

AGENDA

AMENDED AGENDA

Maplewood City Council
7:00 P.M., Monday, November 25, 1985
Municipal Administration Building
Meeting 85-25

(A) CALL TO ORDER

(B) ROLL CALL

(C) APPROVAL OF MINUTES

(D) APPROVAL OF AGENDA

(E) CONSENT AGENDA

1. Accounts Payable
2. Project 85-4, Reduction of Retainage
3. Project 85-9, Change Order
4. Approval of On & Off Sale Liquor Licenses

(F) PUBLIC HEARINGS

1. 7:10 - IRB - Edina Realty _____
2. 7:20 - IRB - C & White Bear Ave. Assoc. _____
3. 7:30 - Variance: 2623 White Bear Ave. (Kenneth's) _____
4. 7:40 - Tax-Exempt Financing: Harmony School Site _____

(G) AWARD OF BIDS

1. Trucks _____

(H) UNFINISHED BUSINESS

(I) NEW BUSINESS

1. Sign Permit: 3035 White Bear Ave. (The Tan Line) _____
2. Home Share Pilot Program _____
3. Code Amendment: Small Lot Single Dwellings (1st Reading) _____
4. March of Dimes Super 400 Snowmobile Marathon _____
5. Ramsey-Washington Metro Watershed District Nomination _____
6. Attorney Fee Structure _____
7. December 23, 1985 Council Meeting _____
8. City Manager Selection Criteria _____

(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, October 28, 1985
Council Chambers, Municipal Building
Meeting No. 85-23

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. Meeting 85-21 (October 9, 1985)

Councilmember Anderson moved that the Minutes of Meeting No. 85-21 (October 9, 1985) be approved as submitted.

Seconded by Councilmember Maida.

Ayes - all.

2. Meeting No. 85-22 (October 18, 1985)

Councilmember Maida moved that the Minutes of Meeting No. 85-22 (October 18, 1985) be approved as submitted.

Seconded by Councilmember Bastian.

Ayes - all.

D. APPROVAL OF AGENDA

Mayor Greavu moved to approve the Agenda as amended:

1. Archer Heights
2. Citizens' Concerns
3. Frost Avenue Storm Sewer
4. Don John Property
5. Phalen Place Lights
6. St. Johns
7. Certification of Sewer Utility Accounts
8. I.R.B.'s Edina Realty & C and White Bear Associates
9. Personnel Matter

Seconded by Councilmember Bastian.

Ayes - all.

E. CONSENT AGENDA

Council removed Items 2, 4 and 5 from the Consent Agenda, not for discussion purposes, but for separate voting.

Councilmember Bastian moved, Seconded by Councilmember Maida, Ayes - all, to approve Items 1, 3, 6, 7, 8 and 9 of the Consent Agenda as recommended.

1. Accounts Payable

Approved the accounts (Part I, Fees, Services, Expenses Check Register dated October 17, 1985, through October 21, 1985 - \$451,390.45 : Part II, Payroll dated October 18, 1985, gross amount \$121,192.79) in the amount of \$572,583.24.

3. Certification of Election Judges

Resolution No. 85 - 10 - 158

RESOLVED, that the City Council of Maplewood, Minnesota, accepts the following list of Election Judges for the 1985 General Election, Tuesday, November 5, 1985:

Precinct No. 1

Eleanor Mathews, Chairman
Lorraine Schneider
Agnes Allen
Idamae Biebighauser

Precinct No. 2

Pat Thompson, Chairman
Kathleen Dittel
Bea Hendricks
Florence Stella

Precinct No. 3

Charlene Arbuckle, Chairman
Barb Leiter
Doris Broady
Alice Miller

Precinct No. 4

Jack Arbuckle, Chairman
Caroline Warner
Joyce Lipinski
Marjory Tooley

Precinct No. 5

Elsie Wiegert, Chairman
Emma Klebe
Sibbie Sandquist
Phyllis Erickson

Precinct No. 6

Kathy Supan, Chairman
Gunborg Mowchan
Linda Prigge
Judy Widholm

Precinct No. 7

Myrtle Malm, Chairman
Betty Haas
Armella Podgorski
Joan Cottrell

Precinct No. 8

Lorraine Fischer, Chairman
Betty Berglund
Rita Frederickson
Paul Arbuckle

Precinct No. 9

Mary Johnson, Chairman
Delores Mallet
Margaret McDonald
Theodore Haas

Precinct No. 10

Anne Fosburgh, Chairman
Mary Lou Lieder
Dorothy Arbore
Pat Werden

Precinct No. 11

Delores Lofgren, Chairman
Maxine Olson
Shirley Luttrell

Precinct No. 12

Mary Libhardt, Chairman
Deloris Fastner
Mildred Dehen
Orpha Getty

6. Budget Transfer

Approved the budget transfer of \$14,000.00 from the General Fund Contingency Account the Street Maintenance materials account to provide for the purchase of 1200 tons of sand and salt mixture.

7. City Hall Plans

Resolution No. 85 - 10 - 159

WHEREAS, plans for a new City Hall building have been approved with a sanitary sewer connection to a North St. Paul interceptor sewer,

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

That the proposed sanitary sewer connection is hereby approved and is consistent with the approved sewer plan.

8. Time Extension : Schwichtenberg's Second Addition

Approved a one-year time extension for the Schwichtenberg's 2nd Addition preliminary plat for thirteen single-dwelling lots, three outlots and a large remnant lot to be developed as a second phase.

9. Final Plat : Crestview Forest Third Addition

Approved the final plat of Phase Three of the Crestview Forest Town House planned unit development known as the Crestview Forest Third Addition final plat.

4. Non-Union Salaries

Councilmember Bastian moved the 1986 non-union salaries be established as 4 1/2 per cent increase plus \$50.00 per month City contribution would be made to the deferred compensation program for each full-time employee as presented.

Seconded by Councilmember Anderson.

Ayes - all.

5. Travel and Training Policy

Councilmember Bastian moved to approve the following amendment to the Travel and Training policies:

For out-of-state training approved by the City Manager, the City will pay for the conference fee, two-thirds of the transportation cost and up to \$50.00 per day for meals and lodging.

Seconded by Councilmember Maida.

Ayes - all.

2. Designation of Depository

Councilmember Maida introduced the following resolution and moved its adoption:

85 - 10 - 160

BE IT RESOLVED, that Investors Savings Bank be and hereby is selected as a depository for time deposits of the City of Maplewood, and

BE IT FURTHER RESOLVED, that the deposits in the above depository shall not exceed the amount of F.S.L.I.C. insurance covering such deposits unless collateral or a bond is furnished as additional security, and

BE IT FURTHER RESOLVED, that funds in the above depository may be withdrawn and wire transferred to any other official depository of the City by the request of the City Treasurer or Finance Director, and

BE IT FURTHER RESOLVED, that this depository designation is effective indefinitely.

Seconded by Councilmember Anderson.

Ayes - Mayor Greavu,
Councilmembers
Anderson and Maida

Nays - Councilmembers Bastian
and Wasiluk.

F. PUBLIC HEARINGS

1. 7:00 P.M., Rezoning : Kohlman Avenue, East of T.H. 61

a. Mayor Greavu convened the meeting for a public hearing regarding the proposed rezoning of the area of Kohlman Avenue and T.H. 61 as follows: Rezone eight single dwelling properties from M-1 Light manufacturing to R-1 single dwelling and rezone the southeasterly part of the north 200 feet of 1293 Kohlman Avenue from R-1 to M-1.

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

c. Commissioner Ralph Sletten presented the Planning Commission recommendation.

d. Mr. Jonathon Buesing, one of the owners of the property involved, stated he supported the Planning Commission's recommendation.

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

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

g. Mayor Greavu closed the public hearing.

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

WHEREAS, the City of Maplewood initiated a rezoning from R-1, residence district (single dwelling) to M-1, light manufacturing for the following-described property:

That part of Lot 12, Kohlman's Lakeview Addition, lying east of a line beginning at the Northeast corner and ending at a point on the West line thereof, 200 feet south of the Northwest corner

This property is also known as 1293 Kohlman Avenue, Maplewood;

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 September 16, 1985. The Planning Commission recommended to the City Council that said rezoning be approved.
3. The Maplewood City Council held a public hearing on October 28, 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. Use of this area will require combination with the M-1 property to the north or east.
2. Poor soils and the inability to provide access from the east, preclude the use of this area for residential purposes.
3. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
4. 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.
5. The proposed change will serve the best interests and conveniences of the community, where applicable, and the public welfare.
6. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

Seconded by Councilmember Bastian.

Ayes - all.

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

85 - 10 - 162

WHEREAS, the City of Maplewood initiated a rezoning from M-1, light manufacturing to R-1, residence district (single dwelling) for the following-described properties:

The following lots or portions of the following described lots lying westerly of a line beginning at the Northeast corner of Lot 12, and ending at the Southwest corner of Lot 5, Kohlman's Lakeview Addition:

1. Lots 4 through 9, Lots 13 through 17, except the North 200 feet and the South half of Lot 18, Kohlman's Lakeview Addition
2. Subject to County Road C, the East 66 feet of the South 383.3 feet of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 29, Range 22;
3. Beginning at a point 531.75 feet west and 378.4 feet south of the Northeast corner of the Southeast 1/4 of the Southeast 1/4, thence south 215.7 feet to the Northeasterly line of Kohlman Avenue, thence north 50 degrees 36 minutes west on said Northeasterly line 108 feet, thence north 67 degrees 12 minutes west on said Northeasterly line 70 feet, thence north 22 degrees, 48 minutes east 100 feet, thence north 76 degrees, 40 minutes east 116.3 feet to the point of beginning in the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 29, Range 22.

These properties are also known as 1247, 1257, 1263, 1281, 1287, 1244, 1250 and 1264 Kohlman Avenue and 1237, 1243, 1251 and 1255 County Road C, Maplewood;

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 September 16, 1985. The Planning Commission recommended to the City Council that said rezoning be approved.
3. The Maplewood City Council held a public hearing on October 28, 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. All of the properties are developed with single dwellings consistent with the Comprehensive Plan.

2. Rezoning is needed to eliminate the undesirable possibility of commercial uses being started among single dwellings.
3. The neighborhood character would be strengthened by an R-1 zone.
4. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
5. 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.
6. The proposed change will serve the best interests and conveniences of the community, where applicable, and the public welfare.
7. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

Seconded by Councilmember Bastian.

Ayes - all.

2. 7:10 P.M., Tax Increment Financing

- a. Mayor Greavu convened the meeting for a public hearing regarding the proposal to develop a tax-increment financing plan and development program.
- b. Director of Community Development Olson presented the Staff report.
- c. Commissioner Ralph Sletten presented the Planning Commission recommendation.
- d. Mary Ippel, Briggs and Morgan, City Bond Consultant, explained the specifics of tax increment financing programs.
- e. Mayor Greavu called for persons who wished to be heard for or against the proposal. The following expressed their views:
 - Marilyn Vors, School District 622 Board member
 - Dave Selgren, representing Robert Hajicek
 - Ken Gervais, Castle Design and Development
 - George Rossbach, 1406 E. County Road C
- f. Mayor Greavu closed the public hearing.
- g. Mayor Greavu introduced the following resolution and moved its adoption:

RESOLUTION APPROVING DEVELOPMENT DISTRICT NO. 1
AND THE DEVELOPMENT PROGRAM RELATING THERETO,
ECONOMIC DEVELOPMENT DISTRICT NO. 1-1, HOUSING
DISTRICT NO. 1-1 AND HOUSING DISTRICT NO. 1-2
AND THE TAX INCREMENT FINANCING PLAN
RELATING THERETO

WHEREAS:

A. It has been proposed that the City of Maplewood create Development District No. 1 and adopt a development program with respect thereto and create Economic Development District No. 1-1, Housing District No. 1-1 and Housing District No. 1-2 (collectively the "Tax Increment Districts") within Development District No. 1 and adopt a tax increment financing plan with respect thereto and under the provisions of Minnesota Statutes, Section 273.71 to 273.78 and Chapter 472A (collectively the "Act");

B. The Council has investigated the facts and has caused to be prepared a development program and tax increment financing plan for Development District No. 1, and has caused to be prepared a proposed tax increment financing plan for the Tax Increment Districts.

C. The City has performed all actions required by law to be performed prior to the creation of Development District No. 1 and the Tax Increment Districts and the adoption of the proposed development program and tax increment financing plan relating thereto, including, but not limited to, notification of Ramsey County and Independent School District No. 622 and Special Intermediate School District No. 916 having taxing jurisdiction over the property to be included in the Tax Increment Districts, a review by the City Planning Commission of the proposed Development Program for Development District No. 1, and the holding of a public hearing upon published and mailed notice as required by law.

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

1. Development District No. 1. There is hereby established in the City of Maplewood Development District No. 1, the initial boundaries of which are fixed and determined as shown on the attached Exhibit A.

2. Development Program. The development program for Development District No. 1, a copy of which is on file in the office of the City Manager, is adopted as the Development Program for Development District No. 1.

3. Tax Increment Districts.

(a) There is established in the City of Maplewood within Development District No. 1 a tax increment financing district to be known as "Economic Development District No. 1-1, "the initial boundaries of which are fixed and determined as shown on the attached Exhibit B incorporated herein by reference.

(b) There is established in the City of Maplewood within Development District No. 1 a tax increment financing district to be known as Housing District No. 1-1 the initial boundaries of which are fixed and determined as shown on the attached Exhibit C incorporated herein by reference.

(c) There is established in the City of Maplewood within Development District No. 1 a tax increment financing district to be known as Housing District No. 1-2 the initial boundaries of which are fixed and determined as shown on the attached Exhibit D incorporated herein by reference.

4. Tax Increment Financing Plan. The tax increment financing plan is adopted as the tax increment financing plan for the Tax Increment Financing Districts, and the City Council makes the following findings:

(a) Economic Development District No. 1-1 is an economic development district as defined in Minnesota Statutes, Section 273.73, the specific basis for such determination being:

Economic Development District No. 1-1 is being created so that the tax increments derived therefrom can be used to fund the public improvements set forth in the development program which will stimulate additional development in Development District No. 1, thereby creating new jobs and expanding the City's tax base.

(b) Housing District No. 1-1 and Housing District No. 1-2 are housing districts as defined in Minnesota Statutes, Section 273.73, the specific basis for such determination being:

Housing District No. 1-1 and Housing District No. 1-2 each consist of rental housing projects. Not less than twenty percent of the rental units within both Housing District No. 1-1 and Housing District No. 1-2 will be rented to low and moderate income persons and families which are defined by federal law to be persons and families whose income does not exceed eight percent of the median family income for the Saint Paul/Minneapolis area.

(c) The proposed redevelopment in the opinion of the City Council, would not occur solely through private investment within the reasonable foreseeable future and therefore the use of tax increment financing is deemed necessary.

The reasons supporting this finding are that:

The development activities within Development District No. 1 to be financed by tax increment financing are not financeable using traditional methods of municipal financing. Private investment will not finance these development activities because of prohibitive costs. It is necessary to finance these development activities through the use of tax increment financing so that other development by private enterprise will occur within Development District No. 1.

(d) The tax increment financing plan for the Tax Increment Districts conforms to the general plan for development or redevelopment of the City of Maplewood as a whole.

The reasons for supporting this finding are that:

- (1) The Tax Increment Districts are properly zoned;
- (2) The tax increment financing plan will generally compliment and serve to implement policies adopted in the City's Comprehensive Plan.

(e) The tax increment financing plan will afford maximum opportunity, consistent with the sound needs of the City of Maplewood as a whole, for the development or redevelopment of the Tax Increment Districts by private enterprise.

The reasons supporting this finding are that:

As previously stated the development activities, consisting of public improvements, to be financed by tax increment financing are necessary so that additional commercial and housing development by private enterprise can occur within Development District No. 1.

5. Public Purpose. The development program for Development District No. 1 and the adoption of the tax increment financing plan for the Tax Increment Districts conform in all respects to the requirements of the Act and will help fulfill a need to develop an area of the City which is already built up to provide employment opportunities to improve the tax base, and to improve the general economy of the State and thereby serves a public purpose.

6. Certification. The Auditor of Ramsey County is requested to certify the original assessed value of the Tax Increment Districts as described in the tax increment financing plan, and to certify in each year thereafter the amount by which the original assessed value has increased or decreased in accordance with the Act; and the Acting City Manager is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the Tax Increment Districts for which building permits have been issued during the 18 months immediately preceding the adoption of this Resolution.

7. Filing. The Acting City Manager is further authorized and directed to file a copy of the development program and tax increment financing plan for the Tax Increment Districts with the Commissioner of Energy and Economic Development.

8. Administration. The administration of Development District No. 1 is assigned to the Acting City Manager who shall from time to time be granted such powers and duties pursuant to Minnesota Statutes, Sections 472A.09 and 472.10 as the City Council may deem appropriate.

Seconded by Councilmember Anderson.

h. Councilmember Bastian moved to amend the previous resolution to allocate \$1,000,000 for the McKnight Road water line and the water tower and the remainder of the \$4,246,000 be allocated to undesignated projects.

Seconded by Councilmember Anderson.

Ayes - all.

Voting on original motion

Ayes - all.

3. 7:20 P.M., Plan Amendment and Feasibility : Southlawn Drive

a. Mayor Greavu convened the meeting for a public hearing regarding a proposal to amend the land use plan to designate the Southlawn Drive corridor as a major collector street and to find the construction of Southlawn Drive to be consistent with the revised land use plan.

b. Acting City Manager Haider presented the Staff report.

c. Mayor Greavu called for persons who wished to be heard for or against the proposals. The following were heard:

Thomas Zacharias, C.P.

David Selgren, representing Robert Hajicek

Richard Dreher, Joseph Co.

Steven Korstad, representing his father, William Korstad

David Bishop, representing William Korstad

Albert Goins, representing his mother, Jean Goins

Kenneth Bowser

James Brill, attorney for United Artists

d. Mayor Greavu closed the public hearing.

e. Councilmember Anderson moved the feasibility of constructing Southlawn from Beam Avenue to County Road D and that the owners of property the length of the roadway dedicate the necessary right of way.

Seconded by Councilmember Wasiluk.

Councilmember Bastian moved to table these items until the Meeting of November 6, 1985.

Seconded by Mayor Greavu.

Ayes - Mayor Greavu, Councilmembers Bastian, Maida and Wasiluk

Nay - Councilmember Anderson

4. Kennel Permit : 1497 E. Larpenteur Avenue

a. Mayor Greavu stated the applicant has withdrawn her application for a kennel license. The applicant, Lisa Thell, stated she is removing one dog from the property.

b. The following area residents expressed their concerns regarding the dogs at 1497 E. Larpenteur Avenue:

Mrs. Peg Pollo, 1712 Barclay St.

Mr. John Bergquist, 1707 Barclay Street

c. Council directed Staff to make sure that there are only two (2) dogs at 1497 E. Larpenteur and to take whatever steps necessary to insure that the animal control ordinance is enforced.

5. 7:40 P.M., I.R.B. : C.S.M., Inc.

a. Mayor Greavu stated C.S.M., Inc., had withdrawn their request for an I.R.B.

b. Mary Ippel, Briggs and Morgan, bonding consultant, stated Edina Realty and C and White Bear Associates are requesting I.R.B.'s in place of the allocation for C.S.M., Inc.

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

85 - 10 - 164

RESOLUTION CALLING FOR A PUBLIC HEARING
ON A PROPOSAL FOR A COMMERCIAL
FACILITIES DEVELOPMENT PROJECT
PURSUANT TO THE MINNESOTA MUNICIPAL
INDUSTRIAL DEVELOPMENT ACT, AND 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, Minnesota, (the "City"), has received from a general partnership to be organized under the laws of the State of Minnesota with Ron Peltier, Larry Davis and Richard Olson, as the general partners (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 one or two single debt instrument) (the "Bonds") pursuant to the Act; and

(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 Commissioner of Energy and Economic Development, 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 Clerk.
4. The Clerk is hereby authorized and directed to cause notice of the hearing to be given one publication in the official newspaper and also in 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 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 7:10 P.M. on November 25, 1985, to consider the proposal of a Minnesota general partnership to be formed with Ron Peltier, Larry Davis and Richard Olson, as the general partners (the "Company"), that the City assist in financing a project hereinafter described by the issuance of a series of industrial development revenue bonds.

Description of Project

Land acquisition, construction and equipping of an approximately 21,000 square foot office facility located on the East side of White Bear Avenue between Lydia Avenue and Beam Avenue directly North of the Maplewood East Shopping Center in the City.

The maximum aggregate estimated principal amount of bonds or other obligations to be issued to finance each project is \$1,500,000. The project will be initially owned and operated by the Company and is to be leased to Edina Realty.

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 revenue agreements.

Draft copies of the proposed applications to the Commissioner of Energy and Economic Development, State of Minnesota, for approval of the projects, together with all attachments and exhibits thereto, is available for public inspection 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. In addition, interested persons may file written comments respecting the proposal with the Clerk at or prior to said public hearing.

Dated this 28th day of October, 1985.

(BY ORDER OF THE CITY COUNCIL)

By Lucille Aurelius /s/
Clerk

Seconded by Councilmember Maida.

Ayes - Mayor Greavu, Councilmembers
Anderson, Maida and Wasiluk

Councilmember Bastian abstained.

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

85 - 10 - 165

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
COMMISSIONER OF ENERGY AND ECONOMIC DEVELOPMENT
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 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, Minnesota, (the "City"), has received from a general partnership to be organized under the laws of the State of Minnesota with Ron Peltier, Larry Davis and Richard Olson, as the general partners (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 Project to be financed by the Revenue Bonds is an approximately 21,000 square foot office facility to be located on the East side of White Bear Avenue between Lydia Avenue and Beam Avenue directly North of Maplewood East Shopping Center in the City and consists of the acquisition of land and the construction of buildings and improvements thereon and the installation of equipment therein, all to be constructed pursuant to the Company's specifications and to be initially owned and operated by the Company and leased to Edina Realty (the "Project"), and will result in the employment of additional persons to work within the new facilities;

(f) The City has been advised by representatives of the 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, and the Company has also advised this Council that the Project would not be undertaken but for the availability of industrial development bond financing;

(g) Pursuant to a resolution of the City Council adopted on October 28, 1985, a public hearing on the Project will be held on November 25, 1985, after notice is 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 desire to speak will be heard and written comments will be accepted; and

(h) Prior to the holding of said public hearing, it is necessary and convenient to notify the Commissioner of Energy and Economic Development (the "Commissioner") of the City's intention to issue its commercial development revenue bonds for this Project; and

(i) 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 the Company that the City undertake the Project pursuant to the Act and pursuant to a revenue agreement between the City and Company containing such terms and conditions (with provisions for revision from time to time as necessary) as may be necessary 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 \$1,500,700, to be issued pursuant to the Act to finance the acquisition, construction and equipping of the Project. Said revenue agreement may also provide for the entire interest of the Company therein to be mortgaged to the purchaser of the Revenue Bonds. 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 of the Act; that the Project would not be undertaken but for the availability of industrial development bond financing under the Act and the willingness of the City to furnish such financing; 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 later preliminary approval by this City Council after a hearing on the Project and further subject to the approval of the Project by the Commissioner or such other state officer having authority to grant approval and subject to final approval by this Council, the Company, and the purchaser of the Revenue Bonds as to the ultimate details of the financing of the Project.

4. The 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 Commissioner, will be paid by the Company.

5. 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 and the notification of the Commissioner of the City's intent to issue its commercial development revenue bonds for this Project, and to submit such documents to the Mayor or Clerk or both for submission to the Commissioner.

6. The Mayor or Clerk or both are hereby authorized and directed to submit to the Commissioner on or before October 31, 1985, a certified copy of this resolution as necessary evidence and notice of the City's intent to issue its commercial development revenue bonds for this Project on or before December 31, 1985.

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.

8. In anticipation of the approval by the Commissioner and the issuance of the Revenue Bonds to finance all or a portion of the Project, and in anticipation that the City will procure and devote to the Revenue Bonds an adequate allocation of authority to issue private activity bonds (which allocation is not made hereby), and in order that completion of the Project will not be unduly delayed when approved, the 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 the 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.

Seconded by Councilmember Maida.

Ayes - Mayor Greavu, Councilmembers
Anderson, Maida and Wasiluk

Councilmember Bastian abstained.

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

85 - 10 - 166

RESOLUTION CALLING FOR A PUBLIC HEARING
ON A PROPOSAL FOR A COMMERCIAL
FACILITIES DEVELOPMENT PROJECT
PURSUANT TO THE MINNESOTA MUNICIPAL
INDUSTRIAL DEVELOPMENT ACT, AND 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, Minnesota (the "City"), has received from C and White Bear Avenue Associates, a general partnership to be organized under the laws of the State of Minnesota with Gerald C. Mogren, as a general partner (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 one or two single debt instrument) (the "Bonds") pursuant to the Act; and

(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 Commissioner of Energy and Economic Development, 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 Clerk.
4. The Clerk is hereby authorized and directed to cause notice of the hearing to be given one publication in the official newspaper and also in 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 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 7:20 P.M. on November 25, 1985, to consider the proposal of C and White Bear Avenue Associates, a Minnesota general partnership to be formed with Gerald C. Mogren, as a general partner (the "Company"), that the City assist in financing a project hereinafter described by the issuance of a series of industrial development revenue bonds.

Description of Project

Land acquisition, construction and equipping of an approximately 21,000 square foot retail shopping center to be located at the northwest corner of the intersection of County Road C and White Bear Avenue in the City.

The maximum aggregate estimated principal amount of bonds or other obligations to be issued to finance each project is \$900,000. The project will be initially owned and operated by the Company and is to be leased to various parties.

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 revenue agreements.

Draft copies of the proposed applications to the Commissioner of Energy and Economic Development, State of Minnesota, for approval of the projects, together with all attachments and exhibits thereto, is available for public inspection 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. In addition, interested persons may file written comments respecting the proposal with the Clerk at or prior to said public hearing.

Dated this 28th day of October, 1985.

(BY ORDER OF THE CITY COUNCIL)

By Lucille Aurelius /s/
Clerk

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

Councilmember Bastian abstained.

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

85 - 10 - 167

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
COMMISSIONER OF ENERGY AND ECONOMIC DEVELOPMENT
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, Minnesota, (the "City"), has received from C and White Bear Avenue Associates, a general partnership to be organized under the laws of the State of Minnesota with Gerald C. Mogren, as a general partner (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 Project to be financed by the Revenue Bonds is an approximately 21,000 square foot retail shopping center facility to be located at the northwest corner of the intersection of County Road C and White Bear Avenue in the City and consists of the acquisition of land and the construction of buildings and improvements thereon and the installation of equipment therein, all to be constructed pursuant to the Company's specifications and to be initially owned and operated by the Company and leased to various parties (the "Project"), and will result in the employment of additional persons to work within the new facilities;

(f) The City has been advised by representatives of the 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, and the

Company has also advised this Council that the Project would not be undertaken but for the availability of industrial development bond financing;

(g) Pursuant to a resolution of the City Council adopted on October 28, 1985, a public hearing on the Project will be held on November 25, 1985, after notice is 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 desire to speak will be heard and written comments will be accepted;

(h) Prior to the holding of said public hearing, it is necessary and convenient to notify the Commissioner of Energy and Economic Development (the "Commissioner") of the City's intention to issue its commercial development revenue bonds for this Project; and

(i) 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 the Company that the City undertake the Project pursuant to the Act and pursuant to a revenue agreement between the City and Company containing such terms and conditions (with provisions for revision from time to time as necessary) as may be necessary 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 \$900,000 to be issued pursuant to the Act to finance the acquisition, construction and equipping of the Project. Said revenue agreement may also provide for the entire interest of the Company therein to be mortgaged to the purchaser of the Revenue Bonds. 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 of 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 of the Act; that the Project would not be undertaken but for the availability of industrial development bond financing under the Act and the willingness of the City to furnish such financing; 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 later preliminary approval by this City Council after a hearing on the Project and further subject to the approval of the Project by the Commissioner or such other state officer having authority to grant approval and subject to final approval by this Council, the Company, and the purchaser of the Revenue Bonds as to the ultimate details of the financing of the Project.

4. The 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 Commissioner, will be paid by the Company.

5. 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 and the notification of the Commissioner of the City's intent to issue its commercial development revenue bonds for this Project, and to submit such documents to the Mayor or Clerk or both for submission to the Commissioner.

6. The Mayor or Clerk or both are hereby authorized and directed to submit to the Commissioner on or before October 31, 1985, a certified copy of this resolution as necessary evidence and notice of the City's intent to issue its commercial development revenue bonds for this Project on or before December 31, 1985.

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.

8. In anticipation of the approval by the Commissioner and the issuance of the Revenue Bonds to finance all or a portion of the Project, and in anticipation that the City will procure and devote to the Revenue Bonds an adequate allocation of authority to issue private activity bonds (which allocation is not made hereby), and in order that completion of the Project will not be unduly delayed when approved, the 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 the 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.

Seconded by Councilmember Maida.

Ayes - Mayor Greavu, Councilmembers
Anderson, Maida and Wasiluk

Councilmember Bastian abstained.

6. 7:50 P.M., Rezoning : North of Gervais, East of T.H. 61

- a. Mayor Greavu convened the meeting for a public hearing regarding the proposal to rezone the Migglar Truck Farm property from R-1 single dwelling to M-1 Light Manufacturing and the rezoning of a piece of City property, lying west of Gerten's Pond, from F, farm to M-1 Light Manufacturing.
- b. Director of Community Development Olson presented the Staff report.
- c. Commissioner Ralph Sletten presented the Planning Commission recommendation.
- d. Mayor Greavu called for persons who wished to be heard for or against the proposal. The following expressed their views:

Mrs. Rosemary Schmidt and
Mr. Richard Schmidt, owners of vacant property on Clarence Street
Mr. Wayne Birchem, 2523 Clarence
Mr. Scott Hoffhines, 2529 Clarence
Mrs. Elaine Hoffhines, 2529 Clarence
Mrs. Cheryl Gilbertson, representing Lakeview Lutheran Church
Mr. George Rossbach, 1406 E. County Road C.
Mr. Gale Rehnberg, representing the Migglers

- e. Councilmember Bastian moved to table the rezoning proposal indefinitely.

Seconded by Councilmember Anderson.

Ayes - all.

G. AWARD OF BIDS

None.

H. UNFINISHED BUSINESS

1. Edward Street

- a. Acting Manager Haider presented two conflicting petitions from residents on Edward Street concerning the speed bumps.
- b. Mr. Chuck Quistad, 1754 Phalen Place and Mrs. Kate Falk, 1777 Edward St. spoke against the speed bumps.
- c. Mr. Quistad stated he would circulate two petitions; one, for the speed bumps, and one, against the speed bumps and present them to Council at the meeting of November 6, 1985.

I. NEW BUSINESS

1. Massage License

- a. Acting Manager Haider stated a background investigation was conducted on Norma Jean Larson and Myron Lee Larson for the purpose of receiving a massage license in the City of Maplewood. We have found that there is nothing at this point to prohibit the Larsons from obtaining such a license.

Should the City Council decide to issue such a license, it should be done in accordance with Maplewood Ordinance Section 24-61 through Section 24-67.

b. Norma Jean Larson, the applicant, spoke on behalf of her and her husband.

c. Councilmember Bastian moved to approve a massage license for Norma Jean Larson and for Myron Lee Larson, to perform therapeutic massage at the Carlton Racquetball Building, 600 Carlton Street, in accordance with Section 24.61 through Section 24.67.

Seconded by Councilmember Maida Ayes - all.

2. Condor Storm Sewer

a. Acting Manager Haider presented a letter from the Connemara II Association requesting a review of the drainage ditch adjacent to their property.

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

85 - 10 - 168

WHEREAS, the City Council has proposed that the area generally described as:

From McKnight Road to 3600 feet East and from Lower Afton Road to 3600 Feet South,

be improved by construction of storm sewer and appurtenances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the proposed improvement be referred to the City Engineer, who is hereby instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvement is feasible and should best be made as proposed, and the estimated cost of the improvement as recommended.

Seconded by Councilmember Maida. Ayes - all.

3. Tax-Forfeit Land Transfer Program

a. Acting Manager Haider requested the Council authorize the City to take title to seven sub-standard tax-forfeited parcels and transfer them to abutting property owners for side or rear yard usage and to forgive the unpaid assessments against three of the seven substandard parcels.

b. Councilmember Bastian moved to implement the tax-forfeited land transfer program subject to:

1. Receipt of a cash escrow of \$100.00 for each property to be transferred (\$500.00 for parcel four) to cover the cost of the City Attorney preparing the necessary deeds.
2. Interior lots shall be split equally between property owners along the same street, unless otherwise agreed to by the adjacent owners.
3. The creation of flag-shaped parcels shall be avoided, unless there is no other alternative to eliminate the tax-forfeit status.

4. No parcels shall be sold to an owner who allows a parcel to go tax delinquent.

Seconded by Councilmember Wasiluk. Ayes - all.

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

85 - 10 - 169

WHEREAS, there presently exists within the City of Maplewood certain parcels of land which cannot be improved because of non-compliance with the City's zoning code regarding minimum area, shape, frontage or access; and

WHEREAS, three of said non-complying parcels have been purchased from Ramsey County by prospective developers; and

WHEREAS, the Maplewood City Council has consistently denied approval of requested variances with reference to similar size parcels as homesites; and

WHEREAS, judicial challenges of the City's denial of requested variances have been sustained; and

WHEREAS, the processing of these variance requests with reference to non-complying parcels is an unproductive use of the City's resources; and

WHEREAS, the City proposes to apply to the County of Ramsey pursuant to Minnesota Statutes 282.01, Subdivision 7a for conveyance for the purpose of conveying certain of said parcels to owners of lands adjoining the tax-forfeited parcels in question for the creation of additional side yards;

WHEREAS, it is in the public interest to combine said parcels with abutting property for the purpose of eliminating public nuisances and returning to the tax roles land otherwise unproductive.

NOW, THEREFORE, be it resolved by the Maplewood City Council that application is hereby made to Ramsey County seeking conveyance pursuant to the provisions of Minnesota Statutes 282.01, Subdivision 7a, those parcels of real property hereinbelow described for the purpose of resale to owners of lands adjoining the land to be transferred hereby:

Property Tax I.D. No.

57-58800-010-02	(15-29-22-12-0005-9)
57-29800-161-05	(15-29-22-32-0069-1)
57-81500-270-01	(15-29-22-34-0079-2)
57-48950-010-06	(25-29-22-12-0098-0)
57-24700-040-01	(17-29-22-21-0013-6)
57-00410-120-02	(04-29-22-11-0001-4)
57-03500-040-92	(35-30-22-43-0002-4)

Recording of deeds for each land transfer is subject to:

1. Receipt of a cash escrow of \$100.00 for each property to be transferred to cover the cost of the City attorney preparing the necessary deeds.
2. Interior lots shall be split equally between property owners along the same street, unless otherwise agreed to by the adjacent owners.

Seconded by Councilmember Wasiluk.

Ayes - all.

d. Councilmember Bastian introduced the following resolution and moved its adoption:

85 - 10 - 170

WHEREAS, pursuant to Resolution Nos. 59-9-76, 62-8-194, 66-9-271, and 78-8-174 of the City Council of Maplewood, Minnesota, adopted 9-3-59, 8-30-62, 9-15-66 and 8-22-78, the special assessments for the construction of Sanitary Sewer No. 1, Burke and Kennard Street Improvement, Water Improvement No. 5 and Water Improvement 75-16, were levied against property described as Lot One, Block Two, Pflueger's Addition, Section 15, Township 29, Range 22; and

WHEREAS, the above-described property was tax-forfeited on the 15th day of August, 1967; and

WHEREAS, this parcel has substantially substandard dimensions for a homesite; and

WHEREAS, the City Council finds it in the public interest to cancel the above-described assessments to: (1) be able to collect any future assessments for public improvements benefiting this property, (2) receive an annual real estate tax from this property, and (3) establish a responsible party to resolve any nuisance complaints.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the assessments for Sanitary Sewer No. 1, Burke and Kennard Street Improvement, Water Improvement No. 5 and Water Improvement No. 75-16 in the amount against \$790.30 be, and the same hereby are canceled, subject to combination of this property with an abutting property for side yard usage only.

Seconded by Councilmember Wasiluk.

Ayes - all.

e. Councilmember Bastian introduced the following resolution and moved its adoption:

85 - 10 - 171

WHEREAS, pursuant to Resolution Nos. 59-9-76, 63-8-152 and 78-8-174 of the City Council of Maplewood, Minnesota, adopted 9-3-59, 8-29-63, and 8-22-78, the special assessments for the construction of Sanitary Sewer No. 1, Water Improvement 2 and Water 75-16 were levied against property described as Lot Sixteen, Block Five, Gladstone Addition, Section 5, Township 29, Range 22; and

WHEREAS, the above-described property was tax-forfeited on the 28th day of July, 1971; and

WHEREAS, this property has substantially substandard dimensions for use as a homesite; and

WHEREAS, the City Council finds it in the public interest to cancel the above-described assessments to: (1) be able to collect any future assessments for public improvements benefiting this property, (2) receive an annual real estate tax from this property, and (3) establish a responsible party to resolve any nuisance complaints.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the assessments for Sanitary Sewer 1, Water 2 and Water 75-16 in the amount against \$560.00 be, and the same hereby are canceled, subject to combination of this property with an abutting property for side yard usage only.

Seconded by Councilmember Wasiluk.

Ayes - all.

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

85 - 10 - 172

WHEREAS, pursuant to Resolution Nos. 59-9-76, 68-9-182, 69-9-159, and 78-8-174 of the City Council of Maplewood, Minnesota, adopted 9-3-59, 9-24-68, 9-10-69 and 8-22-78, the special assessments for the construction of Sanitary Sewer No. 1, Improvement 67-1, Improvement 67 and Water 75-16, were levied against property described as Lot 27, Block Two, Warren and Flint's Addition, Section 15, Township 29, Range 22; and

WHEREAS, the above-described property was tax-forfeited on the 13th day of September, 1977; and

WHEREAS, this property has substantially substandard dimensions for a homesite; and

WHEREAS, the City Council finds it in the public interest to cancel the above-described assessments to: (1) be able to collect any future assessments for public improvements benefiting this property, (2) receive an annual real estate tax from this property, and (3) establish a responsible party to resolve any nuisance complaints.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the assessments for San Sewer 1, Improvement 67-1, Imp. 67 and Water 75-16 in the amount against \$732.63 be, and the same hereby are canceled, subject to combination of this property with an abutting property for side yard usage only.

Seconded by Councilmember Wasiluk.

Ayes - all.

J. VISITOR PRESENTATIONS

None

K. COUNCIL PRESENTATIONS

1. Archer Heights

a. Councilmember Wasiluk stated the residents at Archer Heights are requesting a bus shelter.

b. Staff will investigate.

2. Citizen's Concerns

a. Councilmember Maida stated while campaigning, a number of citizen's concerns were made known, such as having more maple trees in the City and also longer hours for the licensing department.

3. Frost Avenue Improvement

a. Councilmember Anderson questioned what progress there is regarding the Frost Avenue improvements.

b. Staff stated they are meeting with the Burlington-Northern representatives regarding the right of way.

4. Don John Property

a. Councilmember Anderson stated residents are complaining about the Don John property again.

b. Staff will investigate.

5. Phalen Place Lights

a. Councilmember Anderson stated residents on Phalen Place are requesting speed control and more lighting.

b. Staff to investigate.

6. St. John's

a. Councilmember Bastian reminded the Council of the Annual St. John's Wine and Cheese function at the Landmark Center at 7:00 P.M., Tuesday, October 28, 1985.

L. ADMINISTRATIVE PRESENTATIONS

1. Certification of Sewer Bills

a. Mayor Greavu moved to certify \$11,409.88 of delinquent sewer rental bills against the McKnight Townhouse, McKnight Road and Linwood Avenue.

Seconded by Councilmember Anderson.

Ayes - all.

b. Councilmember Anderson moved to charge a late penalty on the delinquent sewer bill of 10% on the unpaid amount as reflected in the ordinance.

Seconded by Councilmember Bastian.

Ayes - all.

M. ADJOURNMENT

11.17 P.M.

City Clerk

MINUTES OF MAPLEWOOD CITY COUNCIL
7:00 P.M., Wednesday, November 6, 1985
Council Chambers, Municipal Building
Meeting 85-24

A. CALL TO ORDER

A regular meeting of the City Council of Maplewood, Minnesota, was held in the Council Chambers, Municipal Building, and was called to order by Mayor Greavu at 7:40 P.M.

Charlotte Wasiluk was sworn in and took her seat as a Councilmember to complete the two-year term vacated by the death of Councilmember Michael Wasiluk.

B. ROLL CALL

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

C. APPROVAL OF MINUTES

None.

D. APPROVAL OF AGENDA

Mayor Greavu moved to approve the Agenda as amended:

1. Kinderhaus - Cope Avenue
2. Storm Sewer - Radatz Avenue
3. Council Rules of Procedures - Amendment
4. H-2 Southlawn Drive
5. G-1 Maplewood In Motion

Seconded by Councilmember Anderson. Ayes - all.

E. CONSENT AGENDA

Councilmember Anderson moved, seconded by Councilmember Wasiluk, Ayes - all, to approve the Consent Agenda, Items 1 and 2 as recommended:

1. Accounts Payable

Approved the Accounts (Part I - Fees, Services, Expenses Check Register dated October 28, 1985, through October 31, 1985 - \$462,137.57 : Part II - Payroll dated November 01, 1985 - \$124,547.17) in the amount of \$586,684.74.

2. Investment Authorization

Resolution No. 85 - 11 - 173

BE IT HEREBY RESOLVED that the individuals named below are authorized to open an account in the name of the City of Maplewood, Minnesota, with one or

more of the Franklin Group of Funds ("Funds") and to deposit such funds in this account as they deem necessary, that the persons authorized below may endorse checks and other instruments for deposit in said account and that checks or drafts withdrawing said funds may be signed by any one of the persons authorized below.

BE IT FURTHER RESOLVED, that the Funds, its Custodian Bank, Bank of America, Franklin Administrative Services, Inc., and Franklin Distributors, Inc., shall be held harmless and fully protected in relying from time to time upon any certifications by the City Council as to the names of individuals occupying such offices and in acting in reliance upon the foregoing resolutions until actual receipt by them of a certified copy of a resolution of the City Council modifying or revoking any or all such resolutions.

The undersigned further certifies that the following individuals occupy the offices designated:

_____	X
Daniel F. Faust, Finance Director	Signature
_____	X
Arline J. Hagen, City Treasurer	Signature

F. PUBLIC HEARINGS

1. 7:10 P.M., P.U.D. and Variances : Harmony School Site

a. Mayor Greavu convened the meeting for a public hearing regarding the request of Smith Investment Properties for approval of a conditional use permit for a planned unit development (P.U.D.) of Commercial uses and multiple dwelling, older adult housing and approval of variances for the total number of spaces required and waive the requirement for garages for the 52-unit residence.

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

c. Mr. Tony Danna, Attorney for Smith Investments, spoke on behalf of the proposal.

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

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

Mrs. Delores Ethier, 2187 Flora Drive, White Bear Lake, owner of property at 2005 E. County Road C.

f. Mayor Greavu closed the public hearing.

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

WHEREAS, Smith Investment Properties initiated a conditional use permit for the Harmony School site planned unit development of older adult housing and commercial uses, including parking space variances, at the following-described property:

Beginning at the intersection of White Bear Avenue and the south line of the SW 1/4; thence northerly on said centerline 420.55 feet; thence east parallel with said south line 311 feet; thence northerly parallel with said centerline 140 feet, thence due north 107.07 feet, thence east 391.55 feet to a point 658.95 feet north from said south line, thence to said south line at a point 200 feet west of southwest 1/4 corner; thence west to beginning, subject to roads in Section 2, Township 29, Range 22.

This property is also known as the former Harmony School site, Maplewood;

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

1. This conditional use permit was initiated by Smith Investment Properties, pursuant to the Maplewood Code of Ordinances.
2. This conditional use permit was reviewed by the Maplewood Planning Commission on November 4, 1985. The Planning Commission recommended to the City Council that said permit be approved.
3. The Maplewood City Council held a public hearing on November 6, 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.

WHEREAS, the variances requested in conjunction with this planned unit development are:

1. A parking space variance of 25 spaces.

Section 36-11 (a) (2) requires at least two parking spaces per dwelling unit or 104 spaces for the 52-unit residence - 70 spaces are proposed.

2. An enclosed parking space variance of 52 spaces.

Section 36-22 (a) (2) requires at least one half of the required parking spaces for a multiple dwelling to be enclosed. No enclosed spaces are proposed for the 52-unit residence.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that a conditional use permit be granted for the Harmony School site planned unit development, including the following variances:

1. Allow 79 parking spaces for the 52-unit seniors' residence, rather than the 104 required by code.
2. Allow 26 enclosed parking spaces rather than the 52 enclosed spaces required by the code.

Approval of the conditional use permit and variances is subject to:

1. If Council determines that there is insufficient on-site parking for the 52-unit seniors' residence, within one year of 95% occupancy, additional parking may be required.
2. Maplewood and North St. Paul shall have continued use of the athletic facilities in the northeast portion of the site until that part of the site develops, provided the use of these facilities does not interfere with the applicant's use of the property.
3. The 52-unit seniors' residence shall not be converted to nonseniors' housing without revision of the planned unit development. For purposes of this permit, seniors' housing is defined as a residence occupied by persons in their retirement years with a significant number of one-person households.
4. The auditorium attached to the 52-unit seniors' residence shall only be used by the residents of that building. Public assembly unrelated to senior use would be prohibited without a revision of this permit.
5. The commercial portion of the development shall be limited to the uses allowed in the BC (M), business commercial (modified) zoning district.
6. The eight parking spaces (marked "future") located south of the driveway to the garage for the 64-unit structure shall be constructed.
7. The proposed 575 square foot units in the 52-unit residence (October 8, 1985 plans) shall be increased in area to at least 580 square feet of habitable floor area.
8. Move the 64-unit residence to the west to comply with the required minimum setback of 50 feet.
9. Adherence to the site plan dated October 8, 1985, except as required in these conditions, unless a change is approved by the Community Design Review Board.

Approval of the planned unit development is recommended 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 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 of the parking space variances is recommended on the basis of the following findings of fact:

1. The parking space requirements contained in the zoning code do not realistically apply to the proposed development because these requirements are designed for family housing and do not consider the fewer number of cars per unit needed for senior housing.
2. The variances would be consistent with the purposes of this chapter because they would not result in the need to park vehicles off-site and because they would be consistent with similar variances granted for the Hazel Ridge and Concordia Arms seniors' residences. No parking problem has occurred at Concordia Arms. Hazel Ridge is scheduled for construction in the Fall of 1985.
3. The planned unit development would produce a development of equal or superior quality to that which would result from strict adherence to the provisions of this chapter.
4. The variances would not constitute a threat of a substantive nature to the property values, safety, health or general welfare of the owners or occupants of adjacent or nearby land, not be detrimental to the health, safety, morals or general welfare of the people.
5. The variances are required for reasonable and practicable physical development and are not required solely on the basis of financial considerations.

6. If a parking problem were to occur, adequate room exists on the site to provide additional parking spaces.

Seconded by Councilmember Maida.

Ayes - all.

G. AWARD OF BIDS

1. Maplewood In Motion

- a. Acting Manager Haider presented the Staff report.
- b. Councilmember Bastian introduced the following resolution and moved its adoption:

85 - 11 - 175

BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the bid of Sexton Printing in the amount of \$7,185.60 per year is the lowest responsible bid for the publication of four issues of MAPLEWOOD IN MOTION and the proper City officials are hereby authorized and directed to enter into a contract with said bidder for and on behalf of the City.

Seconded by Councilmember Wasiluk.

Ayes - all.

H. UNFINISHED BUSINESS

1. Edward Street

- a. Mr. Chuck Quistad, 1754 Phalen Place, submitted the results of a questionnaire he circulated to the residences on Edward Street regarding the speed bumps. The results are as follows:

"Do you think the speed bumps:

1. are effective in significantly reducing the speed of cars in that area?

<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
10	26	2

2. should be removed?

<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
25	9	3

- b. Mr. George Aston, 1732 Edward Street, presented his opinions.

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

85 - 11 - 176

BE IT RESOLVED BY THE MAPLEWOOD, MINNESOTA, CITY COUNCIL that the recently installed "speed bumps" and warning signs on Edward Street be removed.

Seconded by Mayor Greavu.

Ayes - all.

2. Southlawn Drive

a. Acting Manager Haider presented the Staff report. This matter was continued from the October 28, 1985, meeting.

b. The following persons presented their views regarding the construction of Southlawn Drive:

Mr. Dave Seligren, representing Robert Hajicek.

Mr. Tom Zacharias, representing C.P.I., owners of the Maplewood Mall

Mr. Albert Goins, 1741 E. County Road D

Mr. Gene Wilson, representing Robert Hajicek

Mr. Dick Dreher, representing the Joseph Co.

c. Mayor Greavu closed the public hearing.

d. Councilmember Maida introduced the following resolution and moved its adoption:

85 - 11 - 177

WHEREAS, the City of Maplewood initiated an amendment to the Maplewood Comprehensive Plan to designate the Southlawn Drive corridor, between Beam Avenue and County Road D, as a major collector street.

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

1. The Maplewood Planning Commission held a public hearing on October 21, 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 November 6, 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 traffic studies have documented the need for Southlawn Drive as a collector between Beam Avenue and County Road D.

Seconded by Councilmember Anderson.

Ayes - all.

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

85 - 11 - 178

WHEREAS, after due notice of public hearing on the construction of street improvements on Southlawn Drive from Beam Avenue to County Road D a hearing on said improvement in accordance with the notice duly given was duly held on October 28, 1985, and the Council has heard all persons desiring to be heard on the matter and has fully considered the same;

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

1. That it is advisable, expedient, and necessary that the City of Maplewood construct street improvements on Phase I of Southlawn Drive from Beam Avenue to County Road D as described in the notice of hearing thereon, and orders the same to be made.
2. The City Engineer is designated engineer for this improvement and is hereby directed to prepare final plans and specifications for the making of said improvement.

Seconded by Councilmember Wasiluk.

Ayes - all.

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

85 - 11 - 179

BE IT RESOLVED BY THE MAPLEWOOD, MINNESOTA, CITY COUNCIL that the Staff is directed to use the following financing concept in a general way to implement Project 85-17:

The project would include a street as shown in the feasibility study and necessary utilities from Beam Avenue to County Road D. Right-of-way acquisition would be accomplished through agreement with the property owners. It is expected that some property acquired would be purchased. Proponents of the project would be expected to dedicate the required easements and right-of-way.

Assessments would be the main source of financing for the project. The specific amount for each parcel would be based on benefit accruing to the property. The City would of course hold the assessment hearing and let the appeal period expire prior to awarding a construction contract or paying for right-of-way.

The net effect of this plan is to lower the public subsidy for the project to \$411,000. This amount would be financed by a combination of state aid and tax-increment funds.

The concept proposed here is consistent with the City Council's usual approach to developing public streets. Southlawn represents only a fraction of the street mileage required to complete the system in this area. This concept may serve as an example for future financing proposals.

ESTIMATED FINANCING SUMMARY

<u>Const. Cost</u>	<u>R/W Cost</u>	<u>Total Cost</u>	<u>Assess Funds</u>	<u>MSAS Funds</u>	<u>T.I.F. Funds</u>
\$560,000	\$287,000	\$847,000	\$436,000	\$206,000	\$205,000

I. NEW BUSINESS

1. Cope Avenue Feasibility Study

a. Assistant City Engineer Chuck Ahl presented the feasibility study for the construction of Cope Avenue from Craig Street to Ariel Street that addresses horizontal and vertical alignment of Cope Avenue from Craig Street to White Bear Avenue.

b. The following area residents spoke against the construction:

Mrs. Joan Themmes, 1928 Castle
Mrs. Marsha Haldren
Mr. Pat Haldran

c. Councilmember Anderson moved to deny the feasibility study.

Seconded by Councilmember Bastian.

Ayes - all.

2. Canvas of Election

a. Acting Manager Haider presented the results of the November 5, 1985 Election.

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

85 - 11 - 180

RESOLVED THAT THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, RAMSEY COUNTY, MINNESOTA, acting as a canvassing board on November 6, 1985, hereby certifies the following results of the November 5, 1985, City General Election and the City Special General Election as follows:

MAYOR

Lester G. Axdahl	1236
John C. Greavu	1279
Everyman	1
Gary Bastian	1
Latimer	1

COUNCILMEMBER - 4 YEAR TERM

Norman G. Anderson	1672
Frances L. Juker	1246
MaryLee Maida	1049
Paul Poliachik	670

COUNCILMEMBER - 2 YEAR TERM

Audrey M. Duellman	1003
Charlotte Wasiluk	1488
Fran Juker	1
H. Warren Schmidt	1
John E. MacDonald	1
Pamela Juker	1

Gerald Gold	1
Albert Goins	1
Dennis Larson	1

Seconded by Councilmember Bastian.

Ayes - all.

J. VISITOR PRESENTATION

None.

K. COUNCIL PRESENTATIONS

1. Kinderhaus

a. Councilmember Wasiluk received a call from the owner of Kinderhaus stating that, because of taxes and licensing costs, etc., he was forced out of business.

b. Staff stated they were informed New Horizon had purchased Kinderhaus.

2. Storm Sewer - Radatz Avenue

a. Councilmember Anderson stated the storm sewer located opposite the driveway to the Norman Plaza on Radatz Avenue was plugged.

b. Staff to investigate.

3. Council Rules of Procedures

a. Councilmember Bastian suggested an amendment to the Rules of Procedures. The amendment would rule out Council decisions being made outside of a Council meeting.

b. Referred to Staff.

L. ADMINISTRATIVE PRESENTATIONS

None.

M. ADJOURNMENT

11.25 P.M.

City Clerk

**MAPLEWOOD CITY COUNCIL
SPECIAL MEETING, NOVEMBER 21, 1985
MINUTES OF MEETING**

The Special Meeting convened at 5:00 p.m. at the Maplewood City Hall.

Present:

Mayor and all four Councilmen
City Attorney Donald L. Lais
Councilperson-elect Fran Jueker

Discussion was held relative to the selection of a new City Manager.

Mr. Lais reported that he had in excess of 100 applicants, and that at least forty of these applicants were from the State of Minnesota or had recent managerial governmental experience in the State of Minnesota and/or the metropolitan area.

Thereafter, the Council discussed this fact and determined as a group that it preferred that the new manager have recent experience in municipal government in the State of Minnesota at the managerial level, and instructed Mr. Lais to inform all of those who did not have such experience that they would not be considered any further in the selection process.

Councilman Maida suggested that the manager should either have the following abilities or qualifications:

1. To stimulate employee productivity.
2. To engage in financial planning for the City, to be knowledgeable on bonding and bonding procedures, and be able to communicate this knowledge effectively to the Council.
3. To have had negotiating experience and skills in personnel and labor negotiations.
4. To "speak softly and carry a big stick", preferring that the manager not publicly attack other public officials.

Councilman Norman Anderson indicated the following requirements:

1. That the City Manager preferably reside in the City of Maplewood.
2. That the new Manager have at least five years of experience working in a city in a managerial or professional capacity.

3. That the Manager be aware that he must attend meetings of all sorts.
4. That there would be community involvement; that is, stimulate City activities that are identified as Maplewood activities.

Councilman ~~was~~ ^{lik} indicated a strong desire for more identification of Maplewood, such as City support for local industry and commerce.

Councilman Bastian indicated, in addition to the above, that he would want the Manager to be skilled and knowledgeable in the intricacies of laws and the form of government of the City of Maplewood, together with an understanding of the statutory structure and operative personnel of the Metropolitan Council, the local school district, the County of Ramsey and the State of Minnesota.

The Mayor and all Council Members concurred in the above.

Thereafter, each member of the Council, including the Mayor, were given a packet of eight resume's from applicants who had Minnesota experience or were currently employed in professional or managerial positions in governmental agencies within the State. The Council then individually went through each one of its packets and exchanged them, so that they reviewed all of the resume's, and then instructed Mr. Lais to select ten of the most promising resume's to be resubmitted at a special meeting on December 5, 1985, for purposes of evaluation and determination of which of those would be selected for interviews.

The meeting was then concluded.

E-1

MANUAL CHECKS FOR NOVEMBER 1985

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
305456	11/12/85	10.85	STAKNKE JLLIE	REFUND
		10.85 *		

305B30	11/12/85	419.42	BLUE CROSS	INSURANCE
305B30	11/12/85	420.92	BLUE CROSS	INSURANCE
305B30	11/12/85	3,903.38	BLUE CROSS	INSURANCE
		4,743.72 *		

305H10	11/12/85	20.02	HAGEN ARLINE	PETTY CASH
305H10	11/12/85	5.30	HAGEN ARLINE	PETTY CASH
305H10	11/12/85	8.10	HAGEN ARLINE	PETTY CASH
305H10	11/12/85	3.00	HAGEN ARLINE	PETTY CASH
305H10	11/12/85	3.00	HAGEN ARLINE	PETTY CASH
305H10	11/12/85	6.29	HAGEN ARLINE	PETTY CASH
		45.71 *		

305K20	11/12/85	145.00	KANE ROSEMARY	P/R DEDUCT
		145.00 *		

305M69	11/12/85	11,269.37	MINN STATE TREAS	LICENSE
305M69	11/12/85	389.50	MINN STATE TREAS	LICENSE
		11,658.87 *		

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
305M76	11/12/85	6,978.63	MN ST TREAS PERA	PERA PBL
305M76	11/12/85	9,330.80	MN ST TREAS PERA	PERA PBL
		16,309.43 *		

305M95 *	11/12/85	110.00	M.R.P.A.	TRAVEL TRAINING
305M95	11/12/85	121.25	M.R.P.A.	TRAVEL TRAINING
305M95	11/12/85	110.00	M.R.P.A.	TRAVEL TRAINING
		341.25 *		

305R09	11/12/85	110.00	RAMSEY CO	EASEMENT FEE
		110.00 *		

309849	11/12/85	30.00	NATL REGISTRY EMT	EMT TESTING
		30.00 *		

308A05	11/12/85	361.55	AFSCME	UNION DUES PBL
308A05	11/12/85	5.74	AFSCME	UNION DUES PBL
		367.29 *		

308C35	11/12/85	18,703.50	CTY CNTY CR UNION	CREDIT UN
		18,703.50 *		

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
308I15	11/12/85	2,487.93	ICMA	DEFERRED COMP
308I15	11/12/85	664.58	ICMA	DEFERRED COMP
		3,152.51 *		

308M52	11/12/85	16,213.47	MN FED SAVINGS	FWT PBL
		16,213.47 *		

308M61	11/12/85	310.00	MN MJTJAL INS	INSURANCE
		310.00 *		

308M65	11/12/85	6,689.48	MN ST COM4/REV	SWT PBL
		6,689.48 *		

308M68	11/12/85	25.54	MN ST RETIREMENT	DEFERRED COMP
308M68	11/12/85	18.46	MN ST RETIREMENT	DEFERRED COMP
		44.00 *		
308M69	11/12/85	7,804.39	MINN STATE TREAS	LICENSE
308M69	11/12/85	266.00	MINN STATE TREAS	LICENSE
		8,070.39 *		
308M70	11/12/85	4,252.75	MN ST TREAS S/S	S/S PBL
308M70	11/12/85	4,252.75	MN ST TREAS S/S	S/S PBL
		8,505.50 *		

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION

303M75	11/12/85	719.50	MN TEAMSTERS	UNION DUES PBL
		719.50 *		

309M69	11/12/85	9,006.74	MINN STATE TREAS	LICENSE
309M69	11/12/85	113.00	MINN STATE TREAS	LICENSE
309M69	11/12/85	193.00	MINN STATE TREAS	LICENSE
309M69	11/12/85	180.00	MINN STATE TREAS	LICENSE
309M69	11/12/85	306.00	MINN STATE TREAS	LICENSE
		9,798.74 *		

309T50	11/12/85	7.00	T J AUTO PARTS	SUPPLIES
		7.00 *		

310A75	11/12/85	22.67	A T & T	TELEPHONE
310A75	11/12/85	71.84	A T & T	TELEPHONE
310A75	11/12/85	6.40	A T & T	TELEPHONE
310A75	11/12/85	2.65	A T & T	TELEPHONE
310A75	11/12/85	3.20	A T & T	TELEPHONE
310A75	11/12/85	9.60	A T & T	TELEPHONE
310A75	11/12/85	6.40	A T & T	TELEPHONE
310A75	11/12/85	14.84	A T & T	TELEPHONE
310A75	11/12/85	137.20	A T & T	TELEPHONE
310A75	11/12/85	78.32	A T & T	TELEPHONE

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
310A75	11/12/85	3.20	A T & T	TELEPHONE
310A75	11/12/85	9.60	A T & T	TELEPHONE
310A75	11/12/85	21.50	A T & T	TELEPHONE
310A75	11/12/85	26.58	A T & T	TELEPHONE
310A75	11/12/85	33.93	A T & T	TELEPHONE
310A75	11/12/85	7.79	A T & T	TELEPHONE
310A75	11/12/85	23.74	A T & T	TELEPHONE
310A75	11/12/85	3.20	A T & T	TELEPHONE
310A75	11/12/85	19.20	A T & T	TELEPHONE
310A75	11/12/85	29.07	A T & T	TELEPHONE
310A75	11/12/85	3.20	A T & T	TELEPHONE
310A75	11/12/85	1.81	A T & T	TELEPHONE
310A75	11/12/85	35.46	A T & T	TELEPHONE
310A75	11/12/85	6.40	A T & T	TELEPHONE
310A75	11/12/85	3.20	A T & T	TELEPHONE
310A75	11/12/85	3.20	A T & T	TELEPHONE
310A75	11/12/85	3.20	A T & T	TELEPHONE
310A75	11/12/85	10.80	A T & T	MAINT CONTR
310A75	11/12/85	3.20	A T & T	TELEPHONE
310A75	11/12/85	8.16	A T & T	TELEPHONE
		609.56 *		

310C25	11/12/85	9.74	CANADA LIFE INS	INSURANCE
310C25	11/12/85	1,525.66	CANADA LIFE INS	INSURANCE
		1,535.40 *		

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
310M61	11/12/85	69.60	MN MUTUAL INS	INSURANCE
310M61	11/12/85	48.76	MN MUTUAL INS	INSURANCE
310M61	11/12/85	29.00	MN MUTUAL INS	INSURANCE
310M61	11/12/85	3,132.36	MN MUTUAL INS	INSURANCE
310M61	11/12/85	8,099.31	MN MUTUAL INS	INSURANCE
		11,379.03 *		

310M69	11/12/85	7,372.00	MINN STATE TREAS	LICENSE
310M69	11/12/85	297.00	MINN STATE TREAS	LICENSE
		7,669.00 *		

310N15	11/12/85	10.97	NELSON ROBERT	SUPPLIES
310N15	11/12/85	8.75	NELSON ROBERT	TRAVEL TRAINING
310N15	11/12/85	21.75	NELSON ROBERT	ORAL EXAM
		41.47 *		

310N70 *	11/12/85	459.00	NE SOCCER ASSOC	CONTRACT PYM
		459.00 *		

311C40	11/12/85	110.50	CLERK OF COURT	FILING FEES
		110.50 *		

311M69	11/12/85	5,653.20	MINN STATE TREAS	LICENSE

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
311M69	11/12/85	137.00	MINN STATE TREAS	LICENSE
		5,790.20 *		

		105,757.07	FUND 01 TOTAL	GENERAL
		3.20	FUND 90 TOTAL	SANITARY SEWER F
		27,794.94	FUND 92 TOTAL	PAYROLL BENEFIT
		15.16	FUND 96 TOTAL	VEHICLE & EQUIP
		133,570.37	TOTAL	

* NECESSARY EXPENDITURES SINCE LAST COUNCIL MEETING

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
329048	11/14/85	75.00 75.00 *	BLOC DEV CORP	SUPPLIES

329065	11/14/85	275.00 275.00 *	NATL REC & PARK ASSN	MEMBERSHIP

329094	11/14/85	142.57 142.57 *	R.L.GOJLD	SUPPLIES

329097	11/14/85	59.00	A-1 BUSINESS MACHINE	SUPPLIES
329097	11/14/85	995.00	A-1 BUSINESS MACHINE	EQUIPMENT
		1,054.00 *		

329105	11/14/85	13.93-	MARTIN LUMBER	SUPPLIES
329105	11/14/85	63.43	MARTIN LUMBER	SUPPLIES
		49.50 *		

329110	11/14/85	77.50 77.50 *	SANDQUIST SIBBIE	PT WAGES

329125	11/14/85	82.50 82.60 *	DON SKALMAN FIREARMS	SUPPLIES

329168	11/14/85	27.00 27.00 *	ADVANCED PAGING SERV	LEASE PAGER

329185	11/14/85	<i>VOID</i> 180.00 180.00 *	MCCONVILLE AUDREY	OFFICE SUPPLIES

329188	11/14/85	2,101.35 2,101.35 *	MUNICIPAL CODE	SUPPLIES

329200	11/14/85	4.72 4.72 *	KELSEY CONNIE	TRAVEL TRAINING

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
329202	11/14/85	81.38 81.38 *	JOHNSON MARY D	PT WAGES

329211	11/14/85	70.00 70.00 *	REHNBERG DALE	REFUND

329232	11/14/85	95.10 95.10 *	FLEXIBLE PIPE & TOOL	SUPPLIES

329235 *	11/14/85	5.25 5.25 *	GIDDLEY MARCIA	REFUND

329279 *	11/14/85	8.75 8.75 *	BIERMAN MRS	REFUND

329307	11/14/85	72.50 72.50 *	BERGLUND BETTY	PT WAGES

329314	11/14/85	630.00	EKBLAD PARJEE	CONTRACT PYM
329314	11/14/85	315.00	EKBLAD PARJEE	CONTRACT PYM
		945.00 *		

329353	11/14/85	8.32 8.32 *	BIG A AJTD PARTS	SUPPLIES

329416	11/14/85	75.00 75.00 *	TOOLEY MARJORY	PT WAGES

329418	11/14/85	75.00 75.00 *	LIPINSKI JOYCE	PT WAGES

329421	11/14/85	82.69 82.69 *	WIEGERT ELSIE	PT WAGES

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
329424	11/14/85	21.65 21.65 *	EDUCATIONAL	BOOKS
329425	11/14/85	75.00 75.00 *	MONCHAN GJNBORG	PT WAGES

329428	11/14/85	76.25 76.25 *	WIDHOLM JJJY	PT WAGES
329429	11/14/85	80.06 80.06 *	SUPAN KATLY	PT WAGES

329434	11/14/85	77.50 77.50 *	PODGORSKI ARMELLA	PT WAGES
329435	11/14/85	77.50 77.50 *	HAAS BETTY	PT WAGES
329436	11/14/85	75.00 75.00 *	HAAS THEODORE	PT WAGES

329439	11/14/85	72.50 72.50 *	FREDERICKSON RITA	PT WAGES
329440	11/14/85	77.44 77.44 *	FISCHER LORRAINE	PT WAGES

329447	11/14/85	75.00 75.00 *	MALLET JO. DRES	PT WAGES
329448	11/14/85	81.38 81.38 *	FOSBJRSH ANNE	PT WAGES

329451	11/14/85	72.50 72.50 *	ARBORE DOROTHY	PT WAGES

329459	11/14/85	78.75 78.75 *	ARBUCKLE JACK	PT WAGES
329460	11/14/85	75.00 75.00 *	WARNER CAROLINE	PT WAGES
329461	11/14/85	78.75	ARBUCKLE CHARLENE	PT WAGES

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CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		78.75 *		
329462	11/14/85	72.50 72.50 *	MILLER ALICE B	PT WAGES

329465	11/14/85	73.75 73.75 *	LEITER BARBARA	PT WAGES
329466	11/14/85	78.75 78.75 *	THOMPSON PATRICIA	PT WAGES

329470	11/14/85	75.00 75.00 *	DITTEL KATHLEEN	PT WAGES

329472	11/14/85	82.50 82.50 *	SCHNEIDER LORRAINE	PT WAGES

329474	11/14/85	72.50 72.50 *	BIENIGHAUSER IDAMAE	PT WAGES

329479	11/14/85	85.00 85.00 *	DEHEN MILDRED	PT WAGES

329481	11/14/85	72.50	ORPHA M GETTY	PT WAGES
329481	11/14/85	83.75 156.25 *	ORPHA M GETTY	PT WAGES
329482	11/14/85	85.31 85.31 *	LIBHARDT MARY	PT WAGES

329490	11/14/85	25.73 25.73 *	D.C. KEY CO	REFUND

329496	11/14/85	4.72	HENSLEY PAT	TRAVEL TRAINING
329496	11/14/85	7.80 12.52 *	HENSLEY PAT	MILEAGE

329521 *	11/14/85	4.25	AVERY LYNNE	REFUND

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		4.25 *		

329551	11/14/85	72.50 72.50 *	BROADY DORIS	PT WAGES

329559	11/14/85	2.26 2.26 *	CASE POWER EQUIP	SUPPLIES

329570	11/14/85	60.50 60.50 *	MPLS STAR & TRIBUNE	ADVERTISING

329588 *	11/14/85	63.69 63.69 *	LORD FLETCHERS RESTR	PROGRAMS

329641	11/14/85	70.00 70.00 *	ARBUCKLE PAUL	PT WAGES

329645	11/14/85	72.50 72.50 *	STELLA FLORENCE	PT WAGES

329649	11/14/85	35.90 35.90 *	HAMERNICK PAINT	SUPPLIES

329657	11/14/85	42.00 42.00 *	ST PAUL DISPATCH	ADVERTISING

329722	11/14/85	40.52 40.52 *	GRABOSKY BILL	TRAVEL TRAINING

329742	11/14/85	75.00 75.00 *	MCDONALD M	PT WAGES

329749	11/14/85	276.56	LARSON DIESEL SERV	SUPPLIES

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CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
329749	11/14/85	88.30	LARSON DIESEL SERV	SUPPLIES
329749	11/14/85	307.49	LARSON DIESEL SERV	SUPPLIES
329749	11/14/85	15.12-	LARSON DIESEL SERV	SUPPLIES
		657.23 *		

329764	11/14/85	4.72	CARLE JEANETTE	TRAVEL TRAINING
		4.72 *		

329801	11/14/85	5.25	BRENNAN DON	REFUND
		5.25 *		

329868	11/14/85	75.00	PRIGGE LINJA	PT WAGES
		75.00 *		

329906	11/14/85	35.85	AAA ALLI CITY VACUUM	SUPPLIES
		35.85 *		

329908	11/14/85	15.50	TURNBLAD BRENDA	MILEAGE
		15.50 *		

329935	11/14/85	150.00	LOTUS	SUPPLIES
		150.00 *		

329A01	11/14/85	16.46	ACE HDW	SUPPLIES
329A01	11/14/85	40.46	ACE HDW	SUPPLIES
329A01	11/14/85	65.55	ACE HDW	SUPPLIES
		122.47 *		

329A07	11/14/85	499.12	ABRA	REPAIR MAINT
		499.12 *		

329A55	11/14/85	49.49	AMERI-DATA SYSTEM	CABLE
329A55	11/14/85	102.00	AMERI-DATA SYSTEM	MAINT CONTR
329A55	11/14/85	600.00	AMERI-DATA SYSTEM	INSTALLATION
329A55	11/14/85	981.00	AMERI-DATA SYSTEM	COMPUTER MAINT
329A55	11/14/85	617.81	AMERI-DATA SYSTEM	CONTRACT PYM
329A55	11/14/85	102.00	AMERI-DATA SYSTEM	MAINT CONTR

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1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		2,452.30 *		

329A69	11/14/85	149.30	ARNALS AUTO SERV	REPAIR MAINT VEH
329A69	11/14/85	21.75	ARNALS AUTO SERV	REPAIR MAINT VEH
329A69	11/14/85	1,075.16	ARNALS AUTO SERV	REPAIR MAINT VEH
329A69	11/14/85	1,654.77	ARNALS AUTO SERV	REPAIR MAINT VEH
329A69	11/14/85	200.45	ARNALS AUTO SERV	REPAIR MAINT VEH
		3,101.43 *		

329A85	11/14/85	13.59	AJRELIJS JUCILLE	TRAVEL TRAINING
		13.59 *		

329B13	11/14/85	1,905.00	BAHT JAMES C	CONTRACT PYM
		1,905.00 *		

329B15	11/14/85	74.42	BATTERY TIRE WHSE	SUPPLIES
		74.42 *		

329B22	11/14/85	78.88	B.F.GOODRICH	SUPPLIES
329B22	11/14/85	89.76	B.F.GOODRICH	SUPPLIES
		168.54 *		

329B35	11/14/85	1,280.00	BRACKE LOJIS	CONTRACT PYM
		1,280.00 *		

329B45	11/14/85	26.22	BOARD OF WATER COMM	UTILITIES
329B45	11/14/85	79.80	BOARD OF WATER COMM	UTILITIES
329B45	11/14/85	7.42	BOARD OF WATER COMM	UTILITIES
329B45	11/14/85	12.12	BOARD OF WATER COMM	UTILITIES
329B45	11/14/85	101.71	BOARD OF WATER COMM	SUPPLIES
329B45	11/14/85	92.16	BOARD OF WATER COMM	SUPPLIES
329B45	11/14/85	86.16	BOARD OF WATER COMM	SUPPLIES
329B45	11/14/85	9.47	BOARD OF WATER COMM	SUPPLIES
329B45	11/14/85	115.96	BOARD OF WATER COMM	SUPPLIES
329B45	11/14/85	1,760.00	BOARD OF WATER COMM	CONTRACT PYM
		2,291.02 *		

329B55	11/14/85	9.85	BROWN PHOTO	SUPPLIES
		9.85 *		

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CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION

329B65	11/14/85	435.89 435.89 *	BSN	SUPPLIES

329C29	11/14/85	53.20 53.20 *	CHUCKS PARTS CTR	SUPPLIES

329C39	11/14/85	1.96-	CEMSTONE PRODUCTS	SUPPLIES
329C39	11/14/85	175.37	CEMSTONE PRODUCTS	SUPPLIES
		173.41 *		

329C42	11/14/85	77.50 77.50 *	COTTRELL JOAN	PT WAGES

329C45	11/14/85	22.60 22.60 *	CHIPPEWA SPRINGS	WATER COOLER

329C56	11/14/85	23.02	COLLINS ELECTRIC	CONTRACT PYM
329C56	11/14/85	33.05	COLLINS ELECTRIC	SUPPLIES
		56.07 *		

329C58	11/14/85	160.61 160.51 *	COPY EQUIPMENT INC	SUPPLIES

329C90	11/14/85	5.79	COUNTRY C.UB	SUPPLIES
329C90	11/14/85	5.79	COUNTRY C.UB	SUPPLIES
329C90	11/14/85	5.79-	COUNTRY C.UB	SUPPLIES
329C90	11/14/85	31.92	COUNTRY C.UB	SUPPLIES
		37.71 *		

329C94	11/14/85	125.60 125.60 *	CUSTOM FIRE	REPAIR MAINT

329D35	11/14/85	430.00 430.00 *	DALEY PAT	CONTRACT PYM

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CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION

329D40	11/14/85	165.00 165.00 *	DEPT OF PUBLIC SFTY	SOFTWARE MAINT

329D60	11/14/85	10.43 10.43 *	DOHERTY KATHLEEN	SUPPLIES

329D70	11/14/85	24.95 24.95 *	DON STREICHER GUNS	SUPPLIES

329E07	11/14/85	3.05	EASTMAN KODAK CO	DUPLICATING COSTS
329E07	11/14/85	1.50	EASTMAN KODAK CO	DUPLICATING COSTS
329E07	11/14/85	4.52	EASTMAN KODAK CO	DUPLICATING COSTS
329E07	11/14/85	33.17	EASTMAN KODAK CO	DUPLICATING COSTS
329E07	11/14/85	34.58	EASTMAN KODAK CO	DUPLICATING COSTS
329E07	11/14/85	4.52	EASTMAN KODAK CO	DUPLICATING COSTS
329E07	11/14/85	49.76	EASTMAN KODAK CO	DUPLICATING COSTS
329E07	11/14/85	19.60	EASTMAN KODAK CO	DUPLICATING COSTS
		150.80 *		

329E50	11/14/85	77.50 77.50 *	ERICKSON PHYLLIS	PT WAGES

329F06	11/14/85	82.50 82.50 *	FASTNER DE LORIS	PT WAGES

329G10	11/14/85	41.70	G & K SERVICES	UNIFORMS
329G10	11/14/85	28.80	G & K SERVICES	UNIFORMS
329G10	11/14/85	28.80	G & K SERVICES	UNIFORMS
329G10	11/14/85	28.80	G & K SERVICES	UNIFORMS
329G10	11/14/85	20.00	G & K SERVICES	UNIFORMS
329G10	11/14/85	30.40	G & K SERVICES	UNIFORMS
329G10	11/14/85	103.06	G & K SERVICES	UNIFORMS
329G10	11/14/85	18.00	G & K SERVICES	UNIFORMS
329G10	11/14/85	30.40	G & K SERVICES	UNIFORMS
329G10	11/14/85	27.20	G & K SERVICES	UNIFORMS
329G10	11/14/85	18.00	G & K SERVICES	UNIFORMS
329G10	11/14/85	18.00	G & K SERVICES	UNIFORMS
329G10	11/14/85	18.00	G & K SERVICES	UNIFORMS
329G10	11/14/85	38.50	G & K SERVICES	SUPPLIES
329G10	11/14/85	38.29	G & K SERVICES	SUPPLIES
329G10	11/14/85	27.30	G & K SERVICES	SUPPLIES

1985 CITY OF MAPLEWOOD		CHECK REGISTER		
CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
329G10	11/14/85	18.00 515.25 *	G & K SERVICES	UNIFORMS

329G38	11/14/85	2,280.67 2,280.67 *	GENERAL REPAIR	SUPPLIES

329G42	11/14/85	71.50 71.50 *	GENERATOR SPECIALTY	SUPPLIES

329G44	11/14/85	121.45 121.45 *	GENERAL TIRE SERV	SUPPLIES
329G45	11/14/85	89.16	GOODYEAR TIRE CO	SUPPLIES
329G45	11/14/85	130.72 219.88 *	GOODYEAR TIRE CO	SUPPLIES
329G46	11/14/85	3.40	GENUINE PARTS	SUPPLIES
329G46	11/14/85	165.76	GENUINE PARTS	SUPPLIES
329G46	11/14/85	22.95 192.11 *	GENUINE PARTS	SUPPLIES

329G61	11/14/85	22.80 22.80 *	GRAYS PET STORE	SUPPLIES

329H05	11/14/85	29.36 29.36 *	H.C.O.	FUEL OIL

329H24	11/14/85	40.00 40.00 *	HEJNY RENTALS INC	SUPPLIES

329H35	11/14/85	72.50 72.50 *	HENDRICKS BEA	PT WAGES

329I90	11/14/85	3.00 3.00 *	INTL CONF BLDG OFLS	BOOK

329K27	11/14/85	77.50	KLEBE EMMA	PT WAGES

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CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		77.50 *		

329K55	11/14/85	126.93	KNOX LUMBER	SUPPLIES
329K55	11/14/85	132.63	KNOX LUMBER	SUPPLIES
		259.46 *		

329L23	11/14/85	72.50	LIEDER MARY LOU	PT WAGES
		72.50 *		

329L37	11/14/85	323.00	LENFER TRANSH	REPAIR MAINT
		323.00 *		

329L47	11/14/85	84.00	LOFGREN DELORES	PT WAGES
		84.00 *		

329L90	11/14/85	80.00	LUTTRELL SHIRLEY	PT WAGES
		80.00 *		

329M08	11/14/85	81.38	MALM MYRTL	PT WAGES
		81.38 *		
329M09	11/14/85	89.25	MATHEWS E	PT WAGES
		89.25 *		

329M11	11/14/85	124.31	MAC QUEEN EQUIPMENT	SUPPLIES
329M11	11/14/85	324.73	MAC QUEEN EQUIPMENT	REPAIR MAINT
		449.04 *		

329M14	11/14/85	467.60	MAPLEWOOD REVIEW	PUBLISHING
329M14	11/14/85	27.30	MAPLEWOOD REVIEW	SUPPLIES
329M14	11/14/85	135.36	MAPLEWOOD REVIEW	SUPPLIES
329M14	11/14/85	114.16	MAPLEWOOD REVIEW	PUBLISHING
329M14	11/14/85	27.47	MAPLEWOOD REVIEW	SUPPLIES
		771.89 *		

329M19	11/14/85	1.55	MERIT CHEVROLET	REPAIR MAINT VE
		1.55 *		

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CHECK REGISTER

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329M21	11/14/85	6.95 6.95 *	MAPLEWOOD BAKERY	SUPPLIES

329M44	11/14/85	79.95	MINNIE MUFFLERS	REPAIR MAINT
329M44	11/14/85	37.95	MINNIE MUFFLERS	REPAIR MAINT
		117.90 *		

329M59	11/14/85	99.25 99.25 *	MINNESOTA BLUEPRINT	SUPPLIES

329M88	11/14/85	925.00 925.00 *	MIDWEST ANIMAL SERV	ANIMAL CONTROL

329M97	11/14/85	123.35	MUNICILITE CO	SUPPLIES
329M97	11/14/85	142.92	MUNICILITE CO	SUPPLIES
		266.27 *		

329N20	11/14/85	26.24 26.24 *	NEEDELS CO	SUPPLIES

329N50	11/14/85	30.56	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	51.54	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	31.20	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	3.80	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	1,094.63	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	15.91	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	56.50	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	34.53	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	54.70	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	66.16	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	81.35	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	54.57	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	15.26	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	15.80	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	25.30	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	1,033.00	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	290.56	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	71.50	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	13.95	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	74.23	NORTHWESTERN BELL	TELEPHONE

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CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
329N50	11/14/85	61.38	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	51.54	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	13.95	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	51.54	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	51.54	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	50.16	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	51.54	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	51.54	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	50.83	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	28.60	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	13.95	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	13.95	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	16.11	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	11.15	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	13.95	NORTHWESTERN BELL	TELEPHONE
329N50	11/14/85	12.80	NORTHWESTERN BELL	TELEPHONE
		3,659.58 *		

329N95	11/14/85	6.00	NUTESON LAVERNE	TRAVEL TRAINING
		6.00 *		

329054	11/14/85	77.50	OLSON MAXINE	PT WAGES
		77.50 *		

329P30	11/14/85	208.80	PETERSON BELL CONV	CONTRACT PYM
329P30	11/14/85	2,075.00	PETERSON BELL CONV	CONTRACT PYM
		2,283.80 *		

329P40	11/14/85	7.35	PHOTOS TO GO	SUPPLIES
329P40	11/14/85	2.80	PHOTOS TO GO	SUPPLIES
329P40	11/14/85	5.73	PHOTOS TO GO	SUPPLIES
		15.88 *		

329P58	11/14/85	42.59	POWER BRAKE EQUIP	SUPPLIES
		42.59 *		

329P67	11/14/85	76.50	PROFESSIONAL PROCESS	AMB RN
		76.50 *		

329R04	11/14/85	27.38	RADIO SHACK	SUPPLIES
		27.38 *		

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CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION

329R09	11/14/85	63.57	RAMSEY COJNTY	CONTRACT PYM
329R09	11/14/85	45.96	RAMSEY COJNTY	CONTRACT PYM
329R09	11/14/85	4.88	RAMSEY COJNTY	CONTRACT PYM
		114.41 *		

329R39	11/14/85	15.00	RICHARDS	SUPPLIES
		15.00 *		

329R49	11/14/85	59.00	ROAD RESCJE	SUPPLIES
329R49	11/14/85	8.76	ROAD RESCJE	SUPPLIES
329R49	11/14/85	18.75	ROAD RESCJE	SUPPLIES
329R49	11/14/85	48.50-	ROAD RESCJE	SUPPLIES
329R49	11/14/85	23.25	ROAD RESCJE	SUPPLIES
		61.26 *		
329R50	11/14/85	12.75	RON'S PRINTING	SUPPLIES
		12.75 *		

329S02	11/14/85	17.90	S & J LOCK SAFE	SUPPLIES
		17.90 *		
329S03	11/14/85	52.68	SPS OFFICE PROD	SUPPLIES
329S03	11/14/85	13.52	SPS OFFICE PROD	SUPPLIES
329S03	11/14/85	15.84	SPS OFFICE PROD	SUPPLIES
		82.04 *		

329S05	11/14/85	35.16	S & T OFFICE	SUPPLIES
		35.16 *		

329S09	11/14/85	36.50	SATELLITE INDUSTRIES	CHEMICAL TOILETS
329S09	11/14/85	18.00	SATELLITE INDUSTRIES	CHEMICAL TOILETS
329S09	11/14/85	26.08-	SATELLITE INDUSTRIES	CHEMICAL TOILETS
329S09	11/14/85	73.00	SATELLITE INDUSTRIES	CHEMICAL TOILETS
329S09	11/14/85	80.83	SATELLITE INDUSTRIES	CHEMICAL TOILETS
329S09	11/14/85	44.33-	SATELLITE INDUSTRIES	CHEMICAL TOILETS
329S09	11/14/85	73.00	SATELLITE INDUSTRIES	CHEMICAL TOILETS
		210.92 *		

329S11	11/14/85	62.26	S & S CRAFTS	SUPPLIES
329S11	11/14/85	283.04	S & S CRAFTS	SUPPLIES

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CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		345.30 *		

329S30	11/14/85	24.47	SEARS #8412	SUPPLIES
329S30	11/14/85	1,030.00	SEARS #8412	SUPPLIES
		1,054.47 *		

329S32	11/14/85	138.81	SHAW LUMBER	SUPPLIES
		138.81 *		

329S39	11/14/85	1,481.16	SHORT ELLIOT HENDR	CONTRACT PYM
		1,481.16 *		

329S55	11/14/85	66.05	SPECIALTY RADIO	SUPPLIES
		66.05 *		

329S68 *	11/14/85	157.50	ST PAULI SJ3URBAN BUS	PROGRAMS
		157.50 *		

329S83	11/14/85	10.00	STATE OF MINN TREAS	CONTRACT PYM
		10.00 *		

329S90	11/14/85	17.68	SUPERAMERICA	FUEL OIL
329S90	11/14/85	73.97	SUPERAMERICA	FUEL OIL
329S90	11/14/85	54.34	SUPERAMERICA	FUEL OIL
		145.99 *		

329T30	11/14/85	9.99	TARGET	PROGRAMS
329T30	11/14/85	9.79	TARGET	PROGRAMS
		19.78 *		

329T45	11/14/85	152.50	THOMPSON ENTERPRISES	BOOKS
		152.50 *		

329T47	11/14/85	122.00	TEAM LAB CHEMICAL	SUPPLIES
		122.00 *		

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION

329T50	11/14/85	68.78	T J AUTO PARTS	SUPPLIES
329T50	11/14/85	32.03	T J AUTO PARTS	SUPPLIES
329T50	11/14/85	19.86	T J AUTO PARTS	SUPPLIES
329T50	11/14/85	10.71	T J AUTO PARTS	SUPPLIES
329T50	11/14/85	105.74	T J AUTO PARTS	SUPPLIES
329T50	11/14/85	22.04	T J AUTO PARTS	SUPPLIES
329T50	11/14/85	38.25	T J AUTO PARTS	SUPPLIES
329T50	11/14/85	7.53	T J AUTO PARTS	SUPPLIES
		304.94 *		

329T62	11/14/85	20.94	TOPTech	SUPPLIES
		20.94 *		

329T85	11/14/85	478.20	TURNQUIST PAPER CO	SUPPLIES
		478.20 *		

329U50	11/14/85	185.16	UNIFORMS JNLIMITED	UNIFORMS
		185.16 *		

329U75 *	11/14/85	250.00	UNITED ARTIST COMM	PROGRAMS
		250.00 *		

329U79	11/14/85	44.95	UNITED STORES	UNIFORMS
329U79	11/14/85	44.95	UNITED STORES	UNIFORMS
		89.90 *		

329U85	11/14/85	16.44	UNIVERSAL MEDICAL	SUPPLIES
329U85	11/14/85	15.60	UNIVERSAL MEDICAL	SUPPLIES
		32.04 *		

329V22	11/14/85	52.00	VASKO RUBBISH REMOV	RUBBISH REMOVAL
329V22	11/14/85	11.00-	VASKO RUBBISH REMOV	RUBBISH REMOVAL
329V22	11/14/85	132.00	VASKO RUBBISH REMOV	RUBBISH REMOVAL
329V22	11/14/85	204.00	VASKO RUBBISH REMOV	RUBBISH REMOVAL
		377.00 *		

329V50	11/14/85	17.00	VIRTUE PRINTING	PRINTING

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
329V50	11/14/85	94.25 111.25 *	VIRTUE PRINTING	RUBBISH REMOVAL

329W05	11/14/85	55.92 55.92 *	WAGERS INC	SUPPLIES

329W21	11/14/85	15.95	WARNERS TRUE VALU	SUPPLIES
329W21	11/14/85	16.88	WARNERS TRUE VALU	SUPPLIES
329W21	11/14/85	14.39	WARNERS TRUE VALU	SUPPLIES
329W21	11/14/85	28.09	WARNERS TRUE VALU	SUPPLIES
329W21	11/14/85	12.47	WARNERS TRUE VALU	SUPPLIES
		87.78 *		

329W45	11/14/85	5.00 5.00 *	WERDEN PAT	PT WAGES

329W50	11/14/85	100.08	WEBER-TROSETH INC	SUPPLIES
329W50	11/14/85	68.00	WEBER-TROSETH INC	SUPPLIES
		168.08 *		

329W60	11/14/85	75.36 75.36 *	WESCO	SUPPLIES

329W65	11/14/85	7.58 7.58 *	WHITE BEAR OFFICE	SUPPLIES

329W74	11/14/85	55.24 55.24 *	WILLIAMS DJANE J	TRAVEL TRAINING

329W90	11/14/85	63.08	W M GRAINGER	SUPPLIES
329W90	11/14/85	8.48	W M GRAINGER	SUPPLIES
		71.56 *		

329X30	11/14/85	78.19	XEROX CORP	DUPLICATING
329X30	11/14/85	78.19	XEROX CORP	DUPLICATING
		156.38 *		

1985 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
329210	11/14/85	14.05 14.05 *	ZAPPA JOSEPH	TRAVEL TRAINING

329230	11/14/85	132.60 132.50 *	ZEP WFG CO	SUPPLIES

		33,379.55	FUND 01 TOTAL	GENERAL
		11.15	FUND 03 TOTAL	HYDRANT CHARGE
		1,030.00	FUND 11 TOTAL	PARK DEVELOPMENT
		45.96	FUND 56 TOTAL	85-4 RIPLEY AVE
		1,481.16	FUND 65 TOTAL	81-12 HOLLOWAY AV
		32.35	FUND 67 TOTAL	85-17 SOUTHLAWN B
		1,760.00	FUND 73 TOTAL	85-21 HIGHLAND TC
		3,229.47	FUND 90 TOTAL	SANITARY SEWER FU
		2,427.87	FUND 96 TOTAL	VEHICLE & EQUIP M
		43,397.51	TOTAL	

* INDICATES ITEMS FINANCED BY RECREATIONAL FEES

DATE 11/13/85

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REPORT

11/13/85
Payroll

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
03560	02-9671	BEHM	LOIS	N	729.60
DIVISION 02 CITY MANAGER					729.60
03561	10-4474	JAHN	DAVID	J	84.55
03562	10-6523	SWANSON, JR.	LYLE	E	804.65
DIVISION 10 CITY HALL MAINT					889.20
03563	12-0124	DOHERTY	KATHLEEN	M	657.20
03564	12-0166	CUDE	LARRY	J	242.40
03565	12-0908	ZUERCHER	JOHN	L	157.60
DIVISION 12 EMERGENCY SERVICES					1057.20
03566	21-1078	FAUST	DANIEL	F	1686.40
DIVISION 21 FINANCE ADMINISTRATION					1686.40
03567	22-0614	HAGEN	ARLINE	J	1071.63
03568	22-4432	MOELLER	MARGARET	A	422.40
03569	22-4446	MATHEYS	ALANA	K	873.09
03570	22-7550	VIGNALO	DELORES	A	770.40
DIVISION 22 ACCOUNTING					3137.52
03571	31-2198	AURELIUS	LUCILLE	E	2021.23
03572	31-4816	SELVOG	BETTY	D	205.70
03573	31-9815	SCHADT	JEANNE	L	437.32
DIVISION 31 CITY CLERK ADMINISTRATION					2664.25

DATE 11/13/85

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REPORT

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
03574	33-0547	KELSEY	CONNIE	L	415.13
03575	33-4435	VIETOR	LORRAINE	S	724.46
03576	33-4994	HENSLEY	PATRICIA	A	394.23
03577	33-6105	CARLE	JEANETTE	E	270.00
03578	33-8389	GREEN	PHYLLIS	C	859.01
DIVISION 33 DEPUTY REGISTRAR					2662.83
03579	34-7528	STOTTLEMYER	EDITH	G	46.00
DIVISION 34 ELECTIONS					46.00
03580	41-1717	COLLINS	KENNETH	V	1751.20
03581	41-2356	RICHIE	CAROLE	L	631.20
03582	41-2934	SVENDSEN	JOANNE	M	821.59
03583	41-3183	NELSON	ROBERT	D	1528.00
03584	41-7636	OMATH	JOY	E	643.20
03585	41-9263	MARTINSON	CAROL	F	551.20
DIVISION 41 PUBLIC SAFETY ADMIN					5926.39
03586	42-0130	ZAPPA	JOSEPH	A	1401.14
03587	42-0251	STILL	VERNON	T	1207.26
03588	42-0457	SKALMAN	DONALD	W	1229.66
03589	42-0990	MORELLI	RAYMOND	J	1207.26
03590	42-1204	STEFFEN	SCOTT	L	1076.06
03591	42-1364	ARNOLD	DAVID	L	1401.14
03592	42-1388	LEE	ROGER	W	1252.06
03593	42-1577	BANICK	JOHN	J	1011.98
03594	42-1660	BOHL	JOHN	C	949.53
03595	42-1930	CLAUSON	DALE	K	1252.06
03596	42-2063	MOESCHTER	RICHARD	M	1320.50
03597	42-2115	ATCHISON	JOHN	H	1291.26
03598	42-2231	KORTUS	DONALD	V	1079.40
03599	42-2884	PELTIER	WILLIAM	F	1378.74
03600	42-2899	SZCZEPANSKI	THOMAS	J	754.46
03601	42-3243	WELCHLIN	CABOT	V	765.82

PROGRAM PR10

PAYROLL CHECK REGISTER REPORT

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
03602	42-3591	LANG	RICHARD	J	1315.75
03603	42-4801	RYAN	MICHAEL	P	1404.38
03604	42-4916	HERBERT	MICHAEL	J	1268.86
03605	42-6119	DREGER	RICHARD	C	1418.51
03606	42-7418	BERGERON	JOSEPH	A	1025.94
03607	42-7686	MEEHAN, JR	JAMES	E	1262.99
03608	42-7887	GREEN	NORMAN	L	1401.14
03609	42-8226	STAFNE	GREGORY	L	1229.66
03610	42-8516	HALWEG	KEVIN	R	1378.74
03611	42-9204	STOCKTON	DERRELL	T	1251.84
03612	42-9867	BOWMAN	RICK	A	1150.46

DIVISION	42	POLICE SERVICES			32686.60
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03613	43-0009	KARIS	FLINT	D	1085.66
03614	43-0466	HEINZ	STEPHEN	J	1232.86
03615	43-0918	NELSON	CAROL	M	1301.17
03616	43-1789	GRAF	DAVID	M	1278.46
03617	43-2052	THOMALLA	DAVID	J	1107.07
03618	43-2201	YOUNGREN	JAMES	G	1302.47
03619	43-4316	RAZSKAZOFF	DALE	E	1467.46
03620	43-6071	VORWERK	ROBERT	E	1341.46
03621	43-7791	MELANDER	JON	A	1408.40
03622	43-8434	BECKER	RONALD	D	1325.72

DIVISION	43	PARAMEDIC SERVICES			12850.73
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03623	45-1878	EMBERTSON	JAMES	M	1302.40
03624	45-3333	WILLIAMS	DUANE	J	1233.60

DIVISION	45	FIRE PREVENTION			2536.00
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03625	46-0183	RABINE	JANET	L	790.08
03626	46-0322	STAHNKE	JULIE	A	685.42
03627	46-1899	CAHANES	ANTHONY	G	1414.17
03628	46-5919	NELSON	KAREN	A	770.40
03629	46-7030	MARTIN	SHAWN	M	748.00

DATE 11/13/85

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REPORT

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
03630	46-7236	FLAUGHER	JAYME	L	792.16
DIVISION 46 DISPATCHING SERV					5200.23
03631	51-0267	BARTA	MARIE	L	618.41
03632	51-3174	WEGWERTH	JUDITH	A	618.40
03633	51-6872	HAIDER	KENNETH	G	2336.25
DIVISION 51 PUBLIC WORKS ADMIN					3573.06
03634	52-0547	MEYER	GERALD	W	1006.24
03635	52-1241	KANE	MICHAEL	R	976.32
03636	52-1431	LUTZ	DAVID	P	925.60
03637	52-1484	REINERT	EDWARD	A	350.80
03638	52-3473	KLAUSING	HENRY	F	1024.39
03639	52-4037	HELEY	RONALD	J	959.36
03640	52-6224	TEVLIN, JR.	HARRY	J	332.40
03641	52-6254	FREBERG	RONALD	L	953.60
03642	52-6755	PRETTNER	JOSEPH	B	1333.61
03643	52-8314	CASS	WILLIAM	C	1351.63
DIVISION 52 STREET MAINTENANCE					9213.95
03644	53-1010	ELIAS	JAMES	G	1105.60
03645	53-1688	PECK	DENNIS	L	1105.60
03646	53-2522	PRIEBE	WILLIAM		1102.69
03647	53-3970	AHL-JR.	RAY	C	1369.23
03648	53-4671	GESSELE	JAMES	T	1064.00
03649	53-6109	GEISSLER	WALTER	M	1084.80
DIVISION 53 ENGINEERING					6831.92
03650	54-3775	LOFGREN	JOHN	R	677.60
DIVISION 54 PUBLIC WORKS BLDG MAINT					677.60

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
03651	58-1014	NADEAU	EDWARD	A	1009.16
03652	58-1590	MULWEE	GEORGE	W	942.40
03653	58-1720	NUTESON	LAVERNE	S	1309.23
03654	58-2563	BREHEIM	ROGER	W	970.40
03655	58-2582	EDSON	DAVID	B	1006.79
03656	58-3790	ANDERSON	ROBERT	S	694.40
03657	58-5993	OWEN	GERALD	C	1008.00
DIVISION 58 SAN SEWER OPERATION					6940.38
03658	59-1000	MULVANEY	DENNIS	M	1052.80
03659	59-9760	MACDONALD	JOHN	E	1046.40
DIVISION 59 VEH & EQUIP MAINT					2099.20
03660	61-0389	ODEGARD	ROBERT	D	1571.20
03661	61-1066	BRENNER	LOIS	J	784.80
03662	61-1993	KRUMMEL	BARBARA	A	315.20
03663	61-2618	STAPLES	PAULINE		1233.23
DIVISION 61 COMM SERVICES ADMIN					3904.43
03664	62-3411	GUSINDA	MELVIN	J	1261.23
03665	62-3915	LINDORFF	DENNIS	P	946.48
03666	62-4097	YUKER	WALTER	A	81.00
03667	62-4121	HELEY	ROLAND	B	972.00
03668	62-4577	DEGNAN	GERALD	J	400.00
03669	62-4949	SARRACK	GUST	B	400.00
03670	62-5506	MARUSKA	MARK	A	969.05
03671	62-7219	BURKE	MYLES	R	330.14
03672	62-8182	GERMAIN	DAVID	A	972.00
03673	62-9784	HUNTER	TONY		84.00
DIVISION 62 PARK MAINTENANCE					6415.90
03674	63-0170	STRAUS	LAURA	J	132.50

DATE 11/13/85

CITY OF MAPLEWOOD

PROGRAM PR10

PAYROLL CHECK REGISTER REP

CHECK NUM	EMPLOYEE NUMBER	NAME			GROSS PAY
03675	63-0342	SETTLES	GERALD		60.00
03676	63-3628	GRAF	MICHAEL	J	82.50
03677	63-4246	WARD	ROY	G	375.20
03678	63-5547	ORTH	KIMBERLY	A	32.50
03679	63-6422	TAUBMAN	DOUGLAS	J	968.43
03680	63-8158	PADGETT	MARCIE	P	225.00
DIVISION 63 RECREATION PROGRAMS					1876.13
03681	64-0508	GREW	JANET	M	808.80
03682	64-2163	SOUTTER	CHRISTINE		404.40
03683	64-4624	HORSNELL	JUDITH	A	353.20
DIVISION 64 NATURE CENTER					1566.40
03684	71-0551	OLSON	GEOFFREY	W	1552.00
03685	71-8993	CHLEBECK	JUDY	M	800.00
DIVISION 71 COMM DEVELOPMENT ADMIN					2352.00
03686	72-7178	EKSTRAND	THOMAS	G	972.20
03687	72-8505	JOHNSON	RANDALL	L	988.90
DIVISION 72 PLANNING					1961.10
03688	73-0677	OSTROM	MARJORIE		1281.60
DIVISION 73 BUILDING INSPECTIONS					1281.60
03689	74-0776	WENGER	ROBERT	J	1064.00
03690	74-9223	GIRARD	LAWRENCE	M	155.00
DIVISION 74 HEALTH INSPECTIONS					1219.00
FUND NOT ON FILE					121985.62
GRAND TOTALS					121985.62

MEMORANDUM

Action by Council:

TO: City Manager
FROM: Assistant City Engineer
SUBJECT: Ripley Avenue Water Main--Project 85-4
DATE: November 18, 1985

Endorsed _____
Modified _____
Rejected _____
Date _____

The engineering department and the contractor for the above-named project have reviewed the project and have certified it to be substantially complete. A list of minor items to be corrected has been submitted to the contractor and has yet to be completed. Therefore, the contractor has requested a reduction in the retained amount of 2%.

We recommend that the council adopt the attached resolution authorizing reduction of the retainage to 2%.

jw
Attachment

RESOLUTION
DIRECTING REDUCTION OF RETAINAGE

WHEREAS, the City Council of Maplewood, Minnesota has heretofore ordered made Improvement Project No. 85-4, Ripley Avenue Water Main, and has let a construction contract there-fore pursuant to Minnesota Statutes, Chapter 429, and

WHEREAS, said project has been essentially completed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA that the project is substantially complete and the retainage is hereby reduced to 2%.

MEMORANDUM

TO: Acting City Manager
 FROM: Public Works Coordinator *OT*
 SUBJECT: Change Order--Project 85-9--Renovation of Lift Stations 6 and 8
 DATE: November 15, 1985

The bid of Orr Construction Co., Inc. was accepted in the amount of \$163,500.00 for the above referenced project.

Change Order 1 proposes several changes to the contract as specified. A change in the external power supply connector used by maintenance personnel during power outages will prevent connection of a 440-volt supply from the portable generator to a 220-volt lift station, and will enhance the safety aspects of the two lift stations:

ADD \$5,819.55

Elimination of the requirement to remove the existing top of Lift Station 6 and placing a new slab on top of the present slab:

DEDUCT \$4,000.00

Use of Hydromatic brand pumps in lieu of using Flyght pumps:

DEDUCT \$5,000.00

Summary:

Contract as Bid		\$163,500.00
Net Change--Change order 1--Deduct	-	<u>3,180.45</u>
New Contract Amount		\$160,319.55

Acceptance of Change Order 1 is recommended.

F-1

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

MEMORANDUM

TO: Acting Manager Haider
FROM: City Clerk
RE: I.R.B. - Edina Realty
DATE: November 19, 1985

Edina Realty is requesting approval of a \$1,500,000.00 Industrial Revenue Note for acquisition of land, construction of a 21,600 square foot office building on the east side of White Bear Avenue between Lydia and Beam Avenue. They previously had approval of an I.R.B. but withdrew that request. The filing fee has been paid.

cc: Council
Manager

APPLICATION/AGREEMENT
FOR TAX EXEMPT
MORTGAGE REVENUE NOTE FINANCING

This Agreement is hereby entered into between the City of Maplewood, Minnesota, hereinafter called the "City" and R. D. + L. ASSOCIATES 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 - R. D. + L. ASSOCIATES
- b. Business Address - 4015 WEST 65TH ST. Edina Mn. 55435
- c. Business Form (corporation, partnership, sole proprietorship, etc.) -
- c. Authorized Representative - Ronald J. Peltier
- e. Telephone - office 927-1152 Hm. 426-1792

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

- a. Ronald Peltier
- b. LAURENCE DAVIS
- c. Richard Olson
- 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: Acquisition of land
Construction of 21,600 # Building. Site Improvement.
Office To be leased to Edina Realty +
Edina Financial Services.

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

5. AMOUNT OF CITY FINANCING BEING REQUESTED: \$ \$1,500,000

6. PURPOSE OF REQUESTED FINANCING:

a. Business purpose to be served. Provide Commercial Development.
b. Public purpose to be served. Includes property useful in connection with revenue producing enterprise

7. BUSINESS PROFILE:

a. Number of employees in Maplewood:

	Full Time	Part Time
Before this Project	<u>5</u>	<u>3</u>
After this project	<u>45-50</u>	<u>8</u>

b. Projected annual sales: \$

REAL ESTATES Vol. = \$110,000,000
FINANCIAL SERVICES = \$100,000,000

c. Projected annual payroll: \$

EMPLOYEES = \$1,200,000

8. NAMES OF:

SALES ASSOCIATES \$2,000,000

a. Financial consultant for the business:

TOWN + COUNTRY BANK

b. Legal counsel for the business:

BERNARD KROUPA - Pres.

c. Corporate counsel:

Briggs + Morgan

9. WHAT IS YOUR TARGET DATE FOR:

MARY IAPPEL

a. Construction start:

Nov. 1st 1985

b. Construction completion:

MARCH 31st 1985

Ronald J. Pettier
Name of Applicant

Ronald J. Pettier
Signature of Authorized Representative

Partner
Title

10/25/85
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.

Extract of Minutes of a Meeting of the
City Council of the
City of Maplewood, Minnesota

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Maplewood, Minnesota, was duly held at the City Hall in said City on Monday, the 25th day of November, 1985, at 7:10 P.M.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION RECITING A PROPOSAL FOR A 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 COMMISSIONER OF ENERGY AND ECONOMIC DEVELOPMENT OF THE STATE OF MINNESOTA, AND AUTHORIZING THE PREPARATION OF NECESSARY DOCUMENTS AND MATERIALS IN CONNECTION WITH THE PROJECT

The motion for the adoption of the foregoing resolution was duly seconded by member _____, and after full discussion thereof and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

RESOLUTION RECITING A PROPOSAL FOR A
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
COMMISSIONER OF ENERGY AND ECONOMIC DEVELOPMENT
OF THE STATE OF MINNESOTA,
AND AUTHORIZING THE PREPARATION OF
NECESSARY DOCUMENTS AND MATERIALS
IN CONNECTION WITH THE PROJECT

WHEREAS,

(a) On October 28, 1985, this City Council of the City of Maplewood, Minnesota (the "City"), adopted a preliminary resolution (the "Earlier Preliminary Resolution") with respect to a Project (as described therein) proposed by a Minnesota general partnership to be formed with Ron Peltier, Larry Davis and Richard Olson as the general partners (the "Company"), in the context of notifying the Commissioner of Energy and Economic Development Authority (the "Commissioner") of the City's intent to issue its commercial development revenue bonds for this Project;

(b) The Earlier Preliminary Resolution set forth the purposes of the Minnesota Municipal Industrial Development Act (the "Act") and the manner in which the Project satisfies and furthers such purposes;

(c) The Company has proposed that the City assist in financing such Project 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 Company is currently engaged in the business of real estate development; and the Project to be financed by the Revenue Bonds is an approximately 21,000 square foot office building to be located on the East side of White Bear Avenue between Lydia Avenue and Beam Avenue directly North of the Maplewood East Shopping Center in the City and consists of the acquisition of land and the construction of buildings and improvements thereon and the installation of equipment therein, all to be constructed pursuant to the Company's

specifications and to be initially owned and operated by the Company to be leased to various parties (the "Project"), and will result in the employment of additional persons to work within the new facilities;

(e) The City has been advised by representatives of the 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, and the Company has also advised this Council that the Project would not be undertaken but for the availability of industrial development bond financing;

(f) Pursuant to a resolution of the City Council adopted on October 28, 1985, a public hearing on the Project was held on November 25, 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 desired to speak were heard and written comments were accepted; and

(g) Upon information and belief, 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. This Council hereby finds that no information presented at the hearing or since the adoption of the Earlier Preliminary Resolution has caused it to reject the Project or doubt the findings made in the Earlier Preliminary Resolution. The findings in the Earlier Preliminary Resolution, and the preliminary approvals granted therein, are ratified and confirmed in full.

2. The Council hereby again gives preliminary approval to the proposal of the Company that the City undertake the Project pursuant to the Act and pursuant to a revenue agreement between the City and Company containing such terms and conditions (with provisions for revision from time to time as necessary) as may be necessary 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 \$1,500,000 to be

issued pursuant to the Act to finance the acquisition, construction and equipping of the Project. Said revenue agreement may also provide for the entire interest of the Company therein to be mortgaged to the purchaser of the Revenue Bonds. The City hereby again undertakes preliminarily to issue its Revenue Bonds in accordance with such terms and conditions.

3. 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 of the Act; that the Project would not be undertaken but for the availability of industrial development bond financing under the Act and the willingness of the City to furnish such financing; 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.

4. The Project is again hereby given preliminary approval by the City, again subject to the approval of the Project by the Commissioner or such other state officer having authority to grant approval, and again further subject to final approval by this Council, the Company, and the purchaser of the Revenue Bonds as to the ultimate details of the financing of the Project.

5. In accordance with Subdivision 7a of Section 474.01 of the Act, the Mayor or the Clerk of the City is hereby authorized and directed to submit the proposal for the Project to the Commissioner requesting his approval, and other officers, employees and agents of the City are hereby authorized to provide the Commissioner with such preliminary information as he may require.

6. The Company has agreed and it is again 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 Commissioner, will be paid by the Company.

7. Briggs and Morgan, Professional Association, acting as bond counsel, is again authorized to assist in the preparation and review of necessary documents relating to the Project, to consult with the City Attorney, the 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.

8. 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 of 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, are 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.

9. In anticipation of the approval by the Commissioner and the issuance of the Revenue Bonds to finance all or a portion of the Project, and in anticipation that the City will procure and devote to the Revenue Bonds an adequate allocation of authority to issue private activity bonds (which allocation is not made hereby), and in order that completion of the Project will not be unduly delayed when approved, the Company is again 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 the 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.

Adopted by the City Council of the City of Maplewood, Minnesota, this 25th day of November, 1985.

Mayor

Attest:

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 November, 1985.

Clerk

(SEAL)

Action by Council:

MEMORANDUM

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting Manager Haider
FROM: City Clerk
RE: I.R.B. - C and White Bear Avenue Associates
DATE: November 19, 1985

Gerald Mogren, C and White Bear Avenue Associates, is requesting approval of a \$900,000.00 Industrial Revenue Note to construct a 21,000 square foot retail shopping center to be located at the northwest corner of the intersection of County Road C and White Bear Avenue. The filing fee has been paid.

Extract of Minutes of a Meeting of the
City Council of the
City of Maplewood, Minnesota

Pursuant to due call and notice thereof, a _____
meeting of the City Council of the City of Maplewood,
Minnesota, was duly held at the City Hall in said City on
Monday, the 25th day of November, 1985, at 7:20 P.M.

The following members were present:

and the following were absent:

Member _____ introduced the following
resolution and moved its adoption:

RESOLUTION RECITING A PROPOSAL FOR A 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 COMMISSIONER
OF ENERGY AND ECONOMIC DEVELOPMENT OF THE STATE
OF MINNESOTA, AND AUTHORIZING THE PREPARATION OF
NECESSARY DOCUMENTS AND MATERIALS IN CONNECTION
WITH THE PROJECT

The motion for the adoption of the foregoing
resolution was duly seconded by member _____, and
after full discussion thereof and upon vote being taken
thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

RESOLUTION RECITING A PROPOSAL FOR A
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
COMMISSIONER OF ENERGY AND ECONOMIC DEVELOPMENT
OF THE STATE OF MINNESOTA,
AND AUTHORIZING THE PREPARATION OF
NECESSARY DOCUMENTS AND MATERIALS
IN CONNECTION WITH THE PROJECT

WHEREAS,

(a) On October 28, 1985, this City Council of the City of Maplewood, Minnesota (the "City"), adopted a preliminary resolution (the "Earlier Preliminary Resolution") with respect to a Project (as described therein) proposed by C and White Bear Avenue Associates, a Minnesota general partnership to be formed with Gerald C. Mogren, as a general partner (the "Company"), in the context of notifying the Commissioner of Energy and Economic Development Authority (the "Commissioner") of the City's intent to issue its commercial development revenue bonds for this Project;

(b) The Earlier Preliminary Resolution set forth the purposes of the Minnesota Municipal Industrial Development Act (the "Act") and the manner in which the Project satisfies and furthers such purposes;

(c) The Company has proposed that the City assist in financing such Project 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 Company is currently engaged in the business of real estate development; and the Project to be financed by the Revenue Bonds is an approximately 21,000 square foot retail shopping center to be located at the northwest corner of the intersection of County Road C and White Bear Avenue in the City and consists of the acquisition of land and the construction of buildings and improvements thereon and the installation of equipment therein, all to be constructed pursuant to the Company's specifications and to be initially owned and operated by the Company to be leased to various parties (the "Project"), and will result in the employment of additional persons to work within the new facilities;

(e) The City has been advised by representatives of the 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, and the Company has also advised this Council that the Project would not be undertaken but for the availability of industrial development bond financing;

(f) Pursuant to a resolution of the City Council adopted on October 28, 1985, a public hearing on the Project was held on November 25, 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 desired to speak were heard and written comments were accepted; and

(g) Upon information and belief, 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. This Council hereby finds that no information presented at the hearing or since the adoption of the Earlier Preliminary Resolution has caused it to reject the Project or doubt the findings made in the Earlier Preliminary Resolution. The findings in the Earlier Preliminary Resolution, and the preliminary approvals granted therein, are ratified and confirmed in full.

2. The Council hereby again gives preliminary approval to the proposal of the Company that the City undertake the Project pursuant to the Act and pursuant to a revenue agreement between the City and Company containing such terms and conditions (with provisions for revision from time to time as necessary) as may be necessary 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 \$900,000 to be issued pursuant to the Act to finance the acquisition, construction and equipping of the Project. Said revenue agreement may also provide for the entire interest of the Company therein to be mortgaged to the purchaser of the Revenue Bonds. The City hereby again undertakes preliminarily to issue its Revenue Bonds in accordance with such terms and conditions.

3. 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 of the Act; that the Project would not be undertaken but for the availability of industrial development bond financing under the Act and the willingness of the City to furnish such financing; 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.

4. The Project is again hereby given preliminary approval by the City, again subject to the approval of the Project by the Commissioner or such other state officer having authority to grant approval, and again further subject to final approval by this Council, the Company, and the purchaser of the Revenue Bonds as to the ultimate details of the financing of the Project.

5. In accordance with Subdivision 7a of Section 474.01 of the Act, the Mayor or the Clerk of the City is hereby authorized and directed to submit the proposal for the Project to the Commissioner requesting his approval, and other officers, employees and agents of the City are hereby authorized to provide the Commissioner with such preliminary information as he may require.

6. The Company has agreed and it is again 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 Commissioner, will be paid by the Company.

7. Briggs and Morgan, Professional Association, acting as bond counsel, is again authorized to assist in the preparation and review of necessary documents relating to the Project, to consult with the City Attorney, the 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.

8. 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 of 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, are 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.

9. In anticipation of the approval by the Commissioner and the issuance of the Revenue Bonds to finance all or a portion of the Project, and in anticipation that the City will procure and devote to the Revenue Bonds an adequate allocation of authority to issue private activity bonds (which allocation is not made hereby), and in order that completion of the Project will not be unduly delayed when approved, the Company is again 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 the 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.

Adopted by the City Council of the City of Maplewood, Minnesota, this 25th day of November, 1985.

Mayor

Attest:

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 November, 1985.

Clerk

(SEAL)

MEMORANDUM

TO: City Manager
 FROM: Thomas Ekstrand--Associate Planner
 SUBJECT: Sign Setback Variance
 LOCATION: 2623 White Bear Avenue
 APPLICANT: Kenneth R. Gamboni
 OWNER: Kenneth R. Gamboni
 PROJECT: Kenneth's on White Bear
 DATE: October 17, 1985

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

SUMMARY

Request

Approval of a 7.5 foot side yard setback variance for a freestanding sign. Code requires a ten foot setback and the proposed setback is 2.5 feet.

Proposal

The proposed sign would be mounted on two poles and would measure four by five feet. The sign would stand twelve feet tall.

Comments

State statute requires that to approve a variance it must be found that:

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

The applicant could meet code if he placed his sign far enough back on his property to meet a ten foot side yard setback (see page 6), or if the sign was placed in the parking lot. Neither option is a variable solution. The first would place the sign too far out of view and the second would cause traffic flow problems on site.

Recommendation

Adoption of the resolution on page 8 approving a side yard setback variance of 7.5 feet for a pylon sign at 2623 White Bear Avenue, on the basis that:

1. Undue hardship would be caused the applicant if code was met since there is no other feasible location for the sign without conflicting with the traffic flow or hindering the sign's visibility.
2. The spirit and intent of the ordinance would be met since there are no adjacent pylon signs on the neighboring lot that would crowd the proposed sign.

BACKGROUND

Site Description

1. Lot size: 16,988 square feet.
2. Existing use: Kenneth's on White Bear Hairstyling

Surrounding Land Uses

Northerly: Spencer Optical, Vogel's Sports and Health and Auto Ready

Southerly: two single dwellings and two office buildings.

Westerly: an old shack and undeveloped commercial property

Easterly: White Bear Avenue and two single dwellings on commercially zoned property.

PLANNING CONSIDERATIONS

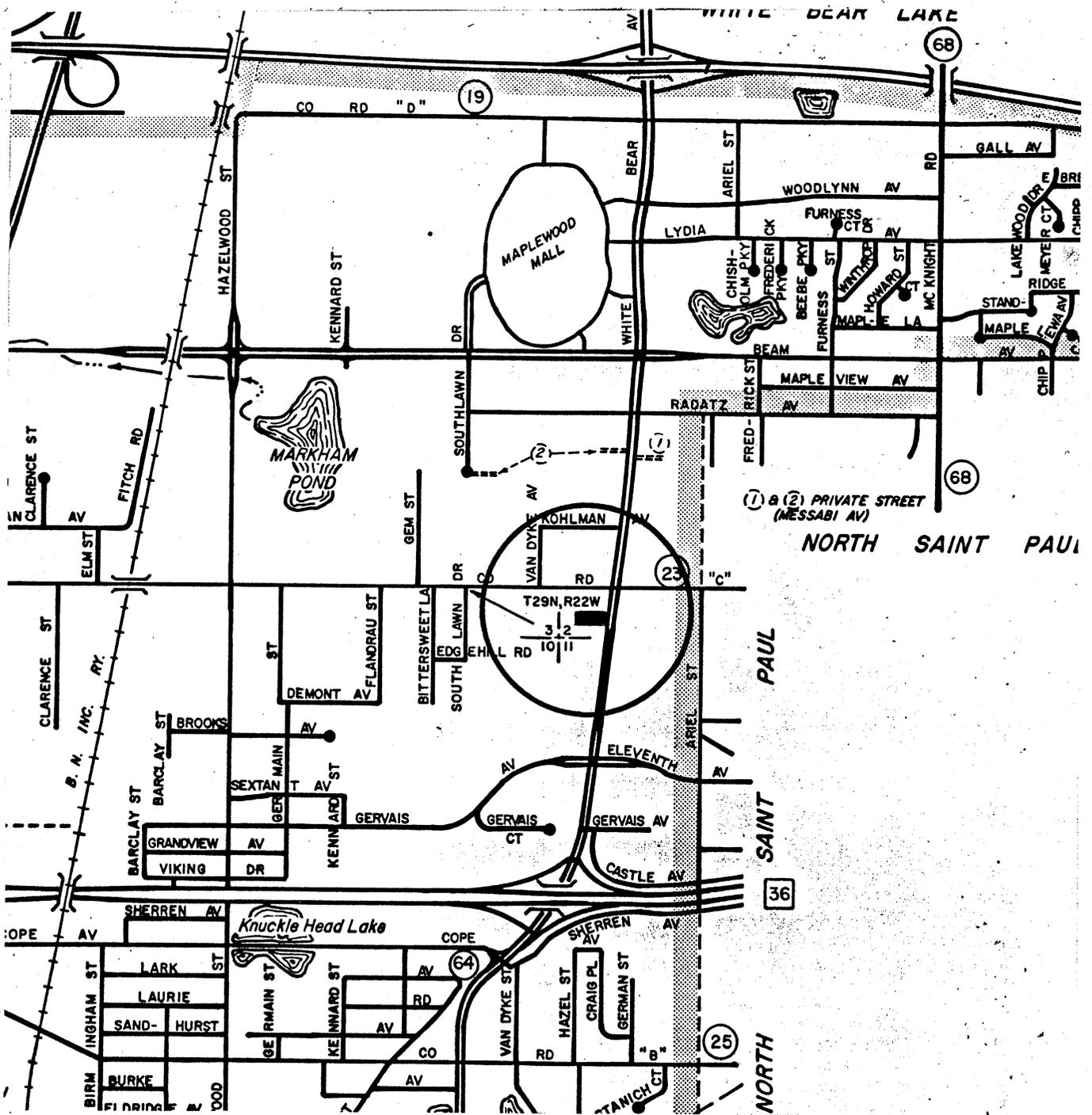
1. Land use plan designation: LSC, limited service commercial center
2. Zoning: BC, business commercial
3. Ordinance requirements:
 - a. Section 36-272 (b) (2)--A freestanding sign may be located in a required yard, provided that such sign is not closer than ten feet to any adjoining lot.
 - b. Section 36-272 (c)--A freestanding sign shall not project over public property.
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.

jc

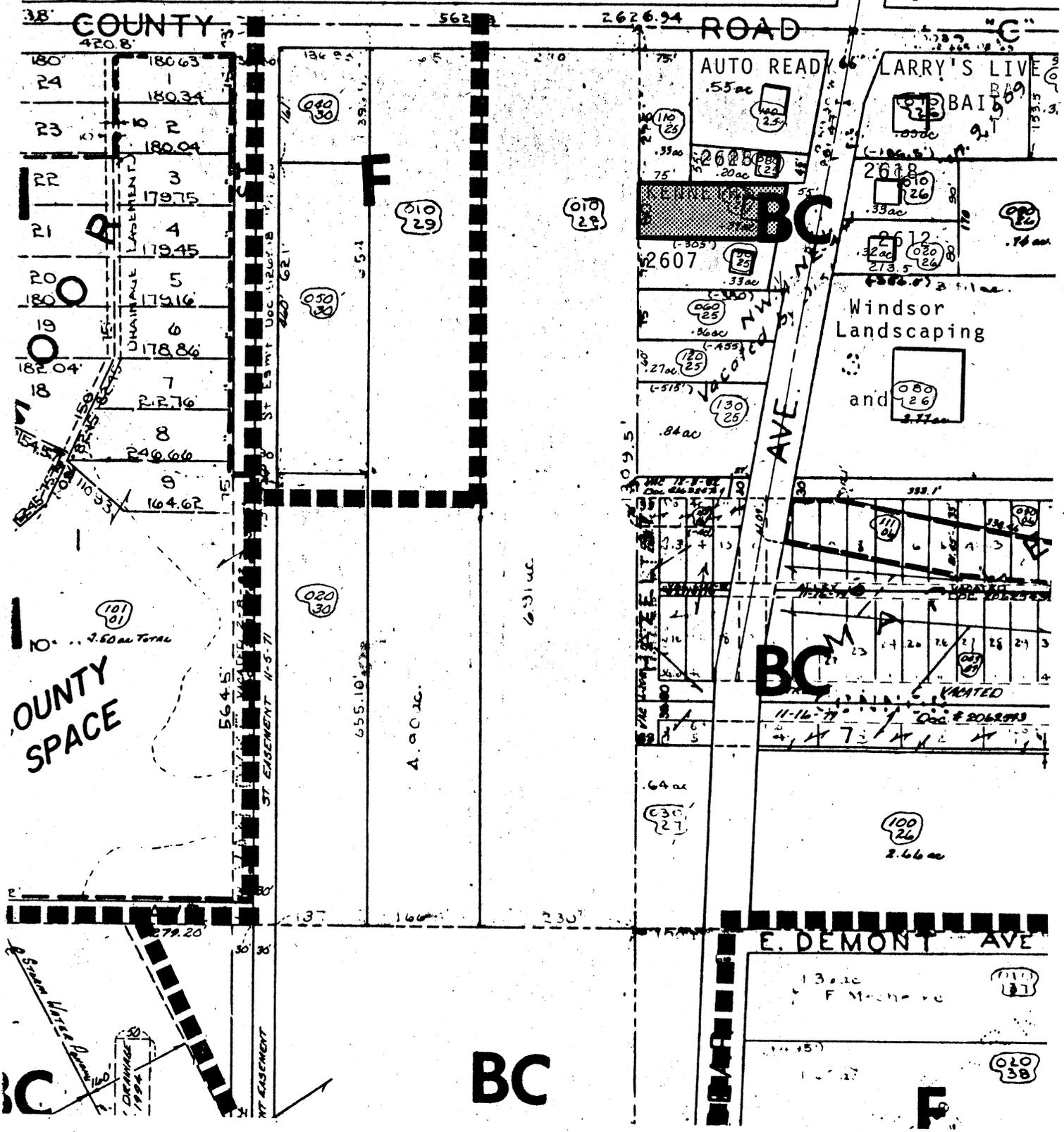
Attachments

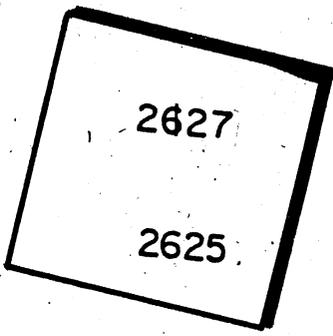
1. Location Map
2. Property Line/Zoning Map
3. Site Plan
4. Applicant's letter dated 10-8-85
5. Resolution



LOCATION MAP







Kerruth's
Site



Edge of parking lot
blacktop

Proposed sign

10'



Property Line

Sidewalk

White Bear Avenue

SITE PLAN



N

KENNETH'S ON WHITE BEAR
2623 White Bear Avenue
Maplewood, Minnesota 55109

October 8, 1985

The City of Maplewood
1902 East County Road B
Maplewood, Minnesota 55109

Gentlemen:

Due to the expansion of White Bear Avenue, my ability to compete for new business in this area has been greatly affected. A few months ago, when the construction came through, the City had to dispose of my business sign. Since that time I have been operating without any sign at all and feel that I have lost the ability to attract any new business in this area.

At the present time, I would like to request that you please review the enclosed map of the lot in question and grant me permission to put up the sign in the location marked in red on the map enclosed. I chose this side of the lot because it does not take away any of my valuable parking space and will not interfere with any of the signs currently there from other businesses in the area.

I like the Maplewood location and I am looking forward to a long and prosperous business relationship.

Thank you for your cooperation in this matter.

Sincerely,

KENNETH'S ON WHITE BEAR



Ken Gamboni
Owner

KG:jb
Encl.

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, Kenneth R. Gamboni applied for a variance for the following-described property:

Unplatted lands, the South 80 feet of the North 305 feet of that part of the Northeast 1/4 of the Northwest 1/4, lying westerly of the West line of White Bear Avenue as described in document 2202969 in Section 11, T. N29, R.N22.

This property is also known as 2623 White Bear Avenue, Maplewood;

WHEREAS, Section 36-272 (b) (2) of the Maplewood Code of Ordinances requires a ten foot side yard setback minimum for a freestanding sign;

WHEREAS, the applicant is proposing a 2 1/2 foot setback, requiring a variance of 7 1/2 feet;

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

1. This variance was applied for on October 8, 1985.
2. This variance was reviewed by the Maplewood Community Design Review Board on October 22, 1985. The board recommended to the city council that said variance be
3. The Maplewood City Council held a public hearing on 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. Undue hardship would be caused the applicant if code was met since there is no other feasible location for the sign without conflicting with traffic flow or hindering the sign's visibility.

2. The spirit and intent of the ordinance would be met since there are no adjacent pylon signs on the neighboring lot that would crowd the proposed sign.

Board Member Peterson seconded

Ayes--all

B. Plan Review--Northwestern Bell Equipment Buildings

Bob Dokken representing Northwestern Bell said the building is to boost the capacities of the cables connecting the area with the central office. He reviewed the proposed sites with the board.

The board indicated they felt the brick exterior was more pleasing aesthetically. The board questioned if there would be merit in asking the applicant to return with the actual plans prior to building permit issuance.

Chairman Moe asked if there was anyone present who wished to comment on the proposal.

No comments received.

Board Member Rossbach moved the board approve the three 16 by 17 foot brick exterior telephone equipment buildings as proposed, subject to the following conditions:

1. Approval of conditional use permits from the city council.
2. Approval of plans by the community design review board does not constitute approval of a building permit.
3. The driveways and turnarounds shall be bituminous.
4. An erosion control plan, acceptable to the city engineer, shall be submitted prior to the issuance of building permits for erosion control during construction.
5. If any adjacent property is disturbed or property irons removed due to construction of these sites, those properties shall be restored and irons replaced by the applicant.
6. Grading and drainage plans shall be subject to the city engineer's approval.
7. Each site shall be sodded to a line five feet behind the building.
8. There shall be two six-foot tall evergreen trees planted within the front 15 foot setback of each site.
9. All required landscape areas shall be continually and properly maintained.
10. All required plant materials that die shall be replaced by the owner within one year.
11. The applicant shall provide a monetary guarantee, in a form acceptable to staff, in the amount of 150% of the estimated cost of any site improvements that are not completed by occupancy.

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

MEMORANDUM

TO: City Manager
FROM: Associate Planner--Johnson
SUBJECT: Tax-Exempt Financing--Multiple Dwelling and
Housing Bond Plan Amendment
APPLICANT: Smith Investment Properties
LOCATION: Former Harmony School Site
PROJECT: Harmony Seniors' Residences
DATE: November 5, 1985

SUMMARY

Request

1. Preliminary approval of a 6.5 million tax-exempt mortgage revenue bond program to construct a 116-unit senior housing complex.
2. Amend the city's housing bond plan to include this financing program.

Proposal

1. Refer to the site plan on page 8.
2. The unit mix and proposed monthly rents would be:
 - a. The 52-unit building would consist of all one-bedroom units. Two floor plans would be available. The 624 square foot units would rent for about \$470/month and the 840 square foot units would rent for about \$600/month. This residence would be designed for seniors, ages 65 and up.
 - b. The 64-unit building would consist of 16 one- and 48 two-bedroom units. The one-bedroom units would rent for about \$500/month and the two-bedroom units for about \$615/month. This residence would be designed for seniors, age 55 to 65.
3. Construction of both residences is proposed for 1986. Occupancy is planned for late 1986 or early 1987.
4. The city's full faith and credit would not back these bonds.

Comments

This proposal is consistent with the requirements for approval of tax-exempt financing.

Recommendation

Approval of the resolution on page 20 to:

1. Grant preliminary approval of \$6.5 million in tax-exempt mortgage revenue financing for the 116-unit Harmony Seniors' Residences development, subject to construction beginning within one year.

Approval is on the basis that:

- a. The development will not have a negative effect on the vacancy rates of existing Maplewood seniors' residences.
 - b. There is reasonable assurance that twenty percent of the units will be occupied by low-to-moderate income persons until the bonds are retired.
2. Amend the housing bond plan to include a \$6.5 million tax-exempt financing program for the Harmony Seniors' Residences project.

BACKGROUND

Site Description

Area: 8.5 acres

Existing land use: Former Harmony School site and associated athletic facilities

Past Actions

1-14-85:

Council granted preliminary approval of \$5.8 million tax-exempt financing for up to 100 units for the Hazel Ridge elderly housing development proposed by Health Resources, Inc. at 2696 Hazelwood Street. Request for final approval is pending.

8-26-85:

Council approved a land use plan amendment from OS, open space and S, school for this proposal.

10-22-85:

The Community Design Review Board conditionally approved the site and building plans.

Planning

1. Land Use Plan designation: RH, residential high density and RM, residential medium density

2. Existing zoning: F, farm residence

3. Proposed zoning: planned unit development

4. Density requirements would be met.

5. Housing:

a. The following requirements have been adopted by council for approval of tax-exempt mortgage revenue financing for multiple dwellings:

(1) The development shall be consistent with the comprehensive plan.

(2) The development will not have a negative impact on the vacancy rates of existing multiple dwellings in the city.

(3) There is reasonable assurance that the development will be able to comply with the 20 percent low-to-moderate income requirement over the life of the bond issue.

(4) The bond indenture agreement shall require:

(a) The developer to annually certify to the city, on the anniversary date of the bonds, compliance with the federal low-to-moderate income requirement.

(b) The program trustee, as approved by the city council, shall inform the city of any noncompliance trends.

(5) Payment of an annual program participation fee. (The formula is established at the time of final approval.)

b. Federal law regarding the issuance of tax-exempt mortgage revenue bonds for multiple-family housing requires at least 20 percent of the units to be occupied by low-to-moderate income persons until the bonds are retired. Once a person or family is income-qualified, their unit counts toward the twenty percent requirement as long as they reside in the unit even though their income may rise above the ceiling.

c. Low-to-moderate income is defined as an annual adjusted household income of 80 percent or less of the average annual income in the Twin City area. The 80 percent ceiling is \$26,240. (Gross income is reduced by \$750 per adult and \$500 per child to calculate adjusted annual income.)

Beginning January 1, 1986, this income ceiling will be based upon the number of persons in a household. No final decision has been reached on what the ceilings will be. Mr. Stout states that these proposed changes will have little or no effect on senior housing projects (page 19).

d. Housing bond plan amendment: Council's adoption of the housing bond plan in October 1982 authorized the use of tax-exempt financing for multiple dwellings. This plan, however, did not include specified development programs. As a result, each time a development is approved for this financing, council must amend the housing bond plan. The amendment must be reviewed by the Metropolitan Council before the developer's request for the tax exempt financing can be submitted to the Minnesota Housing Finance Agency for approval.

e. According to the market opinion on page 9 that was prepared by Gary Stout of Public-Private Ventures, Maplewood could absorb 156 new senior rental housing units for occupancy in 1986 and up to 43.5 units each year thereafter through 1990, without causing a vacancy problem for existing seniors' residences.

f. This 116-unit development, together with the 75-unit Hazel Ridge proposal, would account for 191 of the 193 units (Item e above) that could be absorbed in 1986.

g. The rents would not be subsidized for units in either residence, therefore, Mr. Stout states that this development will not compete with Concordia Arms or Archer Heights for tenants. The units designed principally for the elderly (52-unit residence) would also probably not compete directly with the proposed Hazel Ridge residence because the health services to be offered by Hazel Ridge would be more extensive. Hazel Ridge's structure would also offer more amenities.

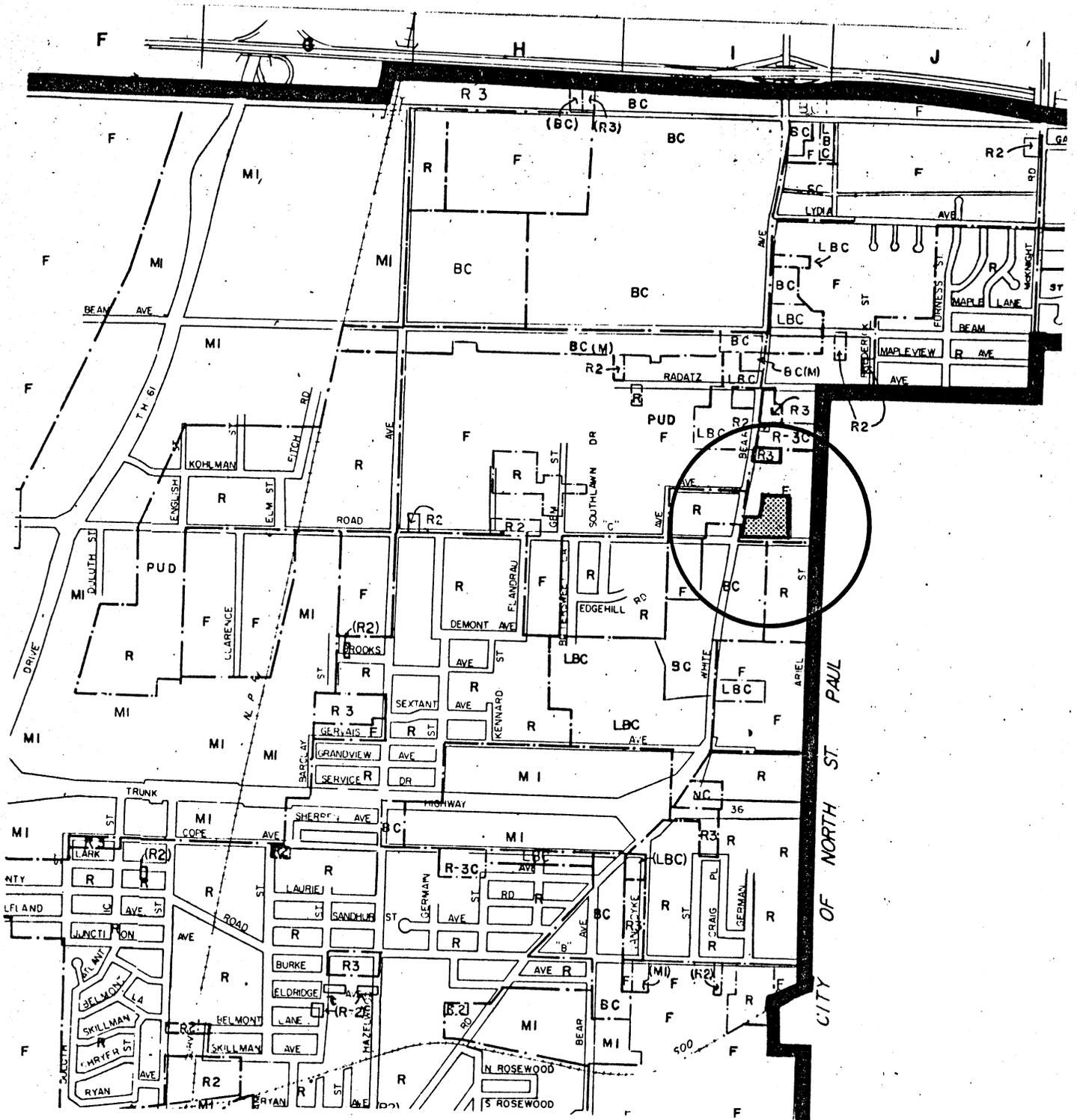
Procedure

1. HRA recommendation
2. Submission of the housing bond plan amendment to Metropolitan Council to review for consistency with the Metropolitan Housing Guide
3. City council decision, following a public hearing
4. Submission of the bond program to the MHFA for approval

jw

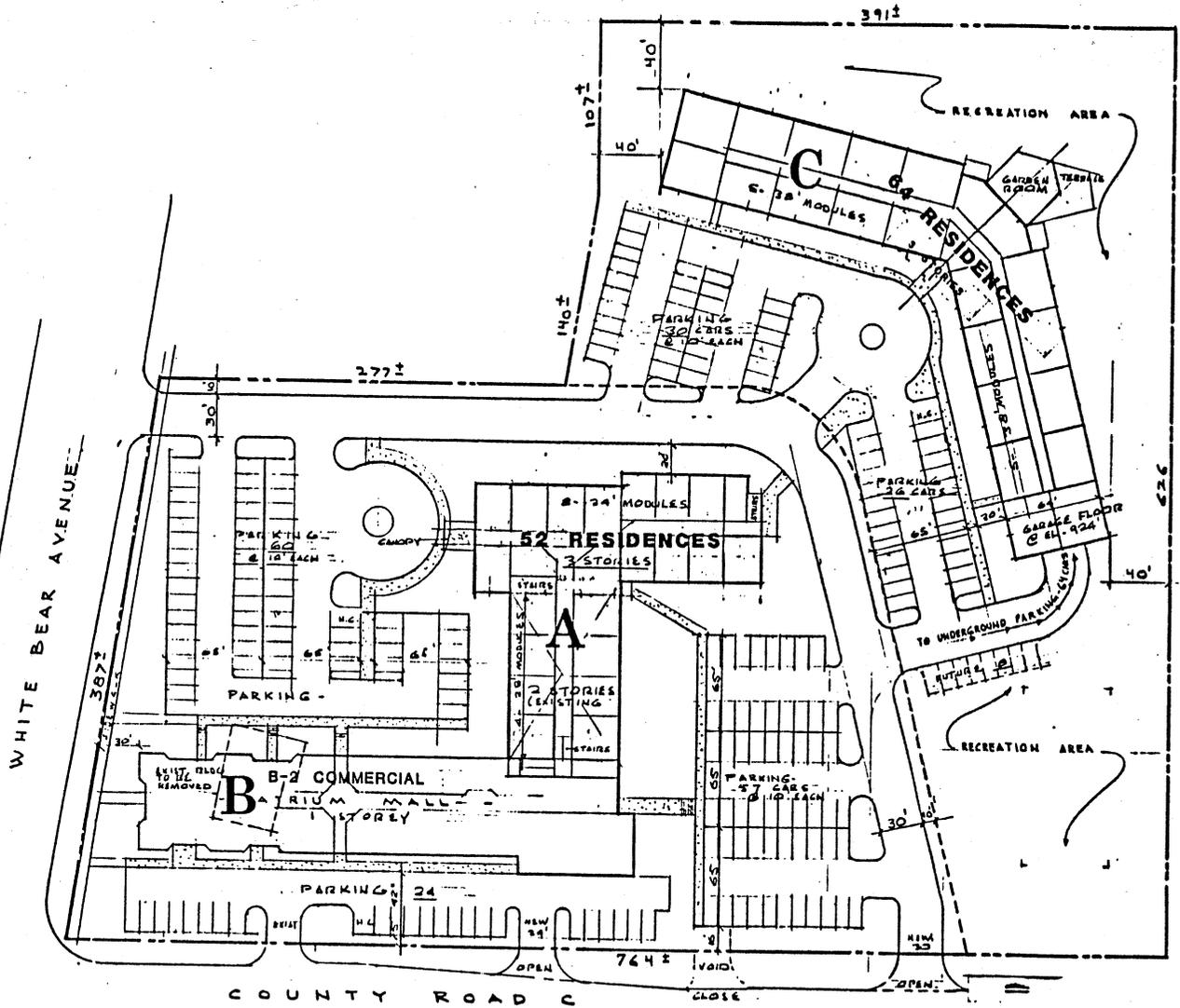
Attachments:

1. Location Map
2. Property Line Map
3. Site Plan
4. Market Opinion
5. Resolution



LOCATION MAP





SITE PLAN
 HARMONY SENIOR RESIDENCES



Gary E. Stout, President
Public-Private Ventures, Inc.
6700 Limerick Lane
Edina, Minn. 55435

(612) 941-4999

Mr. Bret Smith
Smith Investment Properties

October 4, 1985

Dear Mr. Smith

The firm of Public Private Ventures, Inc. has independently evaluated your proposal to construct an adult-only apartment project, of approximately 116 units in Maplewood, Minnesota. In doing this evaluation, I have reviewed data and information available to Public Private Ventures from: the Census, the Apartment Guide, the apartment owners and operators in and around Maplewood, the Metropolitan Council, the Minnesota Housing Finance Agency, the Minnesota Multi-Family Association, mortgage bankers, other feasibility studies, other developers, etc. Attached is a summary of the findings of this evaluation.

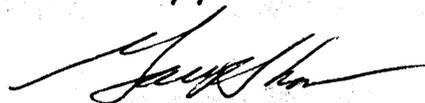
Based upon this summary information, and additional more detailed data and information previously gathered and in the possession of Public Private Ventures, it is our conclusion that:

1. The development as proposed will not adversely affect the vacancy rates experienced by existing sound Maplewood rental complexes.
2. The development should be able to comply with the federal low-to-moderate income requirements contained in current legislation over the life of the bond issue.

The attached summary provides background information regarding these conclusions. Additional data, information, and analysis documenting these conclusions is available if you desire.

Please do not hesitate to contact me at any time if questions arise in your review of these conclusions.

Sincerely yours



Gary E. Stout

SUMMARY REPORT

ADULT ONLY PROJECT

Unique Project

This project is readily distinguished from other recent apartment proposals in Maplewood in that it:

1. Is a non-family project. The complex is oriented solely towards the needs of adults (the so-called "empty nesters") in Maplewood and surrounding communities.

Although it has some similarities to the Health Resources project, the latter project has a distinct Health Maintenance orientation, and provides a very wide potential bundle of health services (including the ability to draw upon the resources of St. John's Hospital).

2. Is a market rate rental project. Therefore, it should not compete with the subsidized rents offered by existing adult and senior projects in Maplewood.

3. Is a combination new construction and rehabilitation project.

4. Is located on a highly visible site, which a properly oriented marketing program could use to advantage.

5. Has very convenient access to neighborhood convenience commercial, and regional retail services. These include the convenience center proposed to the immediate west of the site, the new warehouse grocery proposed to the south, and the Maplewood Mall to the north. The services and retail diversity offered by these, and other, facilities in the immediate area will be very attractive to active senior adults.

6. Has the potential to offer basic health-related services in the 52 units in the western most portion of the site. This potential might range from provision of only the most basic services to a potential future joint venture arrangement with Health Resources Assistance Corporation for a program similar to the one that they are proposing.

Impact on Existing Apartments.

Impact On Existing Subsidized Elderly Units. Based upon the review and analysis performed by Public Private Ventures, we have concluded that the specific proposed project would not adversely affect the average annual vacancy rates to a point above 5% in existing sound Maplewood rental complexes. The project has the following characteristics, which warrant this conclusion:

1. There are no State or Federal Section 8 or 202 or 236 subsidies involved in the project.
2. The monthly rental rates that must be charged will average several hundred dollars more than current rentals in existing subsidized projects. Therefore, the proposed project will not compete with these existing complexes in terms of rent levels available.
3. The project will be limited to adults only. Therefore, it will not compete only marginally with the family projects in the remainder of Maplewood.

Impact On Existing Conventional Rental Units. Since the project is limited to senior adults only, the potential competitive impact on existing family and single rental units in Maplewood is minimized. There may be a limited amount of competition with conventional projects, since some conventional rental projects do house a limited amount of senior adults in projects with families.

However, this new project will be built at 1985-86 construction and financing costs. These costs are much greater than those experienced by older established projects in Maplewood. The "break-even" rental on this project will be significantly higher than the same break-even point for established projects. Therefore, due to this rent differential, should an unexpected problem develop, you should anticipate that this project would experience vacancy rates above 5% rather the existing projects in Maplewood.

Impact On Existing Subsidized Rental Units

The project offers no rental subsidy other than the limited amount of subsidy required to meet revenue bonding requirements. This is a very "shallow" subsidy compared to the Section 8, 202, or 236 programs. Therefore, the project does not compete with the existing subsidized senior citizen rental housing in Maplewood.

Impact On Proposed New Conventional Units. Finally, the proposed project will also avoid competition with other new Maplewood units that have been proposed. The recently approved Mapleridge project now under construction will be oriented toward all ages and young families. The Lexington Investment Company project will also be oriented toward all ages and young families and will provide amenities (underground parking, larger unit sizes, etc.) that will require a higher rental rate than the Mapleridge project.

The Hazelridge project is supported by Health Resources, Inc. and will have a very strong health care orientation. If some provision of health services are incorporated in the final plans for the 52 unit portion of the project there is the possibility for a limited amount of duplication of services that are proposed to be provided by the Hazelridge project. However, this potential for duplication of health related services is not troublesome for the reasons mentioned below and because the market for this type of health related facility would extend beyond Maplewood.

The Hazelridge project has unique advantages in that it is associated with the St. John's Hospital and has a potential vast array of services that may be provided in that project. The initial health related services will include: priority entrance to a nursing home, home care, extended hours of care, a health and wellness exercise programs designed specifically for seniors, a congregate dining facility (1 meal a day) that is operated in a health-related manner, emergency call systems for accidents and injury, etc.

Competition From Other Similar Proposals. In addition, we are currently now aware of any additional proposals by other developers non-family senior adult units in Maplewood. The Hazelridge project is also being planned in an initial increment of 75 units, so as to avoid overloading the market at any one time. As mentioned previously, the extensive health services orientation of the Hazelridge project minimizes potential competition from this source.

Rental Alternatives for Maplewood Senior Citizens.

Since there is currently a great deal of interest in the construction of multi-family market rate rental projects in the twin cities metropolitan Area, if the project as proposed is not available in Maplewood, potential Maplewood residents of such a project will locate in adjacent areas. There is strong interest in construction of such projects in Woodbury and other nearby communities.

Regional Interest in a Adult Senior Project

If properly marketed, the unique orientation of the Harmony site project should attract tenants from areas of suburban Ramsey County outside the City of Maplewood. Proper marketing of some of the strong points of the project, including: its visibility, the nearby convenience and regional-scale retail shopping, community services, etc. should allow the project to attract interested tenants from a relatively large area and thereby greatly expand its potential market.

Regional Market Statistics

Statistical Research on data available from the Metropolitan Council, the Minnesota Housing Finance Agency, the Census, special surveys, and other sources reveals the following facts:

Increases in Elderly Population. The growth in the total number of households for only the Elderly (over 65 years of age) portion of the Senior Citizen (over 55 years of age) has been projected to increase from 118,323 households in 1980 to 133,100 households in 1985 (a 12.4% increase over 1980) and to 149,240 total households in 1990 (a 26.1% increase over 1980). This increase of 31,000 in projected elderly households during the decade of the 1980's has stimulated a great deal of development interest in providing housing specifically adapted to the needs of the elderly (and to the broader market of senior citizens).

Growth in Demand for Senior Housing. It is estimated that approximately 3,591 senior housing units (including rental, condo, and coop) existed or were in the process of development, and an additional 2,413 units were proposed as recently as October, 1983.

Currently, 3,494 units are estimated to exist, 1,285 are under construction, and another 4,293 are proposed and appear to have some viability. This 51% growth in the number of senior citizen units existing, under construction, or proposed (from a total of 6,004 to 9,072) indicates a significant increase in market interest in providing such housing.

Types Of Adult Only Housing Currently Being Provided

Cooperative Developments. This type of housing development is owned by a cooperative association, and residents buy a share for the right to occupy a specific unit in the development. A review of senior citizen projects in the Twin Cities Metropolitan Area reveals that there are

currently an estimated 987 co-op units available in the area, with another estimated 361 under development. Co-ops have met significant market resistance in the Metropolitan Area in the past but another 361 units are proposed for future development.

Condominium Developments. In this type of housing development, the residents own their units directly and also have an undivided interest in the common facilities in the development. There has also been market resistance on the part of senior citizens of placing their life savings into ownership of another dwelling unit. Even so, interest in condo units have increased. A total of 666 senior citizen condo units are estimated to exist, another 417 are estimated to be currently under construction, and an additional 632 units are proposed in the region.

In 1982 a study based upon a mail survey of 600 elderly persons in the City of Maplewood determined that there was an apparent market for 150 condo units for older adults and the elderly in Maplewood only. At that time it was felt that the 150 unit ceiling could increase "through entrepreneurial efforts of the developers". Due to increased regional interest in adult rental housing as opposed to ownership, perhaps one-third to one-half of this projected condo ownership demand could be converted to rental demand in Maplewood, if the proper attention was given to the units sizes, costs, and marketing orientation of the rental development.

Life Care. In this type of housing development, the residents are guaranteed nursing home care in associated facilities if that care becomes necessary at some point in the future. Since life time health care is offered for a specific initial endowment, there are significant long term financial risks involved with sponsorship of this type of unit. Due to this risk, market resistance, problems with the nursing home moratorium and other difficulties, it appears that interest in this type of housing has diminished greatly in recent years. In this area, the Friendship Manor in Bloomington is an example of such a life care facility. Specific unit counts for this type of housing are not readily available.

Rental Developments. In this type of housing development, the complex has a physical appearance comparable to a conventional rental project, however occupancy is limited to persons above a certain age group (sometimes 50, 55, 60, or 65). There are several potential variations in the provision of senior rental housing. In some instances a limited amount of health care may be provided (such as provisions for active athletic activities), in others there may be an entrance or endowment fee which is used to provide equity for the development of the project. This fee is often used also to lower effective rents, and the refundability of the fee may vary greatly from project to project.

A total of 1,841 market rate senior housing rental units are estimated to exist currently in the Metropolitan Area. An additional 507 were under construction earlier this year, and 3,300 more were proposed.

Maplewood Potential Market Demand

Maplewood Elderly Population. In the 1980 Census Count, 22.8% of Maplewood's 26,990 citizens were over the age of 50. These 6,169 people would all be over the age of 55 now if there had been no population growth, no moves out of the City, and no deaths. The 1980 Census age break-down is as follows:

<u>Ages</u>	<u>Population</u>	
50-54	1,564	(55 to 59 in 1985)
55-59	1,410	
60-64	1,019	
65-69	702	
70-74	509	
75+	<u>965</u>	
Total	6,169	

It is interesting to note that both this project and the Hazelridge project could be rented solely to Maplewood residents if less than 4% of this population desired to live in the proposed project.

Survey of Elderly Housing Desires. A survey of Maplewood's senior citizens was undertaken in 1982 in order to determine housing preferences and potential desires to purchase condominiums designed for the elderly. The results were published in a volume entitled "An Executive Summary of the Market Feasibility of Constructing Condominiums for Older Adults in Maplewood, Minnesota".

Of the people responding to the survey, 49% indicated an interest in moving out of their existing homes into a unit specifically designed for the elderly (in this case a condominium). A desire to stay in or near Maplewood was expressed by 63%. Congregate dining was desired by 38% of the respondents. This early market survey would tend to indicate a strong interest in elderly housing developments that provide the types of services and amenities offered by this proposed project. As previously noted, it is conservatively estimated that at least one third to one half of this ownership interest may be capable of conversion to rental interest.

Project Feasibility.

Given the current demand for rental housing in the area, the units that you construct should rent at an acceptable rate with good marketing and competitive pricing. The 1 to 3 year period normally required for full rent-up and financial stabilization in a project of this size may be shortened if you can move the project rapidly toward construction this calendar year. High quality project design, interior finishes, marketing, managing, and unit pricing will enable the success of this project.

Based upon existing information, the basic financial feasibility of this project appears to depend upon tax exempt financing, an early construction start, and project initiation under existing Federal tax legislation,

Summary of Market Factors Considered

This conclusion is based upon a number of factors, as summarized below. Basically, Maplewood has a projected average annual rental housing demand in the range of approximately 256 units per year, for the next five years. After five years, the total demand should decrease, based upon current Metropolitan Council projections. *(family units)*

Due to low vacancy rates, the current year's demand for 256 rental housing should be increased by at least 107 units (as previously estimated by another consultant) in order to account for the amount of construction necessary to increase vacancy in sound rental units up to approximately the 5% rate that is considered normal and optimal. This project will compete in the upper one third of the estimated current market of 363 units.

Given the relative lack of construction of rental units in the Maplewood over the past few years, the above projection should be considered conservative in that there is most likely some "latent" demand for units that normally would have been built in former years had the opportunity been available. This latent demand has not been fully accounted for and therefore is not added to the above first year market projection.

Demand for Senior Units. *23% if 1985-86 are added.* Using the percentage of citizens of Maplewood who were over the age of 55 in 1980 (17%) it is possible to do a rough approximation of the annual demand for rental units for citizens over 55. With the first year demand for 363 total rental units, an annual demand of approximately 62 elderly rental units can be derived, with on-going annual

demands for 43.5 units per year. To this should be added a conservative estimate of 50 units of potential rental interest as determined by the 1982 survey. This constitutes a 1985 demand for 112 units, with an demand in the years of 1986 through 1990 for an additional approximately 43.5 units per year.

It is felt that this is a conservative projection in that it does not reflect the fact that have been no adult only market rate projects completed in Maplewood. Therefore, this demand for elderly housing rental units has been unmet in the City for the past several years. In addition, the Harmony school project, in a highly visible location and with convenience shopping amenities immediately adjacent, should attract residents from outside Maplewood and expand the current market in the City.

Other Market Factors Considered. The above projections consider: the location of job centers in and near Maplewood, the proximity of the City to nearby population centers, the urban amenities that Maplewood offers, the City's relative lack of problems experienced in most urban areas, the constrained housing growth in the past, the relatively high job growth in the past, the future projections of job growth, the impact of job transfers on housing demand close to places of work, the relatively high ratio of housing unit growth to population growth experienced in Maplewood in the past, relatively low local and regional vacancies, declines in turnover rates for rental housing in Maplewood to a point below regional averages in recent years, increases in apartment rents in the City over the past few years, regional and local fluctuations in multi-family construction, the effect of the proposed changes in federal taxation on current and future rental unit development, projections of population and household increase for Maplewood and surrounding municipalities, the high past and projected future ratio between job growth and household growth within Maplewood boundaries, greater consumer desire for location in inner ring suburbs due to increased concern about commutation times, the potential impact of future increases of mortgage interest rates on future multifamily housing construction, the potential impact of increased construction costs on multi-family construction, the potential competitive financial impact of constructing new multifamily construction at existing tax exempt rates on units built during the past decade, and other relevant factors.

Ability to Meet Low and Moderate Income Tenancy Requirements

Based upon a review of the requirements of currently enacted legislation, the median income in Maplewood and the region, and the type of housing proposed in this project, it is our conclusion that adequate housing need and demand exists in the municipality by moderate income residents, at or

under the maximum current family moderate income limit of \$26,240, to fill 20% of the units with the required low or moderate income residents.

This conclusion is based upon a consideration of the following facts: that these income limits are annually re-evaluated and increased in proportion with increases in average family income in the region; that only the income (not the assets) of the senior adults and elderly are considered; and that the project has the option to skew rents charged in 20% of the units to ensure that these units will be affordable in the event that an unexpected problem did develop at some point in the future. Therefore, the project should be able to comply with the federal low-to-moderate income requirements over the life of the bond issue.

Gary E. Stout, President
Public-Private Ventures, Inc.
6700 Limerick Lane
Edina, Minn. 55435

(612) 941-4999

October 21, 1985

Mr. Randy Johnson
Associate Planner
City of Maplewood
1902 E. County Road B.
Maplewood, MN 55109

Dear Mr. Johnson

I have checked on the status of the proposed Federal Regulations regarding income limits, by family size, for residents of tax exempt financed buildings. These regulations are supposed to be issued and effective as of the end of this year. The regulations are not yet available, and speculation from several sources centers around very similar numbers and estimates as to the final outcome.

A major underwriter in the area that specializes in housing issues believes that the final regulations would target an income range of between 50% and 60% (of published median family income) for a family size of one, and an income range between 60% and 70% for a family size of two. A major law firm specializing in the area of bond finance felt that the income limit for a family of 1 would be somewhat over 50% of the median family income for the area, and for a family of 2 it may be as low as 60% of the median family income.

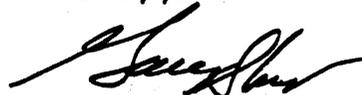
Another very competent Bond Attorney indicated that the HUD income figures (as adjusted for family size in the Section 8 program) should be used, since it appeared that the Regulations would ultimately use these. According to Dennis Shegos, an economist in the HUD Area Office, these figures are: moderate income family size of 1 is 70% of 80% of median family income (or 56% of median family income). For a family size of 2, they use 80% of 80% (or 64%) of median family income.

Since all the estimates of the final figures that will be used are in the range of 50% to 65% of median family income (as opposed to 80% of median family income) that appears to be a safe assumption range. This gives an allowable probable income range of \$16,400 to over \$21,000.

These numbers should be increased yet this year, and again next year in line with increases in median family income. Given the annual increases allowed, the developer's ability to skew rents (for example, instead of 5 units all renting at \$500/month, 4 could rent at \$550, and 1 could rent at \$300), and the amount of income from assets that 81% or more of the residents would have to receive in order to exceed this income limitation on 20% of the units it continues to be our opinion that this project should be able to comply with this particular federal law to moderate income requirement during the life of the bond issue.

Please let me know if further information is required.

Sincerely yours



Gary E. Stout

GS/m

RESOLUTION RECITING A PROPOSAL FOR A
FINANCING PROGRAM FOR A MULTI-FAMILY RENTAL
HOUSING DEVELOPMENT, GIVING PRELIMINARY
APPROVAL TO THE PROJECT AND THE HOUSING PROGRAM,
PURSUANT TO MINNESOTA STATUTES, CHAPTER 462C,
AUTHORIZING THE CITY OF MAPLEWOOD
TO ISSUE HOUSING REVENUE BONDS
AND AUTHORIZING THE SUBMISSION OF THE
HOUSING PROGRAM FOR THE PROJECT FOR APPROVAL TO THE
MINNESOTA HOUSING FINANCE AGENCY AND
AUTHORIZING THE PREPARATION OF NECESSARY
DOCUMENTS AND MATERIALS IN CONNECTION
WITH THE SAID PROJECT AND PROGRAM

(HARMONY SENIOR RESIDENCES PROJECT)

WHEREAS,

(a) Minnesota Statutes, Chapter 462C
(the "Act") confers upon cities the power to
issue revenue bonds to finance a program for
the purposes of planning, administering,
making or purchasing loans with respect to
one or more multi-family housing developments
within the boundaries of the city;

(b) The City has received from Smith
Investment Properties, a Minnesota general
partnership with Bret M. Smith, N. Russell
Smith and Norman P. Smith as the general
partners (the "Developer"), a proposal that
the City undertake a program to finance a
Project hereinafter described through the
issuance of revenue bonds or obligations (in
one or more series or which may be in the
form of a single debt instrument) (the
"Bonds") pursuant to the Act;

(c) The City desires to: facilitate
the development of rental housing within the
community; encourage the development of
affordable housing opportunities for
residents of the City; encourage the
development of housing facilities designed

for occupancy by persons of low or moderate income; and encourage the development of blighted or underutilized land and structures within the boundaries of the City; and the Project will assist the City in achieving these objectives;

(d) The Developer is engaged in the business of providing rental housing. The Project to be financed by the Bonds is the construction, renovation and equipping of two buildings, one containing approximately 52 rental units and anticipated to consist of ~~two~~ ^{all} one-bedroom units, and the other building containing approximately 64 rental units and anticipated to consist of 16 one-bedroom units and 48 two-bedroom units, located at the northeast corner of the intersection of White Bear Avenue and County Road C in the City, which will result in the provision of additional rental housing opportunities to persons within the community;

(e) The City has been advised by the Developer that conventional, commercial financing to pay the capital costs of the Project is available only on a limited basis and at such high costs of borrowing that the economic feasibility of operating the Project would be significantly reduced, but the Developer has also advised the City that with the aid of municipal financing, and resulting low borrowing costs, the Project is economically more feasible;

(f) A public hearing on the Project and the housing program was held on November 25, 1985 by the Maplewood City Council, after notice was published, all as required by Minnesota Statutes, Section 462C.05, subd. 5, at which public hearing all those appearing at said hearing who desired to speak were heard;

(g) 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;

(h) The housing program has been submitted to the Metropolitan Council for its review and comment.

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

1. The City hereby gives preliminary approval to the proposal of the Developer that the City undertake the Project, described above, and the program of financing therefor, pursuant to Minnesota Statutes, Chapter 462C, consisting of the construction, renovation and equipping of multi-family rental housing facilities within the City pursuant to the Developer's specifications and to a revenue agreement between the City and the Developer on such terms and conditions with provisions for revision from time to time as necessary, so as to produce income and revenues sufficient to pay, when due, the principal and interest on the Bonds in a total principal amount of approximately \$6,500,000 to be issued pursuant to the Act to finance the construction, renovation and equipping of the Project; and said agreement may also provide for the entire interest of the Developer therein to be mortgaged to the purchaser or purchasers of the Bonds, or a trustee for the holder(s) of the Bonds; and the City hereby undertakes preliminarily to issue its bonds in accordance with such terms and conditions;

2. The housing program is hereby approved and adopted and the City Clerk is authorized and directed to submit the housing program to the Minnesota Housing Finance Agency ("MHFA") for its review;

3. At the option of the Developer, the financing may be structured so as to take advantage of whatever means are available and are permitted by law to enhance the security for, or marketability of, the Bonds; provided that any such financing structure must be approved by the City;

4. On the basis of information available to the City, it appears, and the City hereby finds, that the Project constitutes a multifamily housing development within the meaning of subdivision 5 of Section 462C.02 of the Act; that the Project will be primarily occupied, in part, by persons of low or moderate income; that the availability of the financing under the Act and the willingness of the City to provide such financing will be a substantial inducement to the Developer to undertake the Project, and that the effect of the Project, if

undertaken, will be to encourage the provision of additional multi-family rental housing opportunities to residents of the City, to assist in the prevention of the emergence of blighted and marginal land and to promote more intensive development and use of land within the City;

5. The Project, and the housing program to finance the Project by the issuance of revenue bonds, are hereby given preliminary approval by the City subject to the review of the housing program by the Minnesota Housing Finance Agency (the "MHFA") and subject to final approval by the City, the Developer and the purchasers of the Bonds as to ultimate details of the financing of the Project;

6. In accordance with subdivision 5 of Section 462C.05, Minnesota Statutes, the Mayor of the City is hereby authorized and directed to submit the housing program for financing the Project to the MHFA, requesting its review, and other officers, employees and agents of the City are hereby authorized to provide the MHFA with preliminary information as it may require;

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

8. 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 and the housing program therefor, to consult with the City Attorney, the City's fiscal consultant, Developer and purchasers of the Bonds (or trustee for the purchasers of the Bonds) as to the maturities, interest rates and other terms and provisions of the Bonds and as to the covenants and other provisions of the necessary documents and submit such documents to the City for final approval;

9. Nothing in this Resolution or the documents prepared pursuant hereto shall authorize the expenditure of any municipal funds on the Project other than the revenues derived from the Project or otherwise granted to the City for this purpose. The Bonds shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property or funds of the City except the revenues and proceeds pledged to the

payment thereof, nor shall the City be subject to any liability thereon. The holder or holders of the Bonds shall never have the right to compel any exercise of the taxing power of the City to pay the outstanding principal on the Bonds or the interest thereon, or to enforce payment thereon against any property of the City. The Bonds shall recite in substance that the Bonds, including the interest thereon, are payable solely from the revenue and proceeds pledged to the payment thereof. The Bonds shall not constitute a debt of the City within the meaning of any constitutional or statutory limitation;

10. In anticipation of the approval by the MHFA and the issuance of the Bonds to finance all or a portion of the Project, and in order that completion of the Project will not be unduly delayed when approved, the Developer is hereby authorized to make such expenditures and advances toward payment of that portion of the costs of the Project to be financed from the proceeds of the Bonds, as the Developer considers necessary, including the use of interim, short-term financing, subject to reimbursement from the proceeds of the Bonds if any when delivered but otherwise without liability on the part of the City;

11. 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 25th day of November, 1985.

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 multi-family rental housing development project.

WITNESS my hand and the seal of said City this 25th day of November, 1985.

City Clerk

(SEAL)

MINUTES

MAPLEWOOD HOUSING AND REDEVELOPMENT AUTHORITY

November 11, 1985

1. Call to Order

Chairman Fischer called the meeting to order at 7:25 p.m.

2. Roll Call

Commissioners:

Dale Carlson	Present
Thomas Connelly	Present
Lorraine Fischer	Present
Robert Larson	Absent
Greg Schmit	Present

HRA/HRC Liaison:

Mary Eiden Present

3. Approval of Minutes

Commissioner Schmit moved and Commissioner Carlson seconded to approve the September 10, 1985 minutes, subject to revising item two--roll call, to show that Mary Eiden was in attendance. Motion carried, ayes--all.

4. Approval of Agenda

The agenda was accepted with the following changes: consider item 7A, Tax-Exempt Financing (Harmony Seniors' Residences) before item 5--Communications and add items 5D--Metro Housing Guide and 5E--Commissioner Larson's resignation.

7. New Business

A. Tax-exempt Financing--Harmony Seniors' Residences

Gary Stout, the marketing and financial consultant for this development, was in attendance to answer questions.

Commissioner Connelly moved and Commissioner Carlson seconded to recommend: (1) preliminary approval of \$6.5 million in tax-exempt mortgage revenue financing for the 116-unit Harmony Seniors residences' development, subject to construction beginning within one year and (2) amend the city's housing bond plan to include this \$6.5 million tax-exempt financing program.

5. Communications

A. Tax-forfeit Land Transfer Plan

On November 6, 1985 the city council approved the plan as recommended. The resolution of approval requested Ramsey County to approve the concept. The resolution has been submitted to the Ramsey County Land Commissioner for considerations.

Action by Council:

MEMORANDUM

Endorsed _____
Modified _____
Rejected _____
Date _____

TO: Acting City Manager
FROM: Public Works Coordinator
SUBJECT: Award of Bids
DATE: November 15, 1985



On November 12, bids were received for two 1-ton cab and chassis and one 1 1/2-ton cab and chassis. A tabulation of the bid is attached.

A requirement of the bid was that all three units must be bid. Though the bid of Thane-Hawkins Polar Chevrolet was \$57.00 less than the bid of Merit Chevrolet for the two 1-ton units, Polar Chevrolet elected not to bid on the 1 1/2-ton unit, and therefore, must be rejected.

An alternate bid was taken for the installation of an automatic transmission on the 1 1/2-ton unit. The bid was \$3,360.00. This alternate bid was taken to assist in determining the feasibility of eliminating down time and maintenance costs associated with clutch failures we have experienced on other vehicles. Acceptance of this alternate is recommended.

The bid of Merit Chevrolet in the amount of \$40,900.00, including the automatic transmission alternate is recommended.

It should be noted that the amount of \$36,900.00 was budgeted for one 1-ton truck and one 1 1/2-ton truck in the 1985 budget, and that \$16,600.00 was included in the 1986 budget for an additional 1-ton truck. These amounts, totaling \$53,500.00, including dump boxes on all three units and new snow plows for the two 1-ton units. It is anticipated that the remaining budgeted funds will be sufficient to purchase the plows and boxes.

TABULATION OF BIDS

Pursuant to due call and notice thereof, a special meeting of the officials designated for a bid opening by the City Council of Maplewood was convened at 10:30 a.m., CST, Tuesday, November 12, 1985. The purpose of this meeting was to receive, open and publicly read aloud bids for two (2) one (1)-ton cab and chassis and one (1) one and one half (1 1/2)-ton cab and chassis.

Present were: W. Cass and J. Chlebeck

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

ITEM	BIDDER	
	<u>Merit Chev., Inc.</u>	<u>Thane-Hawkins Polar Chev.</u>
Two 1-Ton Cab & Chassis	\$22,390.00	\$22,276.00
One 1 1/2-Ton Cab & Chassis	<u>15,150.00</u>	<u>No Bid</u>
Total Bid	\$37,540.00	\$22,276.00
Alternate--Auto Transmission for 1 1/2-Ton Cab & Chassis	\$ 3,360.00	No Bid

All bids were accompanied by a bond or certified check in the amount of 5% of the bid.

Pursuant to prior instruction of the council, the city clerk referred the bids received to the director of public works instructing him to tabulate same and report with his recommendation at the regular city council meeting of November 25, 1985.

Meeting adjourned at 10:45 a.m.

MEMORANDUM

Action by Council:

TO: City Manager
 FROM: Thomas Ekstrand--Associate Planner
 SUBJECT: Special Sign Permit Request
 LOCATION: 3035 White Bear Avenue--Maplewood Square
 APPLICANT: The Tan Line
 OWNER: Maplewood Square Associates
 PROJECT: The Tan Line
 DATE: November 14, 1985

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

SUMMARY

Request

Approval to allow two extra portable sign permits a year for The Tan Line at the Maplewood Square Shopping Center. Refer to the letter on page 5 .

Code Requirement

See page 6 .

Past Action

8-11-81:

The design review board approved a special portable sign permit for Buck's Unpainted Furniture at the Plaza 3000. Approval was subject to no additional special permits being issued for the complex until a permanent message board is erected.

The board reviewed this request for the council, since the board would be meeting before the council and there was some urgency for the applicant.

Comments

The poor visibility of the Maplewood Square is a problem that has surfaced previously with Bernard's restaurant and the Sound of Music (former tenants) as well as the applicant. So not to set a precedent that would undermine the intent of the ordinance's sign control, this request should not be granted.

The proper and permanent remedy is for the shopping center owner to apply for an amendment to their sign plan to incorporate better permanent reader board space on the pylon sign.

Approval of one additional portable sign permit, as Buck's was allowed, would be consistent with the previous city action. This would also give the applicant an opportunity to use a sign while attempting to convince their landlord that a permanent solution is needed.

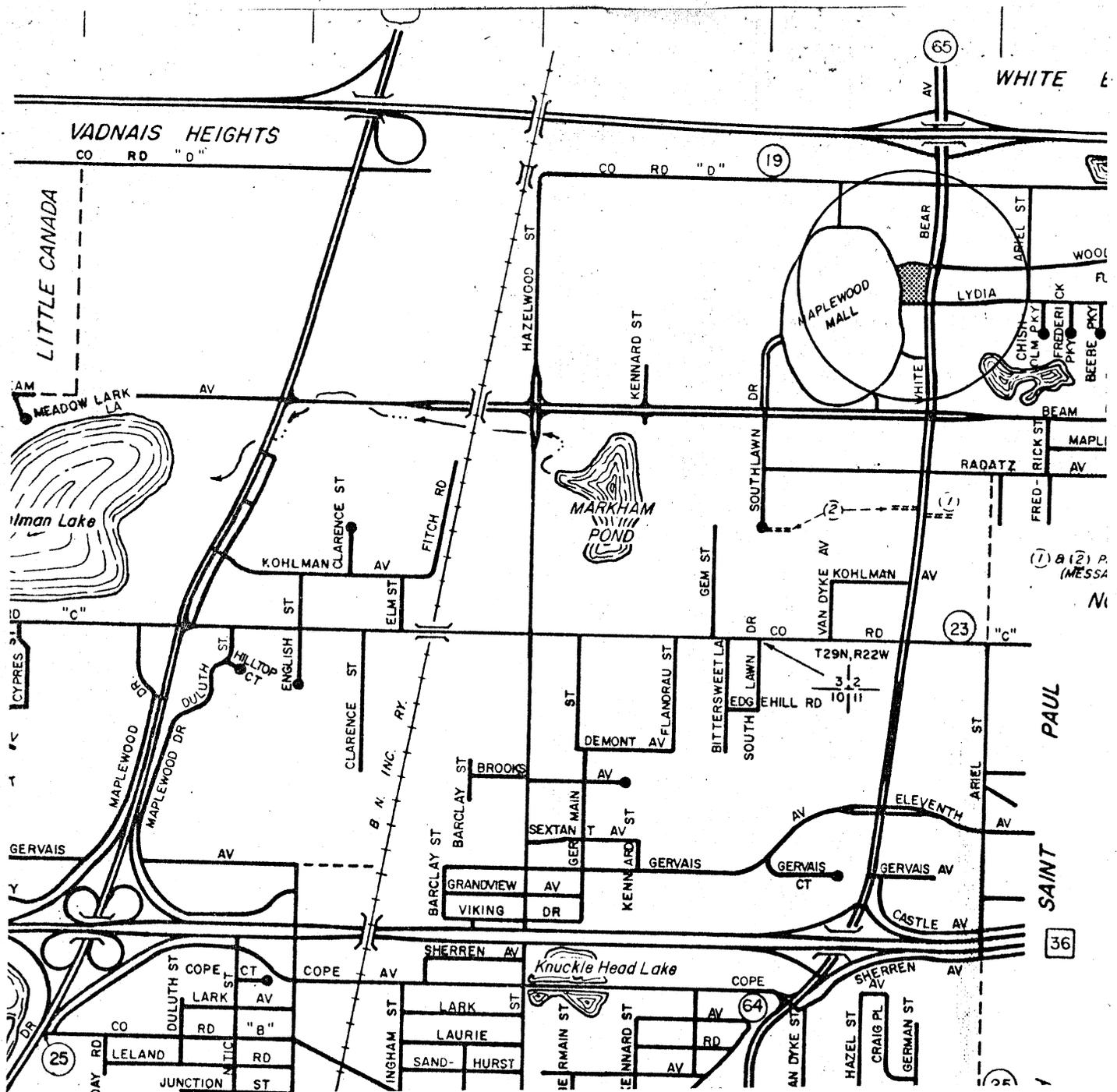
Recommendation

Approval of one 20-day portable sign permit for the Tan Line for the remainder of 1985. The applicant must obtain the standard sign permit from staff.

jc

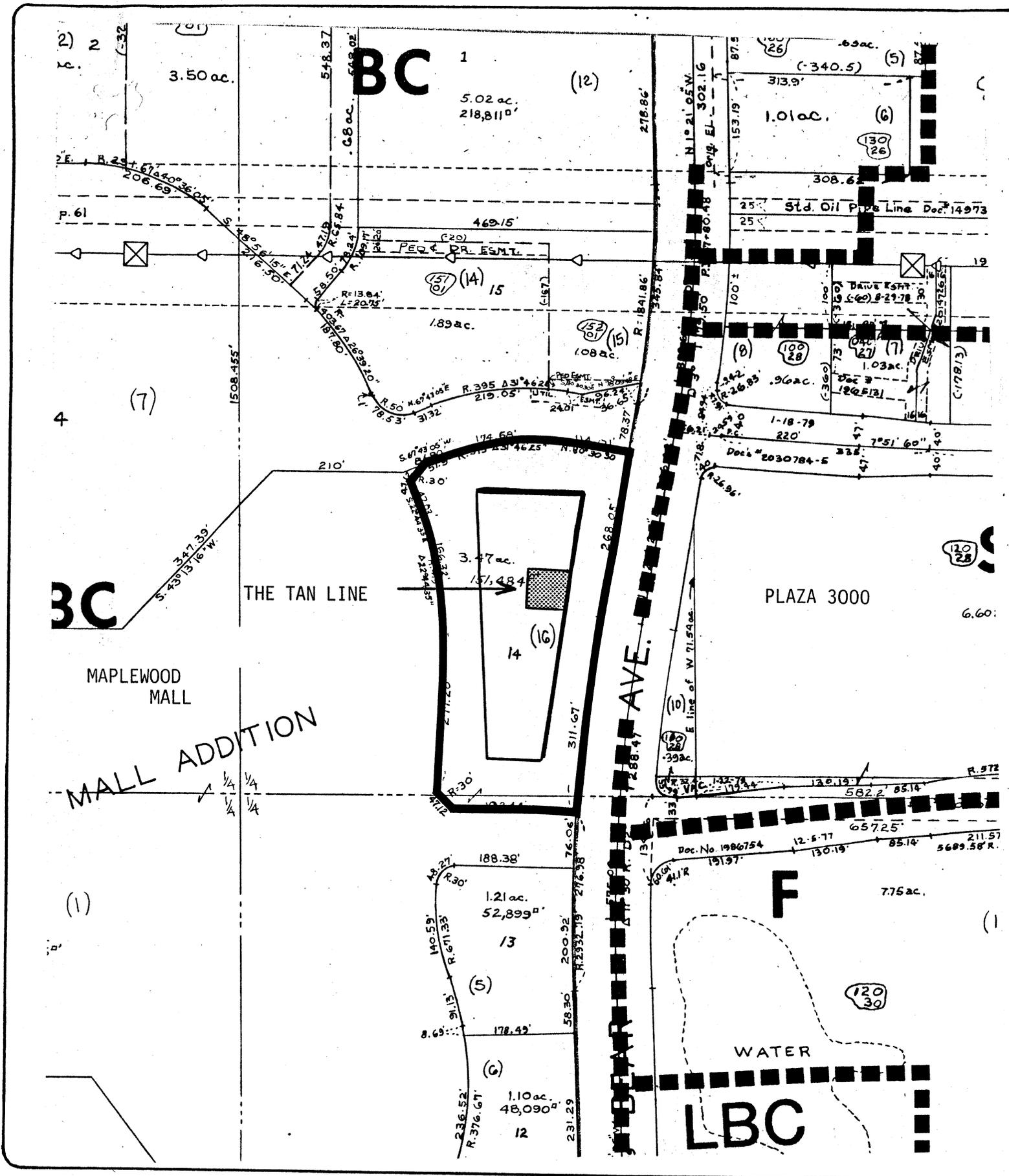
Attachments:

1. Location Map
2. Property Line/Zoning Map
3. Applicant's letter dated 10-31-85
4. Portable sign ordinance



LOCATION MAP

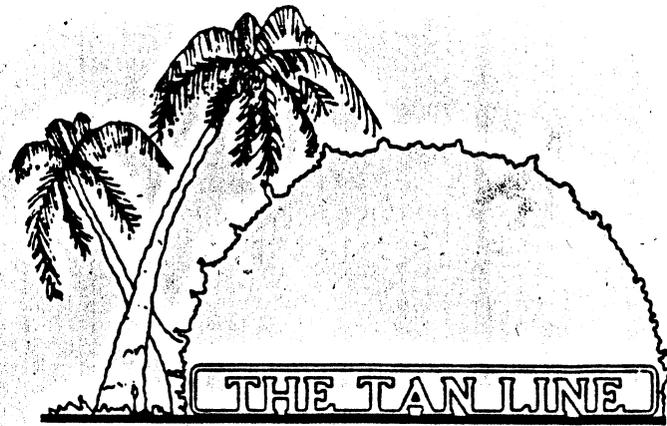




PROPERTY LINE / ZONING MAP



The Tan Line of Maplewood
3035 White Bear Ave.
Maplewood, Mn. 55109



Dear Mayor and City Council of Maplewood;

We at the Tan Line are requesting additional permits for the use of a portable sign to promote our business.

Because of the location and entrances to our square we lack visibility to the traffic. Use of the sign in the past has been the most effective way of increasing our business.

At this time we are allowed two permits a year at a twenty day run, we are requesting two additional permits a year.

Thank you for your time and cooperation.

Sincerely,


Valerie Reynolds

10 31 '85

PORTABLE SIGNS

Sec. 36-279. Portable signs.

(a) A permit must be obtained from the administrator for a portable sign to be used in the city, but no fee is required to be paid therefor.

(b) No portable sign shall be permitted for a period to exceed twenty (20) days at the same location, and only one portable sign may be located on a lot at any one time. Portable signs may not be permitted on the same lot more than twice per year, except by special permit from the city council. The city council may approve additional portable signs by special permit for multiuse commercial centers.

(c) Portable signs with content of a public information nature shall not exceed two hundred fifty (250) square feet in area. Other portable signs shall not exceed thirty-two (32) square feet in area, or ten (10) feet in height, without approval of a special permit by the city council.

(d) The required minimum setback for portable signs is ten (10) feet from any lot line.

(e) Off-site portable signs are prohibited. (Ord. No. 427, § 818.150(2), 7-14-77; Ord. No. 458, § 1, 1-18-79)

Portable sign: A sign constructed to be movable from one location to another and not permanently attached to the ground or to any immobile structure. Such sign may consist of a mobile structure such as a semitrailer, carriage, van, sled or other device whose primary function during a specific time is to serve as a sign.

I-2

MEMORANDUM

Action by Council:

TO: City Manager
FROM: Associate Planner--Johnson
SUBJECT: Home Share Pilot Program
DATE: November 8, 1985

Endorsed _____
Modified _____
Rejected _____
Date _____

SUMMARY

Request

1. Approve Maplewood's entering into the joint powers agreement between the study area communities and Lutheran Social Services (LSS).
2. Authorize an increase from \$2,660 to \$2,820 for Maplewood's contribution for 1986.
3. Appoint a city representative(s) to the program steering commission.
4. Authorize associate planner--Johnson to staff the Home Share Pilot Program steering commission.

Comments

Increased Contribution:

White Bear Lake has chosen not to participate in this program. The other nine study area communities, in addition to Maplewood, have approved the enclosed joint powers agreement. (A listing of the participating communities is on page four of the agreement.)

Supplemental funding from area civic organizations could not be arranged to cover the \$480 budget shortfall that resulted from White Bear Lake's decision not to participate. The cities of North St. Paul and Roseville have each agreed to pay an additional \$160, provided Maplewood agrees to do likewise, in order to cover the \$480 deficit. Maplewood's present commitment is for \$2,656.

Maplewood's Program Steering Commission Representative:

Section 3.1 of the agreement lists the interests that may be represented on the steering commission. If council desires, Maplewood could have two representatives--one for the city in general and one from the HRA who would represent HRA's in general. (None of the other communities in this study area with an HRA has expressed a desire to fill this position.)

Unless council desires to have a general city representative and an HRA representative, Dale Carlson or Lorraine Fischer, the HRA commissioners who have been involved in the study since it began, should be appointed to represent both interests. The other should be appointed as the alternate.

Staff to the Program Steering Commission:

Each of the parties to the agreement have expressed a desire for Maplewood to continue to staff this effort, at least for the first year.

It is anticipated that little staff time will be needed during the first two years of the proposed three-year pilot program. The primary duties will be to monitor where the matches are occurring and to coordinate the acquisition of funds for the second and third years of the study. Toward the end of the third year, the commission would evaluate whether a long-term program is necessary, and if so, it would recommend how it should be financed and what organization should manage it.

Recommendation

1. Authorize the mayor and city clerk to sign the prepared joint powers agreement for the Home Share Pilot Program.
2. Approve a transfer in the 1986 budget of \$160 from the contingency account to account 01-4480-09.
3. Appoint up to two representatives, one from the HRA and one from the city (one of which should be Dale Carlson or Lorraine Fischer from the HRA), and appoint an alternate for each to serve on the Home Share Program Steering Commission.
4. Authorize Maplewood (associate planner-Johnson) to continue to supply the staffing for the Home Share Program Steering Commission.

BACKGROUND

Past Action

On July 22, 1985, council adopted a "resolution of intent to participate" in this pilot program. An expenditure of \$2,656 for the 1986 program budget was also authorized.

Joint Powers Agreement

1. Refer to the enclosed agreement.
2. Provisions for reimbursement of city contributions--this joint agreement (Section 4.9) provides for the reimbursement, to the extent possible, of each city's contribution from the \$200 fee to be charged for each home-share match. The agreement also provides for the reimbursement of \$986 to Maplewood for the needs assessment (Section 4.6) that was conducted last February.

Procedure

HRA recommendation
City council decision

mb

Attachment:
 Joint powers agreement

October 17, 1985

JOINT POWERS AGREEMENT
OLDER ADULT HOME-SHARE PILOT PROGRAM

THIS AGREEMENT, made and entered into as of the date of execution, by and between the cities of Falcon Heights, Hugo, Lauderdale, Little Canada, Maplewood, North St. Paul, Oakdale, Roseville, Vadnais Heights and White Bear Township, hereinafter referred to as the "participating communities," and Lutheran Social Services, hereinafter referred to as "LSS."

WITNESSETH:

WHEREAS, the participating communities have authority, pursuant to Minnesota Statutes 471.59, to jointly or cooperatively, by agreement, exercise any powers common to the contracting parties;

WHEREAS, the Older Adult Home Share Task Force hereinafter referred to as the "Task Force," was created on October 9, 1984, as a subcommittee of the Maplewood Housing and Redevelopment Authority, in response to a directive from the Maplewood City Council to study the need for a home-sharing program;

WHEREAS, LSS has successfully administered a home-sharing program since 1980, entitled Share-A-Home;

WHEREAS, the Task Force conducted a questionnaire survey in January 1985. A finding of this survey was that approximately 2500 older adults who reside in the jurisdictions of the Roseville, White Bear Lake and Maplewood-North St. Paul-Oakdale school districts, hereinafter referred to as the "study area," would be expected to be interested in sharing their homes;

WHEREAS, the Task Force concluded that a three-year pilot expansion of the LSS Share-A-Home program would be the most efficient and cost-effective way to evaluate the actual demand for a long-term program;

WHEREAS, the existing LSS Share-A-Home program is not sufficiently funded to service the projected demand within the study area;

WHEREAS, each participating community has adopted a "resolution of intent to participate" in a joint effort to sponsor a three-year, pilot-program expansion of the LSS Share-A-Home program, hereinafter referred to as "the pilot program," to serve the study area.

IT IS THEREFORE, mutually agreed that the rules and procedures under which the pilot program shall operate are as follows:

ARTICLE I
NAME

The Parties hereto create and establish the Older Adult Home-Share Steering Commission, hereinafter referred to as the "Commission."

ARTICLE II
PURPOSES

The primary purposes of the pilot program are to evaluate the need to:

1. Provide a short or long-term option for older adults who would rather remain in their homes while waiting for an apartment to become available where they want to live but, for whatever reason, can no longer maintain their present dwelling. The waiting lists for area seniors' residences are often very long forcing persons to relocate to apartments away from family and friends.
2. Provide an alternative for those older adults who wish to remain in their homes their entire lives, but because they can no longer maintain their homes, they must move to the costly and unfamiliar surroundings of a nursing home.

ARTICLE III
ORGANIZATION

3.1 Interests Represented

The following interests may be represented on the Commission, hereinafter referred to as "Commissioners." A commissioner may represent more than one interest:

- a. One official from each participating community;
- b. One school district senior services official from within the study area;
- c. One official from Health Resources, Incorporated;
- d. One housing and redevelopment authority (HRA) commissioner from a participating community;
- e. One official from each financial sponsor other than the participating communities;
- f. One senior outreach worker who is familiar with older adults in the study area;
- g. One manager of a seniors' residence that is located within the study area;
- h. One official from Washington County's home-share referral program; and
- i. One person who is aware of available sources of persons who want to be live-ins.

3.2 Commissioner Appointments

- a. Commissioners to represent a group of similar parties shall be appointed by those parties. If a group cannot agree on a representative, then the Task Force/Commission shall determine by

selection or by lot. Vacancies shall be filled in the same manner. The Task Force shall solicit candidates for commission representatives under items 3.1 (f) and (g).

b. Commissioner and alternate designation should occur at a meeting of the Task Force prior to November 15, 1985. A candidate for each interest should attend this meeting. However, if a candidate cannot be in attendance, they may be designated if they have previously communicated their willingness to serve.

c. Each commissioner is entitled to one alternate.

d. Each commissioner and alternate term shall be for the duration of the pilot program or until replaced.

e. Commissioner and alternate terms shall become effective upon designation, except for those commissioners who will represent the participating communities. In which case their respective community must enter into this agreement before their term becomes effective.

3.3 Compensation and Expenses

Commissioners shall not be entitled to compensation or reimbursement for expenses from the Commission to attend its meetings.

3.4 Officers

The Commission shall elect from its membership a chair and vice-chair and such other officers as it deems necessary to carry out the purposes of this agreement. An officer may serve for the duration of the pilot program. A vacancy in an office shall be filled from the membership of the Commission, by election. In the absence of an officer, his or her alternate shall exercise only the power of a commissioner and not of said office position.

3.5 Quorum

Fifty percent of the total number of participating commissioners shall constitute a quorum. A quorum is required to convene a scheduled meeting but less than a quorum may adjourn a scheduled meeting.

3.6 Meetings

Regular meetings of the Commission shall be held at such times as the Commission shall select.

3.7 Votes

Any action taken by the Commission shall be by majority vote of the commissioners in attendance.

3.8 Commission Staffing

a. The Commission shall be staffed by a staff person employed by one of the participating communities. LSS staff to the pilot program shall report to the commission staff as necessary to

satisfy the objectives of the pilot program. Out-of-pocket expenses, including legal fees, that are incurred by the participating communities' staff person, while performing commission duties may be reimbursed from the matching fees collected, subject to the Commission's approval. The participating parties' staff person may rotate among the communities, as the communities mutually agree.

b. The Task Force/Commission shall recommend to the participating communities the staff person to be selected. Selection shall be mutually agreed to by the communities. Said selection should occur on or before November 15, 1985. The Task Force staff shall oversee the organization of the Commission until the staff selection process is completed.

3.9 Expansion of Participating Communities

Any community, not a party to this agreement, but located within the study area may become a party to the agreement, upon majority vote of the Commission. The Commission may require a fair-share contribution (see Section 4.1) as a condition of permitting a community to join the agreement.

ARTICLE IV FINANCING

4.1 First Year Budget (1986)

The first year (January 1 to December 31, 1986) budget for the three-year pilot program is \$12,646. It consists of \$11,397 for LSS's administration of the program and \$1,249 to reimburse the City of Maplewood for conducting the home-share needs assessment in January 1985. Each study area community was asked to contribute to the 1986 budget on the basis of their 1980 older adult population, as follows, hereinafter referred to as their "fair-share contribution":

<u>Study Area Communities</u>	<u>% of Study Areas 1980 Older Adult Population</u>		<u>Fair-Share Contribution (Needs Assmt.)(Program) = Total</u>		
Falcon Heights	5.3	\$ 66	+\$ 604	=	\$ 670
Hugo	1.7	21	+	194	= 215
Lauderdale	1.6	20	+	182	= 202
Little Canada	5.0	62	+	570	= 632
Maplewood	21.0	263	+	2,393	= 2,656**
St. Paul	8.2	102	+	935	= 1,037**
Oakdale	5.0	62	+	570	= 632
Roseville	33.6	420	+	3,829	= 4,249**
Vadnais Heights	2.0	25	+	228	= 253
White Bear Township	2.9	36	+	331	= 367
White Bear Lake*	13.7	172	+	1,561	= 1,733
	100%	\$1,249	\$11,397	=	\$12,646

*Chose not to participate

**Refer to Appendix A for final contribution amounts

4.2 Amount of Contribution

Each participating community is obligated to pay the fair-share contribution listed in Section 4.1, unless a community agrees to contribute more in the event of a funding shortfall and except, as provided in Section 4.3.

The Commission may recommend to the parties any mutually agreed upon fair-share contribution formula for the succeeding years of the pilot program.

4.3 Supplemental Funding

In an effort to reduce each participating community's costs, the Commission/Task Force will seek supplemental funding as available.

4.4 Contribution Deadline

Each participating community shall submit their contribution to LSS not later than the third working day in January of each program year, beginning Friday, January 3, 1986. LSS shall submit copies of receipts received (contributors and amounts) to the commission as soon as practical into each program year. These lists shall be the basis for distributing the matching fees received (see Sections 4.7, 4.8 and 4.9).

4.5 Segregated Account

LSS shall place all of the pilot program's funds in an interest-bearing account that is segregated from all other LSS accounts. The location of the account shall be determined by LSS. LSS shall provide the Commission with monthly statements of the account's balance.

4.6 Needs Assessment Reimbursement

From the account required by Section 4.5, LSS shall reimburse the City of Maplewood \$986 for the cost of the needs assessment [\$1,249 total cost less Maplewood's \$263 fair-share cost = \$986 (see Section 4.1)]. This reimbursement shall be made as soon as practical from the fair-share contributions (Section 4.2) or supplemental funding (Section 4.3) deposited in the Section 4.5 account in excess of \$11,660 (Maplewood's fair-share \$263 cost for the needs assessment plus the \$11,397 program budget) together with fees received from the matching service, as outlined in Section 5.6 (a). If the \$986 reimbursement has not been completed by December 31, 1986, matching fees received during the next year(s) of the program shall be used until the reimbursement is complete.

4.7 Crediting of Fees

All fees collected by LSS for matches within a given community, (Section 5.6a), shall be credited by the Commission toward the following year's fair-share contribution to be requested from that participating community, except as provided in Sections 3.8 and 4.6.

4.8 Refund of Fees Upon Cancellation of Agreement

If a participating community chooses to cancel its participation in this agreement, any fees collected for home-share matches within that community during that program year shall be sent to that community by LSS upon written notice from the Commission, except that this disbursement shall not exceed that community's fair-share contribution for that program year. Any excess fees shall be used to finance the pilot program. If a community stops its participation during a program year, its fair-share contribution for that year shall be forfeited, except as provided in Section 4.9.

4.9 Distributions of Funds on Account

Any funds and accrued interest in the Section 4.5 account that exist at the end of the pilot program shall be distributed among the parties, except as provided in Section 3.8 and 4.6. The Commission shall devise an equitable distribution formula and direct LSS to withdraw funds from the account accordingly. This formula may include any entity that has participated in the funding of the program.

ARTICLE V PILOT PROGRAM GUIDELINES

5.1 Responsibilities of LSS

Day-to-day administration of the home-share pilot program shall be the sole responsibility of LSS. The pilot program shall be governed by the same rules and procedures that LSS's Share-A-Home program is governed by, except as otherwise stated in this agreement.

5.2 Staffing of Pilot Program

The Commission/Task Force shall not participate in the selection of the staff person to administer the pilot program. This will be the sole responsibility of LSS.

LSS shall administer the pilot program an average of twenty hours per week during 1986. The hours per week that the program is administered by LSS may vary from year-to-year, provided the objectives of the pilot program are not compromised.

5.3 Study Area Office

The LSS staff person will initially be officed at LSS's St. Paul offices at Besthesda Hospital.

If LSS determines that the establishment of an office within the study area would be advantageous to the pilot program, it may secure such an office provided the office space is: (1) free of rent, and (2) as centrally located within the study area as possible.

5.4 Persons Eligible for Matching Services

The pilot program shall be limited to persons residing within the jurisdictions of the participating communities.

5.5 Matching Service Priority

- a. Matching of live-ins and homeowners shall be on a first-come first-serve basis within each participating community.
- b. An attempt shall be made by LSS to make matches within all participating communities to the extent that the fees generated will cover the contribution paid by each community.

5.6 Fee for Service

- a. The fee charged by LSS for matches outside of the study area shall be charged to persons participating in the pilot program. (At this time the LSS fee is \$200--\$100 from the live-in and \$100 from the homeowner.) LSS shall be responsible for establishing an appropriate payment schedule for each match. LSS, may at its discretion, waive or reduce the fee for a live-in or homeowner who does not have the ability to pay the full fee.
- b. Receipts for matching fees collected shall be kept by LSS, on a community basis, and periodically made available to the Commission.
- c. LSS may keep any fees collected for matches made within the study area prior to the effective date of this agreement or for matches within a study area community that is not a party to this agreement.
- d. LSS shall take any appropriate action, subject to counsel from the Commission to collect delinquent fees.
- e. LSS shall submit a tentative budget to the Commission in the month of May for a succeeding year of the pilot program. LSS and the Commission shall mutually agree on the annual budget(s).

ARTICLE VI ROLE OF THE COMMISSION

The Commission shall have the following duties and any other duties agreed upon by LSS, the Commission and the parties to this agreement:

- a. The Commission shall monitor the number of inquiries and matches made within each participating community.
- b. The Commission shall solicit annual funding reauthorization not later than June 15 of each year from each participating community and each supplemental sponsor, if any.
- c. The Commission shall evaluate if there is need to establish a permanent home-share program to serve the study area.
- d. If the establishment of a long-term program is to be recommended, the Commission shall: (1) develop program and financing guidelines, and (2) take appropriate measures to establish it.

ARTICLE VII
EFFECTIVE DATE

This agreement shall be in full force and effect upon: (1) its execution by each party, and (2) upon a determination by the Task Force/Commission and LSS, that at least \$11,397 has been secured to finance the first year of the program.

ARTICLE VIII
DURATION

- a. Each party agrees to be bound by the terms of this agreement until December 31, 1988 unless a party chooses not to reauthorize its annual financing of this pilot program.
- b. If the Commission determines that adequate funding cannot be secured for a succeeding year of the pilot study, the commission shall be dissolved upon written notification of the parties.
- c. This agreement may be continued after December 31, 1988, by majority consent of the active parties.

ARTICLE IX
HOLD HARMLESS--INDEMNIFICATION

9.1 Hold Harmless--Indemnification

LSS hereby covenants and agrees to indemnify and hold the commissioners and the interests they represent, staff person for the participating communities and the participating communities harmless, from and against, any and all claims, demands, damages, debts, liabilities, actions, causes of action, judgments, whether in law or in equity, based upon, relating to, or arising from LSS'S administration and operation of the pilot program.

9.2 Insurance

LSS shall present to the Task Force/Commission with evidence of liability and casualty insurance.

9.3 Disclosure of Claims and Liabilities

LSS hereby certifies that there is no litigation, proceeding, governmental investigation or action of any kind pending or to LSS'S knowledge proposed against or threatened, relating to its Share-A-Home program.

9.4 Claims

- a. It is hereby understood and agreed that any and all employees of the LSS and other persons employed by the LSS in performance of any work or services relative to the pilot program provided

for herein by the LSS, shall not be considered employees of the participating communities in that any and all claims that may or might arise under the Workman's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of LSS employees while so engaged on work or services rendered herein by LSS, shall in no way be an obligation or the responsibility of the participating communities.

b. It is understood and agreed that all employees of the participating communities and all other persons employed by the participating communities in performance of work and services provided or required for herein by the participating communities shall not be considered employees of the LSS and that any and all claims that may or might arise under Workman's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by third parties as a consequence of any act or omission on the part of said participating community employees while so engaged on any of the work or services to be rendered herein by the participating communities shall in no way be the obligation or responsibility of the LSS.

c. It is understood that the staff person for the participating communities shall be covered by the workman's compensation insurance for the community for which the person is employed.

ARTICLE X
AMENDMENTS

The Commission may recommend amendments to this agreement to the parties. Amendments shall require approval by a majority of the parties to become effective.

IN WITNESS WHEREOF, the parties have duly executed this agreement by their authorized officers and caused their representatives' seals to be hereunto affixed.

Seal:
Dated:

LUTHERAN SOCIAL SERVICES

By _____

Attest:

Seal:
Dated:

10/29/85

CITY OF FALCON HEIGHTS

By [Signature]
Mayor

Attest:

[Signature]
City Clerk

Seal:
Dated:

10-21-85

CITY OF HUGO

By [Signature]
Mayor

Attest:

[Signature]
City Clerk

Seal:

Dated: 9-25-85

CITY OF LITTLE CANADA

By [Signature]
Mayor

Attest:

[Signature]
City Clerk

Seal:
Dated:

CITY OF MAPLEWOOD

By _____
Mayor

Attest:

City Clerk

Seal:
Dated:

10/18/85

CITY OF NORTH ST. PAUL

By [Signature]
Mayor

Attest:

[Signature]
City Clerk

Seal:
Dated: 10/30/85

CITY OF OAKDALE

By Leo A. Rudallas
Mayor

Attest:

Craig J. Matton
City Clerk

Seal:
Dated: 11-6-85

CITY OF ROSEVILLE

By Jane Demos
Mayor

Attest:

James F. Andre
City Clerk

Seal:
Dated: 11-6-85

CITY OF VADNAIS HEIGHTS

By David J. Yarnum
Mayor

Attest:

Gerald J. Urban
City Clerk

Seal:
Dated: 11/4/85

WHITE BEAR TOWNSHIP

By George A. Jungkum
Chairman

Attest:

Wm Malinen
Town Clerk

Seal:
Dated: October 15, 1985

CITY OF LAUDERDALE

By David A. Nelson

Attest:

Susanek Peterson
City Clerk

ADDENDUM A

Authorized Contributions for the 1986 Program Budget

<u>Community</u>	<u>Amount</u>	
Falcon Heights	\$ 670	
Hugo	215	
Lauderdale	202	
Little Canada	632	
Maplewood	2,820	(proposed)
North St. Paul	1,197	
Oakdale	632	
Roseville	4,409	
Vadnais Heights	253	
White Bear Township	367	
	<hr/>	
Total	\$11,397	

MINUTES

MAPLEWOOD HOUSING AND REDEVELOPMENT AUTHORITY

November 11, 1985

1. Call to Order

Chairman Fischer called the meeting to order at 7:25 p.m.

2. Roll Call

Commissioners:

Dale Carlson	Present
Thomas Connelly	Present
Lorraine Fischer	Present
Robert Larson	Absent
Greg Schmit	Present

HRA/HRC Liaison:

Mary Eiden	Present
------------	---------

7. New Business

B. Home Share Pilot Program

Commissioner Carlson moved and Commissioner Connelly seconded to recommend approval of the recommendation in the staff report. Motion carried, with three commissioners voting in favor and commissioner Schmit abstaining.

C. Call to Order

Action by Council:

MEMORANDUM

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

TO: City Manager
 FROM: Associate Planner
 SUBJECT: Code Amendment--Smaller Single-Dwelling Lots
 DATE: November 8, 1985

SUMMARY

Request

1. Amend the zoning code for small lot single-dwelling properties to:
 - a. Reduce the minimum lot width requirement.
 - b. Increase the minimum side yard area for each lot.
2. Eliminate an inconsistency between the zoning and subdivision codes concerning the minimum lot width for double-dwelling lots.

Reason for the Request

1. At council's annual meeting with the HRA, council directed the HRA to prepare the code amendments necessary to promote smaller lot single-dwelling development, such as the Willow Creek development in Shoreview.
2. The lot width changes are being considered at this time, because Ed Cave and Sons, Inc. has applied for a planned unit development with sixty-foot wide single-dwelling lots.

Comments

One of the objectives of the comprehensive plan states "The city should continue to develop land use regulations which encourage a planned approach to housing areas by providing a variety of lot sizes and housing densities which compliment the area's land use plan and the desired dwelling types" (page 12-8).

City code permits smaller single-dwelling lots of 7,500 square feet in areas planned for residential medium density use. The problem is that these lots are required to have at least 75 feet of lot width--the same as conventional single-dwelling lots. According to area developers, this requirement discourages the development of 7,500 square-foot lots. The less attractive market appeal of a shallow, 100-foot deep lot (75 x 100 = 7,500) eliminates or significantly reduces any cost advantage that could be gained by developing 7,500 square-foot lots. Ken Gervais, of Castle Design and Development, believes that 75 x 100-foot lots cannot, on average, be sold for more than a 60 x 120-foot lot, even though the 75-foot wide lot costs at least \$1,800 more to improve with street and utilities, assuming the land and financing costs are the same. This may explain why no 7,500 square-foot lot subdivisions have been developed in the six years since council amended the city code to allow them.

The combined minimum side yard areas for small lot single-dwelling properties should be increased from ten to fifteen feet, if the lot width is reduced as proposed. This would reduce the potential for overcrowding should a developer choose to build from side yard setback to side yard setback. This situation is very likely, as most housing styles that are currently being proposed include an attached garage. None of the developers contacted oppose this requirement.

Recommendation

Approve the enclosed ordinance on page 11.

BACKGROUND

Past Actions

7-5-79:

Council amended the R-2, double-dwelling district to permit 75-foot wide, 7,500 square-foot single-dwelling lots.

Planning

1. Policy criteria from the plan:

a. Page 18-30: The RM, residential medium density classification is designed for such housing types as single dwellings on smaller lots, double dwellings, town houses and mobile homes.

b. Page 12-5: An objective of the comprehensive plan is that the city encourage a variety of housing types and styles and shall be flexible and remain open to development requests which are in accordance with this objective.

2. Compliance with land use laws: Refer to the R-2, double-dwelling zoning district requirements on page 9. These requirements apply to double dwellings as well as small-lot single dwellings.

Public Works

This proposal would not have an adverse affect on existing or planned utility and road systems. There would be no significant difference in the number of lots that would be permitted per acre for 60 x 120-foot versus 75 x 100-foot lots, assuming that the maximum density requirements are not changed.

Developer Comments

Several Maplewood developers were asked their opinion of this proposal. Each endorsed it. Four developers submitted letters of support (see pages 4 - 8).

Procedure

1. HRA recommendations

2. Planning commission recommendation

3. City council first reading following a public hearing, second reading and adoption.

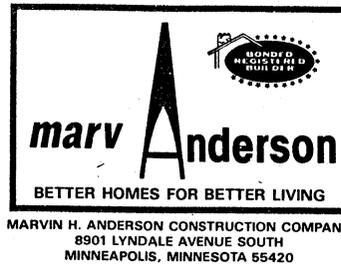
mb

Enclosures:

1-4. Developer letters of support

5. R-2 zoning code

6. Ordinance



June 13, 1985

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

Dear Mayor Greavu:

It is my understanding that the city of Maplewood will be considering a proposed ordinance to allow in a R-1 zoning area 60 foot lots. We are very delighted the city is taking this step forward. It will allow another small portion of the buying market the capability to purchase a new home with less lot costs and future maintenance costs due to a smaller lot.

We must keep in mind that this considered change, at least in our case, will not reduce the quality of housing, only changing the placement of a home on a smaller lot and also the style of the home.

Enclosed is a copy of the development plan which we submitted to the city of Bloomington in 1984. This plan area was originally platted with eight large lots for twin homes. We felt the market was soft in twin homes and presented our proposal to the city of Bloomington to plat 13 single family lots which have an average of 60 foot at the building line. Some of the lots were presold with a specific home requiring some additional footage. This gave us a little more flexibility of many home styles for each lot.

In no case was a garage side yard setback and an adjacent home living area to be closer than 15 feet. A living area side yard and an adjacent living area to be no closer than 20 feet. In the case of two garages being on the same common side yard, the distance was to be no closer than 15 feet. If the first garage was 5 feet from the side lot line, the adjacent garage would have to be 10 feet from the line. This type of reasoning allows assurance of some open space feeling between structures.

The city of Bloomington accepted our proposed preliminary plat and we have almost completed construction of all the homes. The owners are very delighted with the quality of the homes. They have no reservations about the size of their lots. They have told me that yard care is at a minimum, allowing them freedom for other activities.

If you would note on the enclosed preliminary plat, the lots directly across the street to the south have frontages from 80 foot minimum up to 95 foot. These homeowners had no objection to this plan.

Major John Greavu
June 13, 1985
Page 2

At a later date, I will furnish you photos of the homes that were constructed on 60 foot lots.

We thank the city staff, planning commission and council members on their consideration of this proposed ordinance. It is a step forward in recognizing the needs for housing for new families.

Sincerely,

MARVIN H. ANDERSON CONSTRUCTION CO.



Frederic E. Haas
Vice Pres. Land Development

FEH:lw
enc.



TILSEN HOMES INC.

Suburban Developments

Residential Construction

Land Developers

June 12, 1985

Honorable John Greavu
1380 Frost Avenue
Maplewood, Minnesota 55109

Dear Mayor;

We understand the city is considering a zoning ordinance change to allow detached single family housing on smaller lots, including 60' wide lots and zero lot line plats. We feel this would be a useful change in the code and that we would look seriously at utilizing them. "Patio Homes" and other smaller lot developments have been successful and have provided a good environment for homeowners both in the Twin Cities and across the country. Properly planned, these can be an improvement over townhomes and condominiums of similar density. We hope the City of Maplewood will make these alternatives available.

Yours truly;

James A. Tilsen
Tilsen Homes, Inc.

JAT:jh

Builders of

tilsen HOMES

Attachment Two

6.14.85



GOOD VALUE HOMES

June 4, 1985

Mr. Randy Johnson
Associate Planner
City of Maplewood
1902 E. County Road B
Maplewood, Minnesota 55109

RE: 60 foot wide lots in the City of Maplewood

Dear Mr. Johnson:

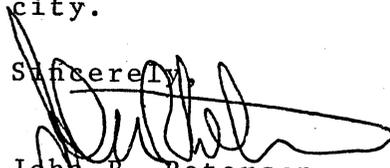
I appreciated your request for comments regarding changing the ordinance regarding lot widths in the City of Maplewood. I don't pretend to speak for the entire development community but can comment on our companies experience with narrow lots.

We have not used the zero lot line single-family detached house arrangement. We have built homes on narrower lots, but only in subdivisions which have a variety of lot widths. That is, we have developed single-family detached homes subdivisions that have lots ranging from 60 to 70 feet wide. This range of widths has given us the flexibility to build several style homes with conventional setbacks. Our company would make use of the 60 foot lot widths, however, we almost certainly would not have an entire subdivision with lots 60 feet wide.

One of the other issues that you mentioned was regarding sideyard setbacks. The idea of having 15 feet of total sideyard setback to be divided up by the developer makes a great deal of sense to me. My understanding that provision would allow, for example, 7½ feet of setback on each side, under no case, less than 5 feet. I think this kind of flexibility would greatly benefit home builders and developers.

I appreciate the opportunity to comment on your Proposals in your city.

Sincerely,


John R. Peterson
Director of Development

JRP:sd

7

Attachment Three

6 05 85

Goff Construction

1278 E. County Rd. C
Maplewood, Minn. 55109
612-484-2566

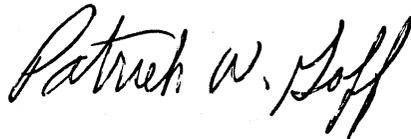
June 10, 1985

City of Maplewood
1902 East County Road B
Maplewood, Minnesota 55109

To Whom It May Concern,

The idea of 60' wide lots with zero lot line side yard set back has worked in other nearby communities and it can work in Maplewood. It should be done in a multiple zoned area. It should not be done as a substitute to the existing R1 requirements.

Sincerely,



Patrick W. Goff
Goff Homes

**DIVISION 4. R-2 RESIDENCE DISTRICT
(DOUBLE DWELLING)**

Sec. 36-86. Permitted uses.

In the R-2 Residence District, no building or land shall be used, and no building shall be erected, converted or structurally altered, unless otherwise provided herein, except for one or more of the following uses:

- (1) Any use specified in division 3 of this article, R-1 Residence District (Single Dwelling), and no other.
- (2) The minimum habitable floor area for each R-2 Residence District dwelling unit shall be at least: five hundred eighty (580) square feet per efficiency or one-bedroom unit; seven hundred forty (740) square feet per two-bedroom unit; eight hundred sixty (860) square feet per three-bedroom unit; one thousand forty (1,040) square feet per four-bedroom unit.
- (3) Colleges, libraries and community center buildings, any of which shall require a special permit to be issued by the city council. (Code 1965, § 905.010; Ord. No. 527, § 1, 11-8-82; Ord. No. 551, § 1, 9-12-83)

Sec. 36-87. Height of buildings.

No single- or two-family dwellings shall be erected or structurally altered in an R-2 Residence District to exceed thirty (30) feet in height, measured from the front or street side grade of the site. (Code 1965, § 905.020; Ord. No. 471, § 1, 7-5-79)

Sec. 36-88. Lot dimensions; sewer requirements; etc.

(a) No two-family dwellings shall be built or structurally altered in an R-2 Residence District on a site less than twelve thousand (12,000) square feet in area.

(b) No single-family dwelling shall be built or structurally altered in an R-2 Residence District on a site less than seven thousand five hundred (7,500) square feet in area.

(c) The minimum lot width in an R-2 Residence District shall be seventy-five (75) feet for interior lots and one hundred (100) feet for corner lots.

(d) No single- or two-family dwelling shall be built or structurally altered in an R-2 Residence District on any site, unless a public sanitary sewer is available.

(e) The density in an R-2 Residence District shall not exceed the maximum density permitted by the land use classification and people per unit designated in the city's adopted comprehensive plan. (Code 1965, § 905.030; Ord. No. 448, § 1, 7-20-78; Ord. No. 471, § 1, 7-5-79)

Sec. 36-89. Front yards.

Each lot in an R-2 Residence District shall have a front yard of not less than thirty (30) feet in depth facing any street or road. If

fifty (50) percent or more of the then existing dwellings having frontages on the same street or road have a predominant front yard setback different from that specified herein, then all buildings thereafter erected, altered or moved on that street or road shall conform to that predominant front yard depth, unless a different setback is approved in writing by owners of not less than fifty-one (51) percent of all the then existing buildings on that street or road within three hundred (300) feet of the proposed building location. (Code 1965, § 905.040)

Sec. 36-90. Side yards.

Each lot in an R-2 Residence District shall have two (2) side yards, one on each side of the building. For every building erected or structurally altered, each side yard shall have a width of not less than five (5) feet. The foregoing requirements for side yards shall be subject to the following modifications:

- (1) On a corner lot, the side yard on the street side of such corner lot shall have a width of not less than thirty (30) feet.
- (2) A church or a public, parochial or private school shall have a side yard of not less than fifty (50) feet on each side adjoining other property.
- (3) When two (2) or more adjoining lots are used as a single building site, the side yard requirements shall apply only to the outside lot lines. (Code 1965, § 905.050)

Sec. 36-91. Rear yards.

(a) The rear yard for each lot in an R-2 Residence District shall have a depth equal to, or greater than, twenty (20) percent of the depth of the lot.

(b) The setback for dwelling accessory buildings in an R-2 Residence District shall be not less than five (5) feet from the rear lot line except that on a corner lot, a thirty-foot setback from the street side shall be the minimum. (Code 1965, § 905.060; Ord. No. 487, §§ 904.060, 905.060, 6-5-80)

Sec. 36-92. Radio tower, antenna and flagpole setbacks.

Citizen band radio towers, amateur radio towers, television antennas and flagpoles in an R-2 Residence District shall maintain a five-foot setback from all property lines. (Ord. No. 392, § 2, 1-15-76)

Sec. 36-93. Building separation requirement.

In an R-2 Residence District, separation between an accessory structure and a principal structure or another accessory structure shall be in conformance with building code requirements. (Ord. No. 487, §§ 904.090, 905.080, 6-5-80)

Secs. 36-94—36-105. Reserved.

ORDINANCE NO.

AN ORDINANCE REGARDING MINIMUM LOT WIDTHS
FOR SMALL-LOT, SINGLE DWELLINGS

Section 1. Sec. 36-88 (c) is amended to read as follows (language underlined is to be added and language crossed out is to be deleted):

(c) The minimum lot width in an R-2, residence district for:

(1) Single dwellings shall be sixty (60) feet for interior lots and eighty-five feet (85) feet for corner lots.

(2) Double dwellings shall be ~~seventy-five (75)~~ eighty-five (85) feet for interior lots and one hundred (100) feet for corner lots.

Section 2. Section 36-90. Side yards is amended to read as follows (language crossed out is to be deleted and language underlined is to be added):

Each lot in an R-2 residence district shall have two (2) side yards, one on each side of the building. Every single and double dwelling ~~erected or structurally altered,~~ each side yard shall have a side yard width of not less than five (5) feet. For every single dwelling, with less than seventy-five (75) feet of lot width, the total of both side yards shall be at least fifteen (15) feet.

The foregoing requirements for side yards shall be subject to the following modifications:

(1) On a corner lot, the side yard on the street side of such corner lot shall have a width of not less than thirty (30) feet.

(2) A church or public, parochial or private school shall have a side yard of not less than fifty (50) feet on each side adjoining other property.

(3) When two (2) or more adjoining lots are used as a single building site, the side yard requirements shall apply only to the outside lot lines.

Section 3. Sec. 36-6 Definitions is amended to add the following language:

Lot width: The distance at the building line between side property lines for interior lots and between a side property line and the opposite street right-of-way for corner lots.

Section 4. This ordinance shall take effect upon its passage and publication.

Passed by the Maplewood
City Council on
1985.

Mayor

Attest:

City Clerk

Ayes--
Nays--

MINUTES

MAPLEWOOD HOUSING AND REDEVELOPMENT AUTHORITY

November 11, 1985

1. Call to Order

Chairman Fischer called the meeting to order at 7:25 p.m.

2. Roll Call

Commissioners:

Dale Carlson	Present
Thomas Connelly	Present
Lorraine Fischer	Present
Robert Larson	Absent
Greg Schmit	Present

HRA/HRC Liaison:

Mary Eiden	Present
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C. Code Amendment--Small-lot, Single-dwellings

Commissioner Schmit moved and Commissioner Connelly seconded to recommend approval of the proposed ordinance to: (1) reduce the minimum lot width for 7,500 square-foot lots from 75 to 60 feet and (2) require 15 feet of total side yard area for 60-foot wide lots.

Motion carried, ayes--all.

I-4

S A I N T P A U L

Winter Carnival ❄️

W I N T E R T A M E N T S I N C E 1 8 8 6

Action by Council:

November 14, 1985

Endorsed _____

Modified _____

Rejected _____

Date _____

Mr. Ken Haider
Maplewood City Manager
City of Maplewood
1380 Frost Avenue
Maplewood, MN 55109

Dear Mr. Haider:

For the past seven years the St. Paul Winter Carnival has been without its I-500 Snowmobile Marathon Race which had been a very important part of the Winter Carnival since 1966. This year we are fortunate to have the March of Dimes Super 400 Snowmobile Marathon ride as a kick-off event for our Centennial Celebration.

We are asking for permission from the city of Maplewood to allow this ride to go through the Maplewood city limits.

Please find enclosed a map with the snowmobile route marked in red. If you recall, this is the same route that was used by the Winter Carnival's I-500 race. The Super 400 trails committee would like to go through Maplewood via Lake Phalen, to Round Lake, north to Keller Lake and then to Garvais Lake.

The March of Dimes has individual event insurance that will cover this event. I do not have the specifics on it, but Winter Carnival has event insurance of \$1,000,000 and an umbrella policy of \$1,000,000.

The St. Paul Winter Carnival hopes the City Council will approve this route for the Super 400 as we are really looking forward to their participation in this year's festival. If you have any questions, give me a call at 222-4416.

Sincerely,



Todd Mariska
Program Manager

jk
Enclosure

In lieu of the individual bonds required to be furnished by managers in a watershed district, a schedule or position bond or undertaking may be given by the managers of the watershed district or a single corporate surety fidelity, schedule or position bond or undertaking covering all managers and employees of the watershed district, including officers and employees required by law to furnish an individual bond or undertaking, may be furnished in the respective amounts fixed by law or by the person or board authorized to fix the amounts, conditioned substantially as provided in section 574.13.

Subd. 2. The board of managers shall adopt a seal and shall efficiently keep a record of all proceedings, minutes, certificates, contracts, bonds of its employees, and all other business transacted or action taken by the board, which record shall be, at all reasonable times, open to inspection by the property owners within the district, and all other interested parties.

Subd. 3. At least 30 days prior to the expiration of the term of office of the first managers named by the board, the county commissioners of each county affected shall meet and proceed to appoint successors to the first managers. If the nominating petition that initiated the district originated from a majority of the cities within the district or if the district is wholly within the metropolitan area, the county commissioners shall appoint the managers from a list of persons nominated jointly or severally by the townships and municipalities within the district. The list shall contain at least three nominees for each position to be filled. It shall be submitted to the affected county board at least 60 days prior to the expiration of the term of office. If the list is not submitted within 60 days prior to the expiration of the term of office the county commissioners shall select the managers from eligible individuals within the district. The county commissioners shall at least 30 days before the expiration of the term of office of any managers meet and appoint the successors. If the district affects more than one county, distribution of the managers among the counties affected shall be as directed by the board. Ten years after the order of establishment, upon petition of the county board of commissioners of any county affected by the district, the board after public hearing thereon, may redistribute the managers among the counties if redistribution is in accordance with the policy and purposes of this chapter. No petition for the redistribution of managers shall be filed with the board more often than once in ten years. The term of office of each manager, if the number does not exceed three, shall be one for a term of one year, one for a term of two years, and one for a term of three years. If the managers consist of five members, one shall be for a term of one year, two for a term of two years, and two for a term of three years. If the board of managers consists of more than five members, the managers shall be appointed so that as nearly as possible one-third serve terms of one year, one-third serve terms of two years, and one-third serve terms of three years. If the district affects more than one county, the board shall direct the distribution of the one, two and three year terms among the affected counties. Thereafter, the term of office for each manager shall be for a term of three years, and until his successor is appointed and qualified. If the district affects more than five counties, in order to provide for the orderly distribution of the managers, the board may determine and identify the manager areas within the territory of the district and select the appointing county board of commissioners for each manager's area. Any vacancy occurring in an office of a manager shall be filled by the appointing county board of commissioners. A record of all appointments made under this subdivision shall be filed with the county auditor of each county affected, with the secretary of the board of managers, and with the secretary of the water resources board. No person shall be appointed as a manager who is not a voting resident of the district and none shall be a public officer of the county, state, or federal government, provided that a soil and water conservation supervisor may be a manager.