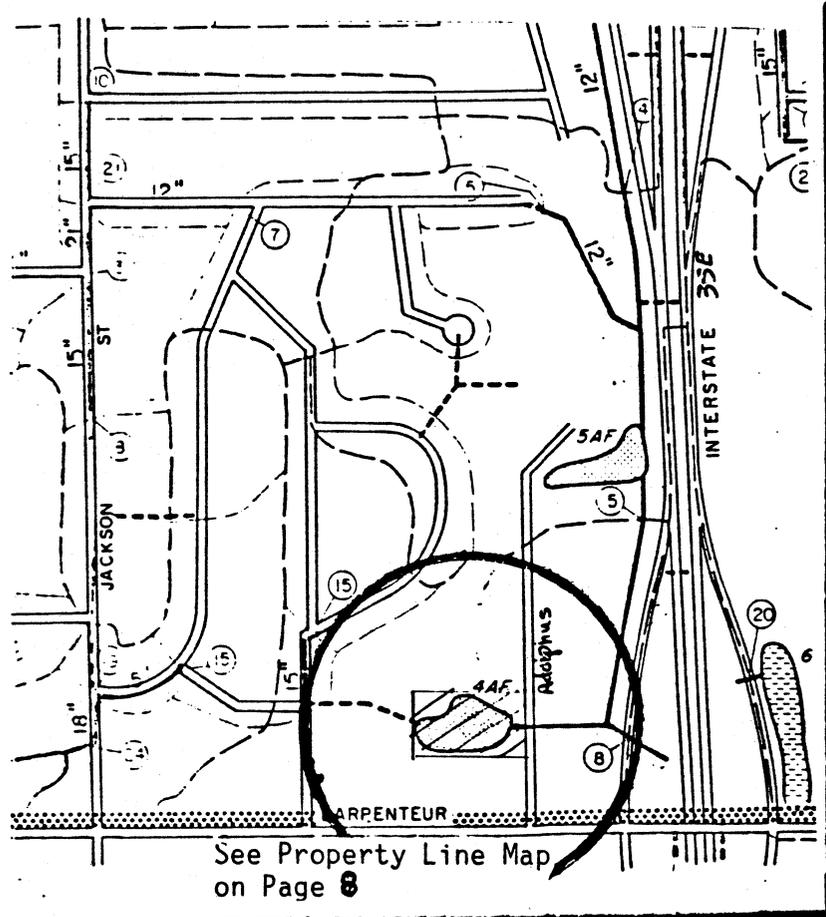
MAJOR WATERSHED DIVIDE  
 INTERIOR WATERSHED DIVIDES  
 PROPOSED STORM SEWER  
 EXISTING STORM SEWER  
 OPEN CHANNEL  
 STORM WATER STORAGE AREA  
 INUNDATION AREA  
 STORAGE AREA VOLUME  
 DISCHARGE IN CFS  
 CITY LIMITS



DRAINAGE PLAN

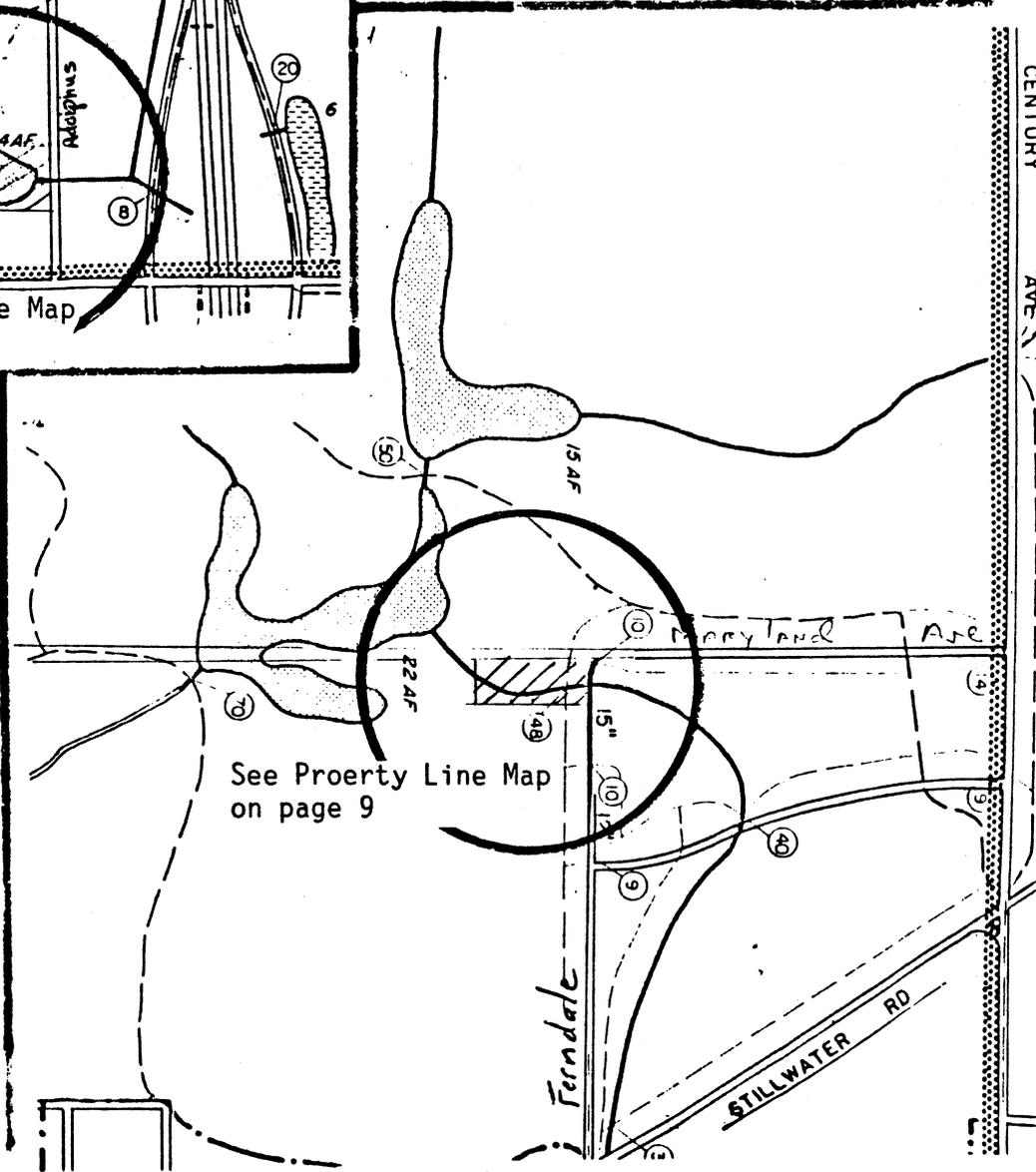
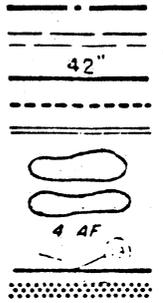
(EXCERPT)





See Property Line Map  
on Page 8

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



See Property Line Map  
on page 9

# DRAINAGE PLAN

EXCERPTS























I-4

MEMORANDUM

TO: City Manager  
FROM: Director of Community Development  
SUBJECT: Code Amendment--M-1 and M-2 Districts  
DATE: June 11, 1985

Action by Council:

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

Request

Amend the code to increase the distance from a residential district that a conditional use permit is required for building in an M-1, light manufacturing or M-2, heavy manufacturing district.

Reasons for the Request

Code requires a conditional use permit for a building or use in an M-1 district, within 200 feet of a residential district or within 250 feet in an M-2 district. The proposed amendment would change both to 350 feet.

The existing distances may not always be adequate to protect residential areas. The state legislature recognized a similar problem several years ago when they amended the planning act to increase the required distance for hearing notices on rezonings from 200 to 350 feet.

Recommendation

Approve the enclosed ordinance.

jw  
Enclosure

ORDINANCE NO.

AN ORDINANCE INCREASING THE DISTANCE FROM A RESIDENTIAL DISTRICT FOR A CONDITIONAL USE PERMIT IN AN M-1 OR M-2 DISTRICT

Section 1. Section 36-187(b) of the M-1 district is amended as follows (additions are underlined and deletions are crossed out):

(b) No building or exterior use, except parking, may ~~shall~~ be erected, altered or conducted within 350 ~~two-hundred~~ feet of a residential district without a conditional use permit.

Section 2. Section 36-202 of the M-2 district is amended as follows: (additions underlined and deletions are crossed out):

Sec. 36-202. Minimum distances for building and use from a residential residencee district.

~~No building or exterior use, except parking, in an M-2 Heavy Manufacturing District in the city may be erected, altered or conducted used, and no portion of a lot or premises in an M-2 Heavy Manufacturing District in the city may be used, within 350 two-hundred-fifty (250) feet of a residential residencee district without a conditional use permit within the city, except as authorized by permit issued by the city council.~~

Section 3. This ordinance shall take effect upon its passage and publication.

Passed by the City Council of the City of Maplewood, Minnesota, this        day of        , 1985.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Ayes--  
Nays--

RAMSEY-WASHINGTON COUNTIES SUBURBAN  
CABLE COMMISSION

3401 CENTURY AVENUE NORTH

SUITE 3070

WHITE BEAR LAKE, MINNESOTA 55110

612-779-3330

I-5

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

M E M O R A N D U M

To: City Managers, Administrators, and Clerks

From: Benjamin Selisker

Date: June 27, 1985

RE: Joint Powers Agreement Amendment

File: 85-50

During its June session, the Commission requested its member cities to consider the attached resolution amending section 4, article VI of the Joint Powers Agreement.

This amendment would streamline the commission's ability to handle its financial matters and I encourage its approval.

Please place this resolution on the agenda of your next council meeting and return the signed form to the commission office at your earliest convenience. Thank you for your cooperation in this matter.

cc

RESOLUTION

BE IT RESOLVED, that Article VI, Section 4 of the JOINT AND COOPERATIVE AGREEMENT OF THE RAMSEY/WASHINGTON COUNTIES SUBURBAN CABLE COMMISSION be amended as follows:

Section 4. Treasurer. The Treasurer shall have custody of the Commission's funds, shall pay its bills, shall keep its financial records and generally conduct the financial affairs of the Commission and for such other matters as shall be delegated to him by the Commission. ~~Orders, checks, and drafts of the Commission shall require the signatures of the Treasurer and one (1) other Executive Committee Officer.~~ In conducting the Commission's financial affairs, the Treasurer shall, at all times, act in accordance with generally accepted accounting principles. Treasurer's reports, including any bills or claims to be acted upon by the Commission, shall be distributed to all directors not less than five (5) days prior to the meeting. The Treasurer shall post a fidelity bond or other insurance in an amount approved by the Commission. The Commission shall bear the cost of the bond or insurance.

Passed and Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1985.

City of \_\_\_\_\_

Signature \_\_\_\_\_



I-6  
Metropolitan Council  
300 Metro Square Building  
Seventh and Robert Streets  
St. Paul, Minnesota 55101

Telephone (612) 291-6359

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

June 26, 1985

Barry Evans, City Manager  
City of Maplewood  
1380 Frost Ave.  
Maplewood, MN 55109

Dear Mr. Evans:

Minnesota Housing Finance Agency (MHFA) has invited Metro HRA to apply for funds appropriated by the State Legislature for Phase III of the Rehabilitation Loan Program. This program provides deferred payment loans to low-income homeowners to make improvements affecting safety, energy improvement, accessibility, and habitability of their homes. Metro HRA administers the program in Ramsey County communities (except St. Paul).

When the program began in 1982, your city council approved a resolution authorizing Metro HRA to apply for the MHFA funds and administer the program within your city. Since that time, we have administered to \$56,220 to assist 11 low-income homeowners in your community to make improvements to their homes.

In order to complete our application for the Phase III funding, we again need a resolution authorizing your community's participation in the program. I have enclosed a sample resolution such as the one that was previously approved by your city council. Also enclosed is a summary of the program. Since Metro HRA must submit its application to MHFA by the end of July, we would appreciate your help in getting the resolution scheduled (and approved) and the earliest possible council meeting.

If you have questions or if I can be of any assistance, please call me at 291-6504.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Garfield".

Laurie Garfield  
Supervisor Program Services  
Metro HRA

encls.

LG/jl



REHABILITATION LOAN PROGRAM

**I. General Description**

The Minnesota Housing Finance Agency (MHFA) Rehabilitation Loan Program provides deferred payment loans to low income homeowners for housing improvements directly affecting the safety, habitability, energy efficiency and accessibility of their homes. (A deferred payment loan [Deferred Loan] is a loan which need not be repaid unless the borrower sells, transfers, or ceases to live in the improved property within ten years of the date of the loan. After the ten-year period expires, the loan is forgiven.) The program was created in 1981 to replace the Agency's Home Improvement Grant Program, Accessibility Program, and Emergency Energy Conservation Grant Program, and is entering its third phase.

The program is primarily funded through appropriations from the State Legislature. The funding level for the 1985-87 program phase will be \$8 million. These funds are distributed statewide through local housing and redevelopment authorities, community action agencies, and other nonprofit organizations known as Administering Entities.

**II. Program Eligibility**

Applicants must meet four eligibility criteria in order to qualify for this program. They are as follows:

1. The applicant's household must have an adjusted gross income of \$7,000 or less. Adjusted income is calculated by taking the gross income (including all public assistance payments) of all members of the household, age 18 or over, and deducting from that amount \$1,000 per person. MHFA may also allow an extra deduction for extraordinary medical costs.
2. The applicant must own the property to be improved and it must be his/her principal place of residence.
3. The gross value of the applicant's assets (excluding the property to be improved and two surrounding acres) cannot exceed \$25,000.

RESOLUTION

REQUESTING THE METROPOLITAN COUNCIL HRA TO APPLY FOR AND IMPLEMENT A REHABILITATION LOAN PROGRAM WITHIN THE CITY OF \_\_\_\_\_

WHEREAS, the City of \_\_\_\_\_ desires to assist low income homeowners in making repairs to their homes for the purpose of correcting defects affecting directly the safety, habitability, energy conservation, or accessibility of the property; and,

WHEREAS, the Minnesota Housing Finance Agency has funds to be used for such purposes, and will accept applications from housing and redevelopment authorities desiring to administer these Rehabilitation Loan Program funds; and,

WHEREAS, the Metropolitan Council has been duly organized pursuant to Minnesota Statutes 1976, Section 473.123 and has all of the powers and duties of a housing and redevelopment authority pursuant to Minnesota Statutes 1976, 473.193 under the provisions of the Municipal Housing and Redevelopment Act, Minnesota Statutes 1976, Sections 462.411 to 462.711;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Council is hereby requested to include the City of \_\_\_\_\_ in an application for state Rehabilitation Loan Program funds, and that the city administrator \_\_\_\_\_ is hereby authorized to enter into any necessary agreement with the Metropolitan Council for operating the Program within the city.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1985

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Administor

I-7

LAIS, BANNIGAN & KELLY, P.A.

ATTORNEYS AT LAW  
409 MIDWEST FEDERAL BUILDING  
5TH AND CEDAR  
SAINT PAUL, MINNESOTA 55101

DONALD L. LAIS  
JOHN F. BANNIGAN, JR.  
PATRICK J. KELLY

AREA CODE 612  
224-3781

June 21, 1985

Action by Council:

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

Mr. Barry Evans  
City Manager  
1380 Frost Avenue  
Maplewood, MN 55109

Dear Barry:

I am herewith enclosing a copy of the statement I received from Mr. Mogren on Countryview Golf Course for the placement of the nets on the course in the total amount of \$9,686.49. I had received this bill earlier, but had no supporting bills to go along with it. I am now sending copies of bills along with this letter. I have worked out a tentative agreement with Mr. Mogren in which he will settle for a contribution by the City of one-half the amount or \$4,843.25. In exchange for that payment, the City is to obtain a full settlement as to any costs of maintenance or future installation of screens for protection of Beam Avenue from flying golf balls.

I would ask that you have the Council approve this Agreement and send the check payable to Country View Golf Course, Inc. and Gerald C. Mogren and Arlene H. Mogren, his wife, Gordon E. Kindlien and Florence Kindlien, his wife. I will have them execute the agreement releasing us from any further liability for the construction of Beam and any further liabilities arising out of the agreement made the 1st of October, 1973 between these parties and the then contract for deed holder by the name of Victor R. Fitch and LaVonne Fitch.

Very truly yours,

LAIS, BANNIGAN & KELLY, P.A.

  
Donald L. Lais

DL:cg  
Enclosure

# COUNTRY VIEW GOLF COURSE, Inc.

2950 Maplewood Drive • Saint Paul, Minnesota 55109

Poles, labor etc. from Morrison Construction	#	5,766.00
Netting, 4 rolls @ \$490. <sup>00</sup>		1,960.00
21 tie downs @ \$1.09		22.89
10 bolts, nuts & washers @ \$1.10		33.00
10 pulleys at \$5.00		50.00
700 feet of rope at \$.12 ft.		84.00
11 snaps @ \$4.00		44.00
2 pulleys @ \$45.00 ea		90.00
30 feet of chain @ \$.95 ft		28.50
3 canvas straps @ \$14.70		44.10
Pole climber (Mike) 7 hrs. @ \$25.00		175.00
Labor (ground crew) 93 hrs. @ \$15.00		1,395.00

OK Hef.

"Total" = \$9,686.49



# WITTEK

INVOICE  
**GOLF SUPPLY CO., INC.**  
3650 AVONDALE • CHICAGO, ILLINOIS 60618  
Phone (Area Code 312) 463-2636

4/19/84 M

ACCOUNT NUMBER

1408763

VIA SERVICE CHARGE OF 1% PER MONTH WILL BE ADDED TO INVOICES UNLESS OTHERWISE NOTED

SOLD TO

COUNTRY VIEW GOLF COURSE  
2926 N. HWY. 61  
ST. PAUL, MN. 55109

*Call 5103*

SHIPPED TO

P.O.L #106770 DS

612-770-7854

PLEASE RETURN DUPLICATE COPY OR REFER TO THIS INVOICE NO. WHEN MAKING REMITTANCE.

DATE 4 30 84	CUSTOMER'S ORDER NO. MAIL	SALESMAN	23 1 0	INVOICE NO. 0106
DATE SHIPPED 4 25 84	VIA TRUCK	F.O.B. COLLECT	NO PKG'S 1	TERMS

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
4 RLS.	GF/2-150 BALL BARRIER NETTING - 25' X 150'	490 00	1960 00
	<i>Part of new fencing for driving range</i>		1960 00

*paid  
Ch# 5103  
4/6/84*

No merchandise on this invoice is returnable unless claim is made within 30 days from date and permission granted for such return.  
No private branded goods may be returned at any time. To insure prompt handling of complaint, show invoice number of shipment on all correspondence.  
Interest charged on past due items.

DONOVAN CONSTRUCTION COMPANY  
 1080 MONTREAL AVENUE  
 SAINT PAUL, MINNESOTA  
 (612) 690-1761 55116

BILL TO

SHIP TO

COUNTRY VIEW GOLF COURSE  
 2962 NORTH HIGHWAY 61  
 MAPLEWOOD, MN.

COUNTRY VIEW GOLF COURSE  
 2962 NORTH HIGHWAY 61  
 MAPLEWOOD, MN.

2926

55109

55109

*Attn: Judy*

PURCHASE ORDER		SALESMAN	INVOICE NO. / DATE		TERMS	CUSTOMER NO.	
		1	11651	11/30/84	NET 30 DAYS	1152	
QUANTITY	ITEM NO.	DESCRIPTION			CODE	PRICE	EXTENSION
.	130	FURNISH, SET, & FRAME 9 POLES & BUY ANCHORS					5760.00

SUB TOTAL	5760.00
SALES TAX	-
SHIPPING / HANDLING	-
PAY THIS AMOUNT	5760.00



CONSTRUCTION CO.

TAKE-OFF SHEET

COST. F. COUNTRY VIEW CAMP COURSE

ESTIMATE NO. \_\_\_\_\_

SHEET NO. \_\_\_\_\_

DATE: 10-29-54

QUAN-  
TITY

L

W

D

LAY OUT LATTING & INSIDE GUY WIRE

LBR: 2 MEN - 7 BUCKET TRIL.

LBR. 43' x 1 = 56 - 43

TRIL. 25' x 1 = 25 - 25

2 MEN - PER HI.

68' PE  
53'

RELEASE

The undersigned, Gerald C. Mogren and Arlene H. Mogren, his wife and Gordon E. Kindlien and Florence Kindlien, his wife and Country View Golf Center, Inc., a Minnesota corporation and/or Country View Golf Course, Inc. hereby acknowledge receipt of the payment of Four Thousand Eight Hundred Forty Three and 25/100 (\$4,843.25) Dollars to them in hand paid by the City of Maplewood.

In consideration of the payment of said money, the undersigned do hereby release and fully discharge the City of Maplewood of any further liability by reason of that certain Agreement dated the 1st day of October, 1973 between the then Village of Maplewood, Victor R. Fitch and I. LaVonne Fitch and Gerald C. Mogren and Arlene Mogren, Gordon E. Kindlien and Florence Kindlien and Country View Golf Center, Inc. and in particular release and discharge the City from any further liability under Paragraph 9 of the aforesaid Agreement.

CITY OF MAPLEWOOD

In Presence of:

\_\_\_\_\_

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

\_\_\_\_\_

Its Clerk \_\_\_\_\_

(Seal)

In Presence of:

\_\_\_\_\_  
Gerald C. Mogren

\_\_\_\_\_

\_\_\_\_\_  
Arlene H. Mogren

\_\_\_\_\_

In Presence of:

\_\_\_\_\_  
Gordon E. Kindlien

\_\_\_\_\_

\_\_\_\_\_  
Florence Kindlien

\_\_\_\_\_

COUNTRY VIEW GOLF CENTER, INC.

In Presence of:

\_\_\_\_\_  
Its President

\_\_\_\_\_

\_\_\_\_\_  
Its Vice President





I-8

**LAIS, BANNIGAN & KELLY, P.A.**

ATTORNEYS AT LAW  
409 MIDWEST FEDERAL BUILDING  
5TH AND CEDAR  
SAINT PAUL, MINNESOTA 55101

DONALD L. LAIS  
JOHN F. BANNIGAN, JR.  
PATRICK J. KELLY

Action by Council:

AREA CODE 612  
224-3781

July 1, 1985

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

Mr. Barry Evans  
City Manager  
1380 Frost Avenue  
Maplewood, MN 55109

Re: Estate of Stanley H. Wessen  
Lecon Properties, Inc.

Dear Barry:

I am enclosing a copy of a letter dated June 26, 1985 together with a copy of the proposal submitted by the attorneys for the Wessen estate.

I have a call in to Mr. Fortney and will call you after hearing from him. Obviously, the City taxpayers are taking a loss on the compromise as it is presently set out and in addition to that the fact that a substantial portion of the same taxpayers are within the school district. It occurred to me that the only people really benefiting from the City agreeing to compromise on the assessment would be the County as a whole.

We do not have a legal obligation to enter into such a compromise. Our assessment is good and I believe that the letter David Busch of the Fredricksen firm wrote recognizes a need to payoff the assessment as it is an obligation for payment of bonds.

The above are just my initial reactions to the proposal and are not intended to be a recommendation.

Very truly yours,

LAIS, BANNIGAN & KELLY, P.A.

  
Donald L. Lais

DL:cg  
Enclosure



OFFICE OF THE COUNTY ATTORNEY  
RAMSEY COUNTY  
SUITE 400  
350 ST. PETER STREET  
ST. PAUL, MINNESOTA 55102

TOM FOLEY  
COUNTY ATTORNEY

TELEPHONE  
(612) 298-4421

June 26, 1985

Mr. Donald Lais  
Attorney at Law  
Midwest Federal Building  
St. Paul, MN 55102

Re: Estate of H. Stanley Wessin/Lecon Properties Inc.

Dear Mr. Lais:

Enclosed you will find a letter and supporting documentation received by the County Attorney's Office under date of June 17, 1985 from the attorney for the above reference taxpayers. The letter contains a settlement proposal relating to delinquent taxes owed on a parcel of property located within the city of Maplewood. The property has been approved for sale out of the bankruptcy court free and clear of all liens and judgments, including delinquent taxes. Any payment of taxes would be made from proceeds of the sale. The proceeds of the sale are far less than the amount of claims pending against the proceeds.

As you can see, the estate is prepared to make a settlement of the delinquent taxes. The estate is offering \$528,000 in cash in conjunction with a commitment to pay all future special assessments.

The estate's proposal was presented to the Finance Committee of the Ramsey County Board of Commissioners on June 24, 1985. At that meeting the question was raised whether the city of Maplewood is prepared to compromise the special assessments in conjunction with the compromise of general property taxes by Ramsey County. I have been instructed to submit the proposal received from the estate to you in your capacity as city attorney for the city Maplewood and request that you present this proposal to the City Council. Basically, the county would like to see the city agree to compromise the special assessments proportionately with the compromise of general property taxes.

Mr. Lais  
June 25, 1985  
Page Two

Please let me know the feelings of the city of Maplewood as soon as possible. As you can see, the closing on this property is contemplated for on or about July 1, 1985.

It is anticipated that the County will accept the settlement proposal, accept the \$528,000 and then hold the proceeds pending an agreement on distribution with the city.

Yours truly,

*David Fortney*

DAVID FORTNEY

DF:dlr

Enclosure

cc: Pat Kelly

# FREDRIKSON & BYRON

A PROFESSIONAL ASSOCIATION

1100 INTERNATIONAL CENTRE  
900 SECOND AVENUE SOUTH  
MINNEAPOLIS, MINNESOTA 55402-3397  
TELEX 290569 FREDRIKSON MPS  
TELECOPIER (612) 347-7077  
TELEPHONE (612) 347-7000

WRITER'S DIRECT DIAL

347-7031

June 17, 1985

HAROLD M. FREDRIKSON  
WELLS J. WRIGHT  
KARL F. DIESSNER  
SHEFFIELD WEST  
JOHN F. BYRON  
EARL F. COLBORN, JR.  
BERTIN A. RISBEE, JR.  
JOHN M. PALMER  
RICHARD R. HANSEN  
JEROME B. PEDERSON  
ROBERT G. WEBER  
ROBERT P. SANDS  
KEITH A. LIBREY  
TERENCE M. FRUTH  
ALBERT ANDREWS, JR.  
THOMAS R. KING  
JOHN H. STOUT  
JAMES L. BARLIE

R. BERTRAM GREENER  
WARREN E. MACK  
JOHN L. POWERS  
CHARLES F. DESSNER  
OLENTIN T. JOHNSON  
TIMOTHY M. HEANEY  
JAMES R. HALLER  
ROBERT H. ZALK  
LEO G. STERN  
FREDERICK E. FINCH  
THOMAS W. GARTON  
DOBSON WEST  
JOHN A. BATORIUS  
MICHAEL A. STERN  
NRII. A. WEIKART  
WILLIAM J. BRODY  
JOHN H. MEKKE  
THOMAS S. FRASER

JOHN A. GRIMSTAD  
ERIC S. ANDERSON  
DAVID R. BUSCH  
DAVID C. GORLUD  
JACK P. HELMS  
RONRAD J. FRIEDEMANN  
LARRY J. BERG  
JOHN J. ERIHART  
JOHN G. KOST  
KATHLEEN A. HUGHES  
JOHN M. KONECK  
ROBERT I. BLUNS, JR.  
PAUL L. LANDRY  
TED S. MEKLE  
ANDREW I. COLLIER  
MICHAEL R. KNOLL  
PATRICIA A. BEITHON  
MICHAEL A. TRITTIPO

SUSAN SHIFFLER ENLOW  
LINDA C. SCHWARTZ  
JAMES B. PLATT  
PETER H. TRENBATH  
DAVID P. BUNDE  
JAMES E. VAN VALKENBURG  
GREGORY P. KAIHOI  
SHARON K. FRIER  
KRISTIN L. ARNESEN  
ROBERT K. RANUM  
HAL B. MORGAN  
THOMAS E. HOFFMAN  
MARY S. RANUM  
LARRY D. HAUSE  
H. BRUCE VON OHLEN  
CLINTON E. CUTLER  
RANDY B. EVANS  
SHEVA J. SANDERS

Mr. David M. Fortney Esq.  
Ramsey County Attorney's Office  
4th Floor, Lowry Medical Arts Building  
St. Paul, Minnesota 55102

Re: Estate of H. Stanley Wessin/Lecon Properties, Inc.

Dear Mr. Fortney:

This letter will constitute my formal proposal on behalf of two taxpayers, the estate of H. Stanley Wessin, deceased, and Lecon Properties, Inc., that Ramsey County compromise certain real estate taxes (including special assessments, penalties and interest) with respect to certain undeveloped real property located in Maplewood, Minnesota. Attached to this letter are a number of exhibits describing the property and the encumbrances on such property. I believe you will find these exhibits helpful in considering this proposal.

Some background on this matter may also be helpful. Mr. H. Stanley Wessin began acquiring the property described on Exhibit A (hereinafter "Property") perhaps fifteen years ago. He acquired some of the Property in his own name and some of the Property in the name of Lecon Properties (hereinafter "Lecon"), a corporation of which he was the sole shareholder. For many years, Mr. Wessin unsuccessfully attempted to construct a commercial development on the Property. The Property remains entirely vacant to this date.

Mr. Wessin died in October, 1982, shortly after the holder of a mortgage on a portion of the Property sold it at a foreclosure sale. In October, 1983, Lecon filed for protection from its creditors in the United States Bankruptcy Court. Since that time, there has been considerable litigation as to the validity of certain claims against the Property.

There is a myriad of lien claims against the Property, totaling in excess of \$2,100,000, and described on Exhibit I. For some

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detail on these claims, I have attached as Exhibit K the encumbrance section of title commitment No. C15619, prepared by Title Services, Inc., which consists of some nine pages of claims against the Property. In addition to the lien claims, there are approximately \$550,000 of unsecured claims against Lecon and Estate of H. Stanley Wessin and the Property constitutes substantially all of the assets which will be available for such creditors.

Further complicating the situation is the fact that a portion of the Property is about to be platted. You will find on Exhibit A a copy of the existing plat showing each parcel of Property, including a reference number for each parcel which will allow cross-reference to other exhibits showing taxes and special assessments with respect to each such parcel. On Exhibit B, I have provided a copy of the proposed plat of Maple Ridge Mall. On Exhibit C, I have provided an overlay of the proposed plat of Maple Ridge Mall over the existing plat of the Property showing which portions of the Property will be platted.

We have recently negotiated sales of portions of the Property. On Exhibit D, I have provided a rough outline of the portions of the property subject to each of the three sales. The sales are referenced as the "G.M.C. First Sale", the "G.M.C. Second Sale" and the "Mogren Sale". The G.M.C. First Sale provides for a purchase price of \$1,074,500 and is set to close on July 1, 1985. The Mogren Sale provides for a purchase price of \$70,000 and is scheduled to close on July 1, 1985. The G.M.C. Second Sale is an option providing for a current purchase price of \$312,000 and providing that the holder of the option has until August, 1986 to exercise the option. Thus, the total purchase price for the Property currently subject to agreement is \$1,456,500, of which there is a reasonably high likelihood that \$1,145,000 will be received on or about July 1, 1985.

The property subject to these sale agreements constitutes the most valuable portion of the Property as it includes all of the White Bear Avenue frontage. You will note on Exhibit D, that the property immediately west of the property subject to the G.M.C. First Sale is subject to an approximately 300 foot wide drainage easement which obviously renders the property valueless for any development. The remainder of the Property is not, in the aggregate, expected to generate sales proceeds more than a small portion of that to be generated by the properties currently subject to sale agreements. In

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fact, you will note in Exhibit F that the assessor's total estimated market value of Parcels 1, 11 and 10 is only about \$130,000. The only other portion of the Property remaining not subject to sales agreements is the westerly portion of Parcel 4 which, because of the previously mentioned drainage easement, does not have a great deal of usable land.

On Exhibit F, I have scheduled the special assessments on the Property. You will note that the total sum is \$625,000, of which approximately \$313,000 has been certified to real estate taxes and of which approximately \$312,000 is not due until future years. You will note on Exhibit F that the assessor's estimated market value for all parcels of Property is approximately \$1,830,000. This means that special assessments applied to this Property exceed one-third of the current estimated fair market value of the Property and if the special assessments are presumed to have increased the value of the Property by a substantial portion of the amount of such special assessments, then the proportion of the special assessments to the unimproved value of the Property is close to one-half.

On Exhibit G, there is a summary of the delinquent real estate taxes affecting the Property (further details of these taxes is set forth in Exhibit H): You will note that the total of all current and delinquent real estate taxes with respect to the Property is approximately \$808,000. If one adds to this the future installments of special assessments, the total outstanding tax burden on the Property is approximately \$1,120,000. This is almost 60% of the total assessor's estimated market value of the Property. Based on the existing sales, it would appear that the assessor's estimated market value is relatively close to market value.

I propose that the tax burden on the Property is excessive and some relief should be granted. We acknowledge that we have not followed the conventional methods of protesting taxes and special assessments; however, I urge that consideration be given to the untimely death of Mr. Wessin, the bankruptcy of Lecon, and the litigation concerning the mortgage foreclosure sale. Furthermore, it appeared to me to be more appropriate to request the County's consideration of a compromise when we are in a position to immediately substantially or entirely pay a compromised amount.

The Bankruptcy Court has ordered that the portions of the Property subject to the sales agreements described above shall be sold free and clear of all liens with the liens then attached to the proceeds to be distributed upon further order of the Court. As is indicated

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in Exhibit I, the total of all claims far exceed the current sales proceeds and perhaps the entire fair market value of the Property. If the creditors holding the most significant liens are willing to compromise their claims, there is a significant probability that the compromised amounts can be paid, in cash, shortly after July 1, 1985. A number of the other lien claimants have compromised their claims already on the condition that they be paid the compromised amount on or about July 1, 1985.

The State of Minnesota has a secured tax claim in the amount of \$150,000 and has offered to compromise this at 70%, equal to \$100,000, if it is paid on or about July 1, 1985. Union Bank and Trust Company has agreed to compromise its secured claim of \$340,000 at approximately 82% of that amount, which equals \$280,000. North Ridge Care Center has agreed to compromise its secured claim of \$440,000 at approximately \$375,000. A number of smaller secured claimants have agreed to compromises ranging from 30% of the claim to in excess of 60% of the claim. At this time, it appears somewhat unlikely that the Property will generate enough net sales proceeds to pay any significant portion of the unsecured claims against the estate of H. Stanley Wessin and Leon, which claims are approximately \$550,000.

I propose that the County compromise these taxes by reducing the total outstanding tax burden by 25%. As indicated on Exhibit G, the total outstanding tax burden is approximately \$1,120,000. This would constitute a reduction in the tax burden of \$280,000, leaving \$840,000 of the tax burden remaining. We propose that the future installments of special assessments be left intact at the current amount of \$312,000. If this amount is subtracted from the remaining tax burden of \$840,000, this would require a present tax payment of \$528,000. If this proposal is acceptable, the County should receive cash in the amount of \$528,000 on or about July 1, 1985.

You will note that this proposal fully protects payment of the special assessments. The future installments of special assessments will remain in place. (It should be noted that the purchaser of the G.M.C. First Sale Property intends to construct a substantial commercial development and will thus be in a position to service the future installments of special assessments.) As indicated on Exhibit G, the portion of the delinquent taxes which are special assessments is approximately \$315,000 and the amount proposed to be paid is approximately \$210,000 in excess of the unpaid special assessments.

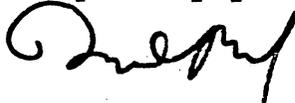
FREDRIKSON & BYRON, P.A.

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If the County accepts this proposal, we will waive any right to challenge in Bankruptcy Court the amount or priority of such taxes, we will waive the right to claim any fees or expenses from sales proceeds to the extent such action would delay full payment of the County of delinquent taxes, and we will agree that such amount will bear interest if not paid reasonably promptly after July 1, 1985. In order to expedite the closing of the sales transactions described above, I respectfully request that the County instruct its officials to accept the plat for filing without payment of the delinquent taxes and to accept various deeds for filing without payment of the delinquent taxes.

If it is appropriate, I am most willing to appear before the County officials who will consider this proposal.

Very truly yours,



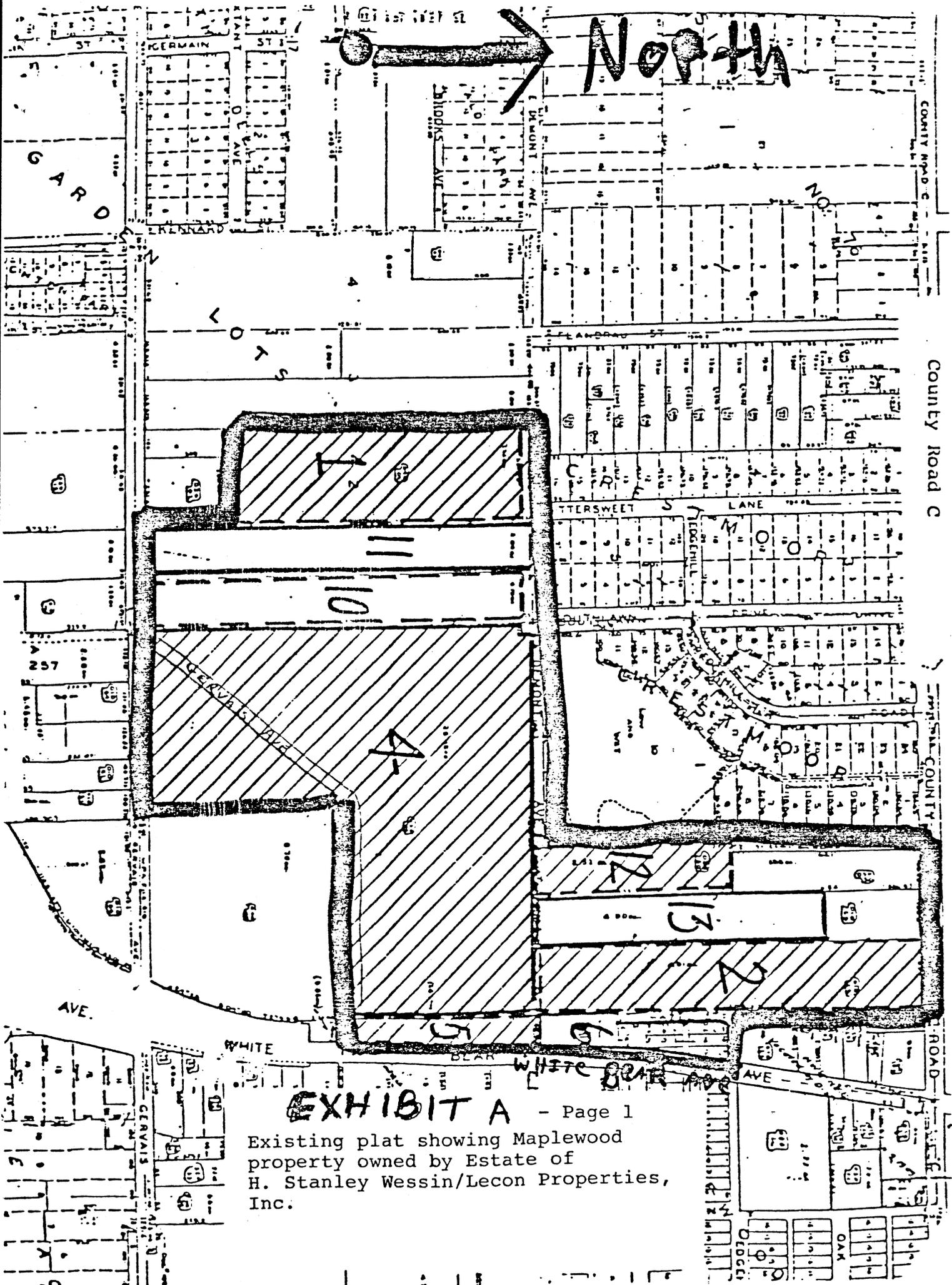
David R. Busch

DRB/mjv

Enclosures

LIST OF EXHIBITS

- Exhibit A - Current Plat Map
- Exhibit B - Proposed Plat of Maple Ridge Mall
- Exhibit C - Overlay of Proposed Plat Over Current Plat
- Exhibit D - Description of Properties to be Sold
- Exhibit E - Copy of Letter from Mrs. Beatrice P. Backer, concerning amounts of delinquent real estate taxes
- Exhibit F - Schedule of Special Assessments and Estimated Market Values
- Exhibit G - Summary of Real Estate Taxes on Property
- Exhibit H - Detail of Taxes and Assessments on each Parcel of Property
- Exhibit I - Schedule of Claims against Property
- Exhibit J - Bankruptcy Schedules of Lecon Properties
- Exhibit K - Schedule B of Title Commitment showing encumbrances on Property

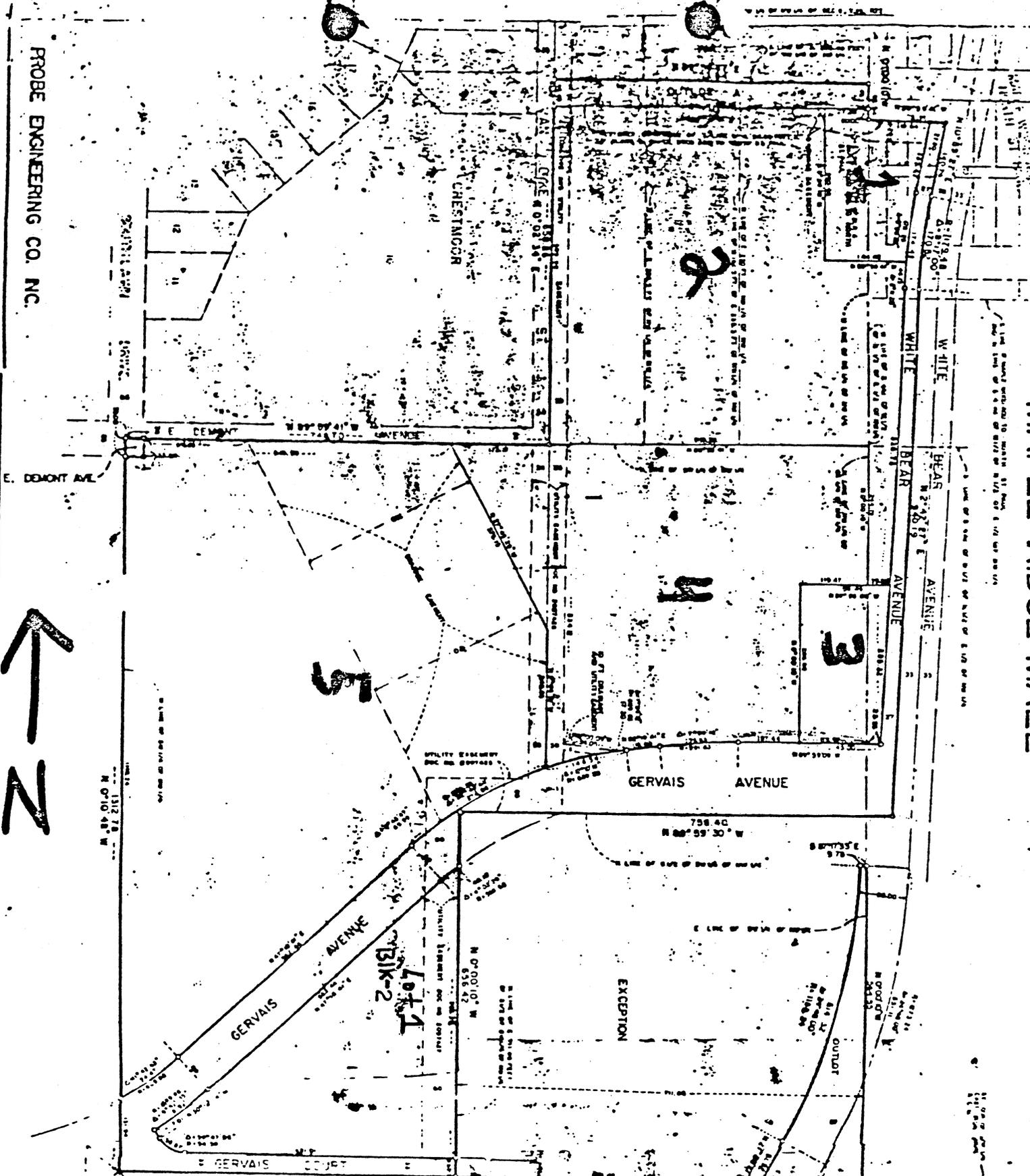


**EXHIBIT A** - Page 1

Existing plat showing Maplewood property owned by Estate of H. Stanley Wessin/Lecon Properties, Inc.

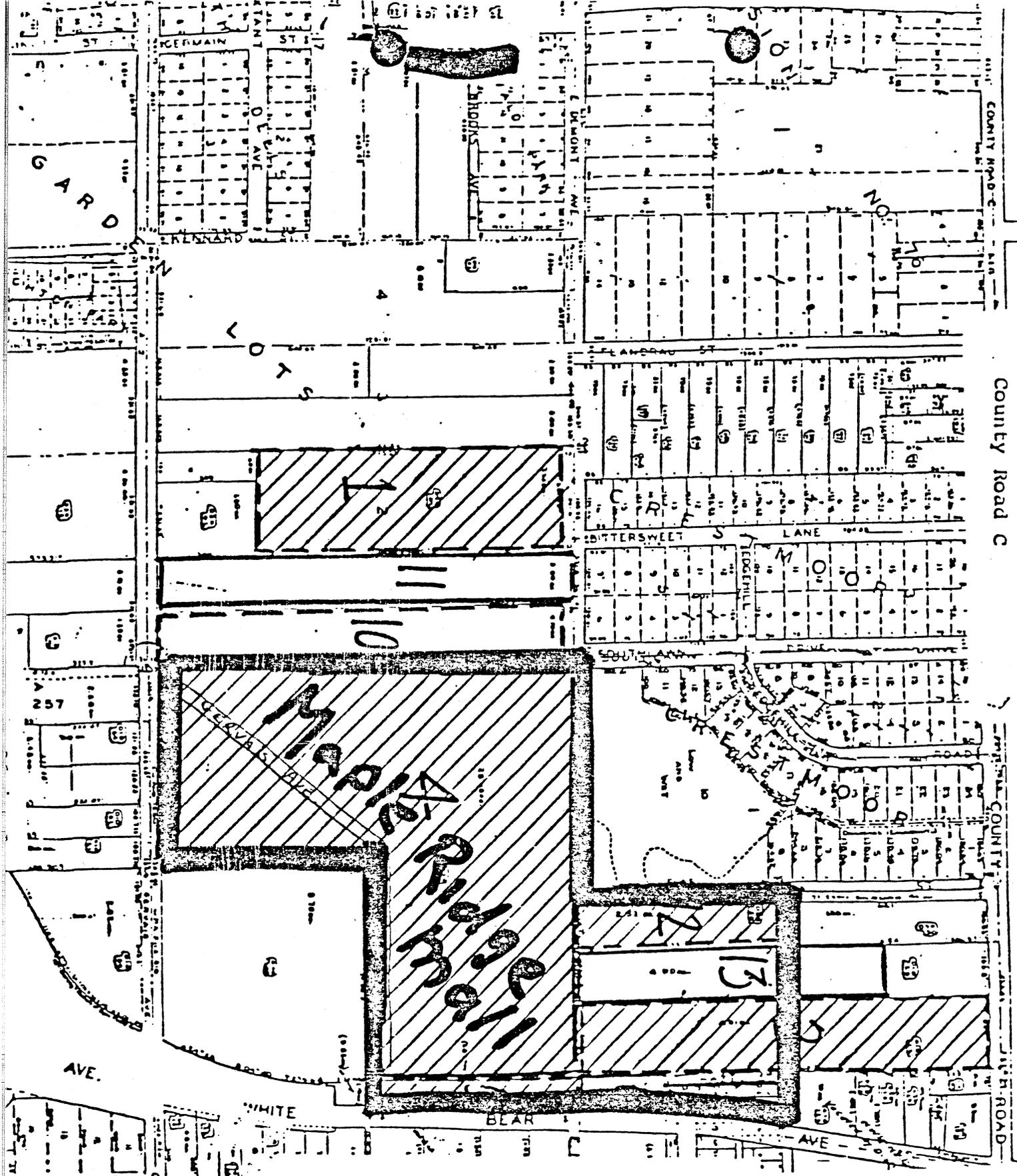
PROBE ENGINEERING CO. INC.

MAPLE RIDGE MALL



# EXHIBIT B - Page 1

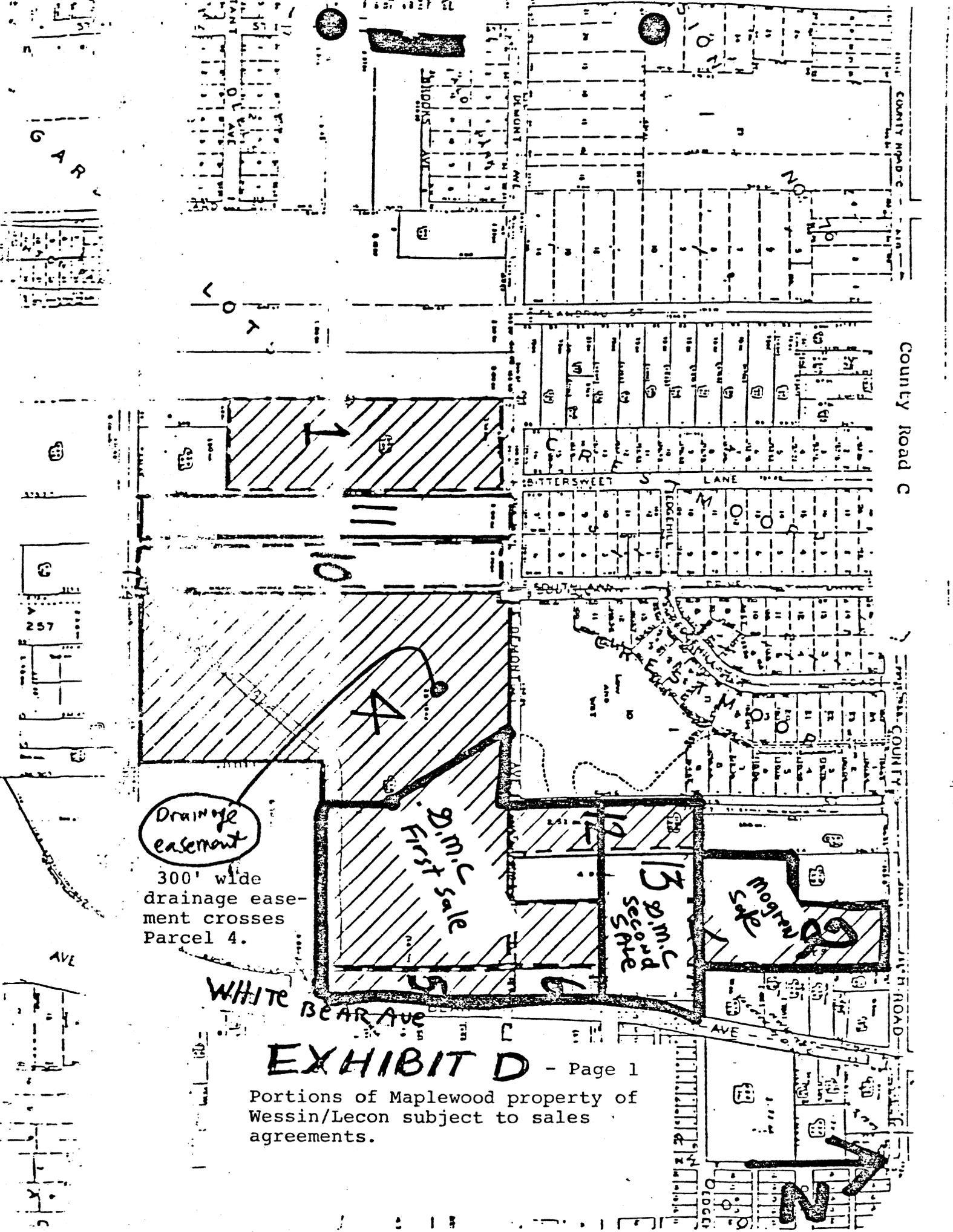
Proposed plat of Maple Ridge Mall. (approved by City of Maplewood)



# EXHIBIT C - Page 1

Overlay showing portions of property owned by Wessin/Lecon which will be part of Maple Ridge Mall.





Drainage easement

300' wide drainage easement crosses Parcel 4.

D.M.C. First Sale

15 D.M.C. Second Sale

Mogran Sale

**EXHIBIT D** - Page 1

Portions of Maplewood property of Wessin/Lecon subject to sales agreements.



DEPARTMENT OF  
TAXATION AND RECORDS ADMINISTRATION

COUNTY OF RAMSEY  
113-138 COURT HOUSE  
ST. PAUL, MINNESOTA 55102

April 25, 1985

LOU McKENNA  
Director

ROGER VIK  
Asst. Director

DIVISION MANAGERS  
WALTER T. O'MALLEY  
Property Valuation  
LEONARD F. OLSON  
Revenue  
C. THOMAS OSTHOFF  
PEGGY RECTOR  
Records  
EUGENE H. GIBBONS  
Property Ownership

David Busch  
Fredrikson Law Firm  
1100 International Center  
900 2nd Avenue South  
Mpls., MN 55402

RE: H Stanley Wessin  
Lecon Properties

Dear Mr. Busch:

Enclosed is the delinquent tax information you requested on the following parcels:

	PARCEL REFERENCE #
57-01110-080-40	4+5
030-27	6
020-30	12
010-28	2
49000-021-07	6
022-06	6
63100-040-02	1
040-01	11
030-01	10

Parcel 57-01110-010-29 is now 57-01110-030-29 and the 1984 -13 and prior taxes are paid.

The 1984 amount due on each parcel has been highlighted in yellow and a tape showing showing the amount due for all parcels shows a 1984 total of \$187,457.46 and the total for all other years is \$458,059.92. 7

An invoice of the charges for this information is enclosed.

Very truly yours,

Leonard F. Olson  
Manager, Revenue Division

By *Beatrice P. Backer*  
(Mrs.) Beatrice P. Backer  
Supervisor  
Public Services Section

BPB:jeb  
Enclosures

EXHIBIT E

H. STANLEY WESSIN/LECON PROPERTIES INC.  
 ANALYSIS OF SPECIAL ASSESSMENTS

PARCELS SUBJECT TO SALES AGREEMENTS	SPECIALS REMAINING SUBSEQUENT TO 1985 TAXES	SPECIALS PREVIOUSLY CERTIFIED TO TAXES	Asses Est. Value
#12 57-01110-020-30	\$3,610.00	N/A	4,000
#2 57-01110-010-28	\$1,915.50	N/A	300,000
#4&5 57-01110-080-40	\$224,408.58	N/A	1,304,000
#6 57-49000-021-07	\$19.64	N/A	78,000
#6 57-49000-022-06	\$138.35	N/A	
#6 57-01110-030-27	\$181.86	N/A	
#13 57-01110-030-29	\$ 1,061.71	N/A	10,000
SUBTOTAL:	\$231,335.64	\$244,214.02	1,696,000

Property Subject to Sales Agreements: Total of future and certified special assessments = 475,549.66

PARCELS NOT SUBJECT TO SALES AGREEMENTS	SPECIALS REMAINING SUBSEQUENT TO 1985 TAXES	SPECIALS PREVIOUSLY CERTIFIED TO TAXES	EST. MARK VALU
#1 57-63100-040-02	\$28,742.00	N/A	35,000
#11 57-63100-040-01	\$26,107.20	N.A.	49,000
#10 57-63100-030-01	\$25,569.54	N/A	46,000
SUBTOTAL:	\$80,418.74	69,710.04	130,000

Property Not Subject to Sales Agreements: Total of future and certified special assessments = 150,129.38

TOTAL ALL PARCELS OF FUTURE SPECIALS	311,754.38
TOTAL ALL PARCELS OF CERTIFIED SPECIALS	<u>313,924.66</u>
TOTAL ALL PARCELS, ALL FUTURE AND CERTIFIED SPECIAL ASSESSMENTS	625,679.04

SUMMARY OF TAXES ON PARCELS SUBJECT TO SALES AGREEMENTS

TOTALS	Taxes	Spec.	P&I	TOTALS
1983 & Prior	\$153,649.18	\$138,639.42	\$101,603.90	\$393,892.50
1984	78,113.84	56,499.74	24,600.64	159,214.22
1985	<u>81,179.82</u>	<u>49,074.86</u>	<u>\$ [9,117.83 est.]</u>	<u>139,372.51</u>
TOTALS	\$312,942.84	\$244,214.02	\$135,322.37	\$692,479.23
Future Specials				<u>\$231,335.64</u>
Total Tax Burden on Parcels Subject to Sales Agreements				<u>\$923,813.87</u>
Total Assessor's Est. Value of Parcels Subject to Sales Agreements				\$1,686,000

SUMMARY OF TAXES ON PARCELS NOT SUBJECT TO SALES AGREEMENTS TOTALS

	Taxes	Spec.	P&I	
1983 & Prior	\$11,528.92	\$36,451.46	\$16,193.04	\$64,173.42
1984	6,058.98	17,820.28	4,362.93	28,242.19
1985	<u>6,035.02</u>	<u>15,438.90</u>	<u>[1,503.17 est.]</u>	<u>22,977.09</u>
TOTALS	\$23,622.92	\$69,710.64	\$22,059.14	\$115,392.70
Future Specials				<u>80,418.74</u>
Total Tax Burden on Parcels Remaining				<u>195,811.44</u>
Total Assessor's Est. Mkt. Value of Parcels Remaining				130,000.00
Total Taxes All Parcels				807,871.93
Future Specials All Parcels				<u>311,754.38</u>
Total Outstanding Tax Burden All Parcels				\$1,119,626.31

NOTE: Interest on all parcels on taxes due 1981-1984 is figured thru 5/31/85

1985 taxes good to 5/15/85; interest will be at 7% to 6/15/85

NOTE: See Exhibit F for list of parcels which are subject to sales agreements and those which are not subject to sales agreements

#12 57-01110-020-30  
Taxes Spec. P&I

1981			
1982			
1983	151.00	876.72	304.53
1984	169.10	840.62	184.53
1985	173.10	804.52	

TOTALS 493.20 2,521.86 489.06

TOTAL DUE: \$3,504.12

#2 57-01110-010-28  
Taxes Spec. P&I

1981			
1982			
1983	11,635.32	429.10	3,453.86
1984	13,066.72	412.76	2,463.38
1985	15,008.28	396.38	

TOTALS 39,710.32 1,238.24 5,917.24

TOTAL DUE: \$46,865.80

# 4 & 5 57-01110-080-40  
Taxes Spec. P&I

1981	37,983.50	5,770.34	19,677.54
1982	46,519.48	73,552.94	45,213.27
1983	54,546.22	57,398.20	31,943.34
1984	61,247.32	54,670.24	21,183.94
1985	60,973.40	47,307.40	

TOTALS 261,269.92 238,699.12 118,018.09

TOTAL DUE: \$617,987.13

#6 57-49000-021-07  
Taxes Spec. P&I

1981			
1982			
1983	161.68	14.62	61.58
1984	234.84	13.88	45.45
1985	509.68	3.14	

TOTALS 906.20 31.64 107.03

TOTAL DUE: \$1,044.87

#6 57-49000-022-06  
Taxes Spec. P&I

1981			
1982			
1983	755.44	89.30	252.32
1984	1,268.16	84.98	247.29
1985	1,262.50	22.02	

TOTALS 3,286.10 196.30 499.61

TOTAL DUE: \$3,982.01

#6 57-01110-030-27  
Taxes Spec. P&I

1981			
1982			
1983	1,896.54	508.20	697.46
1984	2,127.70	477.26	476.05
1985	2,118.18	372.40	

TOTALS 6,142.42 1,357.86 1,173.51

TOTAL DUE: \$8,673.79

#13 57-01110-030-29  
Taxes Spec. P&I

1981			
1982			
1983		PAID	
1984		PAID	
1985	1,134.68	169.00	

TOTALS 1,134.68 169.00

TOTAL DUE: \$1,303.68

#1 57-63100-04002  
Taxes Spec. P&I

1981			
1982			
1983	1,437.98	5,689.20	2,045.02
1984	1,615.74	5,479.24	1,296.61
1985	1,611.62	4,731.00	

TOTALS 4,665.34 15,899.44 3,341.63

TOTAL DUE: \$23,906.41

#11 57-63100-040-01  
Taxes Spec. P&I

1981	1,415.96	595.94	910.76
1982	1,734.18	8,328.08	3,788.95
1983	2,033.32	6,471.28	2,426.78
1984	2,282.68	6,175.42	1,545.71
1985	2,272.48	5,356.46	

TOTALS 9,738.62 26,927.18 8,672.20

TOTAL DUE: \$45,338.00

#10 57-63100-030-01  
Taxes Spec. P&I

1981	1,340.54	589.42	867.90
1982	1,641.86	8,311.64	3,747.99
1983	1,925.08	6,465.90	2,405.64
1984	2,160.56	6,165.62	1,520.61
1985	2,150.92	5,351.44	

TOTALS 9,218.96 26,884.02 8,542.14

TOTAL DUE: \$44,645.12

S.I.L.H. - Done.

	#12 57-01110-020-30			#2 57-01110-010-28			# 4 & 5 57-01110-080-40		
	Taxes	Spec.	P&I	Taxes	Spec.	P&I	Taxes	Spec.	P&I
1981							37,983.90	5,770.34	19,677.54
1982							46,519.48	73,552.94	45,213.27
1983	151.00	876.72	304.53	11,635.32	429.10	3,453.86	54,546.22	57,398.20	31,943.34
1984	169.10	840.62	184.53	13,066.72	412.76	2,463.38	61,247.32	54,670.24	21,183.94
1985	173.10	804.52		15,008.28	396.38		60,973.40	47,307.40	
TOTALS	493.20	2,521.86	489.06	39,710.32	1,238.24	5,917.24	261,269.92	238,699.12	118,018.09

	#1 57-63100-040-02			#6 57-49000-021-07			#6 57-49000-022-06		
	Taxes	Spec.	P&I	Taxes	Spec.	P&I	Taxes	Spec.	P&I
1981									
1982									
1983	1,437.98	5,689.20	2,045.02	161.68	14.62	61.58	755.44	89.30	252.32
1984	1,615.74	5,479.24	1,296.61	234.84	13.88	45.45	1,268.16	84.98	247.29
1985	1,611.62	4,731.00		509.68	3.14		1,262.50	22.02	
TOTALS	4,665.34	15,899.44	3,341.63	906.20	31.64	107.03	3,286.10	196.30	499.61

NOTE: Interest on all parcels on taxes due  
1981 thru 1984 is figured thru 5/31/85.

1985 taxes good to 5/15/85 penalty  
incurred after 5/15/85 to 6/15/85  
would be 7% on non-homestead  
3% on homestead

#11 57-63100-040-01

Taxes	Spec.	P&I
1,415.96	595.94	910.76
1,734.18	8,328.08	3,788.95
2,033.32	6,471.28	2,426.78
2,282.68	6,175.42	1,545.71
2,272.48	5,356.46	
9,738.62	26,927.18	8,672.20

#10 57-63100-030-01

Taxes	Spec.	P&I	
1,340.54	589.42	867.90	69,151.90
1,641.86	8,311.64	3,747.99	192,838.39
1,925.08	6,465.90	2,405.64	182,466.29
2,160.56	6,165.62	1,520.61	174,089.21
2,150.92	5,351.44		139,794.38
9,218.96	26,884.02	8,542.14	758,340.17

#6 57-01110-030-27  
030-27

Taxes	Spec.	P&I
1,896.54	508.20	697.46
2,127.70	477.26	476.05
2,118.18	372.40	
6,142.42	1,357.86	1,173.51

#13 57-01110-030-29

Taxes	Spec.	P&I	
			PAID 13,609.34
			PAID 13,367.20
1,134.68	169.00		11,934.22
1,134.68	169.00		38,910.76

TOTAL DUE ON ALL PARCELS	\$797,250.93
(1981-1985)	
est. penalty on 1985 taxes	<u>10,621.00</u>
	807,871.93

Exhibit H- Page 3

SCHEDULE OF LIEN CLAIMS AGAINST MAPLEWOOD PROPERTY

Ramsey County - Past due taxes, penalties & interest	\$805,000
Ramsey County - Future special assessment installments	310,000
State of Minnesota - tax liens	150,000
Internal Revenue Service - tax liens	75,000
Union Bank and Trust Company - mortgage	340,000
North Ridge Care Center - judgment	440,000
Mechanics and attorney liens and judgments for attorney fees	45,000
	30,000
Total All lien claims against property	<u>\$2,195,000</u>

Total all unsecured claims against Estate of  
H. Stanley Wessin and Lecon Properties est. \$550,000

In re

CHAPTER 11

LECON PROPERTIES, INC.

VOLUNTARY CASE: DEBTOR'S PETITION

Debtor Include here all names used by debtor within last 6 years.

1. Petitioner's post-office address is 1152 Hamel Road, Hamel, MN 55340

- 2. Petitioner has [ ] resided within this district for the preceding 180 days. [ ] had domicile within this district for the preceding 180 days. [X] had its principal place of business within this district for the preceding 180 days. [ ] resided or been domiciled or had principal place of business within this district for a longer portion of the preceding 180 days than in any other district.

3. Petitioner is qualified to file this petition and is entitled to the benefits of title 11, United States Code as a voluntary debtor.

- 4. [ ] A copy of petitioner's proposed plan dated 19 is attached. [X] Petitioner intends to file a plan pursuant to chapter 11 of title 11, United States Code.

5. Exhibit A is attached to and made a part of this Petition.\*

Wherefore, petitioner prays for relief in accordance with chapter 11 of title 11, United States Code. Fredrikson, Byron, Colborn, Bisbee & Hansen, P.A.

Signed: By David R. Busch, Esq./Ellen Guerin Address: Fredrikson, Byron, Colborn, Bisbee & Hansen, P.A. 4744 IDS Center Minneapolis, MN 55402 (612) 347-7000 Attorneys for Debtor

Petitioner(s) signs if not represented by attorney By George S. Wessin, President And by Jerry Wessin, its Vice President

DECLARATION

INDIVIDUAL: I, the petitioner named in the foregoing petition, certify under penalty of perjury that the foregoing is true and correct.

JOINT INDIVIDUALS: We, and the petitioners named in the foregoing petition, certify under penalty of perjury that the foregoing is true and correct.

CORPORATION: I, George S. Wessin the President and Jerry Wessin, the Vice President of the corporation named as petitioner in the foregoing petition, certify under penalty of perjury that the foregoing is true and correct, and that the filing of this petition on behalf of the corporation has been authorized.

PARTNERSHIP: I, a member an authorized agent of the partnership named as petitioner in the foregoing petition, certify under penalty of perjury that the foregoing is true and correct, and that the filing of this petition on behalf of the partnership has been authorized.

Executed on September 30 19 83

Signature: George S. Wessin, President And Jerry Wessin, Vice President

EXHIBIT J Page 1

In re  
**LECON PROPERTIES, INC.**  
 Debtor

**Schedule A — STATEMENT OF ALL LIABILITIES OF DEBTOR**

Include here all named used by debtor within last 6 years.

(If this form is used by joint debtors wherever the question requires separate answers for Husband (H), Wife (W) or Joint (J) insert the appropriate symbol in column headed H, W or J. If the word "debtor" or words referring to debtor are used they shall be read as if in the plural).

Schedules A-1, A-2, and A-3 must include all the claims against the debtor(s) or debtors' property as of the date of the filing of the petition by or against debtor.

**SCHEDULE A-1 — CREDITORS HAVING PRIORITY**

(1) Nature of Claim	(2) Name of creditor and complete mailing address including zip code (if unknown, so state)	(3) Specify when claim was incurred and the consideration therefor; when claim is contingent, unliquidated, disputed, or subject to setoff, evidenced by a judgment, negotiable instrument, or other writing, or incurred as partner or joint contractor, so indicate; specify name of any partner or joint contractor on any debt.	(4) Indicate if claim is contingent, unliquidated or disputed.	(5) H W or J	(6) Amount of Claim
a. Wages, salary, and commissions, including vacation, severance and sick leave pay owing to workmen, servants, clerks, or traveling or city salesmen on salary or commission basis, whole or part time, whether or not selling exclusively for the debtor, not exceeding \$2,000 to each, earned within 90 days before filing of petition or cessation of business, if earlier (specify date).	NONE				\$
b. Contributions to employee benefit plans for services rendered within 180 days before filing of petition or cessation of business, if earlier (specify date).	NONE				
c. Deposits by individuals, not exceeding \$900 for each for purchase, lease, or rental of property or services for personal, family, or household use that were not delivered or provided.	NONE				
d. Taxes owing (itemize by type of tax and taxing authority: (1) To the United States (2) To any State (3) To any other taxing authority	d.1. NONE 2. State of Minnesota	Withholding tax-lien filed November 20, 1980	-		52,764.94
Total					52,764.94

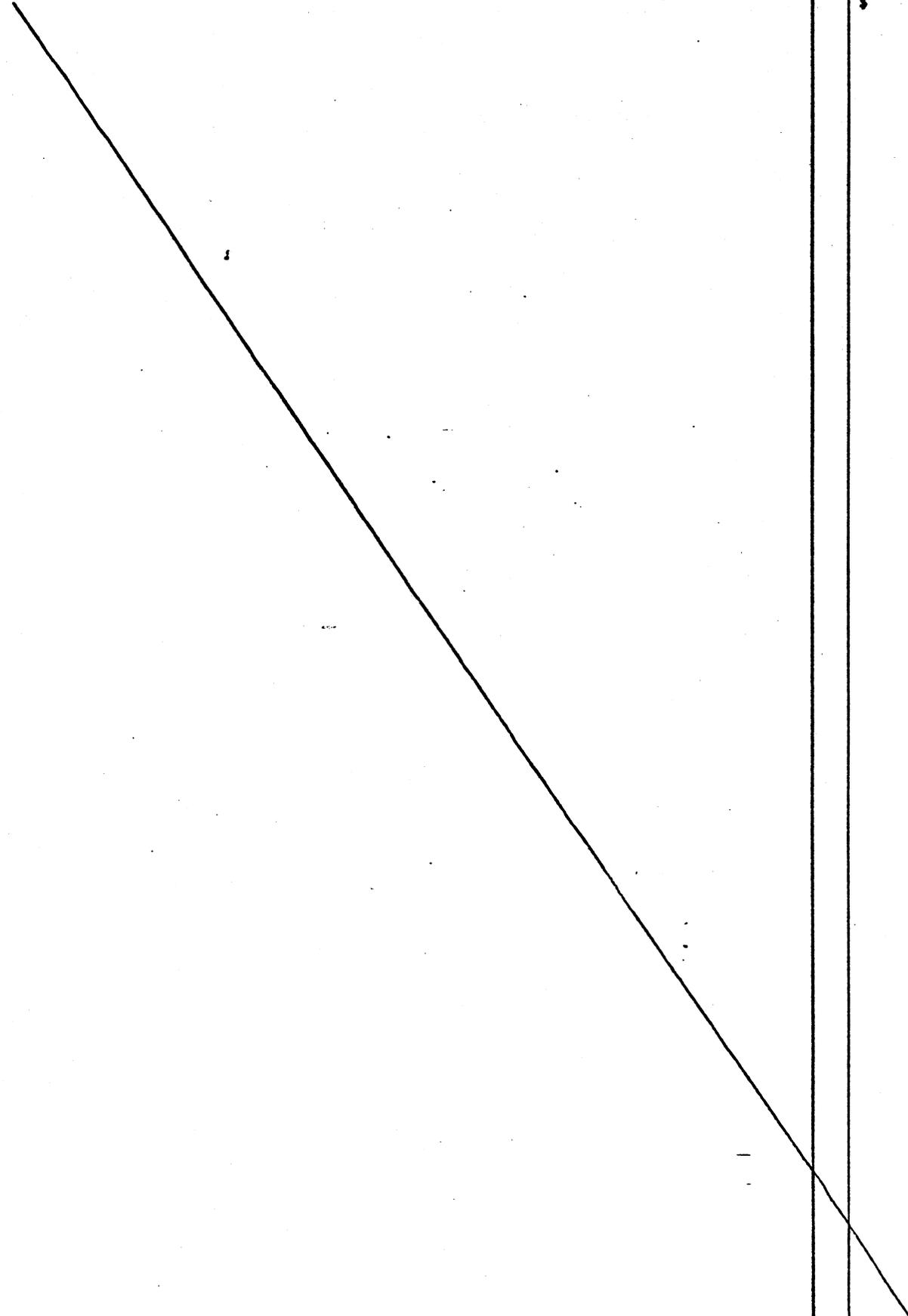
**Schedule A-2 — Creditors Holding Security**

(1) Name of creditor and complete mailing address including zip code (if unknown, so state)	(2) Description of security and date when obtained by creditor	(3) Specify when claim was incurred and the consideration therefor; when claim is contingent, unliquidated, disputed, subject to setoff, evidenced by a judgment, negotiable instrument, or other writing, or incurred as partner or joint contractor, so indicate; specify name of any partner or joint contractor on any debt.	(4) Indicate if claim is contingent, unliquidated or disputed	(5) H W or J	(6) Market value	(7) Amount of claim without deduction of value of security
1 County of Ramsey 113-138 Courthouse St. Paul, MN 55104	Tax lien.	Real estate taxes & special assessments for approx. years 1978-1983.	N/A		\$	\$ 557,057.34
2 North Ridge Care Center 5430 Boone Ave.N. New Hope, MN 55428	Judgment lien on real property, docketed 7/25/83.	Debt based on various loans to corporation.	DISPUTED			373,669.66
3 Probe Engineering Company, Inc. 1000 E. 146th St. Burnsville, MN 55337	Mechanic's lien.	Survey and engineering work on real property approx. August 1982.	N/A			9,237.01
4 Union Bank & Trust Company 312 Central Ave. Minneapolis, MN 55414	Mortgage on real property; obtained November 30, 1981.	Debt incurred approx. Nov. 1981; claim is liquidated; claim is guaranteed by sole shareholder (now deceased).	N/A			245,326.36
None of the above claims is contingent, liquidated or disputed unless otherwise stated.			Total			\$1,185,290.37

**Schedule A-3 — Creditors Having Unsecured Claims Without Priority**

Name of creditor (including last known holder of any negotiable instrument) complete mailing address including zip code (if unknown, so state).	Specify when claim was incurred and the consideration therefor; when claim is contingent, unliquidated, disputed, subject to setoff, evidenced by a judgment, negotiable instrument, or other writing, or incurred as partner or joint contractor, so indicate; specify name of any partner or joint contractor on any debt.	H W or J	Amount of Claim
5 West St. Paul State Bank 66 Thompson Avenue East West St. Paul, MN 55118	Loan to debtor pursuant to note dated August 20, 1982.		\$ 30,200.00
None of the above claims is contingent, liquidated or disputed unless otherwise stated.		Total	\$ 30,200.00

**Schedule A-3 Creditors Having Unsecured Claims With Priority**

Name of creditor (including last known holder of any negotiable instrument) complete mailing address including zip code (if unknown, so state).	Specify when claim was incurred and the consideration therefor; when claim is contingent, unliquidated, disputed, subject to setoff, evidenced by a judgment, negotiable instrument, or other writing, or incurred as partner or joint contractor, so indicate; specify name of any partner or joint contractor on any debt	H W or J	Amount of Claim
			\$

None of the above claims is contingent, liquidated or disputed unless otherwise stated.

Total

**SCHEDULE B — STATEMENT OF ALL PROPERTY DEBTOR**

Schedules B-1, B-2, B-3, and B-4 must include all property of the debtor as of the date of the filing of the petition by or against debtor.

**Schedule B-1 — Real Property**

Description and location of all real property in which debtor has an interest (including equitable and future interests, interests in estates by the entirety, community property, life estates, leases, holds, and rights and powers exercisable for the benefit of debtor)

Nature of interest (specify all deeds and written instruments relating thereto)

H  
W  
or  
J

Market value of debtor's interest without deduction for secured claims listed in schedule A-2 or exemptions claimed in schedule B-4

Approximately 46.09 acres of undeveloped land in Maplewood, Ramsey County, Minnesota, owned in fee by debtor subject to various liens. The property is legally described on Exhibit 1 to Schedule B-1 and shown on map attached as Exhibit 2 to Schedule B-1. The property is described below as to size, reference numbers and values.

Parcel Ref. #	Property I. D. No.	Acres	Assessor's Value	Per Acre Assessor's Value
1	57-63100-040-02	7.21	\$ 34,376.00	\$ 4,767.80
2	57-01110-010-28	6.91	278,162.00	40,255.00
4 & 5	57-01110-080-40	29.45	1,304,021.00	44,279.15
12	57-01110-020-30	2.52	3,610.00	1,432.55

Estimated total value \$1,629,000

Total 1,629,000

**Schedule B-2 — Personal Property**

Type of Property

Description and location

H  
W  
or  
J

Market value of debtor's interest without deduction for secured claims listed on schedule A-2 or exemptions claimed in schedule B-4

a. Cash on hand		\$ -0-
b. Deposits of money with banking institutions, savings and loan associations, credit unions, public utility companies, landlords, and others		-0-
c. Household goods, supplies, and furnishings		-0-
d. Books, pictures, and other art objects; stamp, coin, and other collections		-0-
e. Wearing apparel, jewelry, firearms, sports equipment, and other personal possessions		-0-
f. Automobiles, trucks, trailers, and other vehicles		-0-
g. Boats, motors, and their accessories		-0-
<b>Total</b>		<b>-0-</b>

Total

-0-

Exhibit 1 to Schedule B-1

Legal Descriptions  
of Maplewood property

PARCEL NO. 1

Lot 2, except the South 300 feet thereof, E. G.  
Rogers' Garden Lots

PARCEL NO. 2

The East 230 feet of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of  
Section 11, Township 29, Range 22

PARCEL NO. 4

The SW 1/4 of the NW 1/4 of Section 11, Township 29,  
Range 22, except the East 711.88 feet of the S 1/2 of  
the SW 1/4 of the NW 1/4 of said Section 11, which  
lies Westerly of a line run parallel with and distant  
85 feet Westerly of the following described line: From  
a point on the West line of said Section 11, distant  
718.7 feet South of the W 1/4 corner thereof, run  
Westerly at an angle of 90°30' with said West section  
line (measured from South to West) for 204 feet;  
thence deflect to the right at an angle of 90°00'  
for 37.5 feet to the point of beginning of line to be  
described; thence deflect to the right at an angle  
of 90°00' for 260.04 feet; thence deflect to the  
right at an angle of 3°12' for 394.21 feet; thence  
deflect to the left at an angle of 49°14' for 308.85  
feet; thence deflect to the right at an angle of  
20°30' for 443.06 feet; thence deflect to the left  
at an angle of 37°32' for 375.94 feet; thence deflect  
to the left on a 4°30' curve (Delta Angle 24°48') for  
551.11 feet and there terminating, according to the  
United States Government Survey thereof, Ramsey County,  
Minnesota.

PARCEL NO. 5

That part of the Northwest 1/4 of Southeast 1/4 of  
Northwest 1/4 lying Westerly of center line of White  
Bear Avenue, in Section 11, Township 29, Range 22, in  
Ramsey County, Minnesota.

PARCEL NO. 12

The West 167 feet of the East 563.5 feet of the NW $\frac{1}{2}$   
of the NW $\frac{1}{4}$  of Section 11, Township 29, Range 22,  
except the North 654 feet thereof

Type of property	Description and location	H W or J	Market value of debtor's interest without deduction for secured claims listed on schedule A-2 or exemptions claimed in schedule B-4
h. Livestock, poultry, and other animals			\$ -0-
i. Farming supplies and implements			-0-
j. Office equipment, furnishings, and supplies			-0-
k. Machinery, fixtures, equipment, and supplies (other than those listed in items j and l) used in business			-0-
l. Inventory			-0-
m. Tangible personal property of any other description			-0-
n. Patents, copyrights, franchises, and other general intangibles (specify all documents and writings relating thereto)			-0-
o. Government and corporate bonds and other negotiable and nonnegotiable instruments			-0-
p. Other liquidated debts owing debtor	Promissory notes from Sunbird Corporation, with dates, aggregate \$97,222.10. Sunbird Corporation has commenced bankruptcy proceedings, Case No. BKY 4-83-1360 and it is believed all notes are worthless.		approx. -0-
q. Contingent and unliquidated claims of every nature, including counterclaims of the debtor (give estimated value of each)			-0-
r. Interests in insurance policies (itemize surrender or refund values of each)			-0-
s. Annuities			-0-
t. Stocks and interests in incorporated and unincorporated companies (itemize separately)			-0-
u. Interests in partnerships			-0-
v. Equitable and future interests, life estates, and rights or powers exercisable for the benefit of the debtor (other than those listed in schedule B-1) (specify all written instruments relating thereto)			-0-
	Total		-0-

**Schedule B-3 — Property Not Otherwise Scheduled**

Type of property	Description and location	H W or J	Market value of debtor's interest without deduction for secured claims listed in schedule A-2 or exemptions claimed in schedule B-4
a. Property transferred under assignment for benefit of creditors, within 120 days prior to filing of petition (specify date of assignment, name and address of assignee, amount realized therefrom by the assignee, and disposition of proceeds so far as known to debtor)	NONE		\$ -0-
b. Property of any kind not otherwise scheduled	NONE		\$ -0-
<b>Total</b>			\$ -0-

Debtor selects the following property as exempt pursuant to  11 U.S.C. §522(d)  the laws of the State of.....

**Schedule B-4 — Property Claimed as Exempt**

Type of property	Location, description, and so far as relevant to the claim of exemption, present use of property	Specify statute creating the exemption	H W or J	Value claimed exempt
Not Applicable				\$ -0-
<b>Total</b>				\$ -0-

**SUMMARY OF DEBTS AND PROPERTY**

(From the statement of the debtor in Schedule A and B)

Schedule	DEBTS	For joint cases		Total
		Husband (H)	Wife (W)	
A-1/a, b	Wages, etc. having priority.....			-0-
A-1(c)	Deposits of money.....			-0-
A-1(d)1	Taxes owing United States.....			-0-
A-1(d)2	Taxes owing states.....			52,764.94
A-1(d)3	Taxes owing other taxing authorities.....			-0-
A-2	Secured claims.....			1,185,290.37
A-3	Unsecured claims without priority.....			30,200.00
	<b>Schedule A total</b>			<b>1,268,255.31</b>
	<b>PROPERTY</b>			<b>1,629,000.00</b>
B-1	Real property (total value).....			-0-
B-2/a	Cash on hand.....			-0-
B-2/b	Deposits.....			-0-
B-2/c	Household goods.....			-0-
B-2/d	Books, pictures, and collections.....			-0-
B-2/e	Wearing apparel and personal possessions.....			-0-
B-2/f	Automobiles and other vehicles.....			-0-
B-2/g	Boats, motors, and accessories.....			-0-
B-2/h	Livestock and other animals.....			-0-
B-2/i	Farming supplies and implements.....			-0-
B-2/j	Office equipment and supplies.....			-0-
B-2/k	Machinery, equipment, and supplies used in business.....			-0-
B-2/l	Inventory.....			-0-
B-2/m	Other tangible personal property.....			-0-
B-2/n	Patents and other general intangibles.....			-0-
B-2/o	Bonds and other instruments.....			-0-
B-2/p	Other liquidated debts.....			-0-
B-2/q	Contingent and unliquidated claims.....			-0-
B-2/r	Interests in insurance policies.....			-0-
B-2/s	Annuities.....			-0-
B-2/t	Interests in corporations and unincorporated companies.....			-0-
B-2/u	Interests in partnerships.....			-0-
B-2/v	Equitable and future interests, rights, and powers in personalty.....			-0-
B-3/a	Property assigned for benefit of creditors.....			-0-
B-3/b	Property not otherwise scheduled.....			-0-
	<b>Schedule B total</b>			<b>1,629,000.00</b>

**UNSWORN DECLARATION UNDER PENALTY OF PERJURY**

~~INDIVIDUAL(S): I (we)~~ ~~and~~  
~~certify under penalty of perjury that I (we) have read the foregoing schedules, consisting of \_\_\_\_\_ sheets, and that they are true and correct to the best of my (our) knowledge, information, and belief.~~

CORPORATION: ~~XX~~ We, George S. Wessin, President, and ~~the first possible officer or an authorized agent~~  
 Jerry Wessin, Vice President of the corporation named as debtor in this case, certify under penalty  
 of perjury that ~~we~~ we have read the foregoing schedules, consisting of 10 sheets, and that they are true and correct to the best of our  
 knowledge, information, and belief.

~~PERSON(S): I~~ ~~a (insert member or an authorized agent)~~  
~~of the partnership named as debtor in this case, certify under penalty~~  
~~of perjury that I have read the foregoing schedules, consisting of \_\_\_\_\_ sheets, and that they are true and correct to the best of my~~  
~~knowledge, information, and belief.~~

Executed on September 30 1983  
 Signature: *George S. Wessin* Signature: *Jerry Wessin*  
 George S. Wessin, President Jerry Wessin, Vice President



Schedule B - Section 1

The following are the requirements to be complied with:

1. Instrument creating the estate or interest to be insured must be executed and filed for record, to-wit:
  - a. As to Parcels 1-4:

Conveyance of the estate or interest in land described in Schedule A from The Trustee in The Bankruptcy of LeCon Properties, Inc., a Minnesota corporation, Case No. BKY 4-83-1613 to the Proposed Insured.  
Note: Certificate of Real Estate Value, Affidavit of Purchaser of Registered Land and Owner's Duplicate Certificate of Title must accompany the deed for filing.
  - b. As to Parcels 5, 6 and 7:

Conveyance of the estate or interest in land described in Schedule A from The Personal Representative of the Estate of H. Stanley Wessin, stating marital status of the deceased to the Proposed Insured.  
Note: Certificate of Real Estate Value must accompany the deed for filing.  
Note: We require an opportunity to examine accompanying probate documents prior to closing.
2. Pay the full consideration to, or for the account of, the grantors or mortgagors.
3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
5. As to Parcels 1-4:

Obtain and file of record a properly executed Certificate of Redemption from that certain Sheriff's Sale, evidenced by Certificate Document Nos. 728574 (T), 2159963 (A) as recited on Schedule A-3-A hereof, running in favor of LeCon Properties, Inc., dated prior to the expiration of the period of redemption as extended by Bankruptcy Case No. BKY 4-83-1613. An Affidavit of Additional Amount on Redemption in the amount of \$58,349.87 has been filed, dated September 29, 1983, filed September 30, 1983, as Document Nos. 745031 (T), 2194971 (A).

-CONTINUED-

~~Exhibit K~~ Exhibit K- Page 1



File No. C15619

Page 2 of 9

Schedule B - Section 1

(continued)

6. As to Parcels 1-4:

Obtain and file of record the following in connection with Bankruptcy Case No. 4-83-1613:

a. A certified copy of the order appointing the Trustee and fixing the amount of the bond or of the order approving the election of the Trustee and fixing the amount of the bond.

b. Either:

1) A Certified Copy of the certification by the Clerk of the Bankruptcy Court that Notice for a hearing for the sale of subject property free and clear was filed and was given to interested parties, and that no timely request for a hearing was filed by any parties;

Or in the alternative:

2) A Certified Copy of the Order of the Bankruptcy Court, after Notice and Hearing, approving the sale of subject property by the trustee, free and clear.

We require opportunity to examine all proposed documents submitted to fulfill the above requirements prior to closing and reserve the right to add requirements or exceptions to this commitment after examination of said documents. If it is proposed to convey the property from the trustee free and clear of any or all of the judgments listed below, we require opportunity to examine the Bankruptcy file, and to require additional documents prior to closing.

7. As to Parcel 7:

The conveyance to H. Stanley Wessin by Lawrence S. Guzzo and Carol A. Guzzo was issued subsequent to the death of the grantee. We require recordation of a corrective deed from the Guzzos to the Personal Representative of the Estate of H. Stanley Wessin prior to closing.

Note: Certificate of Real Estate Value must accompany the deed for filing.

8. As to Parcels 1-4:

Since a portion of subject property is Registered, we require approval of the conveyance of the Trustee and all Bankruptcy documents by the Examiner of Titles prior to closing.

9. As to Parcels 5-7:

Since H. Stanley Wessin is deceased, we require submission to us for examination prior to closing of the requisite probate documents. We reserve the right to add to this commitment after examination of said documents.

-CONTINUED-

Exhibit K - page 2



File No. C15619

Page 3 of 9

**Schedule B - Section 1**  
 (continued)

10. File of record prior to closing, the proposed Plat of Maple Ridge Mall. We require correction of the recitals to reflect the current interests of all of the parties in subject property underlying said Plat. The proposed Plat as submitted to us contained the following incorrect recitals:

a. Lawrence S. Guzzo and Carol A. Guzzo are shown as fee owners on said proposed plat, though deed has been delivered to H. Stanley Wessin (Though issued after his death). One of the following must be complied with prior to filing the proposed plat.

I. Either a correction deed should be placed of record, making the grantee on the incorrect deed the Personal Representative of the Estate of H. Stanley Wessin, and the recital on the Plat changed to reflect that the Guzzos do not have an interest in said property;

II. Or the Guzzos interest on the plat must be shown as subject to a Contract for Deed in favor of H. Stanley Wessin.

b. As to Parcel 7:

The interest of Minneapolis Federal Savings and Loan Association, now Midwest Federal Savings and Loan Association of Minneapolis as mortgagee must be recited unless the mortgage from Lawrence S. Guzzo and Carol A. Guzzo, Document No. 1644177, is partially released as to subject property of record prior to closing.

11. Since it is proposed to convey a portion only of the new plat of Maple Ridge Mall by a split of platted lots, we require compliance with the following prior to closing:

a. Recordable certification of approval, nonapplicability, or waiver of municipal subdivision regulations issued by the city clerk must be attached to the conveyance pursuant to Minn. Stat. Section 462.358, Subd. 4a.

b. Approval of the proposed legal description at Schedule A-4-A for use on a conveyance by the Registrar of Titles for Ramsey County.

12. As to Parcels 1-4:

Obtain and file of record a satisfaction of, or release of subject premises from the following judgment of record, and a release of subject property from the Levy and Attachment pursuant to the Writ of Execution.

✓ File No. 797875

Court File No. 463625

Docketed: July 25, 1983

Amount: \$373,669.66

Document No. 741186 (T)

In favor of: North Ridge Care Center

Against: LeCon Properties, Inc.

✓ Levy and Attachement

Dated: September 16, 1983

Filed: September 16, 1983

Document Nos. 744285(T) 2193202(A)

(See information attached.)

-CONTINUED-

Exhibit K - page 3



File No. C15619

Page 4 of 9

Schedule B - Section 1

(continued)

13. As to Parcels 1-7:

We require discharge of lis pendens and satisfaction of mechanic's lien to be filed in county real estate records and dismissal of the action from the plaintiff and all answering lien claimants filed in the District Court with respect to the following mechanic's lien:

Mechanic's Lien Statement

Dated: November 17, 1982

Executed By: Probe Engineering Company, Inc.

Against: H. Stanley Wessin

Recorded: November 17, 1982

Document Nos.: 729484(T) 2161805(A)

Amount: \$9,237.01

Notice of Lis Pendens

Dated: August 17, 1983

Recorded: August 23, 1983

Document Nos.: 742834(T) 2190006(A)

District Court File No.: 464071

(See information attached.)

14. As to Parcels 3, 5 and 7:

Obtain and file of record a release of subject property from the following Attorney's Lien of record:

In favor of: John E. Daubney

Dated: February 5, 1982

Filed: December 8, 1982

Document No.: 730321(T)

Recorded: February 5, 1982

Document No.: 2138465(A)

Against: H. Stanley Wessin and Jerry Wessin and LeCon Properties, Inc.

Amount: \$7,362.50

(See information attached.)

15. As to Parcel 3:

Obtain and file of record a discharge of lis pendens to be filed in the county real estate records, and a dismissal of the action to be filed in the District Court to the following Notice of Lis Pendens:

Filed: May 2, 1983

Document No. 736571

Court File No. 797875

Plaintiff: North Ridge Care Center

(See information attached.)

File No. C15619  
Page 5 of 9

Schedule B - Section 1 (continued)

16. As to Parcels 1 - 4:

We require satisfaction of, or release of the subject premises from, the following judgment of record:

File No. 95980

Dated: June 29, 1983

✓ Docketed: June 29, 1983

Filed: October 11, 1983

Document No. 745675(T)

Amount: \$28,894.74

In favor of: West St. Paul State Bank

Against: LeCon Properties, Inc.

Notice of Intention to Redeem

By: West St. Paul State Bank

✓ Filed: October 11, 1983

Document No. 745676(T).

17. As to Parcel 7:

Pay and satisfy of the record the following mortgage:

✓ Dated: March 23, 1965

Executed by: Lawrence S. Guzzo and Carol A. Guzzo

To: Minneapolis Federal Savings and Loan Association

Document No. 1644177

Recorded: March 29, 1965

Original Principal Amount: \$14,500.00.

18. We require satisfaction of, or release of the subject premises from, the following judgment of record:

File No. 456944

Filed on Certificate of Title No. 198218 as Document No. 724607.

✓ Docketed: May 6, 1982

Amount: \$26,378.64

In favor of: Larkin, Hoffman, Daly & Lindgren, Ltd.

Against: Stanley H. Wessin. (See information attached.)

19. We require an affidavit of non-identify, a discharge, a certificate of non-attachment or a release of the subject premises from the following federal tax liens:

a. Taxpayer: Jerry A. Wessin

✓ Document No. 2143175

Filed: April 13, 1982

Amount: \$86,508.82

b. Taxpayer: Stanley H. Wessin

Document No. 2201675

Filed: November 23, 1983

Amount: \$14,610.47.

-CONTINUED-

Schedule K - Page 5



File No. C15619

Page 6 of 9

Schedule B - Section 1 (continued)

19. (continued)

✓ c. Taxpayer: Stanley H. Wessin  
Document No. 2139958  
Filed: March 1, 1982  
Amount: \$48,907.50.

✓ d. Taxpayer: Stanley H. Wessin  
Document No. 2143175  
Filed: April 13, 1982  
Amount: \$86,508.82

20. We require an affidavit of non-identity, a discharge, a certificate of non-attachment or a release of the subject premises from the following state tax liens:

✓ a. Taxpayer: Jerry A. Wessin  
Document No. 2093599  
Filed: October 14, 1980  
Amount: \$52,764.94

✓ b. Taxpayer: Jerry A. Wessin  
Document No. 2117845  
Filed: June 10, 1981  
Amount: \$57,434.90

✓ c. Taxpayer: Stanley H. Wessin  
Document No. 2117845  
Filed: June 10, 1981  
Amount: \$57,434.90

✓ d. Taxpayer: Stanley H. Wessin  
Document No. 2093599  
Filed: October 14, 1980  
Amount: \$52,764.94

✓ e. Taxpayer: Stanley H. Wessin  
Document No. 2093598  
Filed: October 14, 1980  
Amount: \$43,763.64.

21. As to Parcel 5:

Since the property is registered, we require completion prior to closing of a Proceeding Subsequent to include the vacated portion of the street vacated in Document No. 709083 in the body of the legal description. (See information attached.)

-CONTINUED-

C.L.O. + K - 2006



File No. C15619

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Schedule B - Section 1 (continued)

22. As to Parcels 5, 6 and 7:

Pay and satisfy of record the following mortgage:

Dated: December 10, 1981

Recorded/Filed: January 12, 1982

Document No.: 717614(T) 2136478(A)

Executed by: H. Stanley Wessin and Jerry Ann Wessin

To: Union Bank and Trust Company

Original Principal Amount: \$298,412.62.

Power of Attorney to Foreclose Mortgage by Peterson, Engberg and Peterson, filed October 8, 1982, as Document No. 727855.

23. As to Parcel 5:

Obtain and file of record a Discharge of Notice of Lis Pendens as to the following:

Filed: January 11, 1983

Document No. 731557

District Court File No. 797875

Against: H. Stanley Wessin et al

By: North Ridge Care Center. (See copy attached.)

24. Obtain and file of record a Discharge of Notice of Lis Pendens as to the following:

a. As to Parcel 4:

Recorded: January 10, 1983

Document No. 2165922

District Court File No. 797875

Against: LeCon Properties et al.

By: North Ridge Care Center. (See information attached.)

b. As to Parcel 1:

Recorded: January 10, 1983

Document No. 2165925

District Court File No. 797875

Against: LeCon Properties et al.

By: North Ridge Care Center. (See information attached.)

c. As to Parcel 1:

Recorded: May 2, 1983

Document No. 2176622

District Court File No. 797875

Against: LeCon Properties et al.

By: North Ridge Care Center. (See information attached.)

d. As to Parcel 7:

Recorded: May 2, 1983

Document No. 2176628

District Court File No. 797875

Against: LeCon Properties et al.

By: North Ridge Care Center. (See information attached.)



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Schedule B - Section 1 (continued)

25. As to Parcel 6:

By Final Decree in the Estate of Thomas M. Cummings, recorded July 6, 1960, as Document No. 1514052, a 1/4 interest was assigned to Genevieve A. Cummings. By Quit Claims Deed, dated March 18, 1960, recorded May 26, 1960, as Document No. 1511154, Genevieve A. Sampson and Charles Sampson, her husband, convey the property to C. J. Cummings, the current fee owners predecessor in title. No recital in said deed, and no Affidavit of Identity appear of record to establish that the two Genevieves are one and the same person. We require recordation of an Affidavit of Identity by a person with knowledge stating that the Genevieve in Document No. 1514052 and 1511154 are one and the same person. (See information attached.)

26. Pay delinquent real estate taxes for the years shown in the amounts shown, plus penalty, interest and costs:

a. Parcel 1:

1983	\$15,311.83
1984	\$15,712.36

District 57, Plat 01110, Parcel 010-28

b. Parcel 2:

1983	\$ 1,314.53
1984	1,176.98

District 57, Plat 01110, Parcel 020-30

c. Parcels 3 and 4:

1983	\$141,984.64
1984	\$135,119.31

District 57, Plat 01110, Parcel 080-40

d. Parcel 5:

1983	\$ 3,060.93
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District 57, Plat 01110, Parcel 030-27

e. Parcel 6:

I. 1983	\$ 844.74
1984	1,353.14

District 57, Plat 49000, Parcel 022-06

II. 1983	\$ 176.30
1984	248.72

District 57, Plat 49000, Parcel 022-07.

-CONTINUED-



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Schedule B - Section 1 (continued)

27. In order to file the Plat, the real estate taxes for 1985 must be paid in full as to the following:

a. Parcel 1:

Real estate taxes for and payable in the year 1985 in the amount of \$13,404.66, first half due May 15, 1985, second half due October 15, 1985.

Base Tax: \$13,008.28, Non-homestead.

District 57, Plat 01110, Parcel 010-28.

b. Parcel 2:

Real estate taxes for and payable in the year 1985 in the amount of \$977.62, first half due May 15, 1985, second half due October 15, 1985.

Base Tax: \$173.10, Non-homestead.

District 57, Plat 01110, Parcel 020-30.

c. Parcels 3 and 4:

Real estate taxes for and payable in the year 1985 in the amount of \$108,280.80, first half due May 15, 1985, second half due October 15, 1985.

Base Tax: \$60,973.40, Non-homestead.

District 57, Plat 01110, Parcel 080-40.

d. Parcel 5:

Real estate taxes for and payable in the year 1985 in the amount of \$2,490.58, first half due May 15, 1985, second half due October 15, 1985.

Base Tax: \$2,118.18, Non-homestead.

District 57, Plat 01110, Parcel 030-27.

e. Parcel 6:

I. Real estate taxes for and payable in the year 1985 in the amount of \$1,284.52, first half due May 15, 1985, second half due October 15, 1985.

Base Tax: \$1,262.50, Non-homestead.

District 57, Plat 49000, Parcel 022-06.

II. Real estate taxes for and payable in the year 1985 in the amount of \$512.82, first half due May 15, 1985, second half due October 15, 1985.

Base Tax: \$509.68, Non-homestead.

District 57, Plat 49000, Parcel 022-07.

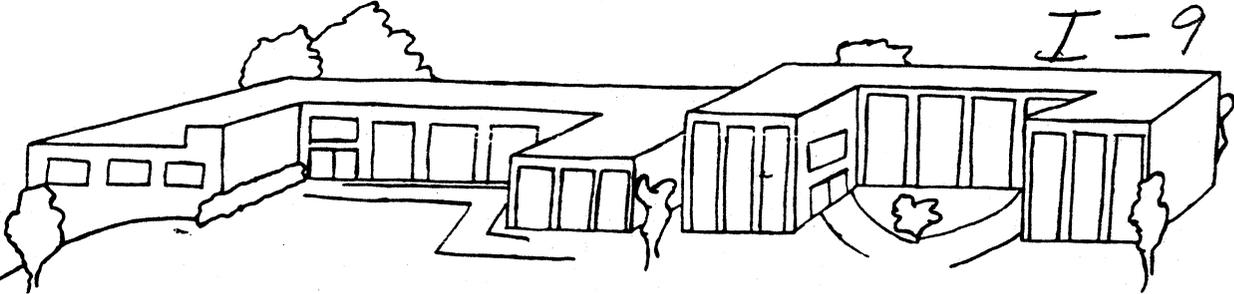
f. Parcel 7:

Real estate taxes for and payable in the year 1985 in the amount of \$1,303.68, first half due May 15, 1985, second half due October 15, 1985.

Base Tax: \$1,134.68, Non-homestead.

District 57, Plat 01110, Parcel 030-29.

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**GREENBRIER HOME, INC.**

Action by Council:

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

June 27, 1985

Barry Evans  
Maplewood City Manager  
1380 Frost Ave.  
Maplewood, MN 55109

Mr. Evans;

I am writing to request speaking time at the Maplewood City Council meeting (preferably the July 10th meeting). We are planning to open a group home for autistic adults at the end of the summer in Maplewood, and I would like to explain to the Council about the home as well as address any questions or concerns they may have. I will contact you the week of July 7th to confirm the date and time.

Sincerely,

Patricia Cullen