

**AGENDA**  
**MAPLEWOOD CITY COUNCIL**  
7:00 P.M. Monday September 8, 2014  
City Hall, Council Chambers  
Meeting No. 16-14

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

Mayor's Address on Protocol:

***“Welcome to the meeting of the Maplewood City Council. It is our desire to keep all discussions civil as we work through difficult issues tonight. If you are here for a Public Hearing or to address the City Council, please familiarize yourself with the Policies and Procedures and Rules of Civility, which are located near the entrance. Before addressing the council, sign in with the City Clerk. At the podium please state your name and address clearly for the record. All comments/questions shall be posed to the Mayor and Council. The Mayor will then direct staff, as appropriate, to answer questions or respond to comments.”***

**D. APPROVAL OF AGENDA**

**E. APPROVAL OF MINUTES**

1. Approval of August 25, 2014 City Council Workshop Minutes
2. Approval of August 25, 2014 City Council Meeting Minutes

**F. APPOINTMENTS AND PRESENTATIONS**

1. Presentation on Ramsey County Fair—Joe Fox *(No Report)*
2. Presentation from St. Paul Regional Water Services Board—Representative Will Rossbach *(No Report)*

**G. CONSENT AGENDA** – *Items on the Consent Agenda are considered routine and non-controversial and are approved by one motion of the council. If a councilmember requests additional information or wants to make a comment regarding an item, the vote should be held until the questions or comments are made then the single vote should be taken. If a councilmember objects to an item it should be removed and acted upon as a separate item.*

1. Approval of Claims
2. Approval of Historic Context Study

**H. PUBLIC HEARINGS**

None

**I. UNFINISHED BUSINESS**

None

**J. NEW BUSINESS**

1. Approval of Resolution for 2015-2019 Capital Improvement Plan
2. Approval to Proceed With Early Retirement Incentive Program *(Report Distributed at the Meeting)*
3. Purchase Offer of the Parkside Fire Station *(Report Distributed at the Meeting)*
  - a. Intent to Close Meeting (§13D.05 subd.3c)

**K. AWARD OF BIDS**

None

**L. VISITOR PRESENTATIONS** – *All presentations have a limit of 3 minutes.*

**M. ADMINISTRATIVE PRESENTATIONS**

1. Council Calendar Update

**N. COUNCIL PRESENTATIONS**

**O. ADJOURNMENT**

Sign language interpreters for hearing impaired persons are available for public hearings upon request. The request for this must be made at least 96 hours in advance. Please call the City Clerk's Office at 651.249.2000 to make arrangements. Assisted Listening Devices are also available. Please check with the City Clerk for availability.

**RULES OF CIVILITY FOR OUR COMMUNITY**

*Following are some rules of civility the City of Maplewood expects of everyone appearing at Council Meetings – elected officials, staff and citizens. It is hoped that by following these simple rules, everyone's opinions can be heard and understood in a reasonable manner. We appreciate the fact that when appearing at Council meetings, it is understood that everyone will follow these principles: Show respect for each other, actively listen to one another, keep emotions in check and use respectful language.*

**MINUTES**  
**MAPLEWOOD CITY COUNCIL**  
**MANAGER WORKSHOP**  
5:00 P.M. Monday, August 25, 2014  
Council Chambers, City Hall

**A. CALL TO ORDER**

A meeting of the City Council was held in the City Hall Council Chambers and was called to order at 5:04 p.m. by Mayor Slawik.

**B. ROLL CALL**

Nora Slawik, Mayor	Present
Marylee Abrams, Councilmember	Present
Robert Cardinal, Councilmember	Present
Kathleen Juenemann, Councilmember	Present
Marvin Koppen, Councilmember	Present

**C. APPROVAL OF AGENDA**

Councilmember Cardinal moved to approve the agenda as submitted.

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

**D. UNFINISHED BUSINESS**

None

**E. NEW BUSINESS****1. Gateway Transit Corridor Presentation**

Ted Bearth, Washington County Commissioner addressed the council to give information about the Gateway Transit Corridor and answered questions of the council. Andy Gitzlaff, Senior Planner for Washington County Regional Railroad Authority gave the presentation and answered questions of the council. Jeanne Witzig from Kimley-Horn and Associates addressed the council and gave additional information on the Gateway Transit Corridor.

**2. 2015 Budget Discussion**

Finance Director Bauman and Interim City Manager Coleman gave the staff report and answered questions of the council. Citizen Services/Communications Director Haag and Fire Chief Lukin answered additional questions of the council.

**3. Review and Approval of City Manager Position Description and Supplemental Questionnaire**

Chuck Bethel, City Attorney for HR/Labor Relations gave the staff report and answered questions of the council. Council Members Cardinal and Juenemann gave additional information.

**F. ADJOURNMENT**

Mayor Slawik adjourned the meeting at 6:59 p.m.

**MINUTES**  
**MAPLEWOOD CITY COUNCIL**  
 7:00 p.m., Monday, August 25, 2014  
 Council Chambers, City Hall  
 Meeting No. 15-14

**A. CALL TO ORDER**

A meeting of the City Council was held in the City Hall Council Chambers and was called to order at 7:05 p.m. by Mayor Slawik.

**B. PLEDGE OF ALLEGIANCE****C. ROLL CALL**

Nora Slawik, Mayor	Present
Marylee Abrams, Councilmember	Present
Robert Cardinal, Councilmember	Present
Kathleen Juenemann, Councilmember	Present
Marvin Koppen, Councilmember	Present

**D. APPROVAL OF AGENDA**

F4	Water Bottle Reduction Project
N1	Environmental Natural Resource Commission
N2	Dispatch Policy
N3	Parks & Recreation Brochure
N4	Parks & Recreation Update
N5	Cable Commission Update
N6	Domestic Violence Prosecution Meeting
N7	ALS Ice Bucket Challenge

Councilmember Koppen moved to approve the agenda as amended.

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

**E. APPROVAL OF MINUTES****1. Approval of August 11, 2014 City Council Workshop Minutes**

Councilmember Juenemann moved to approve the August 11, 2014 City Council Workshop Minutes as submitted.

Seconded by Councilmember Koppen                      Ayes – All

The motion passed.

## 2. Approval of August 11, 2014 City Council Meeting Minutes

Councilmember Juenemann noted a change to minutes item E2, should read "Councilmember Cardinal moved to approve the July 28, 2014 City Council Meeting Minutes as submitted". Also minutes item F1 should read "...gave a brief report on upcoming legislative activities..."

Councilmember Juenemann moved to approve the August 11, 2014 City Council Meeting Minutes as submitted.

Seconded by Councilmember Koppen

Ayes – Mayor Slawik, Council Members Cardinal, Juenemann and Koppen  
Abstain – Councilmember Abrams

The motion passed.

## F. APPOINTMENTS AND PRESENTATIONS

### 1. Fire Department Swearing in Ceremony

Fire Chief Lukin introduced new Fire Fighters to be sworn in and City Clerk Haag then administered the oath.

### 2. Approval of Proclamation Designating September as Hunger Action Month

Councilmember Juenemann gave a brief introduction, and then Mayor Slawik read the Proclamation. Councilmember Juenemann listed the four locations that food can be dropped off.

Councilmember Juenemann moved to approve the Proclamation Designating September as Hunger Action Month.

Proclamation  
September is Hunger Action Month

WHEREAS, hunger and poverty are issues of grave concern in the United States, the State of Minnesota and the City of Maplewood; and

WHEREAS, the City of Maplewood is committed to taking steps to raise awareness about the need to combat hunger in every part of our city and to provide additional resources that citizens of Maplewood need; and

WHEREAS, the City of Maplewood is committed to working with Second Harvest Heartland in educating people about the role and importance of food banks in addressing hunger and raising awareness of the need to devote more resources and attention to hunger issues; and

WHEREAS, more than one in 10 individuals in Minnesota rely on food provided by Second Harvest Heartland and Minnesota's Feeding America Food Banks annually; and







the Keller Golf Course at 2166 Maplewood Drive again in one year or sooner if the owner proposes a major change.

Seconded by Councilmember Kooppen                      Ayes – All

The motion passed.

**6. Approval of a Conditional Use Permit Review – Bruentrup Heritage Farm, 2170 County Road D**

Interim City Manager Coleman gave the staff report. Bob Jensen, President of the Maplewood Area Historical Society addressed the council to give additional information.

Councilmember Juenemann moved to approve the Maplewood Area Historical Society's Conditional Use Permit and review it again in one year or sooner if a major change is proposed for the site.

Seconded by Councilmember Koppen                      Ayes – All

The motion passed.

**7. Approval of a Conditional Use Permit Review, Maplewood Auto Mall, 2525 and 2529 White Bear Avenue**

City Planner Martin answered questions of the council.

Councilmember Juenemann moved to approve to review the Conditional Use Permit for the Maplewood Auto Mall at 2525 and 2529 White Bear Avenue again only if a problem arises or a major change is proposed.

Seconded by Councilmember Koppen                      Ayes – All

The motion passed.

**8. Approval of Resolution for State Aid Variance, Arkwright-Sunrise Area Improvements, City Project 12-09**

Councilmember Juenemann moved to approve the Resolution Requesting a Variance from State Aid Operations Rules for the Arkwright-Sunrise Area Improvements, City Project 12-09.

Resolution 14-8-1112

Request for Variance from State Aid Operations Rules – Chapter 8820 – Eligibility or Funding for Arkwright-Sunrise Area Improvements, City Project 12-09, S.A.P. 062-030-018.

WHEREAS, the City of Maplewood initiated a local neighborhood improvement project, the Arkwright-Sunrise Area Improvement Project, City Project 12-09, and

WHEREAS, the City of Maplewood proposed to make concrete and bituminous walk improvements along County Road B and concrete walk improvements along

Edgerton Street as part of the Arkwright-Sunrise Area Improvement Project, City Project 12-09, and

WHEREAS, County Road B, between Edgerton Street and Interstate 35E, and Edgerton Street, between County Road B and Highway 36, is maintained under the jurisdiction of Ramsey County, and

WHEREAS, the City of Maplewood is requesting partial funding for said improvements from Ramsey County under the County's cost participation policy, and

WHEREAS, Ramsey County seeks to utilize State Aid funding for their portion of the costs of said improvements along County Road B and Edgerton Street, and

WHEREAS, the City of Maplewood opened bids in advance of receiving state aid approval of final plans and specifications for the Arkwright-Sunrise Area Improvement Project, City Project 12-09, S.A.P. 062-030-018, and

WHEREAS, said approval is required by State Aid Rules Chapter 8820.2800 subpart 2 to be eligible for State Aid funding, and

WHEREAS, it was necessary to open bids early to advance the remainder of the Arkwright-Sunrise Area Improvement Project,

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

That the City Council hereby requests a variance from said rules and directs the City Engineer to work with the State Aid Variance Committee and explain the need for a variance and the reasons why the project was let before State Aid approval was given.

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

That the City of Maplewood hereby indemnifies, saves and hold harmless the State of Minnesota and its agents and employees of and from claims, demands, actions, or causes of action and further agrees to defend at their sole cost and expense any action or proceeding commenced for the purpose of asserting any claim arising as a result of the granting this variance.

Seconded by Councilmember Koppen

Ayes – All

The motion passed.

**9. Approval of School Resource Officer Contract Between the City of Maplewood and Independent School District 622**

Police Chief Schnell gave the staff report.

Councilmember Juenemann moved to approve the Agreement between The City of Maplewood and North St. Paul-Maplewood-Oakdale School District 622 for School Resource Officer Services and that the Finance Director be authorized to make any

necessary budget adjustments.

Seconded by Councilmember Koppen

Ayes – All

The motion passed.

## H. PUBLIC HEARING

None

## I. UNFINISHED BUSINESS

### 1. Approval of Updates to Alarm System Ordinance – Second Reading

Police Chief Schnell gave the staff report and answered questions of the council.

Councilmember Juenemann moved to approve the Second Reading of the updated Alarm Ordinance replacing all current elements of Chapter 4 with the exception of Section 4-73 pertaining to vehicle alarms.

## ORDINANCE 941

# ALARM ORDINANCE

The purpose of this ordinance is to establish reasonable expectations of alarm users; to incent owners of alarm systems to have properly working systems to effectively perform as intended; to reduce the number of false alarms, which results in City services being used to respond to unnecessary alarms; and provide added benefit to property owners by maintaining up-to-date information relating to alarm systems.

## SECTION 1: DEFINITIONS

The following words, terms and phrases, when used in this ordinance, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

**Alarm Administrator** means a person or persons designated by the City to administer, control and review false alarm reduction efforts and administers the provisions of this ordinance.

**Alarm Company** means a person subject to the licensing requirements, and/or a company engaged in selling, leasing, installing, servicing or monitoring alarm systems; this person shall be licensed in compliance with State laws.

**Alarm permit** means a permit issued by the City of Maplewood allowing the operation of an alarm system within the City of Maplewood.

**Alarm signal** means any signal audible, visual, or electronically transmitted to a monitoring facility, generated by an alarm system, to which law enforcement is requested to respond.

**Alarm system** means any single device or assembly of equipment designed to signal the occurrence of an illegal or unauthorized entry or other activity requiring immediate attention and to which law enforcement is requested to respond, but does not include motor vehicle or boat alarms, fire alarms, domestic violence alarms, or alarms designed to elicit a medical response.

**Alarm user** means any person, corporation, partnership, proprietorship, governmental or educational entity or any other entity owning, leasing or operating an alarm system, or on whose premises an alarm system is maintained for the protection of such premises.

**Automatic dial protection device** means an automatic dialing device or an automatic telephone dialing alarm system and shall include any system which, upon being activated, automatically initiates to the Maplewood Police Department a recorded message or code signal indicating a need for law enforcement response.

**Cancellation** means the process where response is terminated when the alarm company (designated by the alarm user) notifies the Maplewood Police Department that there is not an existing situation at the alarm site requiring police response after an alarm dispatch request. If cancellation occurs prior to police arriving at the scene, this is not a false alarm for the purpose of establishing a penalty fee, and no penalty fee will be assessed.

**City** means the City of Maplewood or its agent.

**False alarm** means the activation of an alarm system through mechanical or electronic failure, malfunction, improper installation, or the negligence of the alarm user, his/her employees or agents, and signals activated to summon law enforcement personnel unless law enforcement response was cancelled by the alarm user or his/her agent before law enforcement personnel arrive at the alarm location. An alarm is false within the meaning of this article when, upon inspection by the Maplewood Police Department, evidence indicates that no unauthorized entry, robbery, or other such crime was committed or attempted in or on the premises which would have activated a properly functioning alarm system. Notwithstanding the foregoing, a false alarm shall not include an alarm which can reasonably be determined to have been caused or activated by unusually violent conditions of nature nor does it include other extraordinary circumstances not reasonably subject to control by the alarm user.

**Local alarm** means an alarm system that emits a signal at an alarm site that is audible or visible from the exterior of a structure and is not monitored by a remote monitoring facility, whether installed by an alarm company or user.

**Runaway alarm** means an alarm system that produces repeated alarm signals that do not appear to be caused by separate human action. The Maplewood Police Department may in its discretion discontinue police responses to alarm signals from what appears to be a runaway alarm.

**Verify** means an attempt by the monitoring company, or its representative, to contact the alarm site and/or alarm user by telephone and/or other electronic means, whether or not actual contact with a person is made, to attempt to determine whether an alarm signal is valid before requesting law enforcement dispatch, in an attempt to avoid an unnecessary alarm dispatch request. For the purpose of this ordinance, telephone verification shall require, as a minimum that a second call be made to a different number if the first attempt fails to reach an alarm user who can properly identify themselves to attempt to determine whether an alarm signal is valid before requesting law enforcement dispatch.

## SECTION 2: ALARM PERMIT

- (a) **Permit required; term.** No person shall use an alarm system without first obtaining a permit for such alarm system from the City. A fee may be required for the initial registration and annual renewals. Each alarm permit shall be assigned a unique permit number, and the user shall provide the permit number to the alarm company to facilitate law enforcement dispatch. It is the responsibility of the alarm user to obtain the required permit through whichever methods or processes are required by the City of Maplewood. Upon proper application and registration a permit shall be issued and valid for the remainder of the year expiring on December 31 annually. When a new permit is issued

after August 1 of any year said permit shall be valid until expiring on December 31 of the following calendar year. Alarm system users must apply for renewal of their issued permit at least 14 days before the existing alarm permit expires.

- (b) **Alarm permit; renewal.** Alarm system users currently operating permitted alarm systems on the effective date of this section shall have said alarm permit expire on April 30, 2014. Thereafter renewal of alarm permits will be done annually with an effective date of January 1. Any alarm system user not currently permitted shall obtain a permit within 30 days of the effective date of this section. New alarm system users shall have 30 days following installation of new system to make application for an alarm permit. Alarm system users more than thirty (30) days delinquent in renewing an existing alarm permit and alarm system users more than (45) forty-five days delinquent in obtaining an alarm permit shall be charged and shall pay a fee as set by ordinance.
- (c) **Exemption.** An alarm system user which is a political subdivision of the federal or state government, including City and County and school districts, shall not be subject to the provisions of this ordinance.
- (d) **Application.** The permit shall be requested on an application form or through web access as may be provided by the City. An alarm user has the duty to obtain an application from the City.
- (e) **Transfer of possession.** When the possession of the premises at which an alarm system is maintained is transferred, the person (user) obtaining possession of the property shall file an application for an alarm permit within 30 days of obtaining possession of the property. Alarm permits are not transferable.
- (f) **Reporting updated information.** Whenever the information provided on the alarm permit application changes, the alarm user shall provide correct information to the City within 30 days of the change. In addition, upon renewal each year after the issuance of the permit, permit holders will receive from the City a form requesting updated information. The permit holder shall complete and return this form to the City when any of the requested information has changed; failure to comply will constitute a violation and may result in a civil penalty. The following information is required:
  1. Accurate and complete contact information for alarm system users(s) and designated contact person(s), including names, addresses, and phone numbers.
  2. The physical address and location within the building where the alarm system is installed and maintained.
  3. The type and brand name of the alarm system installed and/or used.
  4. The business name, address and phone number of the installer of the alarm system.
  5. The name, address, and phone number of the alarm company monitoring the system.
  6. A declaration that the alarm system does not utilize an automatic dialing device.
- (g) **Multiple alarm systems.** If an alarm user has one or more alarm systems protecting two or more separate structures having different addresses and/or tenants, a separate permit shall be required for each structure and/or tenant.

### SECTION 3: DUTIES OF THE ALARM USER

- (a) Maintain the premises and the alarm system in a method that will reduce or eliminate false alarms; and
- (b) Provide the alarm company the permit number.

- (c) Must respond or cause a representative to respond to the alarm system's location within thirty (30) minutes when notified by the Maplewood Police Department to deactivate a malfunctioning alarm system.
- (d) Not manually activate an alarm for any reason other than an occurrence of an event that the alarm system was intended to report or to perform routine maintenance as prescribed by alarm system provider.
- (e) An alarm user must obtain a new permit and pay any associated fees if there is a change in address or ownership of a business or residence.
- (f) The alarm registration permit shall be conspicuously displayed upon the premises where the alarms system is located and readily visible from the exterior thereof.

#### **SECTION 4: DUTIES OF THE ALARM COMPANY**

- (a) Any person engaged in the alarm business in the city/county, shall comply with the following:
  - 1) Obtain and maintain the required Technology System Contractors License, issued by the State of Minnesota.
  - 2) Be able to provide the most current contact information for the alarm user.
- (b) Prior to activation of the alarm system, the alarm company must provide instructions explaining the proper operation of the alarm system to the alarm user.
- (c) An alarm company performing monitoring services shall:
  - 1) Attempt to verify, by calling the alarm site and/or alarm user by telephone, to determine whether an alarm signal is valid before requesting dispatch. Telephone verification shall require, as a minimum that a second call be made to a different number, if the first attempt fails to reach an alarm user who can properly identify themselves to attempt to determine whether an alarm signal is valid, EXCEPT in the case of a panic or robbery-in-progress alarm, or in cases where a crime-in-progress has been verified by video and/or audible means.
  - 2) Provide alarm user permit number to the communications center to facilitate dispatch and/or cancellations.
  - 3) Communicate any available information about the alarm.
  - 4) Communicate a cancellation to the Maplewood Police Department through the communications center as soon as possible following a determination that response is unnecessary.

#### **SECTION 5: PROHIBITED ACTS**

- (a) It shall be unlawful to activate an alarm system for the purpose of summoning law enforcement when no burglary, robbery, or other crime dangerous to life or property is being committed or attempted on the premises, or otherwise to cause a false alarm.
- (b) It shall be unlawful to install, maintain, or use an audible alarm system which can sound continually for more than 20 minutes.
- (c) It shall be unlawful to install, maintain, or use an automatic dial protection device that reports, or causes to be reported, any recorded message to the Maplewood Police Department.

- (d) It shall be unlawful for an alarm system user to operate an alarm system without a current alarm permit issued for the alarm system under this section. When the Police Department responds to an alarm or signal from an alarm system at a location for which there is no current permit issued, the Police Department may issue a citation to the alarm system user for violation of this section. Alarms system users more than 60 days delinquent in renewing their alarm system permit shall be considered to be using an alarm system without an alarm system permit in violation of this section. Any person or responsible party who violates any provision of this ordinance is subject to the penalty as provided under Sec. 1-15 of the City Code.

## SECTION 6: ENFORCEMENT OF PROVISIONS

- (a) **Excessive false alarms/Failure to register fees.** It is hereby found and determined that three or more false alarms within a permit year is excessive, constitutes a public nuisance, and shall be unlawful. Penalty fees for false alarms within a permit year may be assessed against an alarm user as provided and published in City established fee schedule. Alarm system users who have been found to be operating an alarm system without a permit for more than 45 days but less than 90 days shall be assessed late penalty fee as provided and published in City established fee schedule. Alarms system users found to be operating an alarms system for more than 90 days shall be assessed a failure to register fee as published in City established fee schedule.
- (b) **Payment of Penalty Fees.** Penalty fees shall be paid within 30 days from the date of the invoice.
- (c) **Certification of Fee.** Any fees not paid within 30 days after a notice of delinquency is sent to the alarm system user may be certified to the county auditor in the county in which the alarm system user owns real property as provided by Minnesota Statutes 366.012, or any amendments thereto, and the fees shall then be collected together with property taxes levied against the property owned by the alarm system user.
- (d) **Violation as Penal Offense.** Any person or responsible party fails to obtain and/or renew a permit within 180 days may be subject to the penalty as provided under Sec. 1-15 of the Code of Ordinances.

## SECTION 8: APPEALS

- (a) **Appeals process.** Assessments of penalty fees and related false alarm determinations made under this ordinance may be appealed by filing a written notice of appeal with the Maplewood Police Department within 10 days after the date of notification of the assessment of fees. The Police Chief is authorized to determine a waiver of the penalty fee when upon review and consideration it is reasonably determined that the false alarm penalty resulted from:
1. An electrical storm, tornado, or other act of God when there is evidence of damage to or disruption of alarm system operations.
  2. Intermittent disruption of telephone service and/or circuits beyond the control of the alarm system owner.
  3. Caused by electrical power disruption or failure in excess of two hours beyond the control of the alarm system owner.
  4. The failure to give notice of appeal within this time period shall constitute a waiver of the right to contest the assessment of penalty fees. Appeals shall be heard through an administrative process established by the City. The hearing

officer's decision is subject to review in the district court by proceedings in the nature of certiorari.

- (b) **Appeal standard.** The hearing officer shall review an appeal from the assessment of penalty fees or other enforcement decisions using a preponderance of the evidence standard. Notwithstanding a determination that the preponderance of the evidence supports the assessment of penalty fees, the hearing officer shall have the discretion to dismiss or reduce penalty fee.

**SECTION 9: CONFIDENTIALITY**

In the interest of public safety, all information contained in and gathered through the alarm registration applications, no response records, applications for appeals and any other alarm records shall be held in confidence by all employees and/or representatives of the City.

**SECTION 10: GOVERNMENT IMMUNITY**

Alarm registration is not intended to, nor will it, create a contract, duty or obligation, either expressed or implied, of response. Any and all liability and consequential damage resulting from the failure to respond to a notification is hereby disclaimed and governmental immunity as provided by law is retained. By applying for an alarm registration, the alarm user acknowledges that the Maplewood Police Department response may be influenced by factors such as: the availability of police units, priority of calls, weather conditions, traffic conditions, emergency conditions, staffing levels and prior response history.

**SECTION 11: SEVERABILITY**

The provisions of this ordinance are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section, or other provision is invalid or that the application of any part of the provision to any person or circumstance is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.

This ordinance shall take effect on August 25, 2014.

Fees:

Third false alarm in permit term.....	\$50.00
Fourth false alarm in permit term .....	\$100.00
Fifth, sixth and seventh false alarm in permit term ....	\$200.00 each
Eighth and ninth false alarm in permit term .....	\$400.00 each
Tenth and over false alarms in permit term .....	\$500.00 each
Failure to Register.....	\$200.00
Late Registration.....	\$50.00

Seconded by Councilmember Koppen

Ayes – All

The motion passed.

**J. NEW BUSINESS**

1. **Approval of the Following Requests for LCS Lawn Service Inc at the Former Maplewood Fire Station, 1177 Century Avenue:**
  - a. **Approval of a Resolution for a Comprehensive Plan Amendment**
  - b. **Approval of a Resolution for a Conditional Use Permit for Exterior Storage**

City Planner Martin gave the staff report. Planning Commissioner Allan Ige addressed the council and gave the report from the planning commission. Jeff Meyer, applicant from LCS Lawn Service addressed and answered questions of the council.

Councilmember Koppen moved to approve the resolution adopting a comprehensive land use plan amendment from G (government) to C (commercial) for 1177 Century Avenue North. Approval is based on the following reasons:

1. The property is presently dormant and is proposed to be sold to and utilized by a private business which would be compatible with a land use classification of C (commercial).
2. The site is already zoned business commercial which is compatible with the land use designation of C (commercial) and the other commercial properties to the south.

This action is subject to the approval of a comprehensive plan amendment by the Metropolitan Council.

Resolution 14-8-1113  
Comprehensive Plan Amendment

WHEREAS, Jeff Meyer, of LCS Lawn Service, has requested a change to the City of Maplewood's land use plan from G (government) to C (commercial) for consistency between the plan and actual use of the land.

WHEREAS, this change applies to the property located at 1177 Century Avenue North. The property identification number is:

25-29-22-11-0059

WHEREAS, the history of this change is as follows:

1. On August 19, 2014, the planning commission held a public hearing. The city staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve the land use plan change.
2. On August 25, 2014 the city council discussed the land use plan change. They considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above described change for the following reasons:

1. The property is presently dormant and is proposed to be sold to and utilized by a private business which would be compatible with a land use classification of C (commercial).
2. The site is already zoned business commercial which is compatible with the land use designation of C (commercial) and the other commercial properties to the south. This action is subject to the approval of this land use plan amendment by the Metropolitan Council.

The Maplewood City Council approved this resolution on August 25, 2014.

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

Councilmember Juenemann moved to approve the Resolution Approving a Conditional Use Permit for exterior storage at 1177 Century Avenue. The storage area will be located directly west of the building. Approval is subject to the findings required by ordinance and subject to the following conditions:

1. All exterior storage must be contained to the area indicated by the site plan, date-stamped July 21, 2014. Staff may approve minor changes.
2. The city council shall review this permit in one year.
3. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
4. The proposed fence must be 100 percent opaque and be built with either cedar boards or a maintenance-free vinyl material.
5. Broken or knocked down fence portions shall be repaired.
6. Comply with the building permit requirements of the city's building inspection department.
7. The applicant shall work with the building official, fire marshal and environmental planner to ensure compliance with applicable codes.
8. The open area to the north of the building shall not be used for any exterior storage purposes.
9. Any future changes to the site or building will require design review by the city.

Resolution 14-8-1114  
Conditional Use Permit

WHEREAS, Jeff Meyer, of LCS Lawn Service, has applied for a conditional use permit for exterior storage within the business commercial zoning district for a lawn service business;

WHEREAS, this permit applies to the property located at 1177 Century Avenue North. The property identification number is:

25-29-22-11-0059

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

1. On August 19, 2014, the planning commission held a public hearing. The city staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve the conditional use permit.
2. On August 25, 2014 the city council discussed the conditional use permit. They considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described conditional use permit, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and this Code.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause no more than minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All exterior storage must be contained to the area indicated by the site plan, date-





Parks & Recreation Brochure issue and the amount of programs in it.

#### **4. Parks & Recreation Update**

Councilmember Abrams encouraged residents to participate in the Maplewood Movie Nights offered through the Parks & Recreation Department. She also informed residents about the Parks & Recreation Department 5K Fun Run that will take place next month. She then reported on the Parks and Recreation Commission meeting she attended this month. She further reported on a meeting she and staff had attended with the White Bear Lake Area Chamber of Commerce regarding partnering with them to put on several different types of events.

#### **5. Cable Commission Update**

Councilmember Abrams gave a report on the Cable Commission's By-Laws Committee she attended this last month.

#### **6. Domestic Violence Prosecution Meeting**

Mayor Slawik reported on the Domestic Violence Meeting about a pilot program she and other staff members attended. Police Chief Schnell and City Attorney Kantrud gave additional information.

#### **7. ALS Ice Bucket Challenge**

Mayor Slawik talked about the ALS Ice Bucket Challenge she participated in. She also informed staff that the Maplewood Mall will be participating in the challenge and asked interested staff members to participate.

### **O. ADJOURNMENT**

Mayor Slawik adjourned the meeting at 9:05 p.m.

# Distribution System Summary

- \* 1,200 miles of water main
- \* 27% are over 100 years old
- \* 43% are over 80 years old
- \* 48% are 6-inch in diameter
- \* 70% are cast iron material

For The Permanent Record

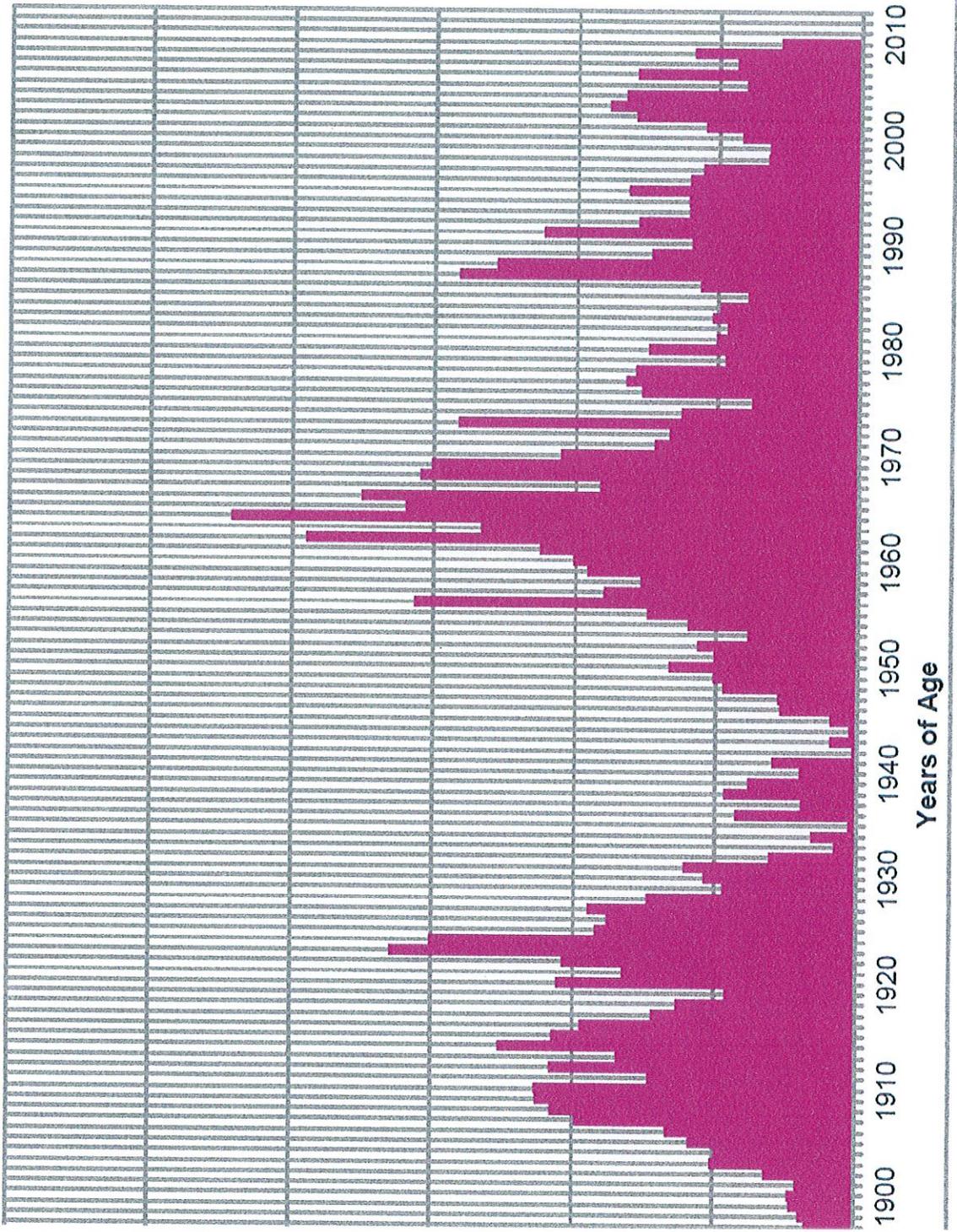
Meeting Date:

9.8.2014

Agenda Item #:

F2

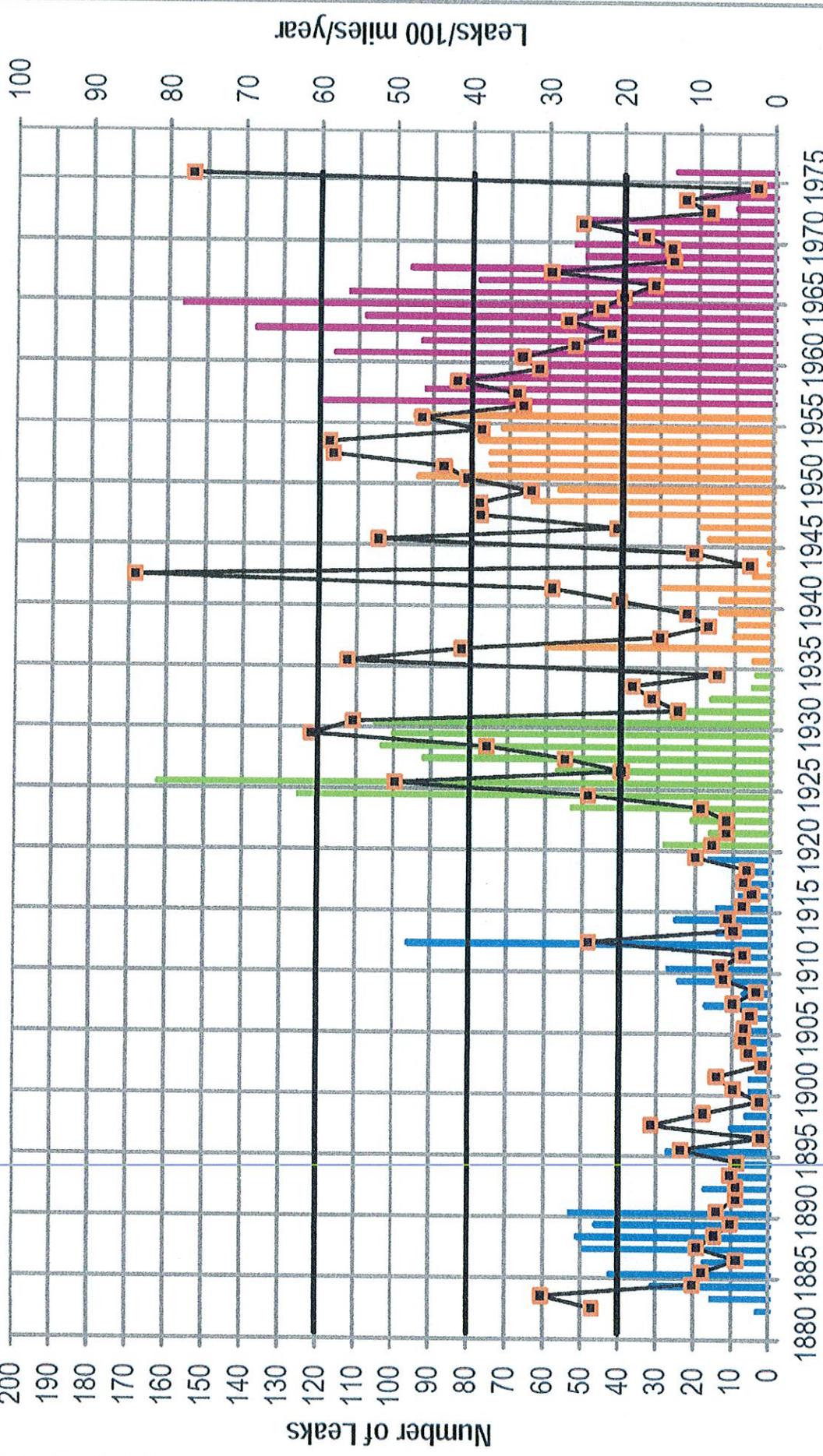
# tribution System Summary



# Main Break Summary

- \* Average 130 breaks per year
- \* Trend in break frequency appears constant since 1980
- \* Most breaks are on cast iron pipe
- \* Highest break frequency on cast iron mains from 1920 to 1970

■ No. of Leaks    
 ■ CIP1    
 ■ CIP2    
 ■ CIP3    
 ■ CIP4    
 —■— Leaks/100 miles/year



Cast Iron Water Main Installation Date

**LEGEND**

**WATER MAIN MATERIAL**

- CAST IRON < 1920
- CAST IRON 1920 - 1935
- CAST IRON 1935 - 1956
- CAST IRON > 1956
- COPPER
- CONCRETE
- DUCTILE IRON
- PLASTIC
- OTHER MATERIAL (GI. ST. LD)

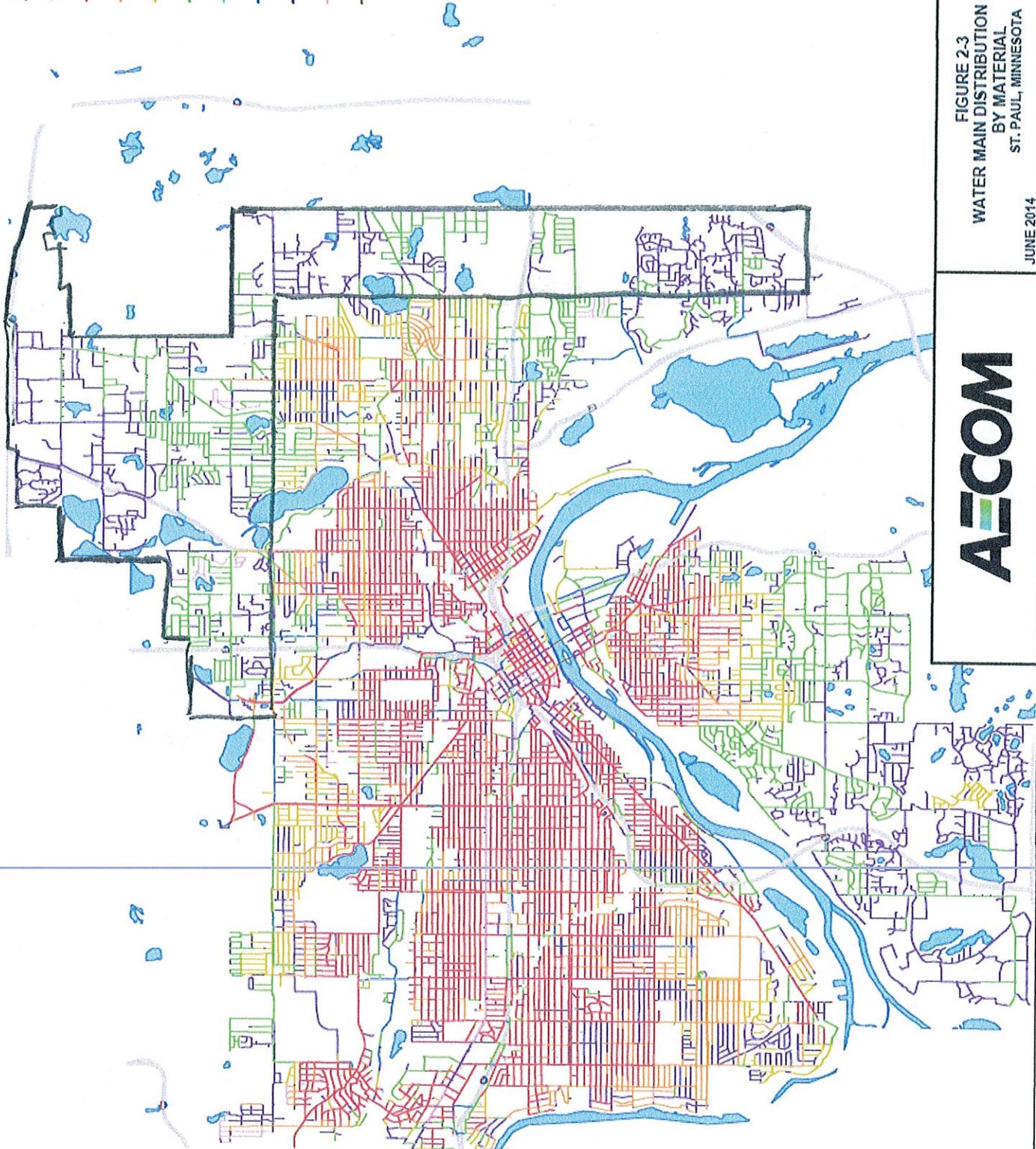


FIGURE 2-3  
WATER MAIN DISTRIBUTION SYSTEM  
BY MATERIAL  
ST. PAUL, MINNESOTA



JUNE 2014

60270495



# BOARD OF WATER COMMISSIONERS

President: Matt Anfang ♦ Vice President: Amy Brendmoen

Commissioners: Gregory Kleindl ♦ Kathy Lantry ♦ Chris Tolbert ♦ Will Rossbach ♦ John Zanmiller

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July 08, 2014

Board of Water Commissioners

Dear Commissioners:

Re: 2015 Budget

## OVERVIEW:

This budget has an increase in total revenue projected at \$6,388,000. The following is a summary of the highlights:

- The increase in revenue comes, first, from a \$0.18/100 cu. ft. rate increase, which will generate about \$3,067,000 in new revenue. However, because of consumption reductions and consumption pattern changes, the proposed rate increase will actually generate a net total of about \$1,933,000 in additional revenue.
- Second, there is a \$1 increase in the water service base fee; the proposed increase will generate \$1,679,000 in revenue.
- Third, the introduction of a water main surcharge for \$0.20/100 cu. ft. to our full partner retail customers; the proposed rate will generate approximately \$2,821,000 and will fund main replacement in the Saint Paul Regional Water Services (SPRWS) service area.
- Other miscellaneous revenues are projected to decrease \$47,000.
- Last, the use of retained earnings will increase \$2,000 to present a balanced budget.

This budget reflects an increase in spending of \$6,388,000. This includes an increase in operating expenses of \$2,874,000, an increase in revenue funded capital improvements of \$3,497,000, and an increase in debt service of \$17,000.

This budget also includes offsetting spending and financing for the debt funded capital for \$2,225,000.

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## SAINT PAUL REGIONAL WATER SERVICES

Stephen P. Schneider, General Manager

1900 Rice St., Saint Paul, MN 55113-6810 ♦ TTY: 651-266-6299 ♦ 651-266-6350

*Saint Paul Regional Water Services provides quality water services to the following cities:*

Arden Hills • Falcon Heights • Lauderdale • Little Canada • Maplewood • Mendota • Mendota Heights • Roseville • Saint Paul • West St. Paul

AA-ADA-EEO Employer

## REVENUE:

Sale of Water:

There is a 2.66% decrease in the projected volume of water to be sold in 2015. This change is warranted due to our experience, which is also a regional and national trend. Consequently, we are using a hybrid of a trend analysis and five year average consumption level. Our total consumption base is now at 1.790 billion cubic feet, 49 million cubic feet down from the 1.839 billion cubic feet that was budgeted for 2014. This new consumption base is down 340 million cubic feet or 15.96% from the 2.130 billion cubic feet that was budgeted in 2005.

Rates:

This budget has a rate increase of \$0.18/100 cu. ft. as follows:<sup>1</sup>

	<u>100 cubic feet</u>		
	<u>2014</u>	<u>2015</u>	<u>Percent Increase</u>
Winter rate	\$2.34	\$2.52	(7.69%)
Summer rate	\$2.44	\$2.62	(7.38%)
			Avg.= (7.53%)

<sup>1</sup>for Cities of Saint Paul, Falcon Heights, Lauderdale, Maplewood, and West Saint Paul

There will be a \$1 increase in the base water service base fee. This base component will enable the utility to recover a portion of those fixed charges that are incurred annually. The fee is based on the size of the meter. The fee increases as the meter size increases to reflect the increased cost of providing peak volume capacity.

<u>Meter Size</u>	<u>Number of Meters</u>	<u>Water Service Base Fee (Monthly)</u>	<u>Projected Revenues</u>
5/8 & 3/4 Inch	80,367	\$4.00	\$3,858,000
1.0 Inch	8,756	\$10.00	\$1,051,000
1.5 Inch	2,414	\$20.00	\$579,000
2.0 Inch	1,345	\$32.00	\$516,000
3.0 Inch	344	\$64.00	\$264,000
4.0 Inch	227	\$100.00	\$272,000
6.0 Inch	65	\$200.00	\$156,000
8.0 Inch	22	\$320.00	\$85,000
10.0 Inch	4	\$460.00	\$22,000
	<u>93,544</u>		<u>\$6,803,000</u>

The fee for a typical resident user is \$4.00 per month or \$12.00 per quarter in 2015.

The proposed \$0.18/100 cu. ft. water rate increase will generate \$3,067,000 and when added with the increase in the water service base fee of \$1,679,000 will result in a total of \$51,671,000 from the sale of water. The net effect of the increase from water rates is offset by a decrease in revenue due to changes in consumption levels and consumption patterns. The total effect of all the changes is an increase in revenue of \$3,612,000 from the sale of water. There is no change to the Right-of-Way Recovery fee.

Water Revenue	\$3,067,000
Pattern Changes	(\$8,000)
Consumption Reduction	(\$1,126,000)
Water Service Base Fee	\$1,679,000
Total	<u>\$3,612,000</u>

This budget also introduces a water main surcharge. This surcharge is designed to fund main replacement in our SPRWS service area. The rate is \$0.20/100 cu. ft. and will generate approximately \$2,821,000 and will be applied to the Cities of Saint Paul, Falcon Heights, Lauderdale, Maplewood, and West Saint Paul.

If we assume an average annual consumption of 88 units (65,824 gallons), the impact on the average family is an increase of approximately \$45.44 per year for a total annual cost of \$309.76. This consists of the following:

	<u>2014</u>	<u>Change</u>	<u>2015</u>
Water Service Base Fee	\$36.00	\$12.00	\$48.00
Consumption Based	\$210.32	\$15.84	\$226.16
Water Main Surcharge	\$ -	\$17.60	\$17.60
Right-of-Way Recovery Fee	\$18.00	\$ -	\$18.00
Total	<u>\$264.32</u>	<u>\$45.44</u>	<u>\$309.76</u>

#### Other Revenue:

This budget does show a decrease in other miscellaneous operating and non-operating income for \$47,000. The most notable changes here are an increase in antenna revenues for \$80,000 and billing fees for \$100,000, offset by a decrease in investment revenues of \$185,000.

#### EXCESS OPERATING CASH:

The actual excess operating cash at the end of 2013 was \$4,199,000. The projected excess operating cash at the end of 2014 currently is \$985,000. With this budget, the projected excess operating cash at the end of 2015 will be \$158,000. A detailed of the cash changes is outlined in the attached appendix.

**MEMORANDUM**

**TO:** Melinda Coleman, Interim City Manager  
**FROM:** Gayle Bauman, Finance Director  
**DATE:** September 3, 2014  
**SUBJECT:** Approval of Claims

Attached is a listing of paid bills for informational purposes. The City Manager has reviewed the bills and authorized payment in accordance with City Council approved policies.

ACCOUNTS PAYABLE:

\$ 886,792.02	Checks #93155 thru # 93196 dated 08/26/14
\$ 490,060.13	Disbursements via debits to checking account dated 08/18/14 thru 08/22/14
\$ 181,668.75	Checks #93198 thru #93240 dated 08/26/14 thru 09/02/14
\$ 292,901.95	Disbursements via debits to checking account dated 08/25/14 thru 08/29/14
\$ 1,851,422.85	Total Accounts Payable

PAYROLL

\$ 532,704.32	Payroll Checks and Direct Deposits dated 08/29/14
\$ 390.00	Payroll Deduction check # 9990148 dated 08/29/14
\$ 533,094.32	Total Payroll
\$ 2,384,517.17	GRAND TOTAL

Attached is a detailed listing of these claims. Please call me at 651-249-2902 if you have any questions on the attached listing. This will allow me to check the supporting documentation on file if necessary.

Attachments

**Check Register**  
**City of Maplewood**

08/21/2014

Check	Date	Vendor	Description	Amount	
93155	08/26/2014	00283	CENTURY COLLEGE	FIREFIGHTER CEU PROG	2,175.00
93156	08/26/2014	05028	ENERGY ALTERNATIVES SOLAR, LLC	CITY HALL SOLAR SYSTEM LEASE-AUG	397.00
	08/26/2014	05028	ENERGY ALTERNATIVES SOLAR, LLC	MCC SOLAR SYSTEM LEASE - AUG	369.00
93157	08/26/2014	02396	SHANN FINWALL	REIMB FOR MILEAGE 6/12 - 8/18	21.28
93158	08/26/2014	00526	FOREST LAKE CONTRACTING INC	PROJ 09-08 HWY 36/ENGLISH PMT#16	157,054.88
93159	08/26/2014	04206	H A KANTRUD	ATTORNEY SRVS FEES/RENT - SEPT	15,766.67
93160	08/26/2014	00687	HUGO'S TREE CARE INC	TREE REMOVAL 1692 SANDHURST	1,015.00
	08/26/2014	00687	HUGO'S TREE CARE INC	TREE REMOVAL & TRIMMING	938.50
	08/26/2014	00687	HUGO'S TREE CARE INC	TREE REMOVAL, GRIND & STUMP CLEANU	692.00
	08/26/2014	00687	HUGO'S TREE CARE INC	TREE REMOVAL & TRIMMING	628.50
	08/26/2014	00687	HUGO'S TREE CARE INC	TREE REMOVAL 3011 MEYER CT	330.00
93161	08/26/2014	02196	JORGENSON CONST INC	POLICE DEPT EXPANSION PHASE 3	341,050.00
93162	08/26/2014	00393	MN DEPT OF LABOR & INDUSTRY	MONTHLY SURTAX - JULY 20603123035	5,199.64
	08/26/2014	00393	MN DEPT OF LABOR & INDUSTRY	ELEVATOR OPERATIONS PERMIT MCC	100.00
93163	08/26/2014	00985	METROPOLITAN COUNCIL	WASTEWATER - SEPTEMBER	230,271.57
93164	08/26/2014	02043	OVERHEAD DOOR COMPANY	FIRE DOOR #2 ADJUSTMENT	578.95
93165	08/26/2014	01497	SPRINGSTED INC	LONDIN LANE TIF COSTS	7,520.51
93166	08/26/2014	05305	TOSHIBA FINANCIAL SERVICES	CONTRACT 500-0371999	679.49
	08/26/2014	05305	TOSHIBA FINANCIAL SERVICES	CONTRACT 500-0371083	510.58
	08/26/2014	05305	TOSHIBA FINANCIAL SERVICES	CONTRACT 500-0328559	309.25
	08/26/2014	05305	TOSHIBA FINANCIAL SERVICES	CONTRACT 500-0380041	247.11
	08/26/2014	05305	TOSHIBA FINANCIAL SERVICES	CONTRACT 500-0373496	77.59
	08/26/2014	05305	TOSHIBA FINANCIAL SERVICES	CONTRACT 500-0349366	69.10
	08/26/2014	05305	TOSHIBA FINANCIAL SERVICES	CONTRACT 500-0395052 & 500-0395065	32.72
93167	08/26/2014	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	3,246.03
	08/26/2014	01190	XCEL ENERGY	ELECTRIC UTILITY	2,674.28
	08/26/2014	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	190.45
	08/26/2014	01190	XCEL ENERGY	FIRE SIRENS	51.70
93168	08/26/2014	02324	APPLIED ECOLOGICAL SERVICES	HERBICIDE/BRUSH CUT MAINT-PRAIRIE	762.00
93169	08/26/2014	05234	BOLER EXPRESS CAR WASH	CAR WASHES - JULY	44.00
93170	08/26/2014	00211	BRAUN INTERTEC CORP.	ROADWAY BORINGS 6/14 - 7/11	1,685.50
93171	08/26/2014	05369	CINTAS CORPORATION #470	CLEANING SUPPLIES - CITY HALL	110.80
93172	08/26/2014	05301	DKJ APPRAISAL LLC	PROJ 09-08 UPDATING APPRAISALS	2,344.72
93173	08/26/2014	04371	ELECTRO WATCHMAN INC.	INSTALLATION OF S2 - 50% PMT	7,071.69
93174	08/26/2014	03725	FINANCE AND COMMERCE, INC.	MCC HVAC UPGRADES PROJ	234.53
93175	08/26/2014	00531	FRA-DOR INC.	BLACK DIRT - STORM SEWER REPAIRS	742.00
93176	08/26/2014	05055	HEALTHEAST	MEDICAL DIRECTION - JULY	916.67
93177	08/26/2014	05368	HEALTHEAST VEHICLE SERVICES	NEW SQUAD BUILD UP	8,669.01
	08/26/2014	05368	HEALTHEAST VEHICLE SERVICES	POLICE VEHICLE REPAIR	185.30
	08/26/2014	05368	HEALTHEAST VEHICLE SERVICES	POLICE VEHICLE REPAIR	148.24
	08/26/2014	05368	HEALTHEAST VEHICLE SERVICES	POLICE VEHICLE REPAIR	111.18
	08/26/2014	05368	HEALTHEAST VEHICLE SERVICES	POLICE VEHICLE REPAIR	75.64
	08/26/2014	05368	HEALTHEAST VEHICLE SERVICES	POLICE VEHICLE REPAIR	75.64
	08/26/2014	05368	HEALTHEAST VEHICLE SERVICES	POLICE VEHICLE REPAIR	55.24
	08/26/2014	05368	HEALTHEAST VEHICLE SERVICES	POLICE VEHICLE REPAIR	55.24
93178	08/26/2014	00671	HIRSHFIELD'S	ATHLETIC FIELD MARKING PAINT	1,416.00
93179	08/26/2014	05383	KEYSTONE COMPENSATION GROUP	COMPENSATION CONSULTING	12,400.00
93180	08/26/2014	04584	LEXIPOL LLC	ANNUAL POLICY MANUAL SUBSCRIPTION	3,550.00
93181	08/26/2014	00942	MARSDEN BLDG MAINTENANCE CO	JANITORIAL SERVICES - AUGUST	2,656.00
93182	08/26/2014	00983	METRO SALES INC	LEASE PMT 8/15 - 9/15	453.00
	08/26/2014	00983	METRO SALES INC	COPIER REPAIR	160.22
93183	08/26/2014	04244	NELSON AUTO CENTER	2014 FORD POLICE UTILITY VEHICLES	26,273.82
93184	08/26/2014	01175	CITY OF NORTH ST PAUL	MONTHLY UTILITIES - JULY	3,526.28

93184	08/26/2014	01175	CITY OF NORTH ST PAUL	FIBER OPTIC ACCESS CHG - AUGUST	1,000.00
93185	08/26/2014	00001	ONE TIME VENDOR	M HINDERSCHIED - DRIVEWAY APRON	529.40
93186	08/26/2014	00001	ONE TIME VENDOR	REFUND M EDGETT TRANS MEDIC	163.50
93187	08/26/2014	00001	ONE TIME VENDOR	REIMB D KRATT MEMBERSHIP	66.42
93188	08/26/2014	05338	REPUBLIC SERVICES #923	TRASH ASSESSMENTS - 1ST HALF 2014	13,269.75
93189	08/26/2014	02001	CITY OF ROSEVILLE	PHONE SERVICE - AUGUST	2,353.75
93190	08/26/2014	01387	DR. JAMES ROSSINI	ADMIN FEE FOR STRESS TEST - AUGUST	100.00
93191	08/26/2014	04074	ELAINE SCHRADE	TAI CHI INSTRUCTION 8/6 - 10/8	226.80
93192	08/26/2014	05265	SKB ENVIRONMENTAL	DISPOSAL OF SWEEPING - ROSEMOUNT	3,212.31
93193	08/26/2014	01836	ST PAUL, CITY OF	CAD FEE APRIL APRIL - JUNE	2,700.00
	08/26/2014	01836	ST PAUL, CITY OF	PRINTING FEES FOR MARKETING	1,148.20
	08/26/2014	01836	ST PAUL, CITY OF	ASPHALT MIX - 11 TON	715.99
	08/26/2014	01836	ST PAUL, CITY OF	RADIO MAINT CHGS - JUNE	265.45
	08/26/2014	01836	ST PAUL, CITY OF	PRINTING FEES FOR MARKETING	152.00
	08/26/2014	01836	ST PAUL, CITY OF	PRINTING FEES FOR MARKETING	76.00
	08/26/2014	01836	ST PAUL, CITY OF	PRINTING FEES FOR MARKETING	76.00
	08/26/2014	01836	ST PAUL, CITY OF	PRINTING FEES FOR MARKETING	76.00
	08/26/2014	01836	ST PAUL, CITY OF	PRINTING FEES FOR MARKETING	58.81
	08/26/2014	01836	ST PAUL, CITY OF	PRINTING FEES FOR MARKETING	41.51
	08/26/2014	01836	ST PAUL, CITY OF	PRINTING FEES FOR MARKETING	39.00
93194	08/26/2014	04104	TRANE U.S. INC.	QTR MAINT INSPECTION & MAINT	2,699.50
	08/26/2014	04104	TRANE U.S. INC.	SUMMIT SYS PROG - POOL VALVE	542.62
	08/26/2014	04104	TRANE U.S. INC.	PROGRAM & TROUBLE SHOOT HVAC	475.00
93195	08/26/2014	04357	UNIVERSAL HOSPITAL SRVS, INC.	BIOMEDICAL SERVICE	180.00
93196	08/26/2014	03825	VAN DYKE STREET HOMES	TIF PAYMENT TO DEVELOPER 1ST HALF	10,704.49

42 Checks in this report.

886,792.02

**CITY OF MAPLEWOOD**  
**Disbursements via Debits to Checking account**

Settlement			
<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
8/18/2014	MN State Treasurer	Drivers License/Deputy Registrar	26,512.40
8/18/2014	U.S. Treasurer	Federal Payroll Tax	101,169.61
8/18/2014	P.E.R.A.	P.E.R.A.	94,774.51
8/19/2014	MN State Treasurer	Drivers License/Deputy Registrar	89,162.46
8/19/2014	MidAmerica - ING	HRA Flex plan	13,379.20
8/19/2014	MN State Treasurer	State Payroll Tax	20,939.70
8/19/2014	MN Dept of Revenue	Sales Tax	6,199.00
8/19/2014	MN Dept of Revenue	Fuel Tax	387.32
8/20/2014	MN State Treasurer	Drivers License/Deputy Registrar	51,114.70
8/21/2014	MN State Treasurer	Drivers License/Deputy Registrar	37,037.78
8/22/2014	MN State Treasurer	Drivers License/Deputy Registrar	47,659.59
8/22/2014	Optum Health	DCRP & Flex plan payments	682.75
8/22/2014	MN Dept of Natural Resources	DNR electronic licenses	1,041.11
			490,060.13

**Check Register**  
**City of Maplewood**

08/28/2014

Check	Date	Vendor	Description	Amount	
93198	08/26/2014	02464	US BANK	FUNDS FOR CH ATM	10,000.00
93199	08/28/2014	00001	ONE TIME VENDOR	REIMB L REHLING-ANDERSON-PAYROLL	55.41
93200	09/02/2014	00120	AQUA LOGIC INC	POOL CHEMICALS	959.00
	09/02/2014	00120	AQUA LOGIC INC	POOL CHEMICALS	959.00
93201	09/02/2014	02149	HEIDI CAREY	MARKETING & ADVERTISING - AUGUST	4,000.00
93202	09/02/2014	01973	ERICKSON OIL PRODUCTS INC	CAR WASHES - JULY	63.58
93203	09/02/2014	04944	HILLCREST VENTURES LLC	SUBWAY ORDERS - JULY	344.14
93204	09/02/2014	02728	KIMLEY-HORN & ASSOCIATES INC	PROJ 12-14 PROF SRVS THRU 07/31	17,345.38
	09/02/2014	02728	KIMLEY-HORN & ASSOCIATES INC	PROJ 14-16 PROF SRVS THRU 07/31	1,252.13
	09/02/2014	02728	KIMLEY-HORN & ASSOCIATES INC	PROJ 09-08 PROF SRVS THRU 07/31	1,219.26
93205	09/02/2014	05302	TODD LANGNER	RE-IMBURSEMENT FOR COURT	408.00
93206	09/02/2014	01202	NYSTROM PUBLISHING CO INC	MAPLEWOOD LIVING & POSTAGE - AUG	7,710.22
93207	09/02/2014	01337	RAMSEY COUNTY-PROP REC & REV	MULCH FOR EXTERIOR OF MCC	525.00
	09/02/2014	01337	RAMSEY COUNTY-PROP REC & REV	MULCH, FERNS & PLUGS	105.81
	09/02/2014	01337	RAMSEY COUNTY-PROP REC & REV	PLANTS	56.00
93208	09/02/2014	01409	S E H	PROJ 09-09 E METRO REG FIRE TRAINING	4,136.42
93209	09/02/2014	01463	SISTER ROSALIND GEFRE	MCC MASSAGES - JULY 16 - 31	764.50
93210	09/02/2014	01497	SPRINGSTED INC	2014A ISSUANCE COSTS	24,834.52
	09/02/2014	01497	SPRINGSTED INC	2014B ISSUANCE COSTS	18,835.02
93211	09/02/2014	05305	TOSHIBA FINANCIAL SERVICES	CONTRACT 500-0282620	534.35
93212	09/02/2014	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	24,601.30
93213	09/02/2014	04047	ASHLAND PRODUCTIONS	MCC SUPPORT 07/12	50.00
93214	09/02/2014	00211	BRAUN INTERTEC CORP.	PROJ 12-09 PROF SRVS THRU 07/11	4,779.50
93215	09/02/2014	00279	CEMSTONE PRODUCTS CO.	CONCRETE FOR MCC SIDEWALK	1,029.00
93216	09/02/2014	02894	CROCKETT & CROCKETT BUILDERS	ESCROW RELEASE 2010 CLARENCE ST	2,512.47
93217	09/02/2014	04345	DAHLEN, DWYER & FOLEY INC.	PROJ 02-07 APPRAISAL UPDATE	1,850.00
93218	09/02/2014	03217	DELANEY COMPANY LLC	REFUND OF TREE ESCROW	474.36
93219	09/02/2014	04371	ELECTRO WATCHMAN INC.	INSTALL PD MIGRATION TO S2 50% DOWN	4,236.46
93220	09/02/2014	00003	ESCROW REFUND	ESCROW REL FIELDSTONE 2292 CO RD D	3,515.51
93221	09/02/2014	00003	ESCROW REFUND	REFUND NJJ CONST - TREE ESCROW	1,200.49
93222	09/02/2014	05064	FIRE CATT, LLC	FIRE HOSE TESTING	4,113.55
93223	09/02/2014	05380	HAUSER ARTISTS	MCC SHOW SPET 6 FINAL PMT	800.00
93224	09/02/2014	03330	HOISINGTON KOEGLER GROUP INC	PARK SYSTEM PLAN PROF SRVS - JULY	15,227.82
93225	09/02/2014	03978	KANE'S CATERING SERVICE, INC	BREAKFAST FOR ST PAUL CHAMBER	351.05
93226	09/02/2014	01126	NCPERS MINNESOTA	MONTHLY PREMIUM - SEPT (AUG DED)	496.00
93227	09/02/2014	01175	CITY OF NORTH ST PAUL	MONTHLY UTILITY - JULY - EMFTC	157.92
93228	09/02/2014	02300	OAKDALE LOCKSMITHS	TIGHTEN CKECK & LUBE DOOR LOCKS	148.50
93229	09/02/2014	00001	ONE TIME VENDOR	REFUND M ROY SOFTBALL	400.00
93230	09/02/2014	00001	ONE TIME VENDOR	REFUND S REIBEL SOCCER	68.00
93231	09/02/2014	00001	ONE TIME VENDOR	REFUND P NEWPOWER - SOCCER	68.00
93232	09/02/2014	01261	PHYSIO-CONTROL, INC.	MAINTENANCE AGREEMENT	6,528.24
93233	09/02/2014	01359	REGAL AUTO WASH BILLING	VEHICLE WASHES - JULY	82.03
93234	09/02/2014	01418	SAM'S CLUB DIRECT	SUPPLIES FOR COUNCIL MEALS	15.64
93235	09/02/2014	03879	SANSIO	EMS FEES - SEPTEMBER	738.67
93236	09/02/2014	01836	ST PAUL, CITY OF	RADIO MAINT CHGS - JULY	414.51
93237	09/02/2014	05382	TURNING POINT CONSULTING GROUP	SALES REPRESENTATIVE FFES 7/7-8/1	1,152.00
93238	09/02/2014	02464	US BANK	PAYING AGENT FEES	1,000.00
	09/02/2014	02464	US BANK	PAYING AGENT FEES	800.00
	09/02/2014	02464	US BANK	PAYING AGENT FEES	800.00
93239	09/02/2014	00063	VERIZON WIRELESS	MONTHLY PMT 07/17 - 08/16	9,024.99
93240	09/02/2014	01876	WHAT WORKS INC	STAFF TRAINING 8/6 - 8/21	925.00

43 Checks in this report.

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181,668.75

**CITY OF MAPLEWOOD**  
**Disbursements via Debits to Checking account**

Settlement			
<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
8/25/2014	MN State Treasurer	Drivers License/Deputy Registrar	39,729.02
8/26/2014	MN State Treasurer	Drivers License/Deputy Registrar	97,167.76
8/26/2014	Pitney Bowes	Postage	2,985.00
8/27/2014	MN State Treasurer	Drivers License/Deputy Registrar	40,357.11
8/28/2014	MN State Treasurer	Drivers License/Deputy Registrar	24,352.57
8/28/2014	ING - State Plan	Deferred Compensation	30,156.00
8/29/2014	MN State Treasurer	Drivers License/Deputy Registrar	53,109.13
8/29/2014	MN Dept of Natural Resources	DNR electronic licenses	776.36
8/29/2014	ICMA (Vantagepointe)	Deferred Compensation	4,269.00
			292,901.95

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>EMPLOYEE NAME</u>	<u>AMOUNT</u>
	08/29/14	ABRAMS, MARYLEE	448.23
	08/29/14	CARDINAL, ROBERT	448.23
	08/29/14	JUENEMANN, KATHLEEN	448.23
	08/29/14	KOPPEN, MARVIN	448.23
	08/29/14	SLAWIK, NORA	509.26
	08/29/14	COLEMAN, MELINDA	5,373.89
	08/29/14	KNUTSON, LOIS	2,397.05
	08/29/14	KANTRUD, HUGH	184.62
	08/29/14	CHRISTENSON, SCOTT	2,118.43
	08/29/14	JAHN, DAVID	2,172.37
	08/29/14	BURLINGAME, SARAH	2,334.10
	08/29/14	KONEWKO, SOPHIA	371.88
	08/29/14	RAMEAUX, THERESE	3,192.51
	08/29/14	BAUMAN, GAYLE	4,852.91
	08/29/14	OSWALD, BRENDA	940.00
	08/29/14	ANDERSON, CAROLE	749.33
	08/29/14	DEBILZAN, JUDY	1,549.12
	08/29/14	JACKSON, MARY	2,219.29
	08/29/14	KELSEY, CONNIE	2,705.98
	08/29/14	RUEB, JOSEPH	2,999.40
	08/29/14	ARNOLD, AJLA	1,806.83
	08/29/14	BEGGS, REGAN	1,720.21
	08/29/14	HAAG, KAREN	4,542.41
	08/29/14	SCHMIDT, DEBORAH	3,158.62
	08/29/14	SPANGLER, EDNA	1,190.51
	08/29/14	LARSON, MICHELLE	1,984.20
	08/29/14	MEHELKE, SHERRIE	1,178.46
	08/29/14	MOY, PAMELA	1,587.35
	08/29/14	OSTER, ANDREA	1,991.11
	08/29/14	RICHTER, CHARLENE	1,082.03
	08/29/14	SCHOENECKER, LEIGH	1,803.39
	08/29/14	VITT, SANDRA	1,032.11
	08/29/14	WEAVER, KRISTINE	2,459.40
	08/29/14	CARLE, JEANETTE	144.00
	08/29/14	JAGOE, CAROL	144.00
	08/29/14	THOMALLA, CAROL	144.00
	08/29/14	CORCORAN, THERESA	1,986.50
	08/29/14	KVAM, DAVID	4,390.71
	08/29/14	PALANK, MARY	1,988.80
	08/29/14	SCHNELL, PAUL	5,033.64
	08/29/14	SHORTREED, MICHAEL	4,266.72
	08/29/14	SVENDSEN, JOANNE	2,194.22
	08/29/14	THOMFORDE, FAITH	1,720.19

08/29/14	WYLIE, TAMMY	834.89
08/29/14	ZAPPA, ANDREW	796.49
08/29/14	ABEL, CLINT	3,109.04
08/29/14	ALDRIDGE, MARK	3,367.53
08/29/14	BAKKE, LONN	3,289.96
08/29/14	BARTZ, PAUL	3,345.76
08/29/14	BELDE, STANLEY	3,252.33
08/29/14	BENJAMIN, MARKESE	3,052.37
08/29/14	BIERDEMAN, BRIAN	4,697.63
08/29/14	BUSACK, DANIEL	4,250.13
08/29/14	CARNES, JOHN	2,585.56
08/29/14	CROTTY, KERRY	3,757.63
08/29/14	DEMULLING, JOSEPH	3,540.53
08/29/14	DOBLAR, RICHARD	4,177.09
08/29/14	DUGAS, MICHAEL	4,812.35
08/29/14	ERICKSON, VIRGINIA	3,318.01
08/29/14	FORSYTHE, MARCUS	2,867.21
08/29/14	FRITZE, DEREK	3,111.30
08/29/14	GABRIEL, ANTHONY	4,168.36
08/29/14	HAWKINSON JR, TIMOTHY	2,943.89
08/29/14	HER, PHENG	3,025.25
08/29/14	HIEBERT, STEVEN	3,237.74
08/29/14	HOEMKE, MICHAEL	2,003.97
08/29/14	HOFMEISTER, TIMOTHY	496.00
08/29/14	JASKOWIAK, AMANDA	480.00
08/29/14	JOHNSON, KEVIN	4,217.93
08/29/14	KONG, TOMMY	3,122.99
08/29/14	KREKELER, NICHOLAS	962.90
08/29/14	KROLL, BRETT	3,264.74
08/29/14	LANGNER, SCOTT	3,228.28
08/29/14	LANGNER, TODD	3,172.48
08/29/14	LU, JOHNNIE	163.86
08/29/14	LYNCH, KATHERINE	3,111.30
08/29/14	MARINO, JASON	3,406.12
08/29/14	MARTIN, JERROLD	4,176.28
08/29/14	MCCARTY, GLEN	3,481.69
08/29/14	METRY, ALESIA	3,502.43
08/29/14	MICHELETTI, BRIAN	2,559.02
08/29/14	MULVIHILL, MARIA	2,003.97
08/29/14	NYE, MICHAEL	3,754.28
08/29/14	OLDING, PARKER	2,370.51
08/29/14	OLSON, JULIE	3,137.32
08/29/14	PARKER, JAMES	2,911.86
08/29/14	REZNY, BRADLEY	3,386.40
08/29/14	RHUDE, MATTHEW	3,046.79
08/29/14	SCHOEN, ZACHARY	2,169.05
08/29/14	SLATER, BENJAMIN	2,727.54
08/29/14	STEINER, JOSEPH	3,365.13
08/29/14	SYPNIEWSKI, WILLIAM	3,642.10
08/29/14	TAUZELL, BRIAN	3,377.81
08/29/14	THEISEN, PAUL	3,172.48
08/29/14	THIENES, PAUL	3,878.80
08/29/14	VANG, PAM	390.00

08/29/14	WENZEL, JAY	3,193.87
08/29/14	XIONG, KAO	3,194.24
08/29/14	ANDERSON, BRIAN	359.39
08/29/14	BAHL, DAVID	404.53
08/29/14	BASSETT, BRENT	428.73
08/29/14	BAUMAN, ANDREW	2,741.47
08/29/14	BOURQUIN, RON	941.40
08/29/14	CAPISTRANT, JOHN	761.24
08/29/14	CONCHA, DANIEL	630.51
08/29/14	COREY, ROBERT	567.47
08/29/14	CRAWFORD - JR, RAYMOND	3,703.72
08/29/14	CRUMMY, CHARLES	167.09
08/29/14	DABRUZZI, THOMAS	2,662.03
08/29/14	DAWSON, RICHARD	3,514.83
08/29/14	EVERSON, PAUL	3,171.15
08/29/14	HAGEN, MICHAEL	542.25
08/29/14	HALE, JOSEPH	353.04
08/29/14	HALWEG, JODI	3,428.59
08/29/14	HAWTHORNE, ROCHELLE	2,595.66
08/29/14	HUTCHINSON, JAMES	551.64
08/29/14	IMM, TRACY	460.29
08/29/14	JANSEN, CHAD	554.84
08/29/14	KANE, ROBERT	588.41
08/29/14	KARRAS, JAMIE	598.98
08/29/14	KERSKA, JOSEPH	829.11
08/29/14	KONDER, RONALD	501.25
08/29/14	KUBAT, ERIC	2,834.66
08/29/14	LINDER, TIMOTHY	3,416.58
08/29/14	LOCHEN, MICHAEL	495.91
08/29/14	MERKATORIS, BRETT	271.13
08/29/14	MILLER, LADD	875.26
08/29/14	MILLER, NICHOLAS	321.56
08/29/14	MONDOR, MICHAEL	3,731.87
08/29/14	MORGAN, JEFFERY	560.07
08/29/14	NEILY, STEVEN	308.97
08/29/14	NIELSEN, KENNETH	389.83
08/29/14	NOVAK, JEROME	3,467.98
08/29/14	NOWICKI, PAUL	952.08
08/29/14	OLSON, JAMES	2,843.32
08/29/14	O'NEILL, KEVIN	551.70
08/29/14	OPHEIM, JOHN	80.91
08/29/14	PACHECO, ALPHONSE	277.42
08/29/14	PETERSON, MARK	945.14
08/29/14	PETERSON, ROBERT	3,002.25
08/29/14	POWERS, KENNETH	359.40
08/29/14	RAINEY, JAMES	926.86
08/29/14	RANGEL, DERRICK	447.65
08/29/14	RANK, PAUL	907.94
08/29/14	RICE, CHRISTOPHER	1,062.82
08/29/14	RODDY, BRETT	198.62
08/29/14	RODRIGUEZ, ROBERTO	236.44
08/29/14	SEDLACEK, JEFFREY	2,843.32
08/29/14	STREFF, MICHAEL	2,939.22

08/29/14	SVENDSEN, RONALD	3,434.30
08/29/14	TROXEL, REID	857.53
08/29/14	GERVAIS-JR, CLARENCE	4,157.26
08/29/14	LUKIN, STEVEN	4,815.66
08/29/14	ZWIEG, SUSAN	1,186.96
08/29/14	CORTESI, LUANNE	1,859.44
08/29/14	SINDT, ANDREA	2,480.20
08/29/14	BRINK, TROY	2,459.39
08/29/14	BUCKLEY, BRENT	3,005.95
08/29/14	DEBILZAN, THOMAS	2,240.99
08/29/14	EDGE, DOUGLAS	2,210.60
08/29/14	JONES, DONALD	2,243.29
08/29/14	MEISSNER, BRENT	2,197.79
08/29/14	NAGEL, BRYAN	3,702.80
08/29/14	OSWALD, ERICK	2,458.79
08/29/14	RUIZ, RICARDO	1,765.79
08/29/14	RUNNING, ROBERT	2,459.39
08/29/14	TEVLIN, TODD	2,240.99
08/29/14	BUI, EVAN	1,120.00
08/29/14	BURLINGAME, NATHAN	2,299.20
08/29/14	DUCHARME, JOHN	2,859.20
08/29/14	ENGSTROM, ANDREW	3,799.41
08/29/14	JAROSCH, JONATHAN	3,173.08
08/29/14	LINDBLOM, RANDAL	2,861.51
08/29/14	LOVE, STEVEN	3,852.46
08/29/14	THOMPSON, MICHAEL	4,783.41
08/29/14	ZIEMAN, SCOTT	880.00
08/29/14	JANASZAK, MEGHAN	1,720.19
08/29/14	KONEWKO, DUWAYNE	4,603.18
08/29/14	DELISLE JR, JACQUES	672.00
08/29/14	HAMRE, MILES	1,730.40
08/29/14	HAYS, TAMARA	1,765.79
08/29/14	HINNENKAMP, GARY	2,959.89
08/29/14	NAUGHTON, JOHN	2,401.73
08/29/14	NORDQUIST, RICHARD	2,245.60
08/29/14	PURVES, JUSTIN	1,684.19
08/29/14	RANWEILER, GABRIEL	412.50
08/29/14	SALCHOW, CONNOR	412.00
08/29/14	BIESANZ, OAKLEY	1,646.52
08/29/14	DEAVER, CHARLES	652.98
08/29/14	GERNES, CAROLE	671.50
08/29/14	HAYMAN, JANET	1,218.77
08/29/14	HUTCHINSON, ANN	2,762.97
08/29/14	SOUTTER, CHRISTINE	259.25
08/29/14	WACHAL, KAREN	992.09
08/29/14	GAYNOR, VIRGINIA	3,383.30
08/29/14	KROLL, LISA	2,004.19
08/29/14	YOUNG, TAMELA	2,144.99
08/29/14	EKSTRAND, THOMAS	3,984.62
08/29/14	FINWALL, SHANN	3,557.93
08/29/14	MARTIN, MICHAEL	2,939.40
08/29/14	BRASH, JASON	2,696.99
08/29/14	CARVER, NICHOLAS	3,628.62

08/29/14	SWAN, DAVID	2,884.99
08/29/14	SWANSON, CHRIS	1,827.39
08/29/14	WEIDNER, JAMES	1,440.00
08/29/14	WELLENS, MOLLY	1,783.05
08/29/14	BJORK, BRANDON	1,120.00
08/29/14	BRENEMAN, NEIL	2,483.78
08/29/14	GORACKI, GERALD	66.50
08/29/14	KONG, KATELYNE	54.00
08/29/14	LARSON, KATELYN	636.75
08/29/14	LARSON, TRISTA	323.00
08/29/14	ROBBINS, AUDRA	3,473.33
08/29/14	ROBBINS, CAMDEN	315.00
08/29/14	RYCHLICKI, NICHOLE	675.00
08/29/14	SIEVERT, ALEXIS	255.00
08/29/14	SLAWIK, VICTORIA	280.50
08/29/14	TAYLOR, JAMES	3,149.54
08/29/14	VUKICH, CANDACE	720.00
08/29/14	ADAMS, DAVID	2,100.01
08/29/14	HAAG, MARK	2,459.41
08/29/14	ORE, JORDAN	1,765.79
08/29/14	SCHULTZ, SCOTT	3,487.37
08/29/14	WILBER, JEFFREY	1,848.11
08/29/14	EVANS, CHRISTINE	1,525.57
08/29/14	GLASS, JEAN	2,216.16
08/29/14	HAUBLE, AMANDA	89.25
08/29/14	HOFMEISTER, MARY	1,129.32
08/29/14	KELLEY, CAITLIN	913.61
08/29/14	KULHANEK-DIONNE, ANN	648.50
08/29/14	MEYER, SASHA	1,726.07
08/29/14	PELOQUIN, PENNYE	680.29
08/29/14	SKRYPEK, JOSHUA	453.00
08/29/14	SMITH, CORTNEY	302.50
08/29/14	ST SAUVER, CRAIG	420.38
08/29/14	STAHLMANN, ELLEN	123.25
08/29/14	VUE, LOR PAO	206.84
08/29/14	AKEY, SHELLEY	108.00
08/29/14	ANDERSON, ALYSSA	25.44
08/29/14	ANDERSON, JOSHUA	540.50
08/29/14	BAETZOLD, CLAIRE	56.66
08/29/14	BAETZOLD, SETH	314.77
08/29/14	BAUDE, JANE	61.50
08/29/14	BAUDE, SARAH	101.76
08/29/14	BEAR, AMANDA	110.25
08/29/14	BERGLUND, ERIK	139.40
08/29/14	BESTER, MICHAEL	103.50
08/29/14	BUCKLEY, BRITTANY	358.41
08/29/14	BUTLER, ANGELA	202.50
08/29/14	CORCORAN, JOSHUA	199.96
08/29/14	CRANDALL, ALYSSA	56.38
08/29/14	CRANDALL, KRISTA	629.75
08/29/14	DEMPSEY, BETH	220.94
08/29/14	DRECHSEL, HEIDI	21.75
08/29/14	DUCHARME, DANIELLE	68.00

08/29/14	DUNN, RYAN	532.97
08/29/14	EPLAND, PETER	128.00
08/29/14	ERICSON, RACHEL	221.00
08/29/14	ERICSON, WESTIN	510.00
08/29/14	FARRELL, DANIEL	101.29
08/29/14	FONTAINE, KIM	771.00
08/29/14	GRAY, MEGAN	222.37
08/29/14	GRAY, SOPHIE	52.20
08/29/14	GRUENHAGEN, LINDA	241.30
08/29/14	HAASCH, ANGELA	28.50
08/29/14	HAGSTROM, EMILY	11.90
08/29/14	HANSEN, HANNAH	711.88
08/29/14	HASSAN, KIANA	177.18
08/29/14	HEINRICH, SHEILA	79.32
08/29/14	HODGE, AMY	29.00
08/29/14	HOLMBERG, LADONNA	222.76
08/29/14	HORWATH, RONALD	3,000.03
08/29/14	HUNTLEY, NATALIE	112.73
08/29/14	JOHNSON, BARBARA	451.40
08/29/14	KEMP, MAYA	39.38
08/29/14	KOHLER, ROCHELLE	32.38
08/29/14	KOLLER, NINA	368.00
08/29/14	LAMEYER, BRENT	113.40
08/29/14	LAMEYER, ZACHARY	140.00
08/29/14	LAMSON, ELIANA	27.00
08/29/14	MASON, AMY	45.30
08/29/14	MCCOMAS, LEAH	240.00
08/29/14	NITZ, CARA	385.00
08/29/14	NORTHOUSE, KATHERINE	695.73
08/29/14	OHS, CYNTHIA	207.00
08/29/14	PROESCH, ANDY	322.00
08/29/14	RANEY, COURTNEY	896.00
08/29/14	RAU, COLE	28.35
08/29/14	REHLING-ANDERSON, LORIE	282.75
08/29/14	RENSTROM, KEVIN	254.25
08/29/14	RESENDIZ, LORI	2,597.77
08/29/14	RICHTER, DANIEL	113.40
08/29/14	RODILES, CECILLIA	51.00
08/29/14	ROLLERSON, TERRANCE	15.00
08/29/14	ROSAND, WALKER	24.00
08/29/14	SCHERER, KATHLENE	50.00
08/29/14	SCHMIDT, VICTORIA	128.00
08/29/14	SCHREIER, ABIGAIL	353.64
08/29/14	SCHREIER, ROSEMARIE	26.00
08/29/14	SCHREIER, ZACHARY	48.03
08/29/14	SMITH, ANN	133.57
08/29/14	SMITH, CASEY	124.63
08/29/14	SMITH, JEROME	184.00
08/29/14	SMITLEY, SHARON	336.72
08/29/14	SYME, ABBEY	272.81
08/29/14	SYME, LAUREN	70.38
08/29/14	TREPANIER, TODD	304.75
08/29/14	TUPY, HEIDE	45.80

	08/29/14	TUPY, MARCUS	95.00
	08/29/14	WALES, ABIGAIL	210.63
	08/29/14	WARNER, CAROLYN	158.40
	08/29/14	WEIMANN, NICHOLAS	24.00
	08/29/14	WEINHAGEN, SHELBY	231.00
	08/29/14	WHITE, DANICA	68.40
	08/29/14	YUNKER, JOSEPH	52.00
	08/29/14	BOSLEY, CAROL	69.75
	08/29/14	CUSICK, JESSICA	191.25
	08/29/14	MOSLOSKI, JESSICA	80.75
	08/29/14	RANGEL, SAMANTHA	155.50
	08/29/14	WISTL, MOLLY	388.75
	08/29/14	BOWMAN, CHRIS	152.00
	08/29/14	CRAWFORD, SHAWN	504.00
	08/29/14	DOUGLASS, TOM	1,942.59
	08/29/14	INDA, ANTHONY	216.00
	08/29/14	KRECH, ELAINE	747.50
	08/29/14	LEYVA LUNDBERG, DANTE	107.20
	08/29/14	LOONEY, RAYJEANIA	160.00
	08/29/14	MAIDMENT, COLIN	669.00
	08/29/14	MALONEY, SHAUNA	195.50
	08/29/14	PRINS, KELLY	1,934.83
	08/29/14	REILLY, MICHAEL	2,022.49
	08/29/14	STEFFEN, MICHAEL	102.00
	08/29/14	COUNTRYMAN, BRENDA	1,320.00
	08/29/14	JACOBSON, AMANDA	320.00
	08/29/14	PRIEM, STEVEN	2,520.89
	08/29/14	WOEHRLE, MATTHEW	2,314.27
	08/29/14	XIONG, BOON	1,544.99
	08/29/14	BERGO, CHAD	2,824.09
	08/29/14	FOWLDS, MYCHAL	3,989.58
	08/29/14	FRANZEN, NICHOLAS	3,422.63
	08/29/14	KREGER, JASON	2,662.08
9990144	08/29/14	MAHRE, GERALDINE	135.00
9990145	08/29/14	HANNIGAN, RACHEL	84.00
9990146	08/29/14	BICKFORD, JACKLINE	88.00
9990147	08/29/14	COUGHLIN, NATALIE	47.48
			532,704.32

## MEMORANDUM

**TO:** Melinda Coleman, Interim City Manager  
**FROM:** DuWayne Konewko, Parks and Recreation Director  
Ginny Gaynor, Natural Resources Coordinator/HPC Liaison  
**DATE:** September 3, 2014  
**SUBJECT:** Approval of Historic Context Study

### **Introduction**

In Fall 2013, Maplewood received a grant to conduct a historic context study and hired Thomas R. Zahn and Associates to prepare the study. At the September 8 council meeting, council will consider acceptance of the report.

### **Background**

One of the first steps in preservation planning is to conduct a historic context study. This type of study organizes history based on cultural themes and their geographical and chronological limits. The context study is a framework for evaluating the relative significance of cultural resources. Rather than concentrating on individual properties, it focuses on broad themes that the city can use to organize and evaluate resources. The contexts established create a foundation for future preservation planning and projects.

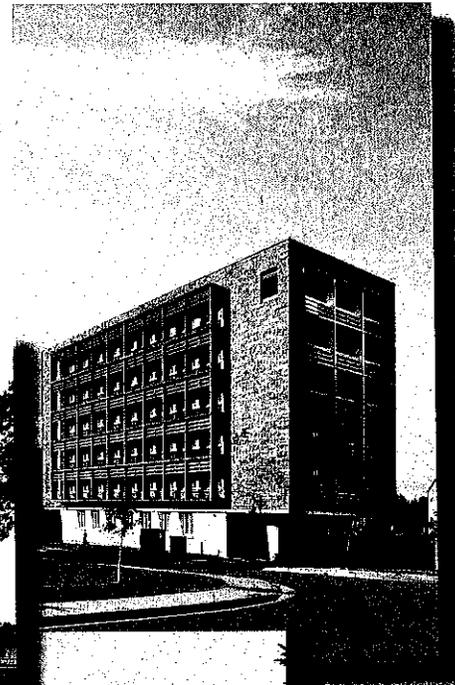
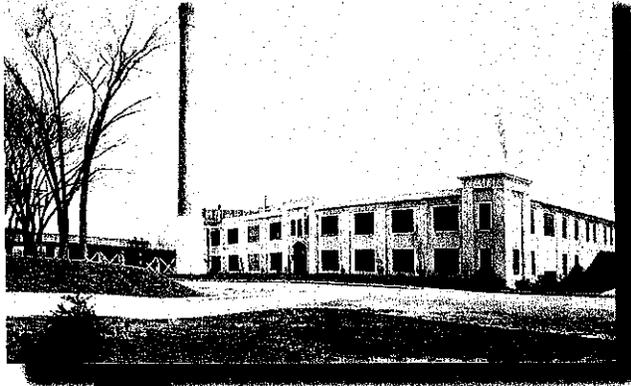
Maplewood received a \$9500 grant to conduct the historic context study. The funds for this grant were provided by the State of Minnesota from the Arts and Cultural Heritage Fund through the Minnesota Historical Society. Thomas R. Zahn and Associates was hired to conduct the study and during the past several months has had several meetings with staff, Heritage Preservation Commission, and Maplewood Area Historical Society.

The Heritage Preservation Commission approved the historic context study at their July 10, 2014 meeting. Consultants will present the highlights of the study at the September 8 council workshop. Staff and HPC commissioners were impressed by the quality of the study. It provides some new information, gives us a broader view of Maplewood history, and makes several recommendations. We believe it will serve the city well in helping us set preservation goals and prioritize projects. The study is posted online at [www.ci.maplewood.mn.us/history](http://www.ci.maplewood.mn.us/history).

### **Recommendation**

Staff recommends that the City Council approves the Historic Context Study.

# City of Maplewood Historic Context Study



Prepared for the  
City of Maplewood and the Maplewood Heritage Preservation Commission  
Maplewood, Minnesota

Prepared by  
Thomas R. Zahn & Associates LLC

August 2014

**Cover Photographs clockwise from top:**

*Saint Paul Regional Water Services treatment plant circa 1925. Located at 1900 Rice Street.  
Saint Paul's Priory, now known as the Tubman Center East located at 2675 Larpenteur Avenue East.  
Saint Paul Ski Club Nordic Training Area (ski jump) on Sterling Avenue.  
The old Town Hall located at 1375 Frost Avenue.  
Art Moderne style residence at 1800 Phalen Boulevard East.  
Bruentrup Farm at 2170 County Road D East.*

Historic photographs included in this report are from the collections of the City of Maplewood, the Maplewood Area Historical Society, the Minnesota Historical Society, and the Saint Paul Regional Water Service.

This project has been financed in part with funds provided by the State of Minnesota from the Arts and Cultural Heritage Fund through the Minnesota Historical Society.

# City of Maplewood Historic Context Study

Prepared for the  
Maplewood Heritage Preservation Commission  
and the City of Maplewood, Minnesota

Mayor  
Nora Slawik

## Heritage Preservation Commissioners

Peter Boulay, Chair  
Richard Currie, Vice-Chair  
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Brenda Rudberg  
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John Gaspar  
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## Prepared by

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August 2014

# City of Maplewood Historic Context Study

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# City of Maplewood Historic Context Study

## Study Importance and Methodology

For a town that is often best defined by its relationship to its surrounding communities (“having all the flavors of its neighbors” as one Heritage Preservation Commissioner so aptly describes), Maplewood has developed a complex and diverse history. It is also, sadly, a history in which many resources have been lost. This Historic Context Study is an important part of moving preservation efforts forward in Maplewood.

Today, residents and city officials alike are eager to see the community better incorporate historic preservation into everyday life. Homeowners and business people are ready to restore their properties, schoolchildren are excited to learn about their city’s history, and the city itself plans to use past development to inform future planning activities.

With this historic context study, the city makes the important move of tying preservation to planning, wishing to ensure a vibrant future for the community by building on the resources of its past. Historic contexts will allow the city to evaluate its resources and plan for future development, while continuing to secure the unique character and spirit inherent in Maplewood’s history.

### The Importance of Historic Contexts

The National Park Service, as it evaluates potential National Register properties, is very specific as to the importance of historic contexts. These standards are primarily defined in the following publications:

- *Guidelines for Local Surveys: A Basis for Preservation Planning (Bulletin 24)*
- *How to Apply the National Register Criteria for Evaluation (Bulletin 15)*
- *How to Complete the National Register Registration Form (Bulletin 16A)*

Bulletin 24 in particular defines historic contexts as “broad patterns of historical development in a community or its region, that may be represented by historic resources.” Bulletin 15 expands on the importance of historic contexts by noting that “its core premise is that resources, properties or happenings in history do not occur in a vacuum but rather are parts of larger trends or patterns.” Bulletin 16A organizes historic context by “theme, place and time” that “allows applicants to understand a historic property as a product of its time and as an illustration of aspects of heritage.”

In general, historic contexts are considered most valuable to communities as a “framework” for evaluating the relative significance of cultural resources such as varied sites, structures, districts, and other elements. They serve as an organizational tool for defining a community’s history, a past which otherwise can be extremely lengthy, complex, and unwieldy. Rather than concentrating on each individual property, historic contexts focus on broad, overarching themes that would provide the city with the means to organize and evaluate its resources and lend perspective on the past.

By developing these preservation themes, Maplewood can most effectively evaluate current resources, designate new ones, and plan for preservation in future generations. The contexts will allow for a more equitable designation of properties, as each site can then be viewed in terms of what is best for the city as a whole, rather than as a single instance in isolation. These contexts also assist city officials in making difficult decisions about the preservation of buildings, sites, and structures that best represent Maplewood's history, and to target future preservation efforts in the areas where they are most effective. They will assist in avoiding "pigeonholing" Maplewood's history into certain areas, and help the Heritage Preservation Commission (HPC) to advocate for preserving remaining resources.

The contexts identified herein can also be used as a rallying point for educational and community participation initiatives and are integral to future planning for land use, economic development, parks and recreation, transportation, public infrastructure and housing. As more data is organized, the contexts will evolve and change, recommendations will be updated, and the study will become more useful as a long-range planning tool. The expanded contexts, in addition to being a framework for the evaluation of resources, could be useful in public education programs for neighborhood organizations, government bodies, and local schools. Rather than serving as a static end point that mothballs historic resources, this study is designed to be an exciting jumping-off point for the future of preservation in Maplewood.

## **Objectives and Methodology**

As defined above, the main objective in defining historic contexts for Maplewood is to provide a framework for the community's history that can assist the city, its residents, and its business owners in making future planning decisions, including, though not limited to:

- individual, district, and multiple-property nominations to the National Register of Historic Places
- state and national tax credits
- a local designation process
- a full historic building survey
- historic tourism initiatives
- educational outreach

The Consultants met with the Heritage Preservation Commission (HPC) three times to gather input and discuss the Historic Context Study. In addition they submitted updates for staff to present at HPC meetings held during the project timeframe. An individual interview with Commissioner and local author/historian Pete Boulay was extremely important in organizing our work. We also met several times with the HPC staff person, Virginia Gaynor, and appreciated her knowledge, willingness to help, and research materials.

We then consulted with the State Historic Preservation Office (SHPO) regarding federal guidelines and state contexts. We also consulted with the statewide preservation non-profit, the Preservation Alliance of Minnesota.

The Maplewood Area Historical Society (MAHS) was an extremely valuable research resource. Bob Jensen and other members of the Society were extremely generous with their time and resources. We met and spoke with Bob several times, and he organized a community meeting on the topic that provided us with original source materials. The Society was also very helpful in connecting us with their researchers, one set of whom are currently working on a cultural history study of 3M, while another conducts oral interviews with Maplewood firefighters.

The Consultants proceeded to collect and review information and history on the city, ranging from primary sources such as city records, Sanborn Fire Insurance maps, historical photo databases, city directories, and the Maplewood Area Historical Society's collection. Secondary sources included previous studies and reports and several early histories of the area. Particularly valuable in this research were Boulay's *The Lost City of Gladstone*, the MAHS's videos, and various MAHS chronologies, mainly prepared by Bob Jensen.

We compiled a comprehensive map of the city and historic area based on several sources. With these maps we conducted extensive fieldwork, photographing hundreds of properties and features. This fieldwork gave us a first-hand understanding of Maplewood and its influences — the neighborhoods, the chain of lakes, and especially the relationship between the northern section and the south leg.

Following this research and in consultation with the Heritage Preservation Commission, we identified seven contexts that most clearly demonstrated Maplewood's history. These span the period of the area's pre-history to almost the present day.

### **City of Maplewood Contexts**

**Number 1** – “Native American and Early Settlement” considers the Native American history of the area as well as the first Anglo-American settlement. It ends just as the commerce-related considerations begin.

**Number 2** - “Agriculture and Farming” addresses the considerable importance of small truck farms in Maplewood's development, mainly based on its proximity to, yet separation from, Saint Paul.

**Number 3** - “Transportation” looks at the long history of access to the area. From early Native trails to the short but important railroad influence to the network of roads and highways that dominate the area, this is a very important resource for Maplewood. This also addresses the lost resource of the Gladstone Shops.

**Number 4** – “Cultural Life” is a look at surprisingly diverse and comprehensive influences. This covers churches, social organizations, parks and recreation, tourism, and sports, with even some 1920s-30s gangster lore.

**Number 5** – “Civic Life” is rather unusual for Maplewood due to its late incorporation. This context holds some of the major community influences, including the fire department, schools, the Water Works, and the Poor Farm.

**Number 6** – “Commerce and Industry” investigates area business ranging from the Plow Works to 3M. These businesses have had an important effect on the city’s history and development.

**Number 7** – “Residential” context outlines the kinds of housing styles found in Maplewood including defining architectural elements and providing visual examples. This section should be of great interest to area residents.

Each context is arranged around a short narrative, which is not designed to be a full history but rather to serve as a brief introduction to the theme. In each, we touch upon some major influences. Each section also includes both historic and modern photographs; some also include maps as appropriate. In many cases, some time is spent on descriptions of the past and on lost resources. These narratives are designed to fill in information that would be missing were only current resources to be considered, and to demonstrate the importance of remaining properties. The next component is a fairly comprehensive list of typical property types associated with the context. Recommendations for future actions round out the individual sections.

Finally, all of the contexts are deliberately designed to be modified through time. This is an important step for the Maplewood HPC, and it should serve to spur future work. The contexts are open and flexible, and anticipate that the next steps would be for the HPC to develop a number of new programs and outreach, ranging from a comprehensive site survey to National Register of Historic Places nominations to public education processes.

## A Brief History of Maplewood

The history of Maplewood goes back about 150 years. Before settlers arrived, the land in Maplewood was inhabited by the Dakota Indians. The landscape was a mix of scrub oak and prairie, with many marshes and lakes. The first attempt at settling the area came in 1850 with families venturing out from Saint Paul. Meeting resistance from the Dakota inhabitants, the settlers soon retreated back to the city. However by 1853 the land had been taken over by the Ojibway, a people with fewer compatibility issues regarding early Euro-American settlement.

The south leg of Maplewood was being settled as well in the early 1850s when Thomas Carver began farming to the west of Carver Lake. This area later became McLean township. Northern Maplewood was included in the township of New Canada when it was formed in 1858.

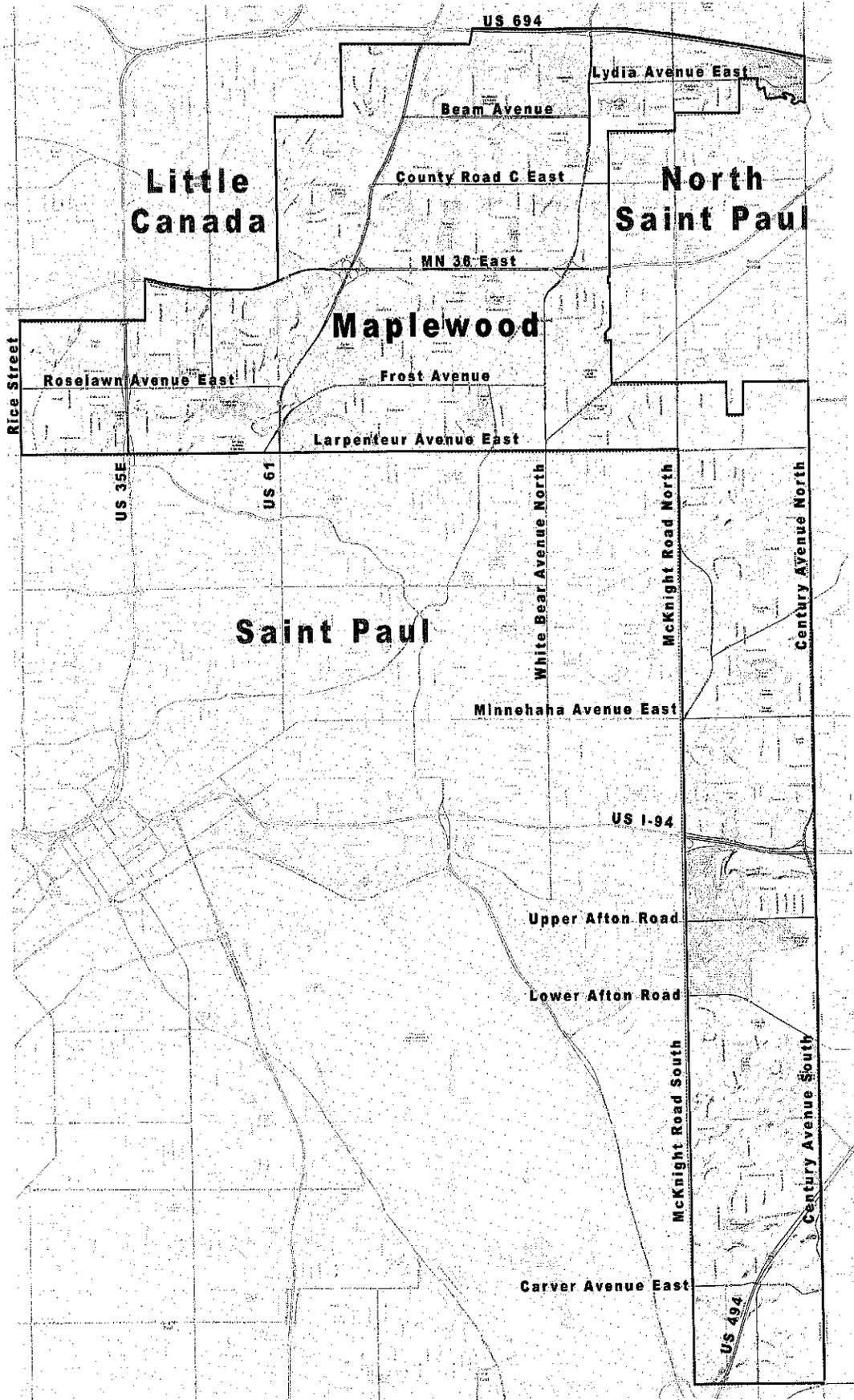
The first organized transportation in this area was a stagecoach line that ran along present day Edgerton Street. This line began in 1856, and remained in service until the first railroad was built to Duluth in 1870. By the mid-1880s, the St. Paul and Duluth Railroad arrived, and the town of Gladstone was platted in 1887, intended to "rival Saint Paul." As well as the railroad depots, the town hosted the St. Paul and Duluth Railroad Shops, as well as the St. Paul Plow Works and several smaller businesses. However, in 1917, the newly-consolidated railroad closed the shops and Gladstone began to decline. Today it is commonly called the "lost city" of Gladstone.

The area thrived on the township model, and experienced great expansion post WWII, as newly-returned soldiers and their families looked for inexpensive and convenient housing in an attractive and family-oriented community. On February 26, 1957, the residents voted to incorporate as the Village of Maplewood.

In the 1950s, 3M also chose the Maplewood area as the site for its world headquarters, which remain there to this day. The Village of Maplewood was changed to the City of Maplewood by the 1970s and adopted the council manager form of government. The Maplewood Mall opened in the early 1970s and became the major center of retail business in Maplewood and also served a broader, regional market.

The city remains an intriguing mix of old — including Gladstone remains, the Bruentrup Farm, and many other historic sites and resources — and new, including many engaging mid-century homes, a fine collection of architecturally significant religious and corporate buildings, and an abundance of beautifully maintained open spaces.

# City of Maplewood Area Map



## Context 1 –Native American and Early Settlement

Time span – Circa 1000 BC – 1886

Though many of Maplewood's historic resources stem from the more recent past, the area has a relatively early Native American history, due to access by creeks connected to the Mississippi River — Fish Creek, Battle Creek, and Phalen Creek. Even some of Maplewood's current roads stem from early Native trails and access points. Once early Euro-American settlers arrived, the two cultures appeared to live in harmony for a number of years, until the area was finally fully homesteaded with farms and the small town of Gladstone and the Native American inhabitants moved on. This early settlement by these two diverse groups quite possibly set the tone for the unusual development of Maplewood, which did not become its own city until the mid-20<sup>th</sup> century.

### Native American Settlement and Sites

As with much of Minnesota, it is believed that the earliest significant Native American settlement of the area occurred during the Woodland period, beginning circa 1000 – 1 BC. The Woodland natives are generally referred to as "Mound Builders," an over-arching term applied to a diverse group of people who lived over much of the eastern portion of North America. Current archeological studies indicate that this culture may actually have been made up of several different bands, some of whom were hunter-gatherers and the majority of others that farmed the land. The Woodland period is distinguished by the beginnings of crop cultivation, the advancement of pottery making, and the prevalence of burial mounds.

Mounds are evident in the eastern half of the United States from the Atlantic coast to Minnesota and down to the Gulf of Mexico. The purpose of the mounds can be mysterious; although most were apparently used for burial purposes, others appear to have no artifacts and perhaps served simply as raised areas for religious ceremonies ("temple mounds") or as fortifications. Still others may be collapsed lodges. Before the twentieth century they were prevalent throughout Minnesota. Due to their loss to development, they are fairly rare today.

Though it is possible, no physical evidence exists that Woodland-period natives farmed in the area. There are, however, several burial mounds (or mound remains), and many area residents report finding artifacts, such as pottery shards or arrowheads. It is believed that the Woodlands tribes primarily passed through the area, rather than residing in it, using the waterways to travel north. In archeological studies completed to date, most artifacts from the area appear to come from temporary campsites (see the *Phase 1 Archeological Study* for the Fish Creek area, conducted in 2005.)

By the early-to-mid 1800s, however, there was a more permanent native presence of the Dakota tribes, residing in the forested areas and prairies near the lakes. However, in 1850, a European-American group consisting of the Bell, Casey, Conlin and Saint Vincent families came from Saint Paul to homestead the newly available area, which they had purchased for \$2 an acre near present-day Hazelwood and County Road C. The Dakota, apparently not party to the homestead agreement, drove the families out before they completed their cabins.

In the ensuing years, Dakota and Ojibway tribes fought over the area, with the Dakota reportedly wanting to settle the land and the Ojibway simply using it for hunting grounds. By 1853, the Ojibway had gained the ground following a confrontation at Battle Creek (now Battle Creek Regional Park on Upper Afton Road). As they were not generally living in the area, but instead passing through it, the Ojibway were more amenable to sharing it with early homesteaders. In particular, the lakes within the watershed, easily navigable by canoe, seemed to be valuable to these tribes for travel and for temporary campsites.

Oral histories shared by local residents include many stories of early native settlements on area lakes and creeks (especially Spoon Lake, Casey Lake, Carver Lake, Kohlman Lake, Fish Creek, and Battle Creek). Former trail sites include the area along County Road C, at Highway 61 and Roselawn, and on Hazelwood.

Maplewood was also home to several mounds, most of which are lots — at Highway 61 and Keller Lake Road, at Burlington and McKnight, and in Afton Heights Park. The Highway 61 site was likely an important burial mound, with early references to discoveries of bones and other resources. Due to the extensive development of these sites, the likelihood of any new resources being discovered at this point is extraordinarily small.

However, some potential resources still remain at and near the Fish Creek site, (for example, the potential of the Red Rock mound) and the site is especially suited for new investigation.

## **Fish Creek**

The 70 acres of the Fish Creek site were acquired by the City of Maplewood in 2013 for open space. As Fish Creek was an area where Native Americans accessed the river, it could prove to be especially significant.

A Phase 1 Archeological Survey was conducted at the Fish Creek parcel in 2005, in conjunction with planning for a development project that was later dropped. Shovel tests were done in six areas, with artifacts found at two of these areas/sites.

- Site 1 uncovered a single Prairie du Chien chert flake. This was in an area of heavily disturbed soils and thus the artifact had very poor integrity.
- Site 2 revealed seventeen pre-contact artifacts including ceramics, lithics (stone), and faunal remains (tooth enamel).

Preservation and interpretation of this area should be part of the city's plan for the land. The archeologist conducting the study stated the second site is potentially eligible for listing on the National Register of Historic Places.

The 2005 survey was not exceptionally comprehensive, and there may be more resources at the Fish Creek site. Additional archeological investigation is recommended and public ownership will aid such investigation.

## Early Anglo-American Settlement

A confusing element of the early European-American settlement was the township structure, especially since "Maplewood" did not exist as its own municipality until 1957. Upon Minnesota's statehood in 1858, the northern part of Maplewood was part of the New Canada Township (incorporated 1858), and the southern leg was part of McLean Township (also incorporated 1858). Due to the area's geography and lack of clear boundaries that correspond to the current city outline, many early township settlers actually resided in present-day Saint Paul, Woodbury, North Saint Paul, or Little Canada. Many Maplewood resources, such as Lake Gervais and Lake Phalen, are named after the first residents of Little Canada Township. This makes early settlement-related resources even more elusive.

Within the area that is now Maplewood, the earliest purchase of land was in 1849, by Lewis and Mary Roberts. They bought 160 acres of land, the site of which later became the town of Gladstone. Though they owned the land, they did not develop it.

As mentioned above, the first settlers tried to move into the area to farm in 1850, though the area was not actually settled until several years later due to land rights conflicts. The families returned to their land near the current County Road C in 1853. Meanwhile, the south leg was first settled in 1852 by Thomas Carver, just to the west of the lake that now bears his name. Oral histories describe native campsites continuing on the east-southeast side of that lake until the late 1800s.

One reason for a relatively slow settlement of the area (in comparison to nearby communities) was the less-than optimal landscape. Early surveyors described the area as having "second-rate" soil. There was no immediate Mississippi river access, though the chain-of-lakes was well-travelled. At the time of the original land survey, the Maplewood area was predominantly oak barrens, oak woodlands, wetlands, and a few patches of "Big Woods," a forest type dominated by sugar maple and basswood. Although these areas were originally relatively rich in flora and fauna, they were very susceptible to even the earliest development, and lost biodiversity quickly.

There was a small settlement boom, however, in the 1860s, much of it around the site that would become Gladstone. Farmer J.W.S. Frost moved to Clarence Street from his original farm just south of Frost Lake (which is now part of Saint Paul). Both the avenue and the lake are named after him. Henry Scharfbilling farmed at the present-day corner of English and Larpenteur. Other early pioneers included the Underleiter, Reuter, Jungmann, and Fischer families.

Sarah Wakefield (for whom Wakefield Lake is named) was one of the most notorious early residents. In the early 1860s, while living at the Lower Agency in south central Minnesota, she was captured by the Dakota and survived only because she claimed to be married to a Dakota man, Chaska. He was later criminalized (possibly for this) and was one of the thirty-eight hanged in Mankato in 1862. When her husband died in 1874, the widow Wakefield moved to Gladstone where her family farmed.

A definitive presence was finally established in the Maplewood area in 1886, when William and Mary Dawson platted a town site at the junction of the Wisconsin Central Railroad and the St. Paul and Duluth Railroad. Dawson, a former Saint Paul councilmember and one-term Saint Paul mayor, believed the town would “rival Saint Paul.” The area, formerly known as “Lake Phalen Junction,” was renamed “Gladstone” after British statesman William Gladstone.

For a time, the small community was busy if not exactly urban, but the demise of the major railroad and Plow Works industries by the 1920s all but shuttered the town. Sadly, almost all original Gladstone resources are now lost. The exceptions are the archeological remains of the former Gladstone Shops and the much-altered Township Hall, which was constructed on Lake Phalen in 1878-79, then moved to Frost Avenue in 1900, then across the street to its current site in 1952.

## **Related State Contexts**

Maplewood’s earliest historic contexts are incorporated within three of the larger, statewide contexts as determined by the Minnesota State Historic Preservation Office:

- “Indian Communities and Reservations, 1837-1934”
- “Early Agriculture and River Settlement, 1840-1870”
- “Railroads and Agricultural Development, 1870-1940”

## **Property Types**

Note: In general, property types listed in these contexts will often identify specific Maplewood examples as available. Unfortunately, relatively few of these examples are available for the Early History context. The following list represents cultural resources that are likely present in the area, though many may not currently be evident, or may be so altered as to have lost most, if not all, of their integrity.

### **Pre-European sites**

- Gravesites/Mounds
- Habitation sites/Campsites
- Ceremonial and religious sites
- Treaty and meeting sites
- Other archeological sites
- Prominent natural features

### **Pre settlement**

- Trading sites
- Boat landings and river access
- Campsites

### **Early settlement**

- House/cabin sites
- Plat lines
- Civic sites
- Commercial sites
- Farm sites

## **Native American and Early Settlement Recommendations and Future Actions**

- Maplewood should pay special attention to archeological investigations of any remaining Native American sites — most notably the publically-owned Fish Creek site. A brief archeological survey of the area was completed in 2005 as a pre-development effort. Now that the land is publically owned and presumably more accessible, ideally, a full Phase II archeological survey should be completed; minimally the area should be protected and surveyed as possible. It is the Consultant's understanding that this is a potential future project. The State Historic Preservation Office (SHPO) could advise and assist on this matter.
- Most other Native American sites have been lost due to public development (such as roads and even parks) and private development (farms and homes). However, many Maplewood-area residents have stories of finding artifacts such as arrowheads and serving implements. The HPC should work with the Maplewood Area Historical Society on accessing and interpreting these resources as they become available.
- Interpretation of public spaces, such as trails and parks, should include reference to Native American settlement and even to the pre-settlement natural conditions. Several of the conservation plans for area nature preserves already do this well and could serve as a model.
- Concurrently, the city may desire to pay special attention to any early settlement resources, such as the former Gladstone Shops and townsite. Ideally, a larger full archeological survey would again be completed, perhaps as part of future development of the area. A Cultural Resources Assessment of the area, conducted in 2005 by the 106 Group, is an excellent resource for this. Pete Boulay's "Walking Tour of Old Gladstone" is similarly evocative.
- The Consultants specifically recommend a greater consideration of the Gladstone Shops site, as detailed later in the study.
- The Consultants recommend further study of the original Town Hall building (as moved and altered), to determine historic integrity and the possibility of its preservation.
- Any remaining original settler sites should be preserved.
- Maplewood stands in contrast to many Minnesota communities in that often Native American resources are lost while late 1800s settlement is very prevalent. This can appear to weigh a community's history toward the later period. In Maplewood's case where many resources throughout time have been lost, this contrast is far less evident, which in some ironic way may provide more historic continuity.

## Context 2 – Agriculture and Farming

Time span – 1852 to 1985

As mentioned previously, the first European-American settlers came to the Maplewood area to farm, with Thomas Carver establishing the first farmstead on Carver Lake in 1852. Though the soil was not as good for farming as some other Minnesota land, the area proved to be ideal for small family farms and truck farms. The topography was good, with a combination of rolling hills and flat field land, there was some forestry, (but not the dense plantings of the Big Woods) and the many lakes provided water access.

Perhaps most importantly, there was a good transportation route to a major population node, where Saint Paulites were eager for fresh produce and dairy. The two railroads provided some transportation possibilities, but the vast majority of farm goods were transported by road to the Saint Paul markets. This system is now generally referred to as “urban fringe farms,” providing a great deal of the food for nearby cities.

The farms surrounding Saint Paul, expanding into what is now Maplewood, were remarkable for their attributes. Though smaller than most rural farms, they were far more valuable, as well as both more cultivated and capitalized. Yields (for both crops and livestock) were larger than more rural counterparts, and they were generally more narrowly focused on specific crops.

Another difference was the use of labor. While rural farms depended mainly upon family members for their labor, the urban fringe farms were more likely to make use of hired or day labor. Some of these workers came in from Saint Paul, while some were local, allowing a measure of job creation even when the larger industries in town such as the Gladstone Shops or the St. Paul Plow Works were struggling. However, the family remained at the core of the operation, meaning that they tended to retain the farmsteads for many years. Many current residents are descended from these prominent farm families.

As a rule, the farms immediately surrounding Saint Paul tended to be wealthier than their rural counterparts, especially due to the nearby markets and the reliable income stream. This in turn resulted in better-kept farms, and likely more investment in infrastructure. One disappointment in the community’s loss of historic resources is that not more of these farmsteads remain intact; however, many remnants likely still exist.

Maplewood in particular was known for the truck farms and their specialized crops such as asparagus, celery, berries, and even bulbs and flowers. With easy access on Highway 61 to the Saint Paul Farmer’s Market, farmers could sell their produce directly, while still being able to devote time to farming. This gave them a time and location advantage that allowed them to compete with larger but more distant farms.

There were several dairies, of which Schroeder was the biggest, and several family farms kept even just a few head of cattle. The Poor Farm was well known for selling milk and produce beyond what the residents farmed for their daily needs. Even the Ramsey County Correctional Facility farmed, raising cattle in the 1960s and 1970s and now hosting a tree and plant nursery.

Some of the major farmsteads included:

- The Ledo farm at 2510 Carver Avenue on the south leg, which operated for 101 years before selling off their livestock in 1975. Though the original house is gone, some outbuildings remain, including the Summer Kitchen.
- The Applewood Preserve, a former working orchard, now a park.
- Mogrens, which had a farm stand at White Bear Avenue and County Road C, predating the business node development.
- The Espersen Dairy at 2492 Highwood. Though much smaller than Schroeder Farms, Espersen also delivered to the area and to the East Side of Saint Paul. The house and milk house remain.

Other oft-referenced farms and dairies included: Peters, Little, Zuercher, Raditz, Ostergren, Joy, Jordan, Fischer, Capeder, Migglar, Espersen, Schlomka, Polski, and Hajicek. Few, if any, resources appear to remain.

There was also a thriving greenhouse industry, also taking advantage of the proximity to Saint Paul. These included:

- Dege's Greenhouse – began in 1906 in downtown Saint Paul and moved to Maplewood in the 1940s.
- Gertens – This large greenhouse had its beginnings at Highway 61 and 36 in the early 1900s, with the Gerten family living on Day Road. The business moved to Inver Grove Heights by 1920.
- Bender and Perkins Greenhouse, now closed.
- Zittel's Nursery – at Roselawn and Rice, now closed.

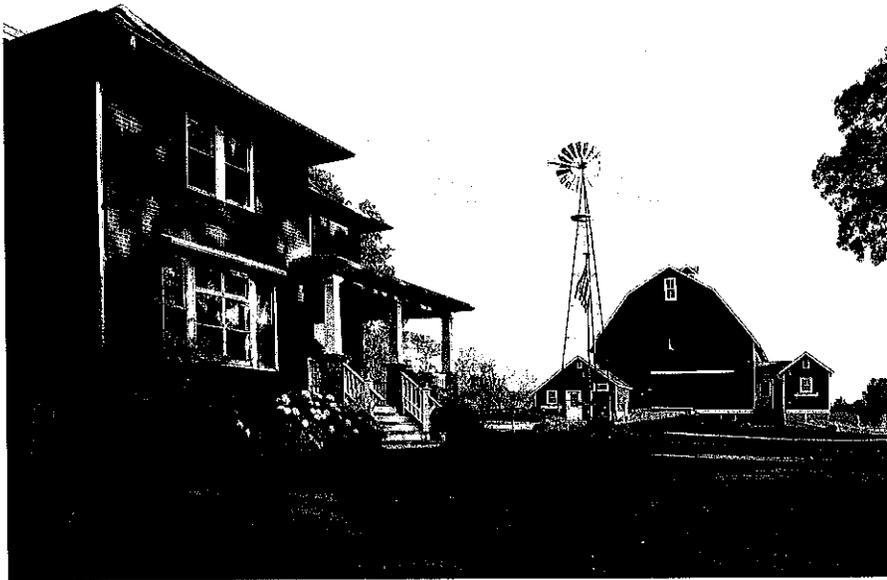
The Ramsey County Poor Farm is considered later in the contexts under "Civic Life."

## **Bruentrup Farm**

Likely the most documented farm in Maplewood is the Bruentrup farm. Although moved from its original site on White Bear Avenue (just east of what is now Maplewood Mall) in the late 1990s, the farm — with its several preserved buildings and strong interpretive programs — gives an excellent sense of Maplewood farm life.

The original forty acres of farmland, with a house, barn, and granary, was her family's wedding gift to Ida Wagner when she married German emigrant William Bruentrup in 1891. The young couple built a new barn and silo in 1905 and enlarged the original house in 1912, adding a number of other accessory buildings over the years including: a machine shed, maintenance shed, chicken coop, brooder house, windmill and smokehouse. Unlike many other area farmers, who had specialty crops, the Bruentrups had a more traditional farm operation including corn, a dairy, hogs, and chickens. The farm also grew exponentially, to 175 acres by World War II.

However, by the 1960s, the Bruentrups began selling off some of the acreage as the farm became too much to maintain and land prices and property taxes increased. Though they sold off the last cattle in the 1960s, they ran crops into the early 1980s, and cut hay into 1996-1997. In 1998, a developer offered an excellent price for the remaining six acres, but the family still living on the



*The Bruentrup Farm, looking south from County Road D.*

farm knew that development would destroy the farm buildings. They offered the farm resources to the City of Maplewood, which could not raise the funds, and it looked like the site would be lost.

It was then that the Maplewood Area Historical Society stepped in to raise funds from local citizens and businesses, as well as the Bruentrops themselves and a grant from the state legislature. They were able to relocate five of the buildings — the barn, the house,

the granary, the machine shed, and the maintenance shed, as well as many farm equipment artifacts. Other buildings, such as the milk house and the chicken coop, could not be moved but were re-constructed on the new site, located about half a mile northeast of the original location. The city provided the site as part of its Open Space land project, next to 25 acres of prairie preserve, with many volunteers donating time and labor on the project.

Since then, the MAHS has chosen to interpret the property from the 1945-1960 era. As well as housing the MAHS archives, the farm has permanent and special exhibits, and multiple special events annually. Though the move likely makes the property ineligible for the National Register of Historic Places, it did receive a Special Nomination in 2000 from the Preservation Alliance of Minnesota. It is a locally designated site.

## **Schroeder Dairy**

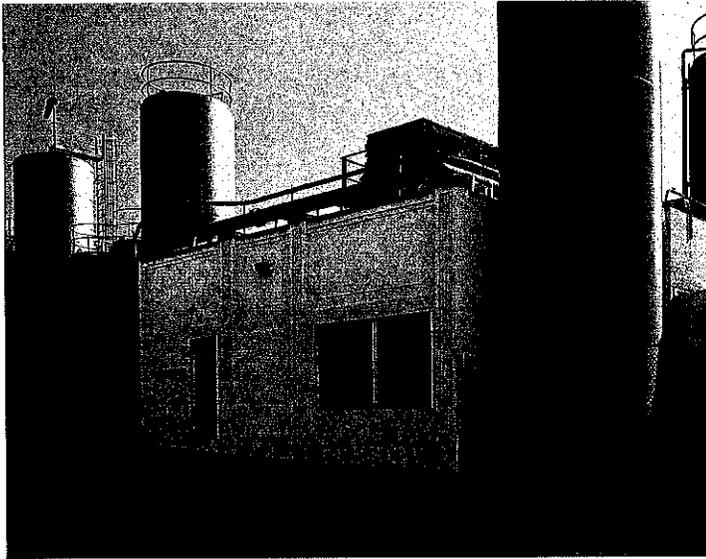
Schroeder Dairy is another story of an immigrant farmer believing in the future of the Maplewood area. German immigrant Henry Schroeder came to Minnesota in 1875. Since leaving Germany he had been all the way across the country to Seattle, worked for a railroad (but one that failed to pay him), and searched for land he could afford. When he came to Minnesota, he worked a few part-time jobs and saved up to buy some land on Rice Street, sight unseen. When he came to begin his fortune in Maplewood, he realized he had purchased a swamp.

Schroeder cleared the swamp, sent for his younger brother Herman, bought a cow, and in 1884, the Schroeder Dairy was founded.

Schroeder soon realized the potential in supplying dairy products to Saint Paul. He bought surplus milk from nearby farmers, then transported it in a spigot truck and sold it by the bucketful in Saint Paul. Soon, the brothers bought more land just to the north, which adjoined a conduit leading from Lake Vadnais to the Saint Paul Water Works. In 1891, Henry married

Anna May Schwartz, with whom he had two boys and five girls. Soon after, Herman left the business and opened a grocery in Saint Paul, also serving as a Schroeder distributor.

The dairy expanded rapidly, to over 20 buildings, including several barns for the hundreds of cows, two silos, an icehouse, a small power plant, and a bunkhouse for the workers. Schroeder did not eschew progress, purchasing automatic milkers (though the herd was so large some still had to be milked by hand) and open-wagon milk trucks chilled by ice blocks. These trucks allowed him to also serve the "hill trade," an extra summer route to bring dairy to wealthy Saint Paul families summering in White Bear Lake and Dellwood.



*All that remains publicly visible of the old Schroeder Dairy is a small section of the original plant along Rice Street.*

The Schroeders had their share of tragedy, however. They lost their 16-year-old daughter, Martha, to a skating accident when she fell through the ice at McCarron's Lake. In 1921, the entire dairy was lost to fire. There were no local fire stations, and by the time trucks arrived from Saint Paul, the structures had burned. The animals were all saved, however, and no one was injured. Schroeder rebuilt on 25 acres on Broadway (now County Road B), but no sooner had he constructed new barns and a house than they also burned to the ground in 1922. On the third rebuilding, the facilities were quite extensive, including a large house, a U-shaped cow

barn, a horse barn, 2 silos, a milk house, an ice house, and a garage. A pasteurization plant was added in 1927, as Schroeder began to advertise "Safe for Baby Milk" as part of the Pure Milk Movement. This lasted until lightning struck the bottling house in 1939. Schroeder's then stopped delivery. For some time, the operation ran very lean, especially as passed down to William Schroeder. William, in turn, passed it to his children, who expanded to a distributorship and also sold specialty dairy products and orange juice and performed contract packaging. The family sold the business to Canadian-based Agropur in 2008; the firm still maintains operations at the Rice Street site.

## **Farmhouses**

Several of Maplewood's "Century Homes" are farmhouses, now surrounded by other residences. In general, these homes are simple wood houses, 1.5-2 stories. The design is vernacular or homestead. Most have porches, and almost all of them have been added on to at some point, whether that is incorporating a former summer kitchen, adding a second story, adding to the back or side, or adding external staircases. Many have decorative gables or dormers, especially those that have additions. There is some ornamentation, generally carved bargeboards or window detailing.

Although these homes have lost integrity of place due to the loss of the surrounding farmsteads, they are still important in representing Maplewood's early farming (and residential) history. Because Maplewood farmers tended to be more prosperous, their houses also tended to be slightly nicer than the average farmhouse — the relocated Bruentrup house is a good example of this. Architectural historians nationwide are beginning to realize the importance of saving vernacular houses that demonstrate the typical late 19<sup>th</sup>-century lifestyle, rather than only high-style homes. With the several houses Maplewood has left, this is an important resource to keep in mind.

In some properties outbuildings still exist either along with or separate from the original homes. These include barns, chicken coops, garages, summer kitchens, and other storage buildings — again, generally smaller buildings.

However, no intact farmsteads remain in Maplewood.

## **Property Types**

### **Farms**

- Farmsteads
- Farmhouses
- Barns
- Silos and corncribs
- Stables
- Dairies
- Pump houses
- Chicken coops
- Smokehouses
- Root cellars
- Doghouses
- Sheds and other outbuildings
- Wells

### **Farm Landscape**

- Fields
- Millponds

### **Agricultural businesses**

- Farm stands and markets
- Farm implements/feed/seed stores

## **Agriculture and Farming Recommendations and Future Actions:**

- To the Consultants' knowledge, no complete farmsteads remain in Maplewood. However, due to the fact that many farms remained in operation until relatively recently, and as many of them were well-kept, there may be some valuable hidden resources. The HPC should work with area property owners to identify and inventory farm-related resources still in existence, and develop a program to preserve and protect these resources even as the use of the land changes.

- Several farmhouses still exist, though now surrounded by other residences. The HPC should create a comprehensive listing of these houses, and work with homeowners to preserve and protect these homes.
- The HPC should support the MAHS and its efforts to interpret the Bruentrup Farm. This farmstead, though moved from its original site, maintains excellent resources in the house, barn, granary, maintenance shed, and machine shed, and is an extremely accessible and educational resource.
- The Schroeder Dairy story is compelling but often overlooked. The HPC should look into further recognition and preservation of the site.
- As smaller community gardens and “urban farms” become more common, Maplewood may regain a sense of this history (albeit a reconstructed one). It should be aware of sense of place.

## **Context 3 – Transportation: Wagon Wheels, Iron Rails, and Automobiles**

Time span – 1856 to current

In many ways, Maplewood considers itself a railroad town. While it is certainly true that Gladstone would likely not have existed without the junction of the St. Paul and Duluth Railroad and the Wisconsin Central Railroad (and the ensuing Gladstone Shops), the truth is that Maplewood owes its success to multiple forms of transportation. From Native American canoeing and trails along the lakes, to the early stagecoach routes, to the much more recent network of highways that surround the city, Maplewood is a community in motion.

Transportation resources, however, are generally ephemeral. Actual transportation elements, such as stagecoaches or train cars and engines do not often survive. Train tracks are abandoned, rails are removed, roads are upgraded, and even paths change over time. Some exist on top of or along other resources, such as Highway 61 running over early Woodland mounds. Related resources, such as the Gladstone Shops, are not valued and are lost.

The issue with Maplewood's resources lies in valuing the importance in the past, while recognizing lost elements and preserving disparate existing resources, many of which may have lost integrity or may be altered for current use. The city should actively work to preserve and protect the resources that still exist, while finding innovative ways to interpret what has been lost.

Due to the railroad junction and the Shops, Maplewood's transportation context relates specifically to the statewide context "Railroads and Agricultural Development, 1870-1940."

### **Native Paths to Stagecoach Trails**

The 1848 surveyors marked several original roads and wagon trails, most of which formed along early Native American trails. Stillwater Road, which opened in June 1846, was likely the earliest Territorial Road in the area; though it is close to the route of today's Highway 5, its exact location is unknown. The road was marked in the 1848 survey with metes and bounds to landmarks that no longer exist, such as "an Oak tree near the foot of the hill on the South side of a Spring branch." This road connected Stillwater and Saint Paul through what is now Maplewood.

The current Hazelwood Street developed along an old Indian path and beginning around 1850 another road ran from Saint Paul to Little Canada close to today's Edgerton Street. Afton Road — which eventually became Upper Afton Road and Lower Afton Road — led from Saint Paul to Afton beginning in 1852, so that people might cross the river into Wisconsin via the relatively shallow sandbar waters there.

The Kettle River Road was platted in 1855, by direction of the Territorial Legislature to create a more direct route from Little Canada to Saint Paul, intersecting with the Military Road. This too is believed to follow an early Native American path. Strangely enough, because the road connected to the Military Road earlier than originally anticipated, the Kettle River Road never did actually continue all the way to the Kettle River. Perhaps partially because of that, it became the "White Bear and Little Canada Road." Its route included today's Brainerd Avenue, Edgerton Street, and McMenemy Road.

Other roads were less defined. An ox trail ran to what is now the Fish Creek site, farmer's access roads ran through the south leg, and several roads led to White Bear. The Lake Phalen Road opened in 1858, running from downtown Saint Paul to the east side of Lake Phalen, and then due north along English Street. No sections (except English Street) remain today.

Soon, stagecoach routes ran along the roads, changing them somewhat. By 1849, the coach ran from Saint Paul to Stillwater to Hudson and beyond, on a wider road that bypassed Afton Road. The original road, however, was still used for wagon, and eventually automobile, traffic.

Also, because of its location just outside the city of Saint Paul, in 1856 the Maplewood area became an early stop for an important stagecoach route that ran from Saint Paul to Duluth, partially along what is now Edgerton Street. The distance between the cities was 156 miles, and the 36-hour journey cost \$10 each way with twice-daily departures.

## **The Coming of the Railroad**

The stagecoach lines lost prominence and were discontinued almost immediately upon the completion of the Saint Paul to Duluth railroad line (the Lake Superior and Mississippi Railroad) in 1870. The railroad stop was at "Lake Phalen Junction" and the line ran down the corridor now known as the Vento Trail.

Soon after, in 1877, the Lake Superior and Mississippi Railroad re-organized as the St. Paul and Duluth Railroad. It then became part of the Northern Pacific (NP) Railway in 1900, and it was the NP that shut down the Gladstone Shops in 1917. Passenger service continued, mainly as a limited commuter line, until the 1950s (the last depot was torn down in 1967). The "Skally Line" ran from Saint Paul to Duluth, running through the Maplewood area and stopping at the Gloster Depot. Today, there is still some commercial service (the "Minnesota Commercial") from White Bear to Hugo on the Great Northern, but no Maplewood rail traffic.

However, the area did not become a community of note until a second line was added, the Wisconsin Central Railroad, with a line from Saint Paul to Wisconsin. The railroad had been started by an act of the Wisconsin legislature in 1871, and was Wisconsin's only land-grant railroad. It expanded to Saint Paul starting in 1884, with a full line and stops set by 1886 — perfect timing for it to extend into William and Mary Dawson's newly platted community of Gladstone.

Like their counterparts, Gladstone's railroad lines merged, contracted, were renamed, and eventually closed as automobile traffic gained prominence. The Wisconsin Central Railroad began losing prominence as early as 1889, when it was leased by the Northern Pacific Railroad. After a series of other leases, mergers, and bankruptcies, it entirely merged in 1961 into the Soo Line.

Gladstone had two depots, one for each line. The first Gladstone depot was built by the St. Paul and Duluth Line in 1886, just north of Frost Avenue to the east of the tracks. The second, for the Wisconsin Central Line, was near the Plow Works and built in the early 1900s. In 1916, the two lines merged their depots, moving the first depot to a location at the junction of the two railroads and using the second one for storage. As the combined depot saw both passenger and freight traffic, it was very busy. The storage depot burned in 1944 and the combined depot was demolished in 1967.

In 1910 the railroads changed the name of the depots (and thus the town) to "Gloster," presumably to avoid confusion with the Gladstone, Michigan stop. The new name did not catch on, with residents still calling the area "Gladstone."

## Gladstone Shops

Although only archeological remnants remain, the Gladstone Shops were by far the most significant railroad-related resource for the Maplewood area. Although every town that had a railroad stop had a depot (or two), few had such comprehensive shop services. The Gladstone Shops were the first major business to put the area on the map, as well as providing employment for over 100 people.

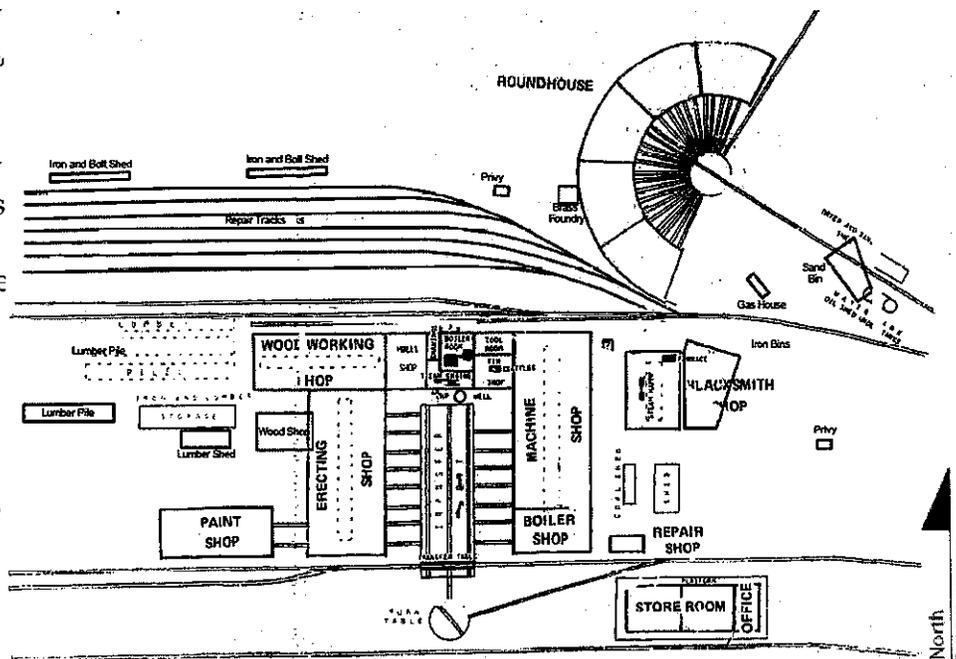
William Dawson, anticipating that the railroad would be crucial to the success of his new town, extensively lobbied the St. Paul and Duluth Line to establish their shops there. While he sold the line on its proximity to Saint Paul, what the railroad did not realize was the difficulty of placing them in an area with such a steep uphill grade from Saint Paul.

Nevertheless, the shops were optimistically constructed in 1887 near the location of the intersection of the St. Paul and Duluth Railroad and the Wisconsin Central lines (close to what is now Frost Avenue and English Street). The cost was \$284,515.01. The layout was complex, consisting of:

- a series of shops: erecting, machine, painting, and several for smaller repairs — for everything from handcars to locomotives
- a roundhouse, with a 25-engine capacity
- 9 repair tracks, plus tracks connecting the buildings
- a 100-foot brick smokestack
- a 640-foot deep well
- extensive fire protection, including two 50,000 gallon water tanks, a hose cart, and a fire brigade

The Shops were extremely busy during the late 1800s, but when the line merged with the Northern Pacific in 1900, repair was mainly moved to the Como Shops. By 1915, most of the rail had been removed and the shops stood empty. They were leased to several railroad contractors for storage, and finally to the Seeger Refrigeration Company, until they were removed in 1979.

At that point, the land reverted to Burlington Northern. The City of Maplewood purchased



The Gladstone Shops plan circa 1891.

the land, renaming it "Gladstone Savanna" in 1994 as part of the Open Space project. By that point, any remnants of the Shops that had survived the 1979 wholesale demolition were long gone or buried.

In 2012, the city conducted an archeological survey of the site. The survey showed some brick and metal, foundations, rail ties, artifacts, and surface depressions. The shape of the roundhouse foundation was especially evocative. The archeological remains have been covered with 1-3 feet of clean soil to preserve them and to reduce any ground soil contamination fears. The land is being restored to its original vegetation of oak savanna and prairie grasses, with some trails and interpretation.

## Railroad Vestiges

The sense of the railroad does remain in Maplewood in the trails that run along the old rail lines (Vento Trail and the Gateway Trail), as well as the railroad bridges.

The Vento Trail passes by Lake Phalen, and connects White Bear Lake with the Bruce Vento Nature Sanctuary on the East Side of Saint Paul — along the old "Skally" line. The Gateway Trail is part of the Willard Munger Trail System. Both run along abandoned rail lines, though little of the lines are left besides the sense of place provided by the wide trails.

Remaining bridges include:

- **The Soo Line bridge** (circa 1908-09) over Keller Creek, replacing an earlier 1888 bridge. During rebuilding, double arches were added at the request of the Saint Paul Department of Parks, to provide clearance for watercraft.
- **Northern Pacific Bridge #7** (circa 1926) over County Road D.

The old Soo Line well, dug just west of English street to serve the steam engines, is also still present. It has been well-secured following a 1931 accident that trapped five local boys in the well — they fell in while dropping fireworks down into it. (The boys emerged unscathed.) It has been recently filled and re-capped.

Finally, the old Soo Line Section House (built 1915), once located on Clarence Avenue, was likely moved in the mid-nineteen-hundreds (date uncertain) to its current location at 1467 Frost Avenue (at Barclay). The Section House provided accommodations for the foreman and his family, as well as serving as a boardinghouse for single male railroad crewmembers. This structure was distinctive for its two chimneys, which it still retains in its current residential use. The Section House may be one of the most important remnants of the former railroad glory days.



*Soo Line Section House at its Frost Avenue location.*

## **A New Frontier – Automobiles**

The roadways from Maplewood to Saint Paul, such as Rice Street, had always been well-travelled by truck farmers and later by commuters as Maplewood became one of the first of Saint Paul's bedroom communities. As automobiles became more important, the Maplewood area's proximity to Saint Paul ensured new roadways.

Highway 36 came along in 1955. This controversial roadway had originally been proposed in 1929, in relation to the new Stillwater-Minneapolis Cutoff. The route, proposed to follow the Soo Line right-of-way, engendered controversy in the Maplewood and North Saint Paul areas. Finally in 1948 the state acquired some of the North Saint Paul High School land by eminent domain, adding it to the right-of way. The first two-lane section was completed in 1955, and it was expanded to four lanes in 1959-1960. The route remains true to the plans, but no original sections of the highway appear to remain.

Perhaps the state's most legendary highway (thanks to Bob Dylan and also the blues for its southern stretch) — Highway 61 — runs straight through Maplewood. The highway was built along what had been the "St. Paul, White Bear, and Bald Eagle Road," as platted in 1870. Its name was then changed to the pleasant "Mississippi Valley Highway" until 1920. In 1921 it was re-aligned, paved, and called Constitutional Route 1 / Trunk Route 1 / Star Route 1. It finally was named Highway 61 in 1926. The highway retains some historic bridges, including a 1952 bridge, just east of Roselawn at Arcade, that sits exactly at the 45<sup>th</sup> parallel. Many of the other original bridges were demolished in the road straightening and widening during 1952-53. The construction of Highway 61 destroyed some early Native American resources (see Context 1), but the highway has its own history, and some small original sections still remain.

The major Interstate Highways 94 and 694 routes opened in the early 1970s, following President Eisenhower's Federal Aid-Highway Act of 1956. The northern part of Highway 35E (above Saint Paul) was completed at roughly the same time.

No early service stations and few other highway-related resources remain. One remaining garage is the Carver General Repair Garage (1963), at 2730 Highwood Avenue. This is right next to where the Carver Lake School was originally located. Likely the most important lost resource in the area was Mogren's Gas Station at White Bear Avenue and County Road C. Due to the high traffic in the area, Mogren's was chosen as one of three local "first aid stations" in 1936. Since Maplewood had no hospitals, the station could provide emergency treatment before transferring the patient to a hospital (the nearest of which was St. Paul-Ramsey Hospital, now Regions Hospital).

## **Property Types**

### **Water Traffic**

Boat crossings and landings

### **Railroad**

Tracks and right-of-ways

Depots

Bridges and crossings

Repair shops  
Roundhouses and section houses  
Railroad cars and engines  
Telegraph stations  
Warehouses  
Support buildings (repair facilities, storage sheds, etc.)  
Rooming houses; railroad housing  
Distribution facilities

#### **Roads**

Current roads  
Remnants of early roads and trails  
Stage stops  
Truck stops and facilities  
Gas stations and comfort stations  
Automobile repair shops

### **Transportation Recommendations and Future Actions**

- As discussed at length in this section, very few transportation-related resources still exist, which is a common issue. Those that do, or that are discovered, should be surveyed and cataloged, with particular attention paid to the importance of this context.
- A key remaining resource are the archeological remnants of the Gladstone Shops. These elements are located beneath the city-owned Gladstone Savanna, and are generally protected by being buried. The City should ensure their protection and interpretation. Any reuse of the area should be carefully considered.
- Future development of the Gladstone area should give a nod to the past, without being tempted by replication.
- Several trails, such as the Vento Trail and the Gateway Trail, take advantage of former rail corridors for recreational use. These trails are lightly interpreted already, and there is room for more historic interpretation along them.
- The HPC should work with the MAHS to interpret the transportation-related resources that the Society possesses.

## Context 4 – Cultural Life: Religion, Social Activities, Tourism, and Recreation

Time span – 1860s to 1970s

In some areas, especially Minnesota's smaller towns, micro-sections of cultural life traditionally defined the community. Neighborhoods and community connections were established around cultural identities and ethnicities, churches, or social organizations. In the more sprawling cities of Minneapolis and Saint Paul, similar issues were at play albeit on a larger scale. However, due to Maplewood's unusual shape and development history, these influences became more difficult to define.

At the same time, this makes these considerations no less important. The interconnectedness of the society is demonstrated in the ways that this context overlaps with others. In a town where all business is local, social and cultural connections have a strong link to commerce and industry.

Maplewood did, however, have a number of leisure time activities — though again, this is an area where few physical resources remain. For example, the area was especially known for its social clubs (which served as a precursor to community government), but since these groups met in people's homes, there are few related resources such as a meeting hall or auditorium (the Gladstone Community Club, which met in the Gladstone School, is the one exception and addressed in Context 5).

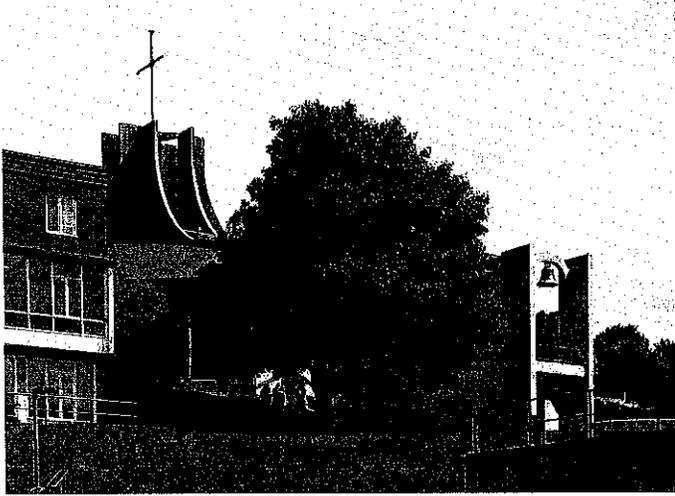
Several churches and especially cemeteries are notable, however, and are included in this section. Maplewood also had some tourism, especially near the lakes and golfing-related, so this sub-context is included herein as well. Public land, and sports and recreation, are other important sub-contexts.

### Churches and Religion

Unlike many other communities, early Maplewood residents did not prioritize a local church, apparently preferring to attend their previous congregations in other communities. Several of the churches date from the 1950s, around the time of the city's incorporation. Churches include:

- **The First Evangelical Free Church** on Hazelwood Street. This is one of Maplewood's oldest congregations, though its current sanctuary is modern. It was established in 1889 as the "Swedish Evangelical Free Church" and met in people's homes. By 1936, church services were conducted in the English language and it became known as "First Evangelical Free Church."
- **St. Jerome's Catholic Church** on Roselawn Avenue, near McMenemy Street. The church was founded in 1940, and the building dedicated in 1952. The campus includes a church and K-8 school, as well as a handsome rectory.
- **Presentation of the Blessed Virgin Mary** – on Kennard Street and Larpenteur Avenue. This parish was founded in 1946, first meeting at Gladstone School. The previous church facility, Kenny Hall, was constructed in 1947, and was replaced by the current building in 1966. Some vestiges of the earlier era still remain, including the "Garden of Mary" (1948). The complex includes a church, preschool, and K-8 facility.

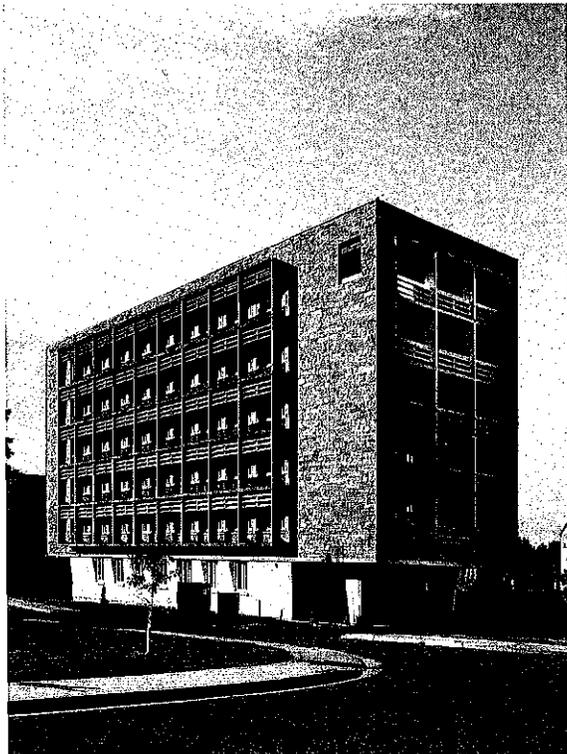
- **Cross Lutheran Church** – Cross Lutheran was established in 1928-29, though predated by the Gladstone Mission Effort. The chapel was established at Prosperity Road and Frost Avenue, and grew to include a K-8 school, parsonage, and teacherage. The original chapel was replaced in 1958 with the current structure, and the school closed in the late 1960s.



*Presentation of the Blessed Virgin Mary campus.*



*Cross Lutheran Church at Frost Avenue and Prosperity Road.*



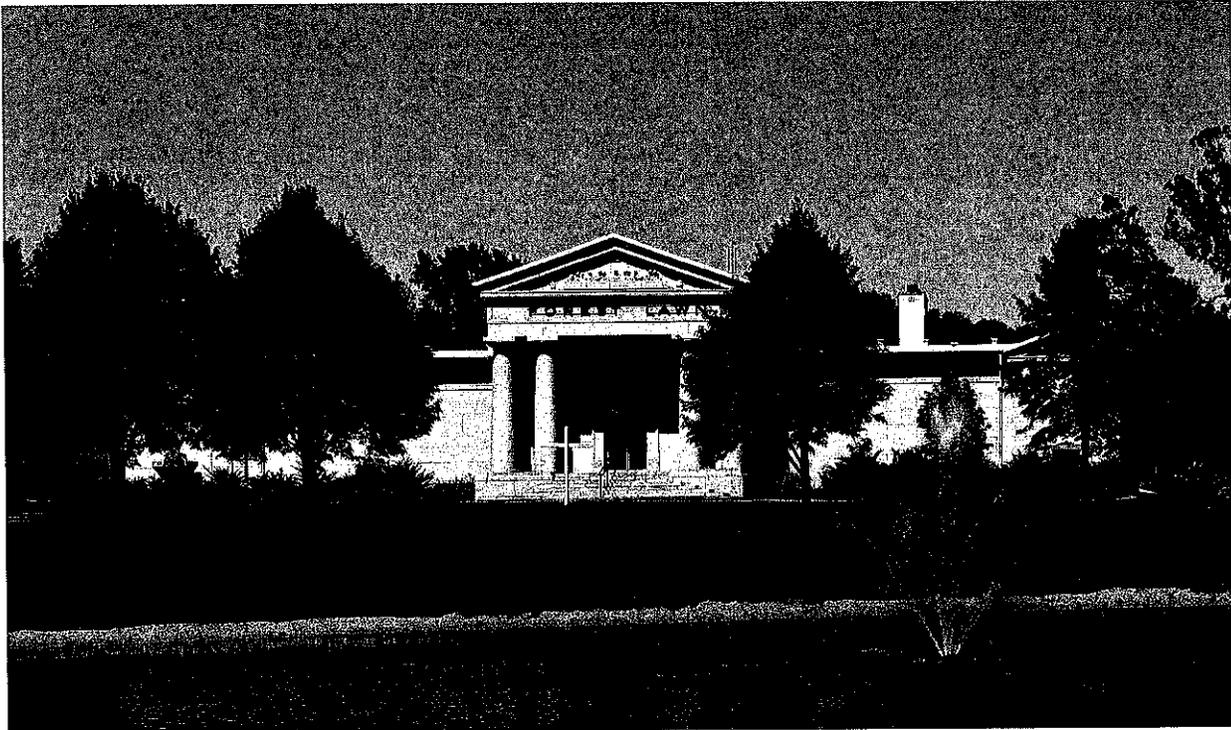
*Saint Paul's Priory, now known as the Tubman Center East, is an fine example of the International Style of architecture.*

Saint Paul's Monastery (Priory) is in the far eastern corner of Maplewood, near the Priory Preserve. It is a community of Benedictine sisters, whose predecessors came to the United States from Germany in 1852. The first priory was at 301 Summit Avenue in 1948. After founding and staffing Archbishop Murray Memorial High School, the sisters relocated to a Larpenteur Avenue site in the early 1960s. The building, designed by prominent architect Val Michelson, was completed in 1965. That site was closed in 2009 in favor of the current Benet Road facility. A 2010 study of the property found it to be eligible for the National Register based on its architectural significance.

The related Hill-Murray High School was formed in 1971 when Archbishop Murray High School merged with Hill High School, a school for boys founded by the Christian Brothers. Hill High was originally founded to provide Catholic education to students living on the east side of St. Paul and

inner-ring suburbs. It expanded in 1989 when it added a middle school and changed the name to Hill-Murray School.

Maplewood's private non-profits cemeteries rather than churchyards, are another important historic resource. One of the most prominent is Forest Lawn Cemetery on Edgerton, which has the oldest community mausoleum (for crematory remains) in the state — in fact, the oldest west of Milwaukee. Forest Lawn was established in 1893 as the St. Paul Cemetery. The Beaux Arts style mausoleum dates from 1917. It has 650 niches and 1,400 crypts, and has often been cited as a potential National Register site.



*Forest Lawn Cemetery Mausoleum.*

Union Cemetery on Minnehaha Avenue was founded as a non-profit, non-denominational cemetery in 1889. It includes vaults and a Children's Cemetery. Mount Zion (Jewish) Cemetery was first located in 1858 at Erastus (now Front Street) and Sylvan (now Jackson Street) in Saint Paul, near Oakland Cemetery. The Payne Avenue and Larpenteur Avenue site was established in 1889, with the bodies exhumed and moved from the original location. Cemetery records are kept at Mount Zion Synagogue at 1300 Summit Avenue. The Poor Farm "potters field" graveyard, just north of the existing barn, is addressed in Context 5.

## **Social Organizations and Clubs**

Maplewood had three distinctive neighborhoods:

- **Parkside** – to the west, known for the homes of doctors, lawyers, and other professionals
- **Gladstone** – the former core of the community
- **The South Leg** - especially known for farms

In addition, the "Gardenia" neighborhood formed along Highways 61 and 36 to Beam, because of the well-travelled nature of Highway 61. Similarly, the busy Carver Road became a subsection of the south leg. Highwood/Point Douglas was another small community, with a depot and some commercial activity. The Midvale neighborhood, right on the edge with Oakdale, coalesced around the shopping center, and eventually hosted the 3M site. This neighborhood almost seceded in 1947, ten years before Maplewood incorporated. Had it done so, the history of the area would be very different, as 3M likely would not have chosen the site if it had been incorporated as its own smaller community.

These neighborhoods are important because they led to the creation of several civic/social clubs that predate Maplewood's incorporation as a city. These clubs were formed for "community benefit" and included Parkside, Hillcrest, Keller-Edgerton, Gladstone, and East County Line. They (individually and together) took care of city matters like stop signs and community policing, sent newsletters, gardened, and held parties called "Gayeties." However, since these clubs met in people's homes, almost no physical resources, such as meeting halls, remain (the Gladstone Community Center, addressed in Context 5, the only exception). The MAHS does have minutes, photos, event programs, and other memorabilia.

As well as the clubs, there were a number of community events, including a Fourth of July celebration, and the Maplewood Fall Festival including the "Miss Maplewood" contest. The volunteer fire departments (addressed more in Context 5) also held periodic dances, ice cream socials, and booyas as fundraisers, usually hosted by the Women's Auxiliary.

There were a few fraternal organizations: the Moose, the American Legion, Jaycees, and the Lions/Lionesses, but only the Moose retained a hall. Youth organizations included the Boy Scouts and Girl Scouts and the 4H, as well as athletic organizations. Some variation of all of these continues today.

## **Gathering Spaces and Festivals**

Maplewood boasted two drive-in movie theaters, the Maple Leaf and the Minnehaha (the latter designed by architects Liebenberg and Kaplan). Sadly, neither remains. The Plaza Theater (1967), a small movie house currently showing second run movies, still exists on Larpenteur and White Bear Avenues.

The Ramsey County Fair, established in 1913 in White Bear Lake, was forced off that site and moved to the Ramsey County Poor Farm site in 1954. Since then, the fair has added fireworks (1957) the White Bear Avenue Parade (1966), and more recent innovations like expanded food services and a classic car show. Most livestock and agriculture was phased out by the 1970s, another indication of the waning farm economy.

Maplewood became a stop for Saint Paul gangsters — including Doc and Ma Barker, John Dillinger, "Baby Face" Nelson, "Bugs" Moran, and Gus Nichols — as they headed from their homes in Saint Paul to summer places in the White Bear and Mahtomedi area. The "Pink Castle" or "Chicken Shack," or "Pink Palace" (built 1932) at 2720 Maplewood Drive near the tourist cabins on Highway 61, became a favorite for fried chicken stops. Its current appearance belies its more glamorous past.



*The "Pink Castle" on Maplewood Drive.*

## **Tourism**

Maplewood was similar to many other small Minnesota railroad communities in that the railroad lines, in an effort to boost ticket sales, actively promoted the area as a recreation and resort community. Their publications promoted Maplewood's swimming, sailing, boating, fishing, and hunting, as well as calling it a "haven for invalids." Ironically, it was the rise of the automobile that bolstered Maplewood's tourism business, as it became a close and easy getaway for Saint Paul residents, providing a similar but more convenient and lower-cost alternative to the fashionable northern Minnesota resorts.

One of the most popular places was the Kohlman Hotel on the channel between Lake Gervais and Fitzhugh Lake, which was renamed Kohlman Lake after William Kohlmann bought up most of the surrounding acreage in the 1870s. The Kohlman Hotel was very popular in the 1880s-90s. Its audience was diverse, from day-trippers to those there for their health, to the "Sin City" contingent, known for signing in with a female guest — one who was not necessarily their wife. The property featured cabins, a saloon, and a restaurant. In the summer passengers went out on the steamer "Water Lily," and in the winter held sleighing and skating parties. The hotel was passed on to William Jr. and Louis Kohlman (by then they had dropped the second "n"), but was lost to fire in 1930.

There were also three popular resorts on Carver Lake. "Pete's Place" on the north end operated into the 1980s, but was torn down for a condominium development. The competing Pete



*St. Paul Tourist Cabins today.*

Varno's cabins were on the south end; they were sold in 1953 and demolished after a 1963 fire, with the property now part of the Carver Lake city park after serving as a youth camp. The Carver Lake Tavern operated on the northwest section and is now a private home.

One of the area's favorite memories is the "St. Paul Tourist Cabins" sign that used to stand on Highway 61 and Frost Avenue. The site was opened in 1931 as "Saint Paul Tourist Camp," a

campground, but in 1945 the owners changed the name to "The St. Paul Tourist Cabins" and erected the distinctive sign with a sunset-color motif. It was removed when the cabins were closed in 2006, and relocated to the Minnesota History Center, where it can now be seen in the "Minnesota's Greatest Generation" exhibit. The retro style, with its distinctive pointing hand, is very evocative of the time and similar to the "Cocktail" sign still on Highway 61. The nearby "NorthernAire" sign has also been lost, as have other similar nearby signs.

However, a more discrete resource still exists across Highway 61, just south of the "Pink Castle" and Angus Meats, in the small set of tourist cabins called the Herrings Cabins. These are the last remaining of the four sets of tourist cabins in the immediate area from the 1920s-1950s. They are demonstrative of the early tourism and travel of the 20<sup>th</sup> century.

## Lakes, Parks, and Public Land

Lookout Park, a tiny triangle quarter-acre site at Phalen Place and Ripley near Lake Phalen, has the distinction of being Maplewood's first park, possibly because it could not be platted for other uses. Established in 1884, the park was named for a 55-foot wooden observation tower built in it, from which one could reportedly see North St. Paul, the State Fairgrounds, and even downtown Minneapolis. The tower was apparently demolished around 1908, and no historic resources currently exist in the park.

Maplewood has a number of other parks and trails — close to 50 all told — many acquired in the more recent past due to the Open Space Initiative. Some of these, such as Fish Creek, the Priory Preserve, and the Gladstone Savanna, are located on historic sites. The interpretive guide created for the Priory gives a particular sense of these area's natural surroundings pre-settlement. The current Nature Center site, on the former Bartelmy Farm, was purchased by the city under tax-forfeiture in 1967 and has a number of natural interpretive features, though no historic ones.

Several other parks have interesting histories, including:

- **Joy Park on Silver Lake.** This was the site of the Kennel Club for a number of years, as well as the respected Joy family farm. Silver Lake was especially known for skating and other winter activities.
- **(Lake) Phalen Park.** Created on the lake in 1899, this park is relatively unchanged; an early map shows the same tree-lined boulevard and Kelley's Pavilion on the north end of the lake (adjoining his tourist cabins). Linke's Landing where Larpenteur meets the lake was an especially popular swimming beach and boat launch.
- **Flicek Park on Frost Avenue.** This was home to the area's first youth baseball league, the Gladstone Baseball organization, from 1957-1968.
- **Wakefield Park.** Less is known of this site's history, but since it was a Gladstone park, it is likely to be important if researched. This park still has a cow tunnel.

Although these parks retain few to no original historic resources, their stories remain important to Maplewood's past.

Historically, the lakes provided the most popular parks and recreation sites, especially Lake Phalen (named for early settler Edward Phelan, who in the recent past has become notorious

for the presumed murder of fellow settler John Hays — the first murder in Minnesota). There were several beaches, and when water levels allowed, an excursion steamboat ran several times a day all summer.

A favorite recreational waterway was the canal between Keller Lake and Lake Phalen. The swampy natural waterway was repeatedly dredged by the St. Paul Water Works, beginning in 1869, to improve water flow. By the late 1870s, small boats could ply the canals, while steam excursion boats ran on Phalen. The “Linking of the Lakes” dredging project, running from 1914-1918, sought to better utilize the connection between Phalen, Gervais (named after first Little Canada township settler Benjamin Gervais), and Spoon Lakes. This project deepened the canals and created three artificial islands and the Highway 36 causeway. One island, in Keller Lake, still remains.

This work with the canals, however, affected water levels so the excursion boats could not run effectively. This was remedied by building Honeymoon Falls in Keller Park in 1932, but water levels never stabilized adequately and the falls were removed in 1980. The WPA also created a Phalen dam in 1937-38. Though much of this work was abandoned at the end of the century, the current Master Plan for the area calls for revitalizing the recreational use of the waterways, although without dredging. In this way, it is indicative of past work, even without the resources. Some elements, like the aqueduct, are quietly still there.



*View from Keller Lake Island to the park shelter and the lake beyond..*

Keller Park, near the golf course, became a favorite gathering spot near the end of the 20<sup>th</sup> century. Several of its bridges date from that period. Today, it is a favorite gathering place for many of Maplewood’s cultural communities, including Asian, Latino, and Somali families.

Other important lakes include Kohlman (formerly Fitzhugh), Silver, Beaver, and Wakefield, as well as a number of smaller lakes and ponds. Otherwise, the landscape is generally gently rolling hills, flattening as one moves northward, with some deciduous trees, mainly oak barrens. The southern tip of Maplewood is one-half mile from the Mississippi River. The steep slopes of the river bluff are heavily wooded in this area and lead up to the open bluff top of the Fish Creek preserve, with views of the river valley.

For some time various area, state, and national events were memorialized with brass plaques on some of the large boulders along Keller Creek. Although the rocks remain (and in some cases you can see the drilling holes), the plaques have all been stolen and are not likely to be replaced.

As well as its parks and public land, Maplewood has a number of potential Heritage Trees. In an area where the early vegetation was an important factor in its platting and boundaries, and where often original structures have been lost, the older trees give a unique sense of history and place.

## **Open Space Program**

The Maplewood area is unusual in that it adopted the region's first Open Space Initiative in 1993 — one of the first such initiatives in the country. This referendum, which had been building grassroots-based momentum since the 1970s, allocated 5 million dollars to the purchase and preservation of open spaces in Maplewood, protecting them in perpetuity from development.

Sites were ranked and prioritized by the Open Space Committee. Other related initiatives include a community nature center and storm water and rain garden programs.

Two of these sites, significantly featured in this study for their archeological potential, are the Gladstone Shops site (now Gladstone Savanna), and the recently acquired Fish Creek site.

## **A Sporting Tradition**

Perhaps Maplewood's most significant sports-related resource is the Keller Golf Course. The original clubhouse, designed by noted African-American architect Clarence "Cap" Wigington, was built in 1928-29 and recently demolished in a 2012 renovation, after the Ramsey County Parks and Recreation Department determined it "has out lived its useful life and no longer functions well on supporting the golf course operation and cannot be maintained." Some elements of the building were preserved, including the original cornerstone and the fireplace, as well as a few small outbuildings. The course itself, designed by Paul Coates after several prominent East Coast courses, generally retains its historic layout (six of the holes were re-aligned in the 2012 remodeling, but not relocated).

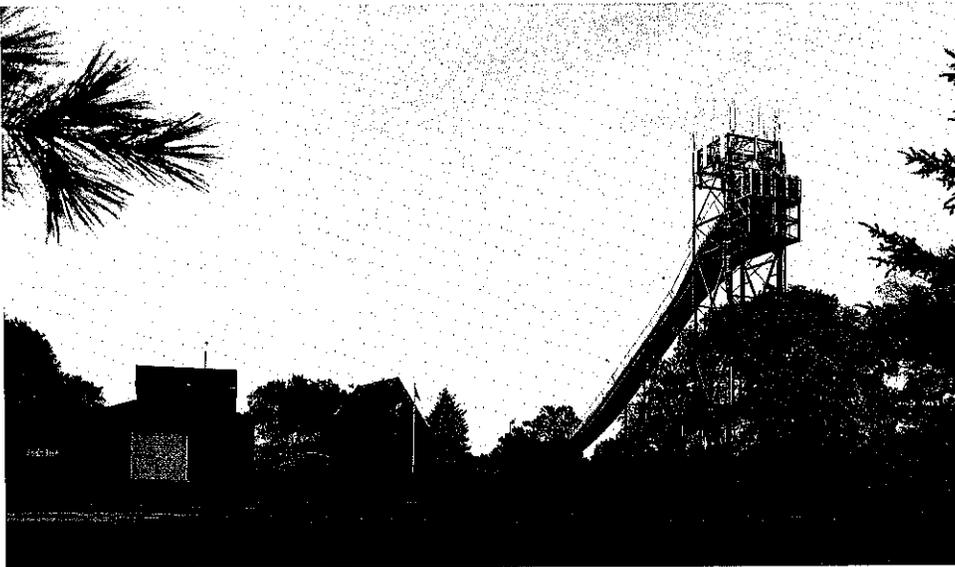
Keller Golf Course was named for Ramsey County Commissioner Herbert Keller. It played a significant role in early Minnesota sports history as a stop in most men's and women's professional tours from the 1930s up to the 1960s. Keller was one of the few courses in the country to accept black golfers, and in 1932, was the site of the first PGA championship won by a Latino, Olin Dutra.

The course also became notorious as a favorite of area gangsters. One legend says that, once as John Dillinger was playing the third hole, FBI agents approached his group and he was forced to jump the fence and hop a train to escape, leaving his coveted clubs behind.

Maplewood has two other golf courses, the Goodrich Golf Course on the former Poor Farm grounds and The Ponds at Battle Creek.

Other sports-related resources include:

- **The Saint Paul Ski Club Nordic Training Area** (ski jump) on Sterling Avenue. The 25-acre site was sold to the ski club in 1942, and a wooden Nordic jump constructed. The current Harrington Jump dates to 1972. The current location replaces their previous home in Battle Creek (and before that in Mounds Park).
- **Aldrich (Ice) Arena**, built on the de-accessed Poor Farm fields in 1962 for \$750,000. It was constructed in response to a high demand for hockey and skating facilities in the area, and was proudly referred to as the "Ice Skating Capital of the World" upon opening. Seating over 3,000, the facility was named after the late Gene Aldrich, who started the Minnesota State High School Hockey Tournament in 1944. It hosts both hockey and figure skating. This is a significant site for both its architecture and social history, and may be National Register-eligible.
- **Saints North Roller Skating Rink** on Gervais Court was constructed in 1973, so just outside the 50-year mark in 2014.
- **The former site of the Kennel Club** in Joy Park (however, no resources remain).



*The Saint Paul Ski Club Nordic Training Area (ski jump) on Sterling Avenue in the far southern portion of Maplewood.*



*The Aldrich Arena is a fine example of the International Style applied to a sports facility. Note that the thick truss roof "floats" over the base on a band of glass.*

## **Property Types**

### **Churches and related buildings**

- Churches
- Parochial schools
- Convents, priories, and monasteries
- Church social halls
- Rectories and other residences
- Church administrative buildings and offices
- Cemeteries

### **Meeting halls and social halls**

- Ethnic organizations
- Fraternal organizations
- Social organizations
- Multi-purpose meeting halls
- Union halls

### **Parks**

- Grounds
- Open spaces
- Trails
- Buildings
- Structures (gazebos, walls, picnic tables, etc.)

### **Recreation**

- Bars, taverns, sample rooms and saloons
- Billiards
- Bowling alleys
- Dance halls and classes
- Museums
- Music halls and concert halls
- Restaurants and cafes
- Theaters

### **Sports grounds**

- Golf courses
- Ball fields

### **Tourism related sites**

- Hotels, cabins and inns
- Nightclubs and entertainment
- Restaurants and cafes

### **Heritage Trees**

## **Cultural Life Recommendations and Future Actions**

- In many cases, religious cultural resources are lost because congregations need to expand on limited budgets, and are often ineligible for tax credits that for-profits can use in preservation efforts. This is particularly the case in Maplewood, where the existing religious buildings generally represent the recent past. The HPC should work with local churches to ensure that resources are protected.

- Cemeteries are generally not eligible for National Register nomination, though this trend is reversing in Minnesota, especially for those with significant structures such as the Forest Lawn Mausoleum. The HPC should consider National Register designation for this resource.
- In many communities, cemeteries also generate much interest and their own preservation societies. Maplewood’s cemeteries should consider similar initiatives.
- Parks and open areas have long been part of Maplewood’s cultural history, since long before the Open Space Referendum. In general, these places do not have buildings or similar resources to preserve, but their sense of place is still crucial. The HPC should work with the Parks Commission to include historic park features in the currently in-process Parks and Recreation Plan.
- Similarly, Maplewood has strong Natural Resources plans in place. Adding historic resources to these plans might be tricky, as few built resources remain. However, the natural environment of the Maplewood area is also part of its history/ pre-history, and so preservation could be integrated into these plans in many ways.
- Redesign Maplewood’s “Big Tree Registry” to ensure it has a historical component as well as a natural resource element. Other cities, such as Minneapolis, Portland, Seattle, and Madison have similar programs, usually based on size, age, and significance. Some areas have developed walking tours or even iPhone apps for their programs.
- Maplewood retains several sports-related sites, though the loss of the Keller Golf Clubhouse — a prominent landmark designed by a significant local architect — was an unfortunate blow. The HPC should recognize and retain these sites. In particular, the HPC should investigate listing Aldrich Arena on the National Register of Historic Places.
- Similarly, though the remaining tourism resources (such as the Hennings cabins) are in poor condition, the HPC should investigate retaining and preserving them.
- The historic neighborhoods are part of Maplewood’s core identity. Though things like the community clubs are long gone, the HPC should investigate interpreting the neighborhoods and their character, perhaps through signage, banners, etc.

## Context 5 – Civic Life

Time span – 1850s to present

### Maplewood's Early Development — and Late Incorporation

Maplewood's unusual shape — often a determination of the land left rather than the land claimed — has been an important factor in its development and sense of place. The division is even physically compelling, differentiating between the rolling hills of the south leg and the more flat northern section.

For most of its early history, Maplewood was split between two townships — New Canada and McLean Townships — which in turn were two of the original just six townships that made up Ramsey County. New Canada was especially known for its French Canadian settlements.

Thus divided, the central northern part and the southern leg of Maplewood have had a relationship that has sometimes put the two areas at odds. It has also especially taxed civic services, particularly police and fire, where the distance from the area between the northwest corner and the southern leg is quite long. This unique circumstance leads to an unusual situation where, as one Historic Preservation Commissioner says "Indeed, while other suburbs seem to have a certain flavor to them, Maplewood has all the flavors of its neighbors."

The southern leg first developed in 1858. The original unnamed "Township 28" was comprised of 36 sections; Saint Paul proceeded to annex one side of the township, while Washington County simultaneously annexed four sections along the southern border. This left the township at less than half its original size, with only 14 sections remaining. Soon after, the township actually expanded and brought the border northward, gaining four additional sections. It then named itself McLean Township, after the publisher and Ramsey County Commissioner, who became the first Chairman of Supervisors for New Canada Township.

However, Saint Paul continued to annex part of the land, acquiring sections in 1872, 1885, and 1887, leaving McLean Township with only five sections remaining. The greatly reduced township merged with New Canada Township in 1890.

With a 1946 League of Municipalities ruling that made annexation easier, the unincorporated areas became very nervous. One neighborhood (Midvale) almost chose to secede in 1947, but the idea was voted down. Little Canada incorporated in 1953, further altering somewhat the remaining boundary lines to clarify the area served.

However, in general the Maplewood area continued happily as a township well into the 20<sup>th</sup> century. As it experienced a post-WWII housing boom and a demand for services such as sewer and roads, there was a constant friction between newcomers wanting increased services and those who did not want to pay higher taxes for such things.

It was actually industry that coerced Maplewood's incorporation. In 1955, when 3M announced plans to move its headquarters to 275 acres in the Midvale neighborhood along the southern leg, there was a real fear that the rest of the land — or at least the most valuable remaining sections — would be annexed by Saint Paul. This was exacerbated by an issue with a sewer connection to Saint Paul.

The vote to incorporate was held on February 26, 1957, with 2,405 votes for incorporation and 567 against. The new Village of Maplewood (named after a maple tree in one of the community leaders' back yard, with the logo traced from one of its leaves) was born, and soon entered its rise as a residential suburb. In the 1960 census (the first for the village in its newly incorporated state) the population was 18,319.

After incorporation, Maplewood was initially challenged to provide the kinds of community services that its residents expected; even the fire department was relatively new. One of the first things handled was the connection to the Saint Paul sewer system. The unusual shape of the district, as well as the long history of independence and dual-township identity, caused more than a few issues for a new city working to cement its identity.

## City Services

Because Maplewood incorporated in the 1950s, it is lacking many of the picturesque civic buildings that many communities treasure.

It does retain the original Little Canada Town Hall, currently located at 1375 Frost Avenue in the old Gladstone area. The Town Hall had originally been built in 1878-79 on the north shore of Lake Phalen, but was moved to Gladstone, on the south side of Frost, circa 1900. However, the hall was not big enough, and by the early 1950s offices were moved to the new Gladstone fire department building, and meetings to the Gladstone School. The building was sold, moved across the street, and over the years, has served many purposes, including as a church, a retail site, a catering business, and most recently a furniture business. The hall has been modified and added to several times, including the current brick façade. The building maintains only a small part of its original construction—mainly the framing—and none of its original layout or appearance. However, the story of its many uses is very evident by its current layout and appearance. It is currently vacant.



*The old Town Hall located at 1375 Frost.*

The decision was made to bring together the various village and township offices in the 1950s, but progress was slow, and the Maplewood Municipal Building did not go up at 1380 Frost Avenue until 1965, housing the Maplewood Village and City offices until 1986. Now used as the Philippine Center of Minnesota, it is in a simple modern style.

Maplewood also lacks typical historic buildings such as a police station, jail, courthouse, hospital, utility companies, or libraries. Such services, if needed, were generally housed in the school, the fire department, or people's homes. Many have acquired their own buildings or offices only recently. However, the first, distinctive Maplewood Branch Library remains on Skillman Avenue, as converted to the Assalam Mosque in 1997.

## Fire Stations

In the tradition of local organization, several Gladstone residents (including Frank Rossbach, Phil Palmquist and others) met in late 1942 to organize a volunteer Fire Department.

The Maplewood area had generally been served by the Saint Paul fire department, but the distance was long, response times were slow, and the department was understaffed once many of its members began to serve in World War II. As Maplewood expanded there were many more properties to protect and many Saint Paul firefighters were unfamiliar with the area. Most notably, most of Maplewood did not have fire hydrants to provide water, and Saint Paul trucks no longer carried water. Finally, in 1942 the City of Saint Paul notified the area that they could not continue to serve them.

The volunteer Gladstone fire department was formed in 1943 with \$1,000 in start-up donations. They did not have any equipment until they purchased "Old Betsy" second-hand from the Excelsior Fire Department in 1944, using it until they sold it to the St. Paul Clown Club in 1951. The engine spent the next twenty-six years in transit until former firefighter Dick Juker purchased it from a Golden Valley owner in 1977. Juker spent several years restoring the truck before selling it to the City of Maplewood in 2003; it is now on display at the Bruentrup Farm.

The first fire run for the new department was to a grass fire in August, 1944. The community did not have a fire station, so the Pfeiffer store took the calls and passed them on. Eventually, the first Gladstone fire station, a 2-stall station built for \$2,500, opened in December 1944 (and was finished, with doors and windows, in May 1945). The station was enlarged to three stalls in 1951 and four in 1970. In 1972, the Hazelwood Station was added (under the Gladstone division), in order to provide services to the growing north end of Maplewood and the Maplewood Mall. The original 4-stall Gladstone station was replaced with a new one on Clarence Street in 2001, and demolished soon after.

Meanwhile, the East County Line Volunteer Fire Department was begun in 1942; a pumper truck was purchased in 1946, and they incorporated in 1947. They constructed a two-bay station in 1947, which was enlarged to four bays in 1952, with a series of alterations in the 1960s, '70s, and '80s. A second station was added on Londin Lane in 1979.



*The Parkside Fire Station at 2001 McMenemy Street.*

Finally, the Parkside Department on McMenemy Street followed in the late 1950s, contracting with the City of Maplewood for fire service in January, 1959. They had a station building on 9.5 acres on McMenemy, also built in 1959.

The volunteer fire brigades got a lot of experience from the 1940s through the 1960s,

when the Maplewood area, especially the former Gladstone site, experienced many residential fires. Many of the homes were rumored to have been burned for the insurance money, while others were donated to the Department for practice drills. A popular joke became “Oh, you’re moving? When’s the fire?” One of the largest, most destructive fires in Maplewood history was the GEM Department Store fire in August, 1967. Highway 61 was closed down in order to pump water from Keller Lake.

In the tradition of Maplewood’s social clubs, the volunteer fire departments also had an important social role. The firefighters, and their families, used them as important gathering places, and the families grew quite close. Oral interviews focus on the social aspect and discuss the beer budgets being rather extensive, until alcohol was finally banned from the stations in 1983. More formal events, like the booyas and dances, allowed the entire community to gather and support the department. For this reason — although the fire stations are not pristine resources, and even though they have been heavily altered — they are still seminally important, even as they are likely to be privatized and sold when the new 3M station opens in 2014.

The three volunteer departments worked together and exchanged mutual aid services with other nearby municipalities, though they did not officially merge until January 1, 1997. All firefighters were then required to become Emergency Medical Technicians.

## Schools

The first school in the area was the Carver Lake School, built along Highwood Avenue, one mile north of Carver Avenue, in 1894. Chauncey Carver donated an acre of land for the one-room school, established so the families living along Carver Avenue would have a school within walking distance. Prior to that, the children walked two miles to the Newport school to the south, or over three miles to the one room schoolhouse at the intersection of Point Douglas Road and Lower Afton Road. The school, which was the last one-room school in the district, was closed in 1954, with the twelve remaining students transferred to the Beaver Lake School. It is now a private home at 2684 Highwood Avenue.

The Edgerton Elementary School was built of limestone brick in 1875, on the site of what is now Forest Lawn Memorial. It was converted into a residence by J.W. Fardy, and moved to the current location of 1745 Edgerton in 1953. Both this and the former Carver Lake School, in their new lives as homes, bear little resemblance to the original schoolhouses.

The red brick Gladstone School opened in the heart of the town, on Birmingham Street, in 1887. Built for \$11,000, it was a traditional but large 4-room school, and served as a community center and gathering place for many of the youth and adult clubs and associations and even church meetings. The cupola bell rang for all major news events. Many area residents remember the distinctive spiral slide fire escape, similar to one that still exists at Silver Lake in North Saint Paul. The school was torn down in 1952 when the new Gladstone School opened. That building, in turn, became the Gladstone Community Center (now the Gladstone Learning Center) after the 1975 school district consolidation. This school building also hosted community meetings (including the Gladstone Community Club). Some interior features remain.

The Hillside School at 1709 North McKnight Road is a distinctive, 1940s WPA building that still retains many Art-Deco influences. It is now owned by a private childcare company, and while the interior has changed, the exterior is still evocative.



*The new Hillside School to the left being constructed adjacent to the smaller, old Hillside School.*

Prior to consolidations in 1948 and 1952, the area had eight schools: Arborlado, Beaver Lake /Kaeder, Carver, Edgerton, Gladstone, Hillside, Hudson Road, and Maplewood. Now the area is part of two districts: ISD #622 (North Saint Paul, Maplewood, Oakdale), and ISD #623 (Roseville).

## The Poor Farm



*Register listed Ramsey County Poor Farm barn,*

The Ramsey County Poor Farm may be one of Maplewood's most important remaining resources — both for the National Register-listed barn that remains standing (Maplewood's only current National Register resource), and for its importance in the community. For a time, it even put Maplewood in the Guinness Book of World Records, for the only place in the country where "Prosperity Way [the street it was on] leads to the Poor Farm."

Poor farms were an early government method of dealing with the poor, sick, mentally ill, elderly, and orphans — at least those that were able-bodied enough to work. County commissioners first established them during the territorial government, while the first Minnesota state law to address the issue in 1864 explicitly named the county as the only unit for poor relief and requiring county boards to establish poor farms. This began with "outdoor relief" (basically general assistance), but soon gave way to "indoor relief" (the creation of homes) as a cost-saving measure. The idea of a "poor farm" was that the farm could provide food for its residents, as well as selling their produce. The farmsites also became a land investment for county boards. The counties were soon criticized for buying up property well ahead of need, removing the property from the tax rolls and settlement ability and incurring maintenance costs.

Ramsey County was the first Minnesota county to establish a poor farm, with sites purchased in 1854 and 1859 (other counties followed soon after). The county established its major poor farm facility on the current site of the state fairgrounds in the 1860s, but soon determined it needed a more rural facility. Thus, in 1885, the Ramsey County Poor Farm was established at the Maplewood site, and soon became a relatively thriving facility, designed so that the residents could best contribute to their own support.

The farm grew quickly. At its peak, it had 357 residents in a facility designed for only up to 135, including men, women, and children, and ranging from newborn to elderly. The main building was of brick construction, over 140 feet long, and three stories high, with the overseer's family originally housed on the second floor, and then later having their own cottage. The main building also had two reading rooms, a dining room, kitchen, and laundry, but no chapel or school rooms. Numerous outbuildings and facilities included two stone barns, a refrigeration building (circa 1900), and even a coal stop on the railroad.

It became known for dairy production, so in 1918 the smaller barns were replaced by the large brick barn that could hold up to 75 purebred cattle, valued at \$39,000. The University of Minnesota also kept test cows at the barn. Additionally there were other livestock and crops, and the residents really did achieve the "ideal" of self-sufficiency.

Just north of the barn was the Ramsey County Cemetery, the county's "potters field" from 1893-1923. The cemetery was established as a cost-cutting move, saving off-site burial fees. Almost 3,000 people are believed buried here, though none of the graves are marked. After burials ceased in 1923, the land was used agriculturally by the Poor Farm until it closed in 1950.

The early poor farms, however, may have been better considered by the various counties than by their constituents. The January 23, 1872 *Pioneer Press* comments "a perfect horror was entertained at the thought of going to the poor house — in fact, starvation and death were considered preferable to removal to that establishment." The Reverend Hastings H. Hart toured and studied the state's poor farms in the 1880s and found them ill conceived, poorly managed, and ineffective. Rumors about the Ramsey County Poor Farm discuss everything from medical experiments to maltreatment, though the official records of the Farm paint a very different picture of a relatively prosperous farm and content residents.

State population growth in the 1880s and 1890s increased the need for poor farms, and the Board of Corrections and Charities even commissioned template model plans for smaller and larger institutions. These plans generally featured wide central hallways, and men's and women's quarters in different wings of the building, with the overseer's apartment between. Though the Ramsey County farm pre-dates these templates, many features were similar. By 1900 there were 34 homes statewide, which grew to 44 by 1910, remaining at this peak for the next several decades.

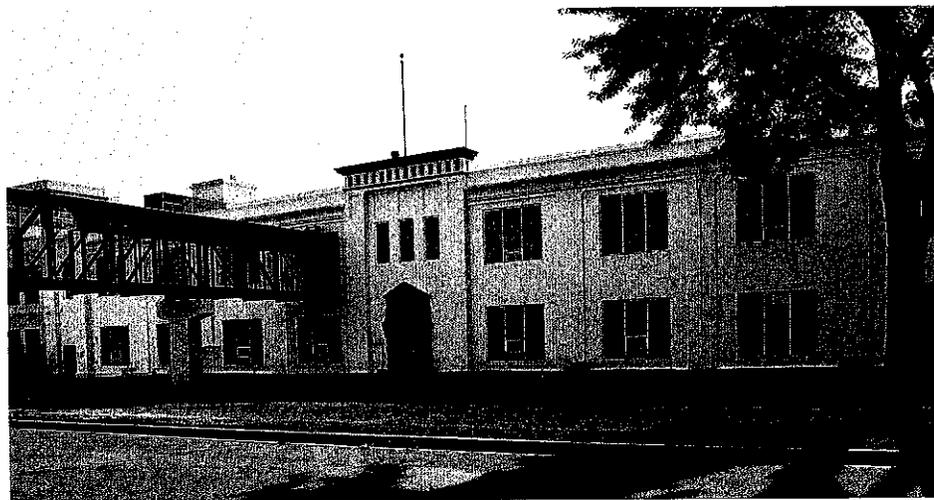
By 1935, when the Social Security Act passed, assistance could not be given to those residing in public institutions. As a result, most of the elderly moved out of poor farms, and many were closed. By 1950, when the Social Security Act was amended to include those living in rest homes, many of the former poor farms (as well as private institutions such as sanitariums), were converted into senior facilities. This was the case for the Ramsey County Poor Farm, which became the Ramsey County Nursing Home in 1950, and all farm operations, including

livestock, ceased. That nursing home ran through 1978, only to be demolished and replaced by a new facility.

As well as the barn, still remaining are the milk house, the garage, and boiler room. The superintendent's house has been relocated to Harris Avenue. Also remaining is the graveyard, now a heritage park, connecting to the Gateway Trail. It has a large stone commemorative marker.

Though the history of poor farms in the state of Minnesota is very evocative, relatively few physical resources still exist. To many, it is a period of time that is best forgotten. The Ramsey County Poor Farm encountered this when much of it was demolished, leading to it being cited one of the "10 Most Endangered Places" by the Preservation Alliance of Minnesota in 2006, despite its ongoing use. Luckily, some was saved, and became Maplewood's only current National Register-listed property.

## Water Works



*The current water treatment plant, a handsome example of a utilitarian building with classical detailing, was built in 1921-22. (See the historic photo of the plant on the front cover of this study.)*

The Water Works privately incorporated as the Saint Paul Water Company in 1857, before the area was designated as a watershed. Lines were dug by 1865, and the plant itself was built in 1869. Water moved by gravity from Lake Phalen to downtown Saint Paul via 16-24" earthenware and iron pipes. As part of the construction, the legislature authorized the Water Works to dredge channels between Phalen, Gervais, and Keller

Lakes, and to establish locks, dams, and aqueducts. Over 1,000 buildings were supplied by the Water Works, which had a capacity of 4,300,000 gallons a day.

The company went from private to public hands when purchased by the City of Saint Paul in 1882, and Phalen Lake provided a primary source of city water until 1913. The aqueducts also remain, though this has caused some problems due to maintenance issues. The 1939 Corps of Engineers addressed some of the issues, but not all. In the 1950s and 1960s, the water levels in Lake Phalen especially were very low. This relates to several of the park improvement efforts, such as the dredging between the lakes and the creation of the (now lost) Honeymoon Falls, as previously discussed in Context 4.

The St. Paul Regional Water Service's (SPRWS) 1921 water treatment building, located at 1900 Rice Street, maintains most of its original architectural features (as well as the plants expansions in 1955 and 1959). The SPRWS possess the original billing records, which they are in the process of scanning and preserving. They also maintain a historical photo display at their main office.

## Sites Currently Designated

The barn of the Ramsey County Poor Farm is listed on the National Register of Historic Places as an individual landmark.

## Property Types

### Civic buildings

- Town Hall
- Libraries
- Fire halls
- Police stations

### Public services

- Streets
- Streetlights

### Post office

### Poorhouse

### Social services

### Public services

- Electricity
- Sewer and water
- Gas
- Telephone
- Telegraph
- Water

### Schools

## Civic Life Recommendations and Future Actions:

- Maplewood should consider preserving both the original New Canada Hall (threatened) and the Maplewood Municipal Building. The latter especially stands as a good example of mid-century work, and is indicative of the area governance.
- The HPC should support the MAHS in their oral history project on area firefighters. These histories provide a very evocative description of the importance of the fire department in Maplewood's history.
- With the new combined fire station under construction, the Consultants understand that the city will likely sell the current fire stations. The HPC should work to ensure that these are preserved, and also interpreted in some manner.
- The two original schools that have been converted to private homes are interesting cases. The HPC should consider working with these homeowners to allow interpretation without the loss of any property rights.
- The barn of the Poor Farm is Maplewood's only current National Register site. There are some related resources, including other buildings, the Potter's Field, and the (moved) caretaker's house. The HPC should investigate an expansion of the National Register nomination, or at least some other ways to interpret and preserve the existing resources.

## **Context 6 – Commerce and Industry**

Time span – 1850s to present

Maplewood's commercial history has mirrored its civic development, in an unusual mix of industries and businesses that does not follow traditional paths.

Planned development began conventionally enough, as a land speculator's town centered around the railway. The two railroad lines, with the addition of the Shops and the Plow Works, were to be the anchors of a thriving town that would "rival Saint Paul." For a time, downtown Gladstone had a small but relatively thriving commercial node. However, when the Shops and then the Plow Works closed, and as the railroads began to lose their dominance, business activity declined quickly.

Other activities picked up, including truck farming, dairy operations, and tourism. Small neighborhood commercial nodes developed, even as Maplewood had no real "downtown." At the end of the 20<sup>th</sup> century, Maplewood Mall became the harbinger of scattered but intensive retail along major commercial corridors such as White Bear Avenue and Highway 61.

The most definitive development in Maplewood, however, was the relocation of 3M's world headquarters to a Midvale site, beginning in 1955. The enormous development united Maplewood's northern section with the south leg, and became a defining force in the community's identity.

### **Maplewood's Initial Industries**

#### **St. Paul Plow Works**

The Saint Paul Plow Works — also known as the Saint Paul Agricultural Works — was constructed in 1887. Simultaneous to the Gladstone Shops (as discussed in the Transportation context), they were built for a fraction of the Shops' cost, just \$25,000 instead of almost \$285,000. It was located nearby, just NE of the current intersection of the Gateway and Vento Trails. These brick industrial buildings took advantage of the proximity of the two rail lines for receiving raw materials and shipping out finished work. The President was town founder William Dawson, who was also the president of Dawson and Company Bank, "the largest private bank in the west" according to the 1881 *History of Ramsey County*. The bank changed its charter to the Bank of Minnesota in 1882.

The factory was initially very successful, producing items such as the "Pirate" brand plow, the "Sulky" plow, "Buckeye" shoe drills, pumps and seeders, and other implements. They also accepted outsourced work from the other main area industries, the Gladstone Shops and the Water Works. Items were distributed nationally by the Mast, Buford & Burwell Company and the St. Paul Implement Company. By 1897, over 100 men were employed here, rivaling the Gladstone Shops for employment.

The buildings included a foundry, a woodworking shop, a blacksmith shop, a grinding shop, and a machine shop.

However, the Plow Works had a very rocky history. They were first almost totally destroyed, including over \$100,000 worth of goods loaded for distribution, by an unfortunate and accidental 1892 fire. Gladstone had no fire department, and by the time Saint Paul was telegraphed and could send a fire engine on a direct train, only one building remained. The total loss topped \$300,000, and cost the Plow Works the relationship with their distributor.

They rebuilt and expanded, including contracting for more equipment for the Water Works. However, they closed abruptly in 1896 when William Dawson filed for bankruptcy, due to his presidency of the Bank of Minnesota and charges of embezzlement related to it. The bank went on to fail in 1898, and Dawson to die of apoplectic stroke in 1901.

From 1903-1908, the company re-opened and operated as Poirer manufacturing, which manufactured grain drills, especially the "Poirier-Master of All" drill, and even furnaces. It then ran on-again, off-again until 1921, when it closed for good. All buildings were demolished by 1936. A few brick remnants are said to be just underground along the Vento Trail.

### **Gladstone's Other Businesses**

The Plow Works and the Gladstone Shops existed in synergy with each other. To a large extent, these two businesses were mutually dependent. They collaborated on efforts such as providing housing — together, the Shops and the Plow Works constructed fifty vernacular wood-frame houses for their employees (see several remaining along DeSoto Street and Edgerton Street, just north of Larpenteur). Their congruence, as well as the local farm economy, led to a small but relatively stable business community in "downtown" Gladstone.

By the early 1900s, Gladstone had saloons, a general store, a meat market, a hotel, a post office, an icehouse, a hitching shed, several boarding houses (one of which may have been a "house of ill repute"), and two depots, as well as a church, town hall, and school. There were a few modest, wood-frame houses (of which any remaining have been extensively altered). The businesses were estimated to employ 1,000 by contemporary sources, though in hindsight this would seem high as the entire population was estimated at between 150-250.

To this day, grocery stores remain on the corner of Frost Avenue and Clarence (Gladstone Street), where they have stood since the late 1800s. The Faust General Store, built in 1902 (later Pfeiffer's starting in 1932) was a natural gathering spot, hosted the Gladstone Post Office, and even took fire calls. The current building, home of the liquor store and bakery, dates from the 1960s.

Across the street is the old Keller Grocery Store (Mike's LP Gas as of 2014), which is one of the least changed buildings in old Gladstone. Just down the street is a replica of the Gladstone Bulletin Board, established by the MAHS to replicate the board that stood there from the 1920s to the 1950s. Though the buildings and stores themselves may have changed at this intersection, the sense of place is generally retained.

At English Street and Frost Avenue were the old Tom Joyce Gas Station and Gladstone Motors, resources that would have tied to the Transportation context. Sadly, both are lost. Other lost resources include the Gladstone Hotel (built in the late 1880s and gone by the 1920s),

Gladstone Poultry (ironically, later a fox farm), and the school, as well as, of course, the Plow Works and Shops.

The first sign of decline for the town began in 1910, when the railroad renamed the station "Gloster," in order to eliminate confusion on shipping addresses with the town of Gladstone, Michigan. Though the townspeople continued to call the area "Gladstone," it was an indication of the railroad's ambivalence toward the stop. When the Shops and then the Plow Works closed, in 1915-17 and 1921 respectively, the area soon suffered a downturn. People moved out of the unincorporated town, and the stores and small businesses were soon shuttered.

Because Maplewood was so close to Saint Paul, it became an early commuter town, with many living there and working downtown. Until the highway network developed, people would take the train daily, or the streetcar line at the west side of Lake Phalen. This too had an effect on the development of the community, as many would shop or run errands in Saint Paul instead of closer to home.

### **KSTP Building**



*Retaining its architectural integrity, the KSTP transmitter station is a fine example of the influence of Art Deco design in the late 1920s.*

A prominent, but under-used resource, is the KSTP transmitter at 2792 N. Highway 61. This zigzag Art Deco styled building is extremely evocative of both the architectural style and the wide-open spaces prevalent in Maplewood in approximately 1929 when it was built. The tower was constructed in open land on the site of "Belcher's Sand Pit," and originally boasted four transmission towers. It remains a very prominent resource.

### **Maplewood's Later Industry and Commerce**

#### **3M**

If the Gladstone Shops and the Plow Works represented Maplewood's earliest beginnings, the 3M complex is certainly its most important current business. Not only is the campus a predominant Maplewood landmark (with 475 acres, over 50 buildings, and more than 10,000 employees on-site), but Maplewood likely owes its very existence to the company. Had 3M not chosen the Midvale site for its world headquarters in the 1950s, Maplewood likely would not have incorporated, and would today be part of several other municipalities.



*1978 promotional image of the 3M campus in Maplewood.*

3M was founded as Minnesota Mining and Manufacturing in Two Harbors, MN, in July 1902. Founding directors were Dr. J. Danley Budd, Henry S. Bryan, Hermon W. Cable, John Dwan, and William A. McGonagle. The first facility was in Crystal Bay, and it was initially a very small operation, speculating in the mineral corundum. When the product being mined turned out not to be corundum, but instead the nearly worthless anorthosite, the fledgling company nearly failed.

Instead, beginning in 1905, the company was taken over with a stock purchase by Lucius Ordway and Edgar Ober. The businessmen moved the company to Duluth, and started a line of sandpaper products. It was during these Duluth years that the company hired both William L. McKnight and A.G. Bush as bookkeepers. Both, but especially McKnight, became prime examples of employees who were to work their way up in the company to later lead it.

Soon after the takeover, Ordway paid to move the plant to Saint Paul's East Side, so that it would be closer to his home and allow him and Ober better oversight. The first plant, Building 1, was built on Forest Avenue and Farquier (now Bush Street) at the cost of \$35,302. Though the campus later expanded to almost 50 acres, the built-up location proved to be problematic, both in land acquisition and the need to demolish existing structures in order to build to suit.

As the product line diversified, and McKnight became sales manager, the company finally began to turn a profit, paying out its first dividend of 6¢ a share in 1916. From then on, a series of product innovations, including waterproof sandpaper, masking tape, and Scotch cellophane tape, ensured strong market share. Innovation was led by two major company principles: profit sharing and an emphasis on employee-driven research (the so-called "15% rule," where employees could dedicate 15% of their time to research on their prioritized projects.)

Over the next few decades, 3M opened plants all over the world, and purchased several smaller businesses. Almost all of that was funded from within. The East Side campus was also expanded, with over \$500,000 spent on a new headquarters building, central research lab, new products department, products fabrication lab, and an expanded engineering department.

Despite this growth, by the mid-to-late 1940s, the company was faced with a number of issues:

- Heavy WWII production, especially of reflective materials, was taxing the current facilities.
- Several anti-trust lawsuits and corporate tax issues were taxing the company's funds.
- After much consideration of other sites, 3M determined that remaining in Minnesota was its best course.
- To handle these obligations, the company went public, going onto the New York Stock Exchange in 1946 and offering its first public stock soon after in 1947.

McKnight, who had by then become president of the company, reorganized the business in 1948 into eight autonomous divisions that followed the product lines. Richard P. Carlton took over as president in 1949, with McKnight becoming Chairman of the Board. Carlton's short but important presidency was followed by that of Herb Buetow beginning in 1953.

During this time, 3M selected the Midvale site as the space for its expanded headquarters. It was an unusual yet extremely advantageous choice for a site, offering cheap land, with enough

space for a large initial campus and room for expansion, all close to the Saint Paul base. Perhaps they also liked the relative lack of regulation, and certainly appreciated the wide-open space and excellent transportation routes. As discussed in the Civic section, this was a major impetus — along with city services — for Maplewood's incorporation soon after.

3M celebrated its fiftieth anniversary in 1952, and in 1953 ground was broken in Maplewood for the new 3M Center. The first building was a \$3.5 million research lab that was completed in 1955.

The initial campus was completed by 1963. The buildings, all numbered rather than named, were mainly designed in a streamlined, mid-century modern style. The 14-story headquarters building — Building 220, completed in 1962 — was designed in the International Style and was the first high-rise building in the Twin Cities suburbs. Soon after, worldwide sales of 3M products reached \$1 billion.

The MAHS recently commissioned a research project by Bluestem Heritage Group on the cultural history of the arrival and development of 3M within Maplewood. This research determined that the development of the 3M campus reflected common patterns in corporation development during the late 1900s. 3M, like many similar corporations, shifted its headquarters from the urban core to the suburbs, and created office campuses that were designed to keep employees on-site with features such as subsidized cafes and other services. The large parking lots, freeway access, and building masses and placements reflect common features of suburban corporate campus development during this time frame. The subsequent buildings from the 1970s and beyond generally reflect the same values as the initial development.

Although the campus has expanded to 475 acres since then, with new buildings added (and some renovations), the sense of place is remarkably congruent with the time of origin.

The original 3M site, the Dwan Office Building, in Two Harbors is now a 3M museum. Listed to the National Register of Historic Places in 1992, it is run by the Lake County Historical Society as a museum depicting the company's early years. The 46.5 acres of the East Side site was the subject of much recent controversy. Most buildings were lost, but the Saint Paul Port Authority did save the former executive headquarters — known as Building 21 — at 900 Bush Avenue. The rest is being developed as "Beacon Bluff."

## **Maplewood Mall**

Though built in 1974, so still within the 50-year line, Maplewood Mall is significant as a major Maplewood identity. The mall is important not only on its own, but also for the amount of displacement it caused (including the Bruentrup Farm), and the nearby development it spurred.

The land was originally wetlands, flooding into a small lake with heavy rain. In fact, the first plans for the mall included a landscaped lake area. This design was determined to be too expensive, however, and the more standard current design with wings around a central food court utilized. Original mall anchor stores were Powers and Sears. The mall has recently

undergone several major renovations, beginning in the 1980s, which removed its indoor fountains and much of the food court, although the two-tier carousel brought in remains. Sadly, since it was later not as major an influence as nearby malls — including Southdale, the country's first enclosed mall, which opened in 1956 — it is more important for its effect on Maplewood than for its actual physical presence.

## **Property Types**

Note: Although this is a comprehensive list, it should be noted that in most cases there are no extant resources relating to these property types (and some that remain have lost a great deal of their integrity). In some cases, there are no records of that kind of business existing in Maplewood's somewhat limited business core. However, we have included this list to demonstrate the full range of commerce and industry possibilities. As many of these buildings and related resources were scattered throughout the city, they may turn up, hidden under later development, in future preservation efforts and should be watched for.

### **Commerce**

- Appliances
- Automobile
- Bakeries
- Confectionary/Candy Stores
- Clothiers
- Dry Goods
- Department Stores
- Drugstores
- Clothing and Dry Goods
- Farm Implements/Feed/Seed
- Furniture and Cabinetry
- Gas Stations
- Grocers/Food Markets/Butchers
- Hardware
- Harness
- Ice Cream Parlors
- Ice Houses
- Jewelers/Watchmakers
- Liquor Stores
- Meat Markets
- Millinery
- Music Stores
- Sash, Blinds, and Interiors
- Shoe Stores and Shoemakers
- Shopping Malls

### **Services**

- Architects
- Attorneys
- Banks
- Barbers
- Boarding Houses
- Bowling Alleys
- Builders and Contractors

Deed Registrars  
Doctors  
Dentists  
Funeral Homes/Undertakers  
Gas Stations  
Hotels  
Insurance  
Land Agents  
Laundries  
Lawyers  
Liveries/Hitching Sheds  
Machine Shops  
Newspapers  
Notaries  
Painters  
Photographers  
Plumbers  
Printers  
Realtors  
Repair Shops  
    Auto  
    Blacksmith  
Farm Implements  
    Railroad  
Restaurants and Cafes  
Saloons  
Shooting Galleries  
Tailors  
Theaters/Opera House  
Wagon makers

### **Industry**

Agricultural  
    Breweries  
    Canning/Bottling/Pickling/Preserving Factories  
    Grain Elevators  
    Linseed Oil Factories  
    Malt Plants  
Nurseries  
    Produce  
Livestock/Game/Animals  
    Dairies and Creameries  
    Fishing/ Hunting/Trapping  
    Harness and Saddlery  
    Livestock/Farmer's Market  
    Slaughterhouses  
    Stockyards  
    Veterinarians  
Boiler Makers  
Brickyards/Tile/Fire Brick  
Brooms  
Candy Companies

Cement Factories  
Cigars  
Coopers  
Glass  
Ice Factories/Plants  
Lumberyards  
Factories  
Foundries/Machine Shops  
Lime Yards  
Mills  
    Fanning Mills  
    Flour Mills  
    Feed Mills  
    Sawmills  
    Textile Mills  
        Woolen  
        Knitting  
Pottery  
Pump Manufacturers  
Soap factories  
Staves and Heading  
Tanneries  
Quarries  
    Marble  
    Stone

### **Commerce and Industry Recommendations and Future Actions:**

- The MAHS has done significant research on the Saint Paul Plow Works and the Railroad Shops. The HPC should consider working with them to commemorate these lost resources.
- The 3M complex is truly Maplewood's most significant resource. Both in its cohesive mid-century modern design and its impact on the community, it for better or worse defines Maplewood. The MAHS is currently commissioning a study on the company and its campus, which is of great importance. The HPC should support this study, and the City of Maplewood should work with 3M to preserve and protect as much of the campus as possible.
- These contexts provide an extremely brief overview as to the significance of Maplewood's commercial and industrial operations. Further research should be completed on the topic, and survey work initiated to establish the existence and condition of these resources.

## Context 7 Residential Architecture

Time span — 1852 to present

### Building Styles and Vernacular Architecture

“Style” is defined as those consistent qualities and features that link different elements together into groups. While buildings of a similar style provide continuity to a neighborhood, differences in style can create visual variety and help to distinguish one home from another and one neighborhood from another. These differences result from what was popular at the time of construction, or the whim of the designer, builder, or owner. Learning about the style of one’s home can help answer many preservation questions, including those regarding original treatments, color schemes, and what should replace missing elements.

Architecture in general is made up of three core components: *function*, *structure*, and *aesthetics*. These basic elements interface in varying degrees to form two categories: “Vernacular” and “High Style” architecture. Some historic residential buildings in Maplewood were constructed during the late 19th Century. While there are examples of architecturally intact “high style” residential buildings, such as the Colonial Revival residence at 1702 Howard Street, the brick and front-gabled Italianate home at 1780 Desoto Street, the Art Deco/Moderne house at 1800 Phalen Blvd. East, and the Tudor Revival home located at 1069 Gordon Avenue, the majority of the community’s structures are “vernacular” in design and disposition. Often in Maplewood these homes were more modest in scale and in application of ornament—utilitarian in function and layout. They, as a congregate, were no less important to the community’s development than the more elaborate or expansive structures that housed Maplewood’s business owners, corporate executives, and more wealthy families. Beauty can be found in both the stately, ornately adorned dwelling and the simple, well-constructed mid-century ranch home.

In both vernacular and high style dwellings, individuality is expressed not only by scale and shape, but also by details such as the turn of the porch post, or the return on a roof profile. In the more exuberant architecture there may be a flourish of details that lead to defining the style. In the vernacular the details, where they exist, are subtler. And often in both there may be a liberal mix of style details that reflect a structure’s evolution through time and fashion, making attributing any one style to a structure difficult, if not impossible.

Recognizing the limitations, residents should always look for design clues that will aid them in making appropriate and sound decisions in maintaining Maplewood’s broad residential fabric. A good understanding and appreciation of all styles of residential architecture, new or old, serves the long-term best interests of Maplewood’s diverse housing stock and encourages the general growing acceptance of preservation as a benefit to the economic and cultural wellbeing of the community.

Like much of its development, Maplewood’s residential infrastructure grew in fits and starts. It began slowly, with a few settlers’ homes scattered throughout the area, especially on the lakes. Closer to the end of the 1800s, it clustered around the Gladstone area, especially with fifty workers’ homes co-built by the Gladstone Shops and the St. Paul Plow Works. It then suffered a period of decline, as homes burned, were abandoned, and were otherwise lost.

However, as servicemen returned from WWII, the area experienced a housing boom. New housing, mainly in mid-century styles such as cottage, ranch, and split-level, was built all over the city, especially in the northern sections. During this mid-century period, much of the older, existing housing stock was altered and expanded.

This housing was followed by new developments, where full new communities were constructed, including new streets and infrastructure, and new neighborhoods. As these developments are well within the last fifty years and so do not fall into the "historic" category, they are not included in this study.

## **Housing Styles**

Providing residents with clear and accessible information about their house is probably the best way to draw them in to historic preservation. People love their homes, and are usually eager to preserve and protect them. By demonstrating how different housing styles fit into Maplewood's historic contexts, and by providing preservation information to homeowners, the HPC will gain many new supporters and advocates, while having a dramatic effect upon the preservation of the city's housing stock.

The following style section may prove to be the most valuable part of the entire context study for Maplewood homeowners, because it allows them to see and understand their particular home within a larger historic framework, and gives ideas for restoration and ongoing care.

To this end, the following pages defining and clarifying various styles of housing styles that exist in Maplewood.

## Style Guide of Maplewood's Residential Architecture

### *Vernacular Greek Revival (circa 1857-1902)*

Classical models of architecture were of particular interest to a young, idealistic nation based on the Greek and Roman democratic principles. Indeed, the style was so prevalent in the mid-eighteen hundreds that it grew to be called the "National Style." Examples of Greek Revival buildings ranged from high style public buildings and institutions such as banks, to grand Southern plantations, to diminutive cottages. Though Minnesota as a whole has few pure Greek Revival homes, some of the style's distinctive features are evident in many of Maplewood's vernacular cottages.

The Greek Revival and similar vernacular building profiles are some of the oldest and most prominent residential building forms found in Maplewood's farmhouse architecture.

### **Identifying Characteristics in Maplewood**

- Simple rectangular footprint.
- Temple profile in the front facing gable.
- Returns of the roof line at the cornice.
- Symmetry in the placement of windows and doors on the elevation (fenestration).



*This Greek Revival farmhouse at 2345 Highwood Avenue East is nearly lost behind later additions*

### ***Vernacular Gabled-L/Gabled-T/Homestead Cottage (circa 1857-1890)***

The Gabled-L and Gabled-T layout refers to the non-style-conscious house design which evolved from the rural dwelling of the mid-1800s to the modest village cottage. Simple in layout, and home to an emerging working class, the Homestead dwelling rejected ornate architectural detailing for simple, utilitarian functionality.

#### **Identifying Characteristics in Maplewood**

- Minimal architectural detailing.
- Defined by shape, rather than architectural detailing.
- Tri-gabled, in the shape of an L or T, with a front porch or side porches tucked into the crook of the L or T.
- Indigenous brick or wood frame construction with clapboard siding.
- Simple, box-like massing.
- Kitchen almost always in the lesser elevated wing.



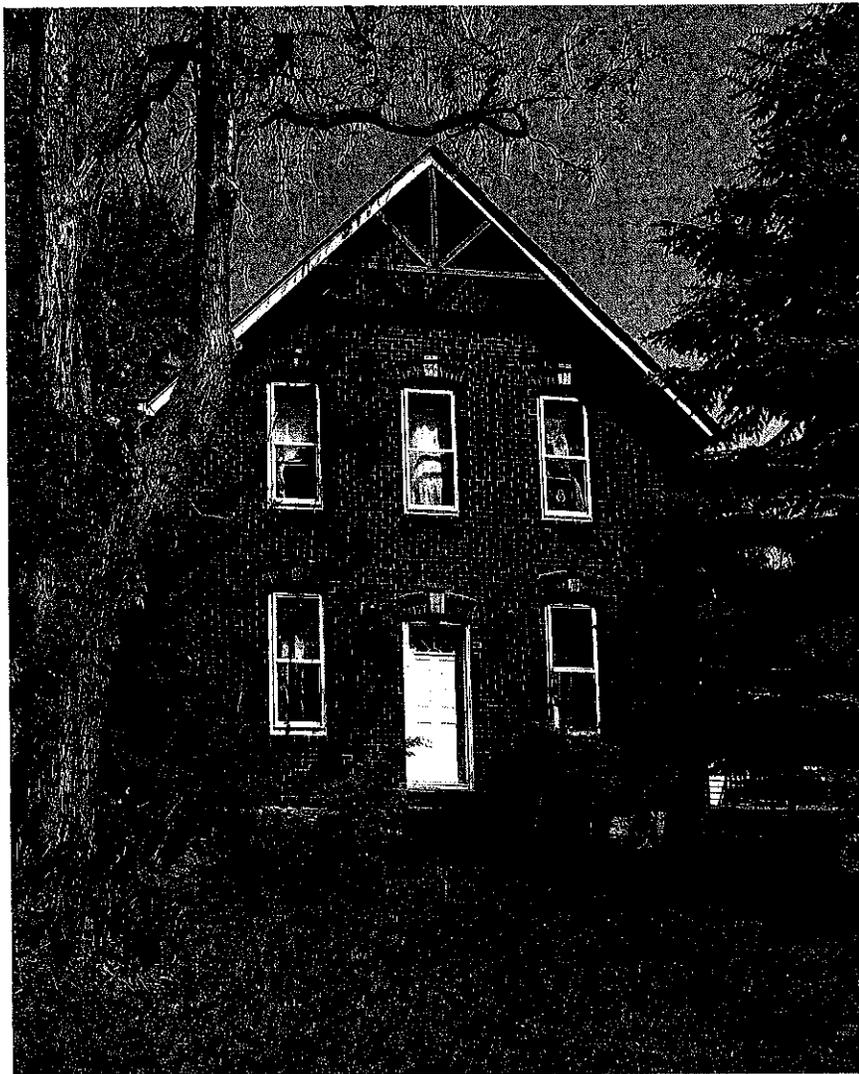
*Vernacular Gabled-L house located at 1904 Manton Street*

### ***Italianate (circa 1850s to late 1880s)***

The Italianate style evolved from the romantic notion of the northern Italian houses and landscapes depicted in late eighteenth-century paintings. These residences often strongly influenced the architecture of the commercial storefront of the late nineteenth century. A typical Italianate is two to three stories high, is characterized by a square or rectangular shape, and is of stone or wood frame construction.

#### **Identifying Characteristics in Maplewood**

- Rectangular or square plan.
- Vertical orientation, with tall windows and doors.
- Wide eaves sometimes supported on large ornamental brackets.
- Projecting door and window crowns, often arched or hooded.



*Unusual Front-gabled, brick Italianate house at 1780 Desoto Street*

### ***Eastlake/Queen Anne (circa 1880-1910)***

The Queen Anne Style was conceived in the 1870's by the English architect Richard Norman Shaw who was in search of a style suitable for domestic and public building structures. It draws heavily from Tudor and Stuart eras in Great Britain, but has little to do with the English Renaissance style popular during the reign of Queen Anne (1702-1714). The style became popular in this country after its introduction at the Philadelphia Centennial in 1876. It reached Maplewood around 1890.

#### **Identifying Characteristics in Maplewood**

- Spoon carving and pierced valances.
- More complex and irregular than any formal style before it.
- Irregular in plan and asymmetrical in massing.
- Strong vertical orientation.
- Variety of surface texture, roofs and wall projections.
- Roofs are multiple and complex.
- One-story and two-story bay may project from the principal facades.
- Rounded turrets (towers).
- Upper sash on double hung windows may have colored and paneled glass.
- May display classical details such as porch columns, dentils and modillion.
- Shingles and clapboards are frequent exterior wall materials.
- Tall, thin chimneys.
- Main floor "picture" windows.



*Queen Anne home at 1701 Kingston Avenue near the Mount Zion Cemetery*

### ***Colonial Revival (circa 1925-1935)***

In this country the Colonial Revival style dominated domestic architecture throughout the first half of the 20th century. However, Maplewood, due to its relatively late residential growth spurts, has very few residences rendered in the Colonial Revival style.

The name Colonial Revival came from a rebirth of interest in the early English and Dutch homes prominent along the Atlantic coast. Another source of inspiration came from the colonial style commonly known as Georgian Colonial (1800) and from English architecture of the same period. This renewed interest in classical forms dates from Chicago's Columbian Exposition in 1893.

#### **Identifying Characteristics in Maplewood**

- Symmetrical placement of windows and door on the main facade.
- Side-gabled form.
- Chimneys are often placed to contribute to overall symmetry.
- The standard window is the rectangular double-hung.



*A fine Colonial Revival style home at 1128 County Road B*

### ***Prairie (circa 1900 to 1920s)***

The Prairie style, indigenous to America, was developed and popularized through the Chicago School of Architecture and the work of Frank Lloyd Wright. The horizontal emphasis in the banding of windows and wide overhanging eaves was a philosophical response to the prairie origin of the style. Though pure Prairie styling in an architect-designed home is relatively rare, elements of the style, including banded windows, wide front porches with massive columns, and the wide, symmetrical style, are evidenced in a number of vernacular homes of the time. The American Foursquare, a standard plan with four rooms up and four down around center hallways, is a commonly seen example of this style.

#### **Identifying Characteristics in Maplewood**

- Low pitched hipped roofs with wide, overhanging eaves.
- Stucco finished walls are most common, followed by brick.
- Horizontal emphasis in the banding of windows.
- Windows are generally casement or double-hung.
- An open plan, integrating all aspects of the home into a unified whole.



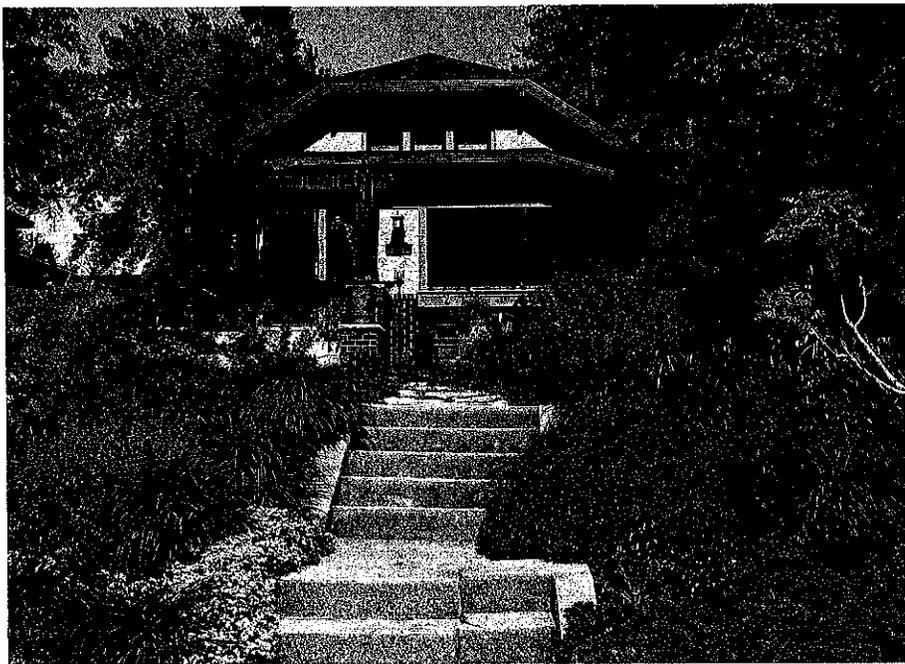
*Prairie style influenced home at 1712 Rosewood Avenue South*

## ***Bungalow & Craftsman (1905-1922)***

The Craftsman style was influenced by the California designs of the brothers Charles Sumner Greene and Henry Mather Green. The firm of Greene & Greene was located in Pasadena and developed and refined the Craftsman style bungalow between 1893 and 1914.

The Craftsman designs were influenced by the English Arts and Crafts movement of the 19th century, and growing interest in the designs of the Far East. The bungalow was popularized in America by the broad distribution of California bungalow magazines in the teens and twenties. The Craftsman home and its variations peaked after the Prairie School influence was waning, and nationally had a period of popularity that stretched from the turn of the century until around 1940.

The term "bungalow" is believed to be derived from the East Asian word "bangia," referring to a low house with surrounding porches. In mid-nineteenth century India the British built rest houses called "dakbungalows" along main roads. The influence of that Eastern design can be seen in the American bungalow.



*Craftsman home at 1700 Phalen Blvd. East*

### **Identifying Characteristics in Maplewood**

- Low-pitched, gabled roof.
- Use of decorative beams and braces under eaves.
- Common use of brick covered exterior walls with stucco above.
- Usually one or one-and-a-half stories high.

## ***Art Moderne (1925-1950)***

The sleek Art Moderne style originated in the Bauhaus movement, which began in Germany. Bauhaus architects wanted to use the principles of classical architecture in their purest form, designing simple, useful structures without ornamentation or excess. Building shapes were based on curves, triangles, and cones. Bauhaus ideas spread worldwide and led to the International Style in the United States.

Art Moderne art, architecture, and fashion became popular just as the more highly decorative Art Deco style was falling out of favor. Many products produced during the 1930s, from architecture to jewelry to kitchen appliances, expressed the new Art Moderne ideals. Art Moderne truly reflected the spirit of the early and mid-twentieth century.

Expressing excitement over technological advancements, high speed transportation, and innovative new construction techniques, Art Moderne design was highlighted at the 1933 Chicago World's Fair.



*The home at 1800 Phalen Blvd East is a rare example of the Art Moderne style*

### **Identifying Characteristics in Maplewood**

- Smooth lines giving a streamlined appearance.
- Stucco finished walls are most common.
- Horizontal emphasis in decorative banding.
- Windows are generally casement, sometimes wrapping corners.
- Use of structural glass block in curving walls or stair enclosures.

### ***Ranch (circa 1945 to late 1970s)***

The Ranch home is a twentieth-century vernacular style that grew out of expansion of the middle-class domestic needs of America's postwar population explosion. As soldiers returned from World War II and started new families, there was a growing need for quickly constructed, simple in plan, and affordable homes.

The single-story Ranch home was influenced in style, by the Prairie School work of Midwest architect Frank Lloyd Wright, with its long, horizontal orientation, its low pitched roof, and window banding (ribbon windows). However, the Ranch often took advantage of factory made materials such as imitation stone, pressed fiber wood siding, and metal siding. Short of the vague references to Prairie School, and some use of stone, as influenced by California residential architecture, the Ranch home is generally devoid of historic stylistic detailing.

The Split Level, popular starting in the 1950s, is a variation on the one-story Ranch. The Split Level incorporated an additional story to allow for better separation of living functions, and providing interior interest to the floor plan.

#### **Identifying Characteristics in Maplewood**

- Single-story residence with a strong horizontal orientation.
- Low pitched gable and hipped roofs.
- Often an exterior attached brick fireplace stack on the gable end.
- Use of a variety of exterior materials including face brick, stone, artificial stone, horizontal wood siding, particle board siding, and/or metal siding .
- Window banding.
- Wide use of "picture windows" with or without flanking side windows.
- Often displaying a garage door at one end of the front façade.



*The residence at 1170 Lealand Road is a good example of the Ranch Home style*

### ***Mid-Century Modern (circa 1955-1980)***

Remaining examples of this style are often architect-designed, high style homes. Many evolved from the teachings and writings of modern architects such as Charles Moore and Robert Venturi, and from commercial and industrial design. These residences generally appear to be multi-faceted blocks, with architectural interest deriving from geometric shape rather than detail.



*1696 Phalen Blvd. East is one of Maplewood's best examples of the Mid-Century Modern shed design*

#### **Identifying Characteristics in Maplewood**

- Roof variations: either flat (International style) or very pitched (shed style) and sometimes gabled.
- Little to no decorative embellishment.
- Extensive use of natural materials, especially wood siding, often vertical and sometimes at a diagonal.
- Integrated to site and landscaping.
- Entrances usually recessed and obscured.

## **Property Types**

### **Single-family homes**

- Vernacular
- Architect designed
- National Register properties (none currently)
- Locally designated properties (none currently)

### **Apartments and multi-unit homes**

- Apartments above storefronts
- Multi-family units
- Duplexes and triplexes

### **Adaptive use housing**

### **Outbuildings**

- Carriage houses
- Garages
- Sheds
- Barns
- Other outbuildings

### **Landscaping and gardens**

### **Sidewalks**

### **Fences and gates**

### **Walls**

## **Residential Architecture Recommendations and Future Actions**

- In order to accurately assess cultural resources, and prioritize the nominations for residential properties, Maplewood should update the residential parts of its surveys. To this end, the HPC should consider completing a reconnaissance survey of its residential housing stock. The survey could be completed as part of the Certified Local Government (CLG) or The Minnesota Historical and Cultural Heritage (Legacy) Grant process.
- Similarly, the HPC should consider doing a similar survey of related residential features such as outbuildings and street amenities; these elements could also be included in the comprehensive survey. The Consultants found relatively few of these resources remaining.
- Based upon this initial survey, the Maplewood HPC should encourage local nominations of architecturally or historically significant residences or residential collections. This should lead to the development of outreach materials on the locally nominated properties. The HPC may then want to develop a driving tour map for significant residential property sites within the community.
- A few homes in the area may be suited for National Register inclusion. These are listed in the Recommendations and Further Actions for the study as a whole, along with some non-residential sites.
- If further research justifies the action, Maplewood should consider preparing a Multiple Property nomination for mid-century development housing.

- Based upon inventory research, Maplewood may also want to consider designating a historic district, either locally or to the National Register of Historic Places. One possible candidate for this may be the neighborhood adjacent to Lake Phalen which appears to have a cohesive collection of significant residential architecture.
- The HPC should conduct outreach to city residents regarding architectural styles and preservation techniques. Such information would allow homeowners to understand their home's distinguishing features, and assist them in planning for the preservation of their property. Such outreach should not ignore elements such as outbuildings, landscape, fences, walks, and other details. Ideally, this process would occur through some sort of residential design guidelines.

## Lost Resources

The idea of Lost Resources for Maplewood is a tricky one, because, to some extent, Maplewood's identity is based on its lost resources. From the demolition of the St. Paul Plow Works to the tear-down of the old Bali-Hai Restaurant, Maplewood often defines itself more on what is not there than on what remains.

In other cases, resources have been moved or somewhat preserved — for example, the relocation of the Bruentrup Farm, or the accession of the St. Paul Tourist Cabins sign to the Minnesota Historical Society. To some extent, these are a valid compromise; they are better than losing the resource. But in other ways, they are equally damaging. Moved resources are generally ineligible for the National Register of Historic Places. How much more might the Farm say about the development of Maplewood if it still sat in its original location, surrounded by strip malls and shopping? How much understanding can one really have of a sign that is part of a crowded exhibit?

In still other cases, lost items have been replicated or re-imagined. The Keller Golf Course Clubhouse, reopened in July 2014, in a new structure that incorporates features such as the original cornerstone and an interior fireplace. The Ramsey County Parks and Recreation Department stated in 2009 that "The new building will provide some of the historical [SIC] features of the existing structure and reflect a similar appearance but will function to promote a more modern game of golf." This may serve the course well, but is diametrically opposed to the Secretary of the Interior's Standards, which expressly disallow replication (see Appendix).

Although many of the resources were lost early on, several are far more recent. The Maplewood HPC should use these Contexts to develop a plan for the retention of resources, as it appears to be a serious and ongoing issue.

The list of lost resources throughout the city is too long to be practically included herein. However, the predominant lost resources in Maplewood include:

- Early Native American mounds
- The Gladstone Shops
- The St. Paul Plow Works
- Railroad vestiges (depots, lines, etc.)
- Gladstone School
- The Poor Farm (except for the barn and a few outbuildings)
- Farmsites
- Fire stations
- Drive-In movie theaters
- Tourist sites: Kohlman's, Varno's, etc.
- Keller Golf Clubhouse

Moved Resources include:

- Bruentrup Farm
- Section house
- Poor Farm Caretakers Cottage
- New Canada Town Hall
- St. Paul Tourist Cabins Sign

## General Study Recommendations and Future Actions

As mentioned in the Introduction, historic contexts have a number of important primary purposes:

- to serve as a framework for evaluating historic resources
- to provide a set of organizational tools for categorizing the past
- to stand as a planning tool for guiding future development while incorporating the past
- to act as a rallying point for educational and outreach activities.

These contexts will help Maplewood to “build its future from its past.” They will also grow and change as the city develops its cultural resource priorities.

Each individual context in this study contains its own list of “Recommendations and Future Actions,” which can be changed, amended, added to, or deleted as priorities change. These recommendations offer specific, context-related suggestions to further the historic preservation agenda in Maplewood, particularly with regards to guiding future preservation efforts, interpreting sites and increasing public buy-in. With many lost resources, not only should the city be concerned with concrete next steps, but also building an agenda for preservation city-wide.

One important next step that the city could take would be to complete a full cultural resources survey. There are some important past surveys (including the standard Ramsey County one and a Maplewood-specific one), but they are in need of clarification, addition, and updates. Such an initiative is quite large and time-consuming, but some of it could be completed by a team of enthusiastic volunteers under professional leadership.

Maplewood has only one National Register-listed site — the Poor Farm Barn. As described in the recommendations for that context, the HPC should consider expanding that nomination. At least a few other properties, such as the Bruentrup Farm, do not qualify since they have been moved. Some suggested other potential properties for National Register listing include:

- The Forest Lawn Cemetery Mausoleum, 1800 N. Edgerton St.
- The Seaholm P. Gottfried House, 1800 E. Shore Drive (unique Moderne design)
- KSTP Transmitter Building, 2792 Highway 61 (Art Deco/Moderne style)
- A Multiple Property listing for the two converted schools: Edgerton (1745 Edgerton Street) and Carver Lake (2684 W. Highwood Ave.)
- JWS Frost House, 1889 Clarence St.
- Saint Paul’s Priory at 2675 Larpenteur, determined National Register eligible in 2010.

As well as suggesting National Register nominations, Maplewood should develop a local nomination process. A local designation would help to identify significant resources and offer them a level of appropriate protection, while also increasing public participation. There are a number of properties that would be suitable for such designation, including several of the existing railroad resources, the Sundgaard house, the Swanson house, and others.

The relatively new Minnesota state tax credit, as well as existing federal tax credits, allow significant deductions for historic, income-producing properties, and the HPC should encourage commercial property owners to use these to full advantage. See Appendix A for more information.

There are several natural allies for the HPC in their preservation work. In particular, the Maplewood Area Historical Society has been doing strong work in exhibits, oral histories, and research. The HPC and MAHS should work together whenever possible to promote Maplewood preservation. It is especially important that they work together with regards to the 3M site, which is an important resource.

One of the biggest challenges that will continue to face Maplewood is the idea of "historic." Important as Gladstone's history is, it's time to move beyond that as being Maplewood's main resource. The area is large and diverse, and contains many historic elements. Especially important are the area's mid-century resources, ranging from homes to 3M to civic buildings. To many, the idea of preservation of the recent past is a difficult concept; they simply can't fathom that something in their lifetime can be historic. The HPC should aggressively promote the understanding of the preservation of the recent past and its resources therein.

Maplewood has lost too many of its historic elements. It should work to preserve the important ones that remain, and beyond preserving them, should develop interpretation and outreach plans so that its residents understand the importance of these resources. The HPC should create a "Top 10" (or 20, or 30) list of resources it will not stand to lose. It should also make clear to the public that simply recognizing the history of something (such as photographing it before demolition), or collecting parts of it for a history display (such as saving an architectural feature) is not the same as preserving the building.

Finally, the HPC needs to be vigilant in educating that replication is not the same as preservation. Tearing down a building, and then creating a new one in its place in a historic style, is not preservation, and actually stands counter to the Secretary of the Interior's Standard's (see Appendix B).

Other cities have been successful in using completed context studies as a kind of training and introduction manual for new HPC members. Such a use would be an excellent way to ensure that the Commission has a standard basis of knowledge and shared goals for the future.

# Appendices

## Appendix I • Secretary of the Interior's Standards for Rehabilitation

*The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### Resources

The following publications contain more detailed information about the Standards.

Weeks, Jay D. and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction of Historic Buildings*. Washington, D.C.: Heritage Preservation Services, U.S. Department of the Interior, 1995. 188 pp.

Birnbaum, Charles A., FASLA, and Christine Capella-Peters, Editors, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. Washington, D.C.: Heritage Preservation Services, U.S. Department of the Interior, 1996. 148 pp.

## **Appendix II • Historic Preservation Tax Credits**

*While there are many reasons to preserve, restore, rehabilitate, and recycle older buildings, financial incentives can be the most tangible. Financial incentives for rehabilitation have been developed on the state and national levels. With the implementation in 2010 of the Minnesota rehabilitation program, improvements to historic commercial properties have never been more feasible for the property owner.*

### **Historic Preservation Tax Credit Program Benefits**

The Historic Preservation Tax Credit Program benefits the owner, the occupants, and the community by:

- Encouraging protection of landmarks through the promotion, recognition, and designation of historic structures
- Increasing the value of the rehabilitated property and returning underutilized structures to the tax rolls
- Upgrading commercial districts and neighborhoods and often increasing the amount of available housing and commercial space within the community.

### **Federal Historic Preservation Tax Credit Program**

Historic Preservation Tax Credits are available to building owners interested in substantially rehabilitating historic buildings. Commercial, industrial and rent producing residential structures that are listed on the National Register of Historic Places or are a "contributing" structure within a National Register district may qualify for a 20% investment tax credit. Buildings not currently on the National Register may use tax credits if they become listed or are determined eligible for listing.

### **Federal Program Provisions**

To qualify for the Investment Tax Credit, a property owner must:

- Have a certified historic structure. To be certified, the building must be listed individually on the National Register of Historic Places or be a contributing part of a historic district that is either listed on the National Register or certified as eligible for the National Register
- Use the building for an income-producing purpose such as rental-residential, commercial, agricultural, or industrial
- Rehabilitate the building in accordance with the Secretary of the Interior's "Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings." The National Park Service (NPS), with advice from the Minnesota State Historic Preservation Office, determines whether a project meets the standards.
- Spend an amount greater than the building's adjusted basis (roughly the current depreciated value of the building not including land value) on the approved rehabilitation project
- Complete the work in a timely manner. Projects must meet the minimum expenditure test within a two-year measuring period, but applicants may take up to five years to complete a phased project if the plans and specs are approved in advance of construction.
- Pay a fee to the NPS; the fee shall be no less than \$250 and no greater than \$2,500 and shall be based upon the qualifying rehabilitation expenditures.

## **Minnesota Historic Preservation Tax Credit Program**

In 2010 the State of Minnesota enacted a 20% historic preservation tax credit program. Minnesota's state historic preservation tax credit will allow a state income tax credit equal to 20 percent of the cost of rehabilitating a qualifying historic property. The program mirrors the federal rehabilitation tax credit, a provision that has been in place since 1979. Projects are eligible to claim the state credit if they are allowed the federal credit, a program which requires properties to be listed in the National Register of Historic Places or contributing structures within a National Register Historic District to qualify. Minnesota currently has over 1,600 listings in the National Register representing almost 7,000 individual properties. Projects must be income producing to use the credit, therefore, homesteaded residential projects are not eligible.

The Minnesota program allows the project proposers to choose either a certificated, refundable credit or grant option. The state grant, like the tax credit, comes at the completion of the project, and is equal to 90 percent of the allowable federal rehabilitation tax credit. The grant option may have some advantages in the syndication of tax credits, and widens the investor pool by allowing individuals, teams, and/or non-profit organizations to participate in the state program.

### **Minnesota Program Provisions**

The state provisions are the same as the federal provisions, with the exception that the tax credit would be available for a property that is any of the following:

- Listed on the National Register of Historic Places.
- Certified as a contributing element of a National Register Historic District.
- Certified as historic by local heritage preservation commission or Certified Local Government.

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**MEMORANDUM**

**TO:** Melinda Coleman, Interim City Manager

**FROM:** Gayle Bauman, Finance Director

**DATE:** September 2, 2014

**SUBJECT:** Approval of Resolution for 2015-2019 Capital Improvement Plan (4 votes)

**Introduction**

The Capital Improvement Plan (CIP) is an annually prepared document that coordinates the planning, financing and timing of major equipment purchases and construction projects. It is proposed that the CIP be formally adopted with a commitment to follow the construction and financing schedule in the CIP for the proposed capital projects.

The draft CIP was presented to the Commissions over the past month. Questions were answered by staff and the Planning Commission held a public hearing finding that the 2015-2019 CIP is consistent with the goals of the Comprehensive Plan. Adopting the CIP does not commit the council to the proposed projects, nor implement the assumptions made during the preparation; however, this is the basis for the 2015 Budget as we continue with its preparation.

**Background**

Capital projects for the Maplewood CIP are defined as major equipment purchases and construction projects costing in excess of \$50,000 (with some exceptions). The 2015-2019 CIP replaces the 2014-2018 CIP that was approved by the Council last year. The five-year total expenditures in the 2015-2019 CIP are \$48,212,880, which is 3.3% higher than the last plan.

The CIP is based on goals established at the City Council and management staff retreats. Many of the projects scheduled for 2015-2019 will result in the accomplishment of several City goals that are as follows:

1. The Gladstone redevelopment initiative is reflected in this plan. Major improvements totaling \$7,605,000 are planned for Phase II. This phase includes improvements to Frost Avenue from Phalen Place to English Street, redevelopment of the Maplewood Bowl site and further restoration work of the Gladstone Savanna.
2. A new city initiative under the direction of the Housing and Economic Development Commission is the Commercial Property Redevelopment Program. If a commercial property deteriorates to the point of becoming a detriment or an eyesore, it will have an effect on the surrounding area. Other property owners may not be motivated to care for or to improve their properties if they live near or next to a rundown property. The cost estimate is based on the premise of purchasing a minimum of one property every other year until the goals of the program change. It is anticipated that the EDA function of property resale is net neutral.
3. Continuation of the revamping and consolidation of fire service that provides for enhanced fire delivery over the next 40 – 50 years for Maplewood. As the construction of a new Fire Station at 3M allows for the abandonment of the stations on Century Avenue and on Londin Lane, the consolidation of service also provides for the abandonment of the Fire Station on McMenemy

Road. The sale of these old stations and the property, which are in need of repair, should generate funds for the remodeling needed at the Hazelwood and Gladstone fire stations.

4. Completion of the East Metro Public Safety Training Facility. This regional facility will allow firefighters to enhance their skills in a safe environment. Much of the cost of this facility is proposed to be financed with grants including the grant of the land from MnDOT along with an allocation of state bonding funds.
5. Implementation of an Asset Management Plan for the Maplewood Community Center (MCC). \$5.2 million dollars of repairs over the next five years have been identified for the MCC. The City is considering issuing Tax Abatement Bonds to fund the required maintenance issues. This increased allocation to MCC comes at the expense of replacement funding for projects at City Hall as well as within the Park Development Fund.
6. The Park Development Fund is continuing to show a slow down of revenues as the housing market and building of commercial industrial facilities slows due to the fact that Maplewood is nearly fully developed. The request for a major levy increase for park funding was reviewed, but does not appear doable within the next 3 – 5 years due to the commitment to redevelopment and the Maplewood Community Center. Park projects listed in this plan will only move forward if the Park Availability Charge (PAC) revenue comes in as projected.
7. It is proposed that \$50,000 of tax levy funds be dedicated in 2015 for Community Field Upgrades, as well as an additional \$50,000 in tax levy for Park Equipment replacements. This allocation is provided due to a commitment for a \$50,000 reduction in operating expenses within the Parks Department operating expenditures.
8. An annual expenditure of \$286,000 to \$315,000 is proposed for the planning period for replacement of vehicles and equipment in the Fleet Management Fund. This investment is necessary to keep maintenance costs to a minimum.
9. Five major street projects and one bridge replacement are proposed for 2015-2019. The costs of these projects range from \$1,400,000 to \$7,270,000. One of the factors that will be considered before any project is authorized will be the City's debt capacity.

### **Budget Impact**

The property tax impact of projects included in this CIP was evaluated. Estimates were prepared of the new tax levies that will be required to support these projects assuming that new bonds will be issued to finance CIP projects. For 2014, the city's total tax levy was \$18,528,400 and of that amount, \$4,658,600 was for debt service on bond issues. It is estimated that a levy of \$4,792,820 will be needed in 2015 to cover the debt service on bonds issued through 2014. Also, there is an increase of \$370,000 anticipated in the capital levy which is partially offset by a decrease in the General Fund levy to account for the shift in police squads and equipment to a capital fund. The balance of the capital levy increase has to do with cost overruns associated with the TH36/English project.

### **Recommendation**

It is recommended that the City Council receive reports from any commissions present and approve the attached resolution adopting the 2015-2019 Capital Improvement Plan. Since the CIP is part of the Comprehensive Plan, it requires four votes for adoption.

### **Attachments**

1. Changes to original requests
2. Report from Heritage Preservation Commission
3. Resolution
4. 2015-2019 Capital Improvement Plan

	2015	2016	2017	2018	2019	TOTAL
<b>ORIGINAL REQUEST</b>	14,116,600	14,648,030	12,904,010	13,870,440	10,868,620	66,407,700
<b>ADDITIONS</b>						
Crack Filler		20,000				20,000
Sterling St - Linwood Ave to Londin Ln	40,000	530,000				570,000
<b>MOVE/CHANGE</b>						
Squad	(30,300)					(30,300)
Records Management	(36,960)	(90,010)	(66,410)	(75,000)		(268,380)
Squad computer replacement	(4,900)					(4,900)
PD mobile video	4,080	(32,500)				(28,420)
Rifle and Optics Replacement	(6,300)	(10,500)	(10,700)	(14,700)	(10,900)	(53,100)
East Metro Training Facility			(350,000)			(350,000)
Fire Stations	(2,550,000)	1,000,000	1,000,000			(550,000)
Goodrich Park Improvements	(75,000)	(200,000)	100,000	(50,000)		(225,000)
Gladstone phase II	(75,000)					(75,000)
Flood Remediation Projects		(110,000)	120,000	30,000		40,000
Sidewalk and Trail Improvements	(18,000)				(50,000)	(68,000)
Housing Replacement Program		(20,000)		(20,000)		(40,000)
Commercial Property Redevelopment		(100,000)	(100,000)	(100,000)	(100,000)	(400,000)
Fleet equipment	(43,550)	(17,450)	29,000	(102,000)	(119,000)	(253,000)
Sidewalk - County Road B	108,000					108,000
Beebe Road	(1,510,000)	1,580,000				70,000
Lakewood/Sterling area streets	(100,000)	(5,010,000)	3,080,000			(2,030,000)
Farrell/Ferndale area streets		(100,000)	(6,720,000)	7,070,000		250,000
Dennis/McClelland area streets			(100,000)	(6,070,000)	6,360,000	190,000
Park Upgrades to Existing Parks	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(250,000)
Deer Removal	(20,000)				(20,000)	(40,000)
EAB Ash Removal and Planting	(100,000)	(60,000)	(110,000)	(110,000)	(110,000)	(490,000)
IT Systems	(40,000)	(75,000)	90,000	(75,000)	100,000	0
Pavement Rehabilitation Projects	(320,000)	(550,000)	(300,000)	(470,000)	(730,000)	(2,370,000)
MCC facility management	(2,060)	(175,560)	15,760		700,580	538,720

<b>DECLINE (to future years)</b>	(50,000)	(580,000)	(350,000)	(350,000)	(340,000)	(1,670,000)
Sidewalk and Trail Improvements						
Hilcrest Area Roadway Improvements					(1,000,000)	(1,000,000)
Hilcrest Area Redevelopment					(600,000)	(600,000)
Hilcrest Area Streetscape					(1,500,000)	(1,500,000)
Ferndale/Ivy Area Streets			(225,000)		(2,870,000)	(3,095,000)
Nature Center Land Acquisition			(100,000)			(260,000)
Nature Center Building Improvements	(73,600)	(27,500)				(117,400)
Historic Preservation Improvements	(100,000)		(100,000)			(200,000)
Police/Fire 800 MHz radios		(331,250)	(331,250)		(331,250)	(1,325,000)
City Hall Condenser Units		(428,000)				(428,000)
Trane Energy Mgmt System Upgrade	(110,040)					(110,040)
Harvest Park		(50,000)		(500,000)	(500,000)	(1,050,000)
Wakefield Park		(100,000)	(500,000)	(500,000)		(1,100,000)
<b>UPDATED REQUEST</b>	<b>8,952,970</b>	<b>9,660,260</b>	<b>8,174,110</b>	<b>11,727,490</b>	<b>9,698,050</b>	<b>48,212,880</b>

**Report from Heritage Preservation Commission**

The August HPC meeting was cancelled prior to the release of the CIP proposal, thus the HPC did not have an opportunity to review the CIP. However, commissioners were encouraged to send comments to staff. Individual commissioners indicated disappointment that the proposed historic preservation projects were not included in the final proposal. Since the preservation projects were at locations (Gladstone Savanna and Fish Creek) that are included in the CIP proposal, it was suggested that the preservation projects become line items within those projects in case we can get grant funding for them. This would acknowledge the special history at the sites and demonstrate the city's intent to preserve and interpret history. Finally, one HPC commissioner recommended that council consider historic preservation when considering buildings to sell.

**RESOLUTION ADOPTING THE  
2015-2019 CAPITAL IMPROVEMENT PLAN**

WHEREAS, the 2015-2019 Capital Improvement Plan coordinates the timing and financing of major equipment purchases and construction projects, and

WHEREAS, the 2015-2019 Capital Improvement Plan is a planning tool for City staff and elected officials, and

WHEREAS, it is important to follow the construction and financing schedule contained in the Capital Improvement Plan in order to fully utilize the City's engineering staff and manage the need for consultant engineers, and

NOW THEREFORE, BE IT RESOLVED, that the 2015-2019 Capital Improvement Plan is hereby adopted as a planning document, and

BE IT FURTHER RESOLVED, the construction and financing schedule contained in the Capital Improvement Plan will be followed to the greatest extent possible.



# City of Maplewood Capital Improvement Plan 2015-2019



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**CITY OF MAPLEWOOD, MINNESOTA**  
**PRINCIPAL CITY OFFICIALS**

JANUARY 2014

**CITY COUNCIL**

NORA SLAWIK, MAYOR  
 Term Expires 12-31-2017

KATHLEEN JUENEMANN, COUNCILMEMBER  
 Term Expires 12-31-2017

MARYLEE ABRAMS, COUNCILMEMBER  
 Term Expires 12-31-2017

ROBERT CARDINAL, COUNCILMEMBER  
 Term Expires 01-04-2016

MARV KOPPEN, COUNCILMEMBER  
 Term Expires 01-04-2016

**CITY MANAGERIAL STAFF**

<u>Employee</u>	<u>Position</u>	<u>Date Appointed</u>
Melinda Coleman	Interim City Manager	May 31, 2014
Melinda Coleman	Assistant City Manager	August 12, 2013
Melinda Coleman	Director of Environmental & Economic Development	August 12, 2013
Gayle Bauman	Finance Director	May 13, 2013
DuWayne Konewko	Director of Parks & Recreation	January 1, 2011
Mychal Fowlds	Director of Information Technology	February 6, 2006
Karen Guilfoile	Director of Citizen Services	August 5, 1996
Steve Lukin	Fire Chief	March 17, 2000
Michael Thompson	Director of Public Works	June 4, 2012
Paul Schnell	Police Chief	July 29, 2013

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Mayor and City Council

Honorable Mayor and Council Members:

The 2015 – 2019 Proposed Capital Improvement Plan (CIP) for the City of Maplewood is submitted herewith. The intent of this document is to coordinate the planning, financing and timing of major equipment purchases and construction projects. The document is divided into four sections: Introduction, Debt Capacity and Financing Strategy, Project Details, and Appendix.

The focus of this CIP is on the maintenance and protection of the City's existing assets; including its buildings and streets/infrastructure, redevelopment as well as the continued implementation of investment into Public Safety facilities. In previous years (2007-2012), the City focused most of its resources on expanding its street improvement program, including adding a once-in-a-decade interchange improvement at TH 36-English. Because there are many needs in the City including Public Safety, redevelopment, the Community Center and the desire to control City debt, not as many resources can be allocated to street improvements. The plan is to complete one street project per year.

Many of the projects scheduled for 2015-2019 will result in the accomplishment of several City goals that are as follows:

1. The Gladstone redevelopment initiative is reflected in this plan. Major improvements totaling \$7,605,000 are planned for Phase II. This phase includes improvements to Frost Avenue from Phalen Place to English Street, redevelopment of the Maplewood Bowl site and further restoration work of the Gladstone Savanna.
2. A new city initiative under the direction of the Housing and Economic Development Commission is the Commercial Property Redevelopment Program. If a commercial property deteriorates to the point of becoming a detriment or an eyesore, it will have an effect on the surrounding area. Other property owners may not be motivated to care for or to improve their properties if they live near or next to a rundown property. The cost estimate is based on the premise of purchasing a minimum of one property every other year until the goals of the program change. It is anticipated that the EDA function of property resale is net neutral.
3. Continuation of the revamping and consolidation of fire service that provides for enhanced fire delivery over the next 40 – 50 years for Maplewood. As the construction of a new Fire Station at 3M allows for the abandonment of the stations on Century Avenue and on Londin Lane, the consolidation of service also provides for the abandonment of the Fire Station on McMenemy Road. The sale of these old stations and the property, which are in need of repair, should generate funds for the remodeling needed at the Hazelwood and Gladstone fire stations.
4. Completion of the East Metro Public Safety Training Facility. This facility will allow firefighters to enhance their skills in a safe environment. Much of the cost of this facility is proposed to be financed with grants including the grant of the land from MnDOT along with an allocation of state bonding funds.
5. Implementation of an Asset Management Plan for the Maplewood Community Center (MCC). \$5.2 million dollars of repairs over the next five years have been identified for the MCC. The City is considering issuing Tax Abatement Bonds to fund the required maintenance issues. This

increased allocation to MCC comes at the expense of replacement funding for projects at City Hall as well as within the Park Development Fund.

6. The Park Development Fund is continuing to show a slow down of revenues as the housing market and building of commercial industrial facilities slows due to the fact that Maplewood is nearly fully developed. The request for a major levy increase for park funding was reviewed, but does not appear doable within the next 3 – 5 years due to the commitment to redevelopment and the Maplewood Community Center. Park projects listed in this plan will only move forward if the Park Availability Charge (PAC) revenue comes in as projected.
7. It is proposed that \$50,000 of tax levy funds be dedicated in 2015 for Community Field Upgrades, as well as an additional \$50,000 in tax levy for Park Equipment replacements. This allocation is provided due to a commitment for a \$50,000 reduction in operating expenses within the Parks Department operating expenditures.
8. An annual expenditure of \$286,000 to \$315,000 is proposed for the planning period for replacement of vehicles and equipment in the Fleet Management Fund. This investment is necessary to keep maintenance costs to a minimum.
9. Five major street projects and one bridge replacement are proposed for 2015-2019. The costs of these projects range from \$1,400,000 to \$7,270,000. One of the factors that will be considered before any project is authorized will be the City's debt capacity.

The 2014 – 2018 CIP was a \$46.7 Million plan, while the proposed 2015 – 2019 CIP is listed for \$48.2 Million in expenditures. This is a 3.3% increase from the previous year's program or \$1,528,380. Re-prioritizing of funds shows that investment is proposed to decrease for redevelopment, buildings and parks and increase for equipment and public works infrastructure.

As with the previous year, Deferred Projects are listed within the Appendix section of this CIP. These are projects that were recommended by staff and Commissions and are significant needs within the City. An analysis of the impacts of these projects identified that funding is not available under current programs totaling \$12,455,440. Due to the lack of funding dedicated to capital replacement and Council priorities, a number of projects were not proposed or have been removed. If other funds become available, these projects may be reconsidered in future years.

The property tax impact of projects included in this CIP was evaluated. Estimates were prepared of the new tax levies that will be required to support these projects assuming that new bonds will be issued to finance CIP projects. For 2014, the city's total tax levy was \$18,528,400 and of that amount, \$4,658,600 was for debt service on bond issues. It is estimated that a levy of \$4,792,820 will be needed in 2015 to cover the debt service on bonds issued through 2014.

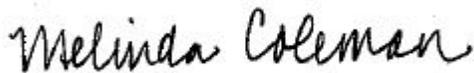
The total Debt outstanding for Maplewood is proposed to be \$81,130,167 in 2014 based upon the current plan within this CIP. 2013 total debt is \$81,804,839. The City's total debt is limited by statute to not more than 3% of market value of taxable property of the City. Very little of the debt of the City, approximately \$8,690,000 in 2013, is actually subject to the legal debt margin. Staff continues to monitor total city debt as a percent of market value with the intention of keeping total debt within 2%. With the new debt projected by this CIP, the City will remain at or below that objective of 2.0% declining to 1.5% by 2019.

It is recommended that the CIP be formally adopted by the City Council following a Public Hearing that is required to be held by the Planning Commission. As part of this adoption process, a strong

commitment is needed to follow the construction and financing schedule for the public improvement projects planned for 2015. This allows the City's engineering staff to be fully utilized and will minimize the need for consultant engineers. Also, it will facilitate the planning for the year 2015 bond issue by the Finance Department.

The CIP, by design, is a planning tool for City staff and elected officials. The CIP gives the City Council the flexibility to proceed with the proposed projects based on the political, economic, and financial realities of each year. After the CIP has been formally adopted by the City Council, the projects scheduled for 2015 will be included in the Proposed 2015 Budget document. This will provide the City Council another opportunity to review the proposed 2015 projects.

The 2015 – 2019 CIP presents an excellent combination of maintenance and redevelopment projects. By proceeding with these scheduled improvements, the City Council can be assured the City's infrastructure, facility and equipment needs will be met.

A handwritten signature in cursive script that reads "Melinda Coleman".

Melinda Coleman  
Interim City Manager

## HIGHLIGHTS OF THE CAPITAL IMPROVEMENT PLAN

The five-year total expenditures within the 2015-2019 C.I.P. are \$48,212,880. Changes by project category over the last C.I.P. are as follows:

	<u>2013-2017</u> <u>C.I.P</u>	<u>2014-2018</u> <u>C.I.P</u>	<u>2015-2019</u> <u>C.I.P</u>	<u>Increase</u> <u>Amount</u>	<u>(Decrease)</u> <u>Percent</u>
<b>Buildings</b>	\$12,038,400	\$11,500,000	\$9,930,000	(\$1,570,000)	-13.7%
<b>Redevelopment</b>	6,840,000	8,050,000	6,785,000	(1,265,000)	-15.7%
<b>Equipment</b>	2,273,480	2,671,500	4,684,880	2,013,380	75.4%
<b>Parks</b>	5,450,000	4,217,000	3,900,000	(317,000)	-7.5%
<b>Public Works</b>	41,091,000	20,246,000	22,913,000	2,667,000	13.2%
<b>TOTALS</b>	\$67,692,880	\$46,684,500	\$48,212,880	\$1,528,380	3.3%

The six largest projects within the C.I.P. are as follows:

**1. Farrell/Ferndale Area Streets - \$7,270,000**

Construction of this project is planned for 2018. The streets will require full reconstruction including significant drainage improvements.

**2. Dennis/McClelland Area Streets - \$6,560,000**

Construction of this project is planned for 2019. The streets will require full reconstruction with the addition of concrete curb and gutter.

**3. Public Safety Training Facility - \$5,810,000**

The construction of this facility is currently underway. Additional phases are planned for this facility through 2017. The phases will be completed as grant monies are secured.

**4. Community Center Facility Management - \$5,280,000**

The Asset Management Plan developed in 2014 identifies \$5.2 million of repairs needed over the next five years. The building is 20 years old.

**5. Gladstone Phase II - \$3,425,000**

Construction of this project is planned for 2015. The improvements will include burial of power lines, streetscape, new roadways for development, new storm water initiatives and utility extensions.

**6. Lakewood/Sterling Area Streets - \$3,280,000**

Construction of this project is planned for 2017. Some of the streets will require full reconstruction.

Details regarding the projects included within the C.I.P. are in the third section of this document. The projects are grouped by neighborhoods and there is a separate page for each project. There are 59 projects in the current C.I.P. The 2014-2018 C.I.P. had 44 projects.

## NEW PROJECTS IN THE CAPITAL IMPROVEMENT PLAN

Changes in project expenditures for the years 2015-2019 within this C.I.P. compared to the previous C.I.P. are as follows:

Year	2014-2018 C.I.P.	2015-2019 C.I.P.	Increase (Decrease)	
			Amount	Percent
2015	5,044,100	8,952,970	3,908,870	77.5%
2016	7,805,120	9,660,260	1,855,140	23.8%
2017	12,985,280	8,174,110	(4,811,170)	-37.1%
2018	7,632,000	11,727,490	4,095,490	53.7%
<b>TOTALS</b>	<b>\$33,466,500</b>	<b>\$38,514,830</b>	<b>\$5,048,330</b>	<b>15.1%</b>

Some of the changes listed above are due to changes in the time schedule for projects. The new projects total \$12,448,310. These projects are as follows:

**BUILDINGS**

\$5,280,000	Community Center Facility Management
<u>\$5,280,000</u>	

**EQUIPMENT**

\$80,000	Replacement of SCBA bottles
155,000	Asset Management software
165,000	Eden Systems replacement
65,000	Laserfiche update
50,000	Microsoft Office upgrade
100,000	Council chambers improvements
927,030	Squad replacements
206,620	Records Management System
154,660	Squad computer replacements
125,000	Regional Police firearms training range
110,000	Water tanker
205,000	Single axle plow truck
22,000	One 1/2 ton truck
20,000	Crack filler
30,000	Wood chipper
<u>\$2,415,310</u>	

**PARKS**

\$60,000	Deer removal
160,000	EAB ash removal and planting
<u>\$220,000</u>	

**PUBLIC WORKS**

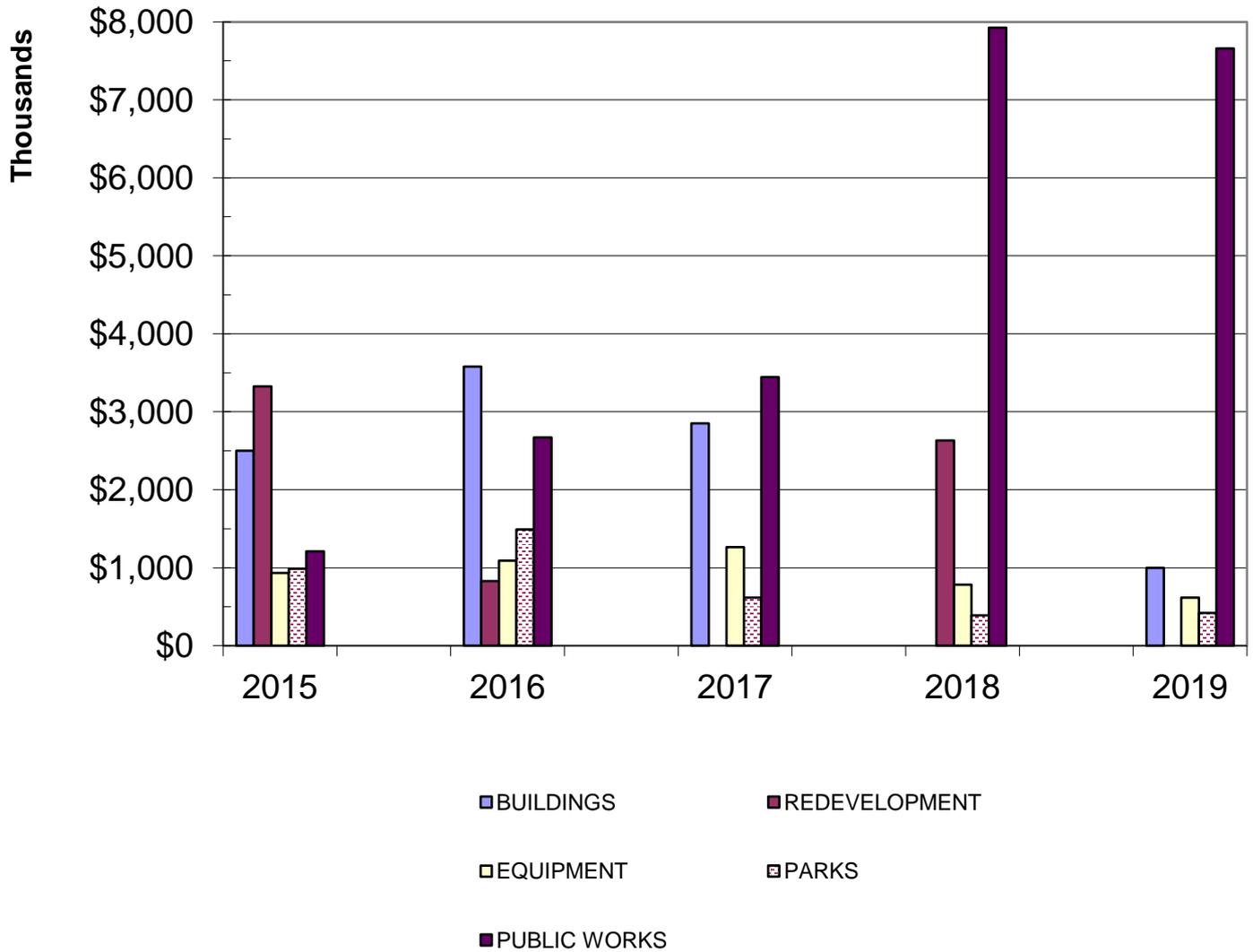
\$264,000	Flood remediation projects
861,000	Sidewalk and trail improvements
500,000	White Bear Ave/I694 interchange project
570,000	Sterling Street - Linwood Ave to Londin Ln
338,000	Ramsey County signal projects
<u>\$2,533,000</u>	

**REDEVELOPMENT**

\$2,000,000	Gladstone Area redevelopment
<u>\$2,000,000</u>	

<u><u>\$12,448,310</u></u>	Grand Total
----------------------------	-------------

## PROJECTS BY CATEGORY 2015-2019



**FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
BY PROJECT CATEGORY**

PROJECT CATEGORY	TOTAL	ALLOCATION OF COSTS BY YEAR				
		2015	2016	2017	2018	2019
BUILDINGS	\$9,930,000	\$2,500,000	\$3,580,000	\$2,850,000	\$0	\$1,000,000
REDEVELOPMENT	6,785,000	3,325,000	830,000	0	2,630,000	0
EQUIPMENT	4,684,880	931,470	1,088,760	1,264,110	782,490	618,050
PARKS	3,900,000	985,000	1,490,000	615,000	390,000	420,000
PUBLIC WORKS	22,913,000	1,211,500	2,671,500	3,445,000	7,925,000	7,660,000
<b>TOTALS</b>	<b>\$48,212,880</b>	<b>\$8,952,970</b>	<b>\$9,660,260</b>	<b>\$8,174,110</b>	<b>\$11,727,490</b>	<b>\$9,698,050</b>

## SCHEDULE FOR CONSTRUCTION AND FINANCING OF 2015 PROJECTS

The Capital Improvement Plan coordinates the financing and timing of major equipment purchases and construction projects. Therefore, it is very important that the C.I.P. be followed as much as possible.

This is especially important for the Public Works and Finance Departments. Public improvement projects need to be scheduled to avoid peaks and valleys in workloads. This will allow the engineering staff in the Public Works Department to provide the engineering services required and minimize the need to hire engineering consultants. A closely followed schedule for construction projects will also facilitate Finance Department planning for bond issues.

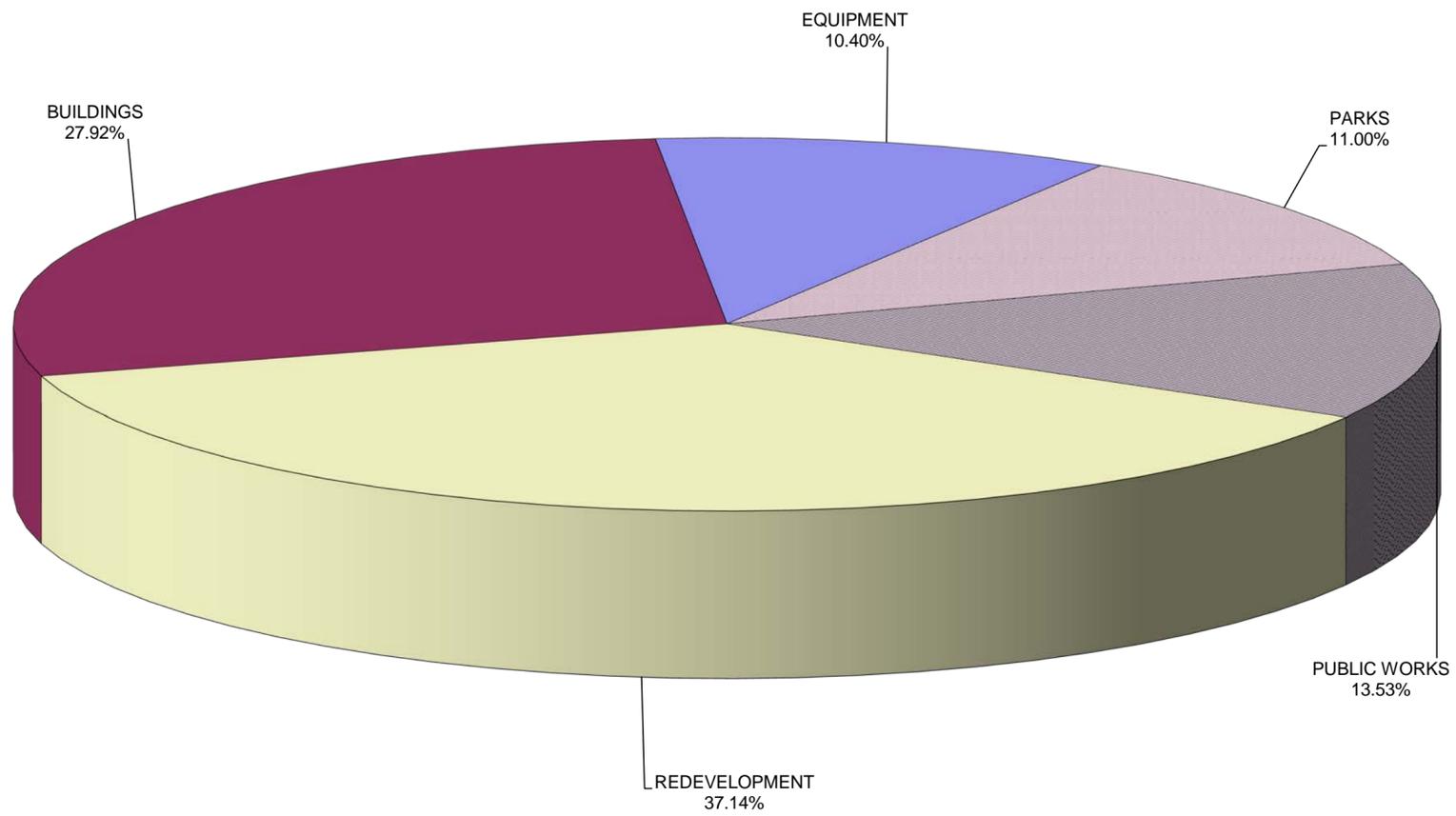
The schedule that needs to be followed for construction of the public improvement projects listed in this document for 2015 is as follows:

<b>SCHEDULE FOR PUBLIC IMPROVEMENT PROJECTS TO BE CONSTRUCTED IN 2015</b>	
August 2014	Begin Neighborhood Meetings
November 2014	Council receives Engineer's Report and orders Public Hearing
November 2014	Publish Legal Notice
December thru February 2015	Public Hearings; Order Improvement and Preparation Plans and Specifications
February 2015	Approve Plans and Specifications; Authorization to Advertise for Bids
March 2015	Award Bids

It is planned that bonds will be sold in May 2015 to finance the capital improvement projects that will be constructed in 2015. The schedule for the issuance of these bonds is as follows:

<b>SCHEDULE FOR 2015 BOND ISSUE</b>	
March 23, 2015	Last day for City Council to order projects to be financed by the bond issue
March 27, 2015	Financial data on projects to be financed due to financial consultant
April 10, 2015	Resolution setting bond sale due from bond council bond sale details due from financial consultant
April 20, 2015	City Council adoption of resolution authorizing bond issue
May 11, 2015	Official statement (prospectus) distributed to rating agency, City, and prospective bidders
May 13, 2015	Bond rating due from Standard and Poor's.
May 18, 2015	Bid opening and award of bids
June 15, 2015	Bond proceeds delivered to City

# PROJECTS BY CATEGORY 2015



- REDEVELOPMENT
- BUILDINGS
- EQUIPMENT
- PARKS
- PUBLIC WORKS

## PROJECTS SCHEDULED FOR 2015

PROJECT NUMBER	PROJECT TITLE	PROJECT CATEGORY	COST
PM15.050	Community Center Facility Management	Buildings	\$2,500,000
			<u>\$2,500,000</u>
FD14.020	Replacement of SCBA Bottles	Equipment	\$80,000
IT12.010	Election Equipment	Equipment	40,000
IT15.010	Asset Management Software	Equipment	40,000
IT15.050	Council Chambers Improvements	Equipment	25,000
PD15.010	Squad Replacement	Equipment	184,200
PD15.020	Records Management System	Equipment	88,040
PD15.030	Squad Computer Replacement	Equipment	14,700
PD14.010	Police Department Mobile Video	Equipment	156,980
PW14.020	Tandem Axle Plow Truck	Equipment	222,000
PW14.030	ToolCat 5600	Equipment	40,000
PW06.010	Two Trailers	Equipment	11,550
PW07.030	1 Ton Truck	Equipment	29,000
			<u>\$931,470</u>
PM11.010	Fish Creek Open Space	Parks	\$30,000
PM11.020	Goodrich Park Improvements	Parks	375,000
PM14.030	Park Systems Plan	Parks	50,000
PM15.010	Deer Removal	Parks	30,000
PM07.010	Park Upgrades to Existing Parks	Parks	100,000
PM08.050	Gladstone Savanna Improvements	Parks	250,000
PM08.060	Open Space Improvements	Parks	150,000
			<u>\$985,000</u>
PW03.210	Lift Station Upgrade Program	Public Works	\$75,000
PW14.060	Beebe Road Street Improvements	Public Works	90,000
PW15.060	Flood Remediation Projects	Public Works	64,000
PW15.070	Sidewalk and Trail Improvements	Public Works	711,000
PW15.090	Sterling Street - Linwood Ave to Londin Ln	Public Works	40,000
PW15.100	Ramsey County Signal Projects	Public Works	131,500
PW08.050	Lakewood/Sterling Area Streets	Public Works	100,000
			<u>\$1,211,500</u>
CD09.010	Commercial Property Redevelopment	Redevelopment	\$100,000
PW14.070	Gladstone - Phase II	Redevelopment	3,225,000
			<u>\$3,325,000</u>
	Grand Total		<u>\$8,952,970</u>

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# FUNDING SOURCES FOR THE CAPITAL IMPROVEMENT PLAN

## **Bonds and Notes:**

**Capital Notes** – these are a form of short-term indebtedness that are backed by the full faith, credit, and taxing powers of the City of Maplewood. They are usually issued with a five-year term to finance large equipment purchases.

**General Obligation Bonds** – G.O. bonds are backed by the full faith, credit, and taxing powers of the City of Maplewood. Within this C.I.P. document, general obligation bonds means bonds that are 100% supported by tax levies. Bonds that are more than 80% supported by tax levies require voter approval before they can be issued.

**General Obligation Improvement Bonds** – these bonds are similar to General Obligation Bonds except they do not require voter approval for issuance. This is because they represent the portion of public improvement project costs that are not assessed. At least 20% of the project cost must be assessed to issue these bonds.

**Municipal State Aid Bonds** – these bonds are issued to finance improvements to municipal state-aid streets. Under state law, future allotments of state street aid are pledged to pay the principal and interest on the bonds. The bonds are also backed by the full faith, credit, and taxing powers of the city..

**Special Assessment Bonds** – these bonds are payable from charges made to property owners who benefit from public improvements. These charges are referred to as special assessments and are billed to property owners with their property taxes. Under state law, special assessment bonds can be issued without voter approval provided that at least 20% of the improvement cost has been assessed. Special assessment bonds issued by Maplewood also are backed by the full faith, credit, and taxing powers of the city.

**Tax Abatement Bonds** – these bonds can be issued for economic development (e.g., to pay for a site for a business), construction of public facilities or infrastructure, and redevelopment of blighted areas. The bonds can be revenue bonds or general obligation and are not subject to referendum approval.

**Tax Increment Bonds** – these bonds can be issued for housing, economic development (e.g., to pay for a site for a business), construction of public facilities or infrastructure, and redevelopment of blighted areas. The bonds can be revenue bonds or general obligation and are not subject to referendum approval.

**Ambulance Service Fund** –this fund was established in 2005 to account for customer service charges that are used to finance emergency medical services.

**Capital Improvement Projects Fund** – this fund was established to finance major capital outlay expenditures that cannot be easily financed by alternative revenue sources. Property taxes are levied annually for this fund. On the project detail pages it is referred to as the C.I.P. Fund.

**Economic Development Authority** – within this C.I.P. document this is used to identify a portion of improvement costs that are paid by the Maplewood Area Economic Development Authority.

**Environmental Utility Fund** – this fund was established to finance maintenance and improvements to the storm water utility system. Revenues for the fund are generated by a utility charge for surface water runoff.

**Fire Truck Replacement Fund** – this fund was established to finance all future purchases of fire trucks. Property taxes are levied annually as needed to provide for planned purchases.

**Fleet Management Fund** – this fund accounts for the operating expenses of all city vehicles and major pieces of equipment (except for public safety vehicles). These operating expenses, including depreciation, are used as a basis to establish rental rates that are charged to the departments using the vehicles. The accounting procedures used in this fund result in a cash reserve for the replacement of vehicles and major pieces of equipment. On the project detail pages in Section 3 this fund is referred to as the V.E.M. Fund.

**General Fund** – this fund accounts for all financial resources except those required to be accounted for in another fund. The fund accounts for the majority of the City's operating budget.

**Information Technology Fund** – accounts for the maintenance, repair, and operation of the city's computer hardware and software.

**Little Canada** – within this C.I.P. document this is used to identify that portion of public works improvement costs that are paid by the City of Little Canada. When roads on the border between Maplewood and Little Canada are improved, the two governments jointly finance the cost of the improvement.

**MnDOT** – within this C.I.P. document this is used to identify a portion of public works improvement costs that are paid by the Minnesota Department of Transportation.

**North St. Paul** – within this C.I.P. document this is used to identify that portion of public works improvement costs that are paid by the City of North St. Paul. When roads on the border between Maplewood and North St. Paul are improved, the two governments jointly finance the cost of the improvement.

**Oakdale** – within this C.I.P. document this is used to identify that portion of public works improvement costs that are paid by the City of Oakdale. When roads on the border between Maplewood and Oakdale are improved, the two governments jointly finance the cost of the improvement.

**Park Development Fund** – this fund accounts for the receipt and disbursement of park availability charges. These charges are levied against all new buildings constructed and are paid when the building permit is issued. Money from P.A.C. on residential buildings can only be spent on park developments within the neighborhood where the building is constructed. Money from commercial park availability charges can be spent on any park development.

**PD Squad/Equipment Replacement Fund** – this fund is being established to finance squad and major equipment expenditures related to the Police Department. Property taxes are proposed to be levied annually for this fund.

**Police Services Fund** – this fund accounts for money that is legally restricted for police services. Most of the fund revenues are from confiscated money that is split between the city, county and state.

**Ramsey County** – within this C.I.P. document this is used to identify that portion of public works improvement costs that are paid for by Ramsey County. When county roads within the city are improved, the cost of the improvements is jointly financed by the two governments.

**RWMWD** – within this C.I.P. document this is used to identify a portion of public works improvement costs that are paid by the Ramsey Washington Metro Watershed District.

**Redevelopment Fund** – accounts for cash assets that are for a redevelopment and housing rehabilitation and replacement program that is designed to eliminate scattered blighted housing, provide new housing, and provide funds for rehabilitation and repair.

**Sale of Property** – within this C.I.P. document this is used to identify a portion of the costs that are paid for with the proceeds of the sale of other City assets.

**Sewer Fund** – this fund accounts for customer sanitary sewer service charges that are used to finance the sanitary sewer system operating expenses.

**St. Paul Water** – within this C.I.P. document this is used to identify a portion of public works improvement costs that are paid by the St. Paul Regional Water Services.

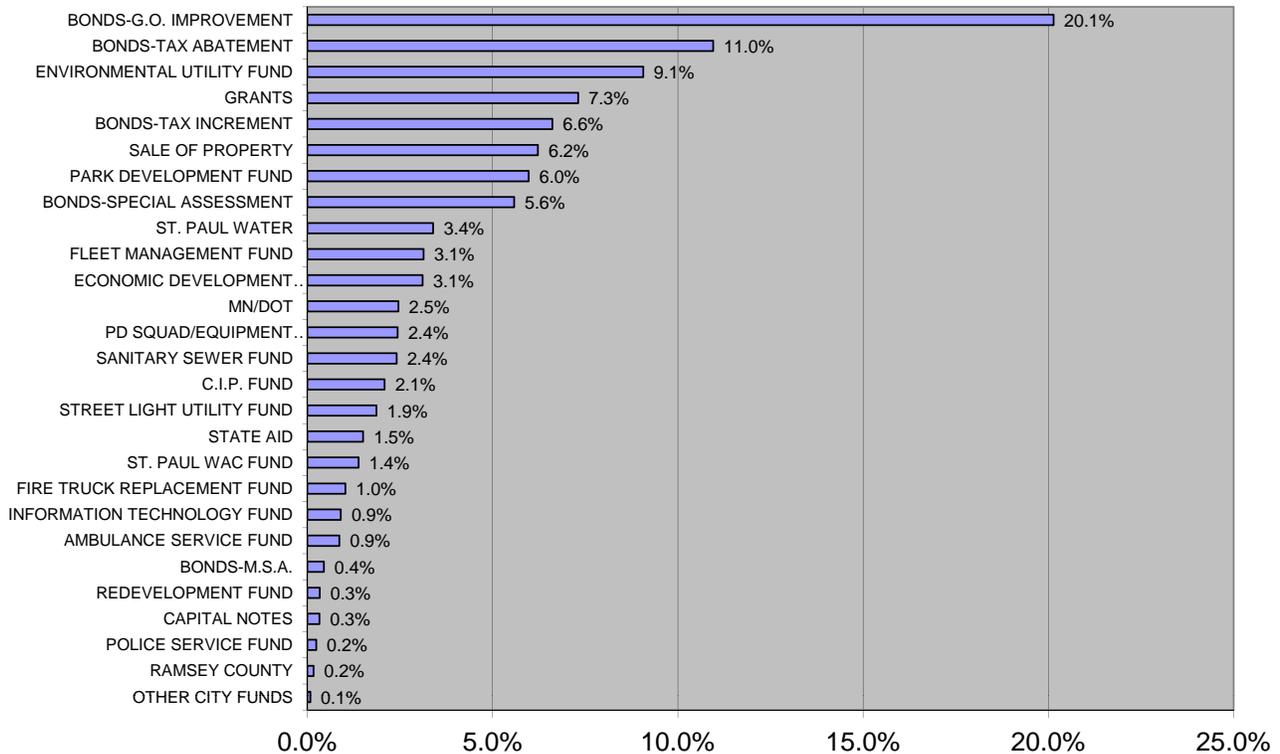
**St. Paul Water Availability Charge Fund** – this fund accounts for revenue from water connection charges and a water surcharge that is paid by the owners of property that receive water from St. Paul Regional Water Services. These revenues are used to finance water system costs that cannot be assessed.

**State Aid** – within this C.I.P. document under project funding source on the project detail pages the term State Aid refers to money received from the state for street construction projects. State aid allotments for street construction are based on two factors: population and fiscal need. Fiscal need is determined by the estimated costs of construction and maintenance of the city's state aid streets over 25 years.

**Street Light Utility Fund** – this fund accounts for revenues established through a franchise agreement with electricity providers to property within the City. A charge is placed on all electric bills and the funds raised from that charge are provided to the City for the use on street light, power system and traffic control systems.

**Tree Preservation Fund** – developers who are unable to comply with city policies on tree preservation may be allowed to deposit funds for furtherance of city tree goals in other parts of the city.

# FIVE - YEAR CAPITAL IMPROVEMENT PLAN BY FUNDING SOURCES



BONDS-G.O. IMPROVEMENT	9,709,860
BONDS-TAX ABATEMENT	5,280,000
ENVIRONMENTAL UTILITY FUND	4,371,400
GRANTS	3,522,800
BONDS-TAX INCREMENT	3,188,200
SALE OF PROPERTY	3,000,000
PARK DEVELOPMENT FUND	2,880,000
BONDS-SPECIAL ASSESSMENT	2,690,140
ST. PAUL WATER	1,636,700
FLEET MANAGEMENT FUND	1,511,100
ECONOMIC DEVELOPMENT AUTHORITY	1,500,000
MN/DOT	1,185,000
PD SQUAD/EQUIPMENT REPLACEMENT FUND	1,174,010
SANITARY SEWER FUND	1,161,000
C.I.P. FUND	1,005,000
STREET LIGHT UTILITY FUND	899,000
STATE AID	725,000
ST. PAUL WAC FUND	665,700
FIRE TRUCK REPLACEMENT FUND	493,490
INFORMATION TECHNOLOGY FUND	435,000
AMBULANCE SERVICE FUND	415,000
BONDS-M.S.A.	215,000
REDEVELOPMENT FUND	160,000
CAPITAL NOTES	156,980
POLICE SERVICE FUND	114,300
RAMSEY COUNTY	80,000
OTHER CITY FUNDS	38,200
<b>TOTAL</b>	<b>\$48,212,880</b>

## GENERAL COMMUNITY DEVELOPMENT INFORMATION

### Community Growth

The population of Maplewood has been increasing steadily. The city's population, as estimated by the Metropolitan Council in 2012, is 39,065. The previous 2010 Census count was 38,018. The following table shows the recent and projected population and housing trends:

### Population, Households and Household Size

	<u>2000</u>	<u>2010</u>	<u>2013*</u>	<u>2030**</u>	<u>2040**</u>
<b>Occupied Housing Units</b>	13,758	14,882	15,289	18,150	19,700
<b>Household Size (people per household)</b>	2.56	2.55	2.55	2.25	2.43
<b>Population</b>	35,258	38,018	38,950	40,900	47,900

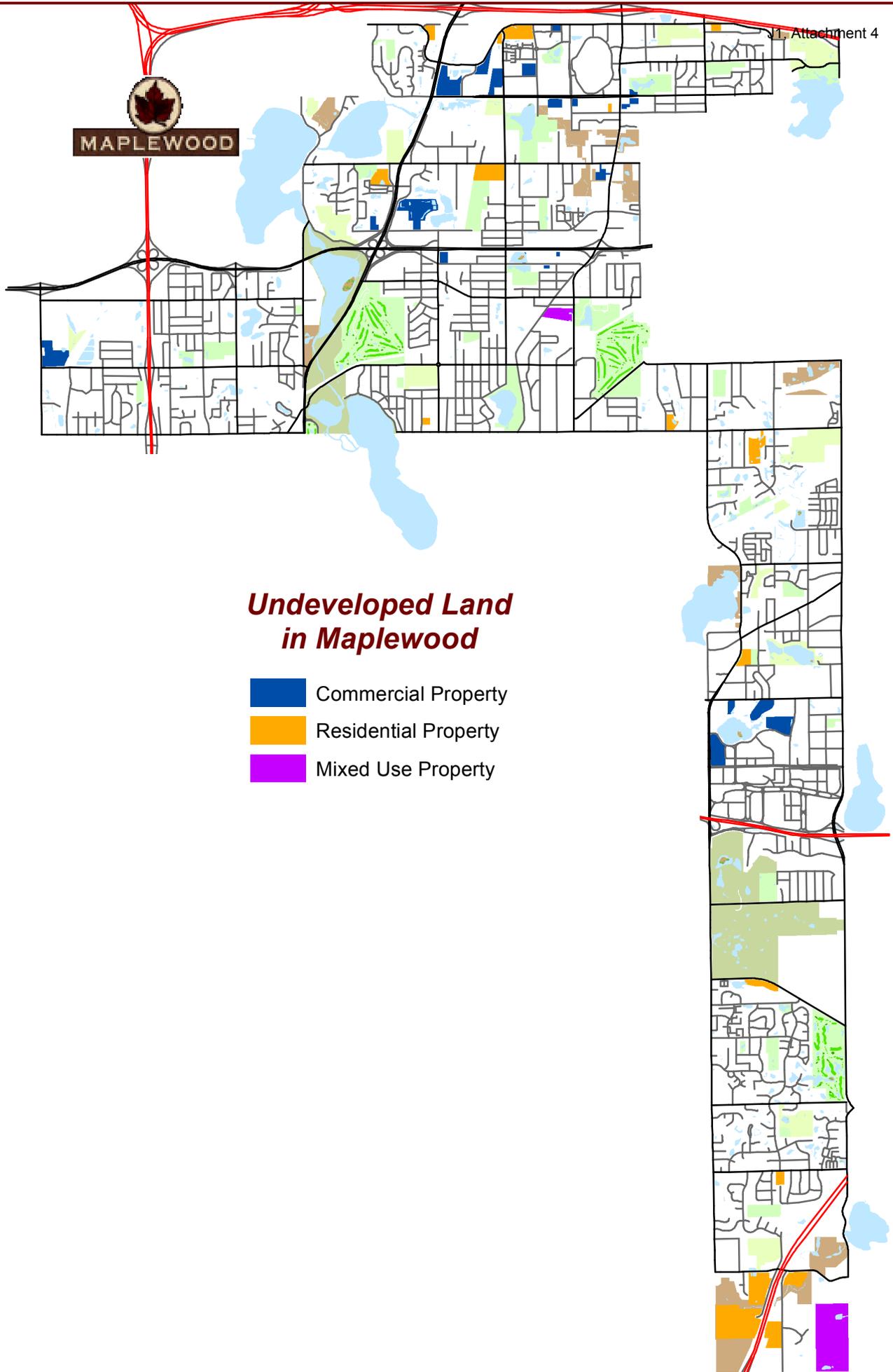
Sources: Metropolitan Council and City Staff  
 \* Metropolitan Council Estimate from April 1, 2013  
 \*\*Metropolitan Proposed Estimate, yet to be adopted.

### Undeveloped Land

The following map shows the location of the undeveloped land in the City. The largest concentration of undeveloped residential land is in the southerly area of Maplewood, south of Carver Avenue. Maplewood, however, has pockets of undeveloped land throughout the City. The largest amount of undeveloped commercial land in Maplewood is found at 3M Center and near Highway 61 between Highway 36 and I-694. There are areas of vacant commercially-zoned land around the City.

### Projected Population

The 2010 census gives the recent population count for Maplewood at 38,018 persons. The following table of population and household statistics and estimates are derived from the Metropolitan Council's data and projections based on 2020, 2030 and 2040 estimates.



<b>MAPLEWOOD POPULATION STATISTICS</b>				
<b>YEAR</b>	<b>ESTIMATED POPULATION</b>	<b>POPULATION GAIN</b>	<b>NEW DWELLING UNITS</b>	<b>OCCUPIED HOUSEHOLD UNITS</b>
1997	33,943	648	182	13,335
1998	34,412	469	139	13,517
1999	34,723	311	263	13,656
2000	35,258	535	129	13,758
2001	35,080	(178)	293	13,818
2002	35,600	520	191	14,171
2003	35,763	163	233	14,263
2004	35,892	129	143	14,365
2005	36,279	387	94	14,436
2006	36,397	118	49	14,643
2007	36,663	266	19	14,818
2008	36,717	54	41	14,890
2009	37,755	1,038	20	15,094
2010	38,018	263	16	14,882
2011	38,374	356	16	15,033
2012	39,065	691	20	15,168
2013	38,950	(115)	23	15,289
2014	39,265	315	123	15,427
2015	39,580	315	123	15,565
2016	39,895	315	123	15,703
2017	40,210	315	123	15,841
2018	40,525	315	123	15,979
2019	40,840	315	123	16,117

**Sources:****Estimated Population**

2000 &amp; 2010 - U.S. CENSUS

1997-2013 - Met Council Estimates

2014-2019 - City of Maplewood Staff Estimates

**New Dwelling Units**

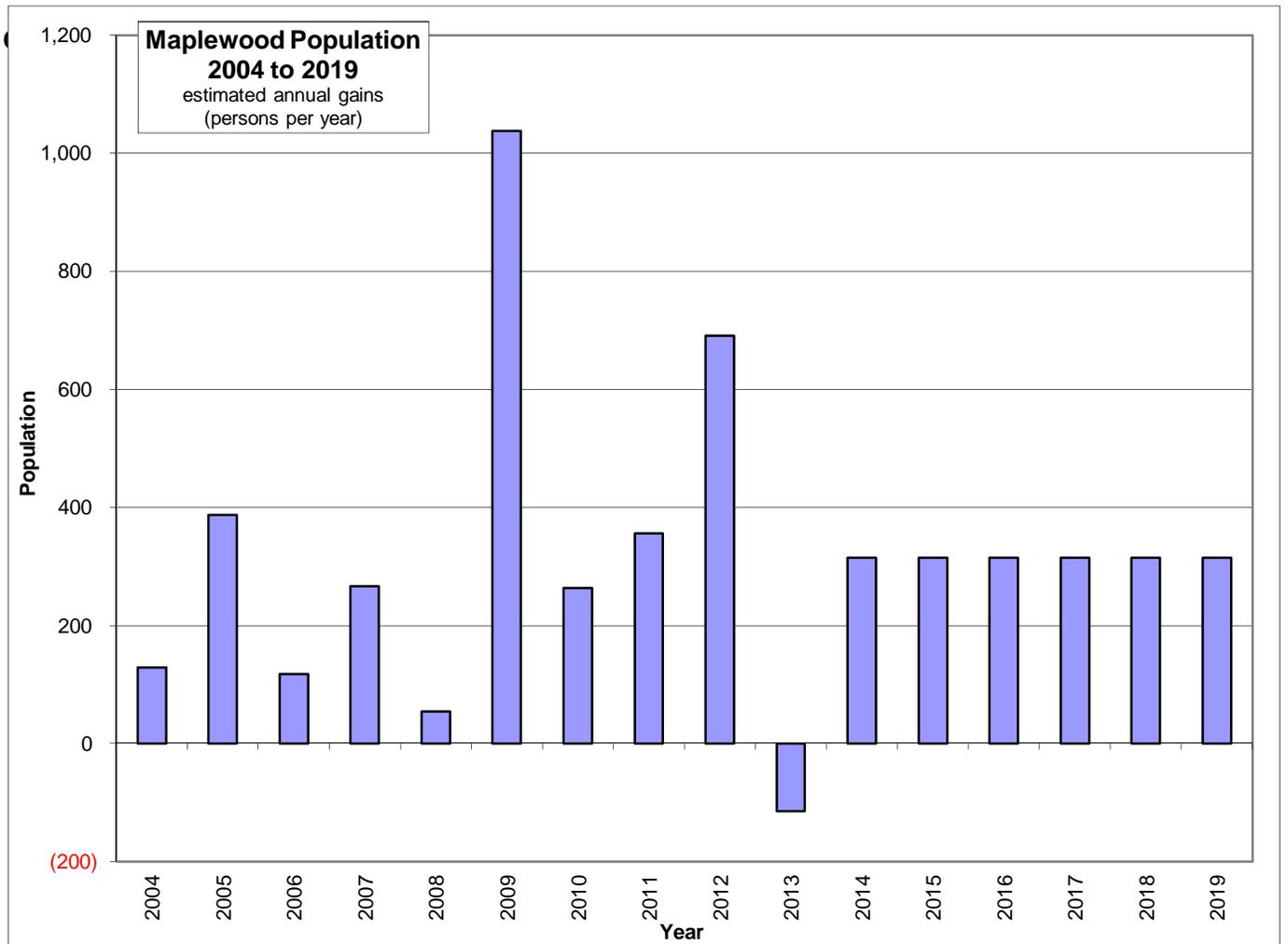
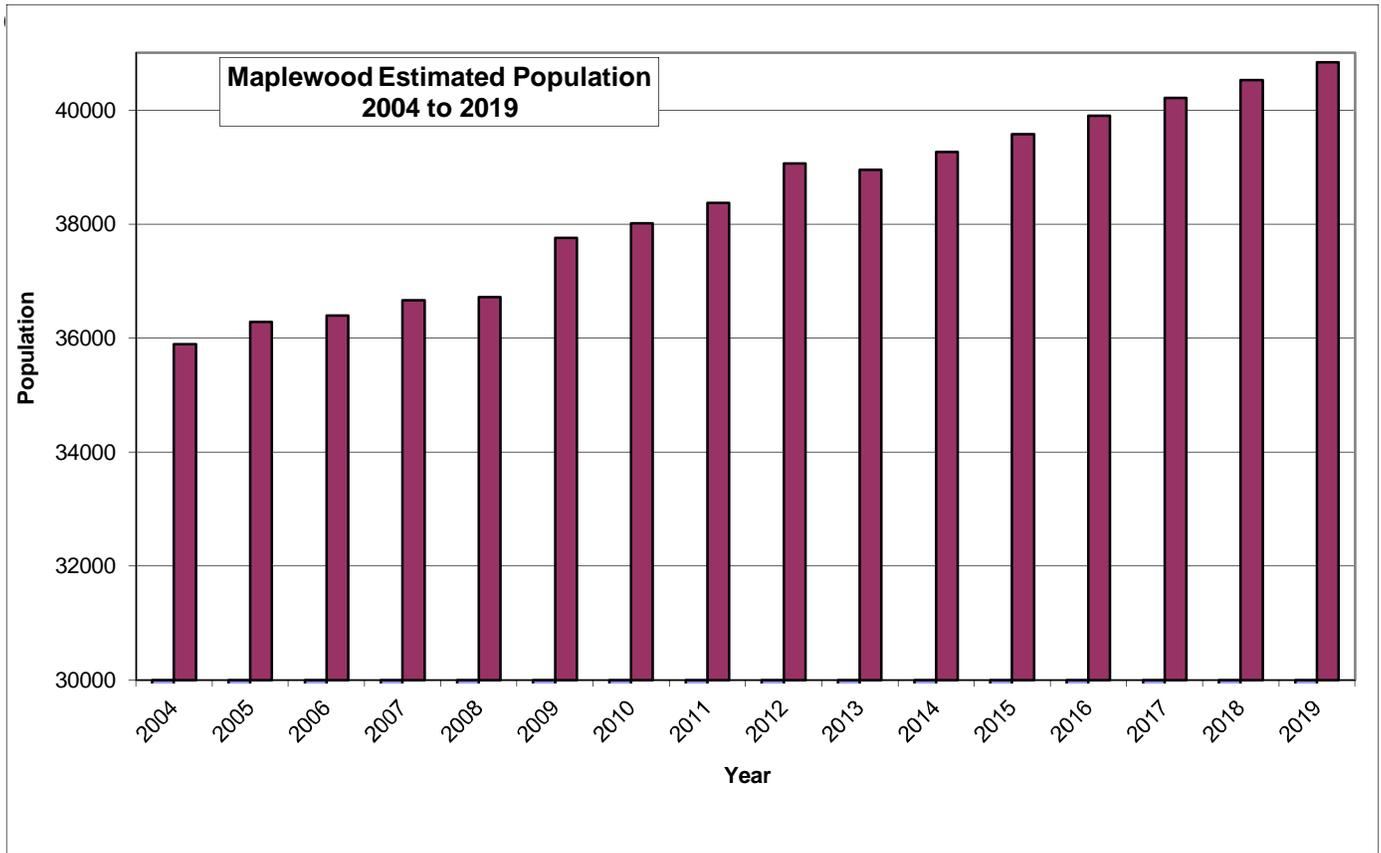
City of Maplewood Permit Applications

**Occupied Household Units**

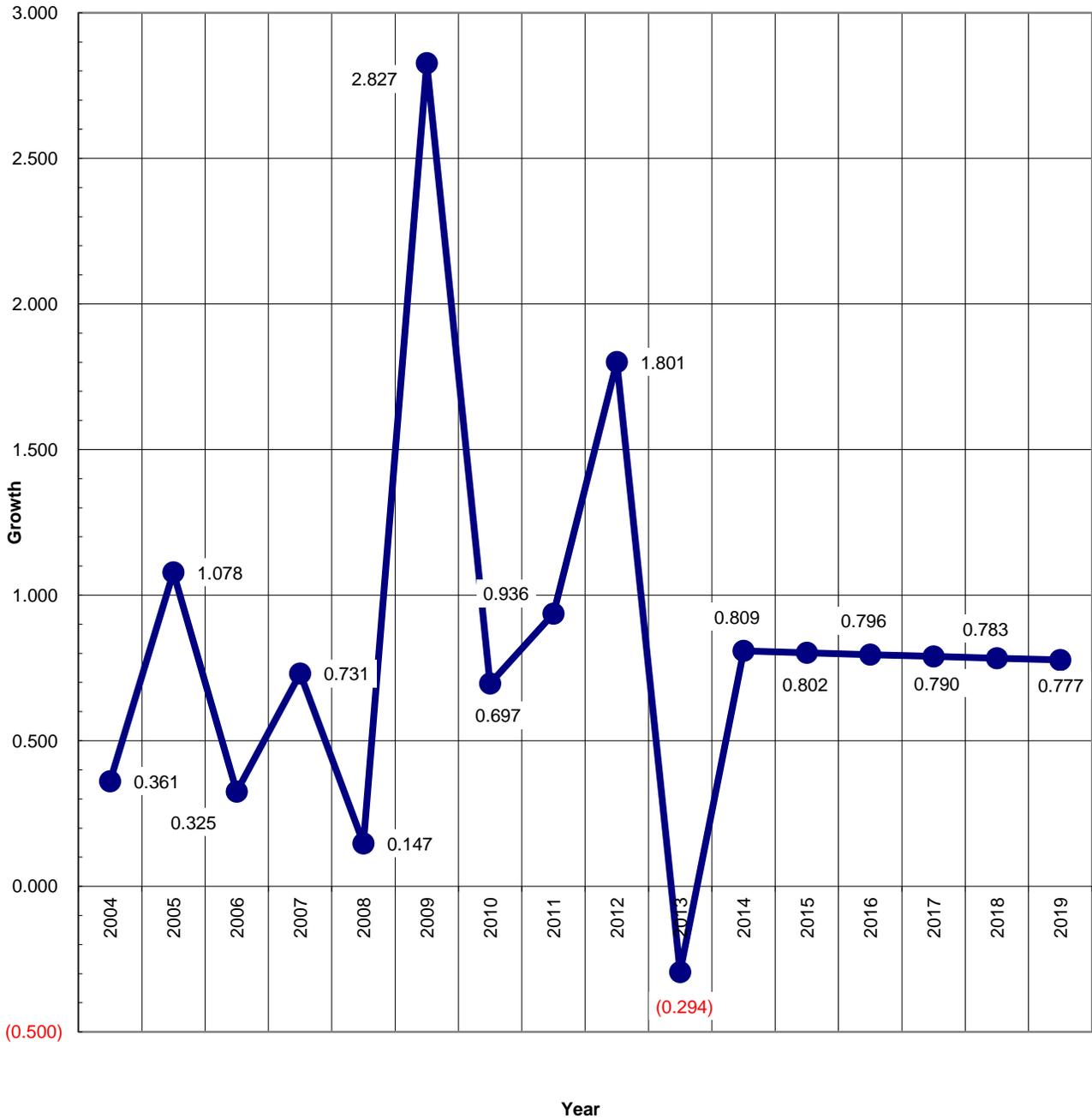
2000 &amp; 2010 - U.S. CENSUS

1997-2013 - Met Council Estimates

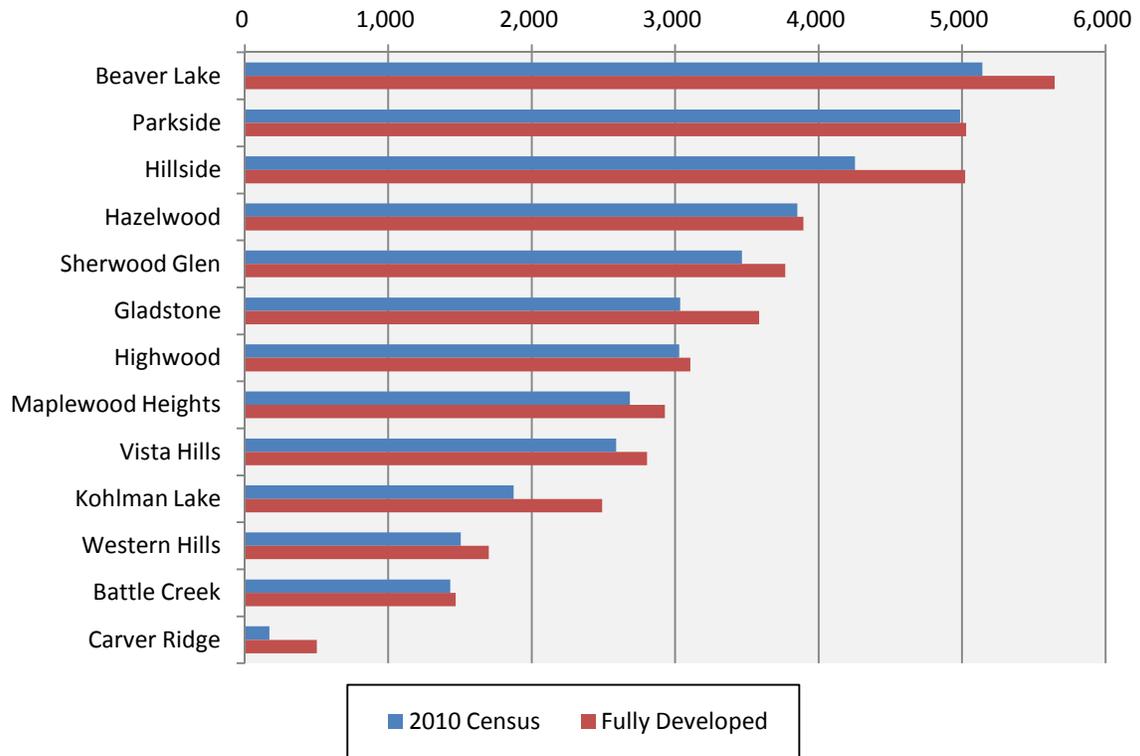
2014-2019 - City of Maplewood Staff Estimates



**Maplewood Population 2004- 2019**  
 ANNUAL ESTIMATED RATES OF GROWTH  
 (percentage population increase each year)



## City of Maplewood Population by Neighborhood



	<u>2010 Census</u>	<u>Fully Developed</u>
Beaver Lake	5,142	5,646
Parkside	4,987	5,028
Hillside	4,253	5,023
Hazelwood	3,853	3,895
Sherwood Glen	3,466	3,767
Gladstone	3,034	3,586
Highwood	3,028	3,106
Maplewood Heights	2,685	2,929
Vista Hills	2,589	2,805
Kohlman Lake	1,874	2,490
Western Hills	1,505	1,700
Battle Creek	1,432	1,470
Carver Ridge	170	501
<b>Total</b>	<b>38,018</b>	<b>41,946</b>

## DEBT CAPACITY

During the preparation of this Capital Improvement Plan, the City's present and future debt capacity was evaluated. This was done to determine the amount of additional bonds that could be issued to finance the projects that were requested by departments for the Capital Improvement Plan. The primary emphasis of the debt capacity analysis was to determine the amount of debt that could be issued without causing a downgrading of the City's bond rating. Also, the analysis included a projection of the City's legal debt margin which is the difference between the maximum debt allowed under state law and the amount of debt outstanding.

Bond ratings are based on economic, debt, administrative, and fiscal factors. Consequently, ratings are subjective and there is not a formula that can be followed to calculate a bond rating. However, there are two quantitative measures for comparing relative debt burdens: debt per capita and the ratio of debt to tax base. Unfortunately there are not any absolute benchmarks as to what these ratios should be. Until 1998 Moody's Investors Service annually published medians that indicated averages based upon population categories of cities.

The analysis of Maplewood's debt capacity included a review of data for the past five years on debt ratios and bond ratings. Also, the analysis included a projection of future debt transactions, population changes, tax base growth, and debt ratios.

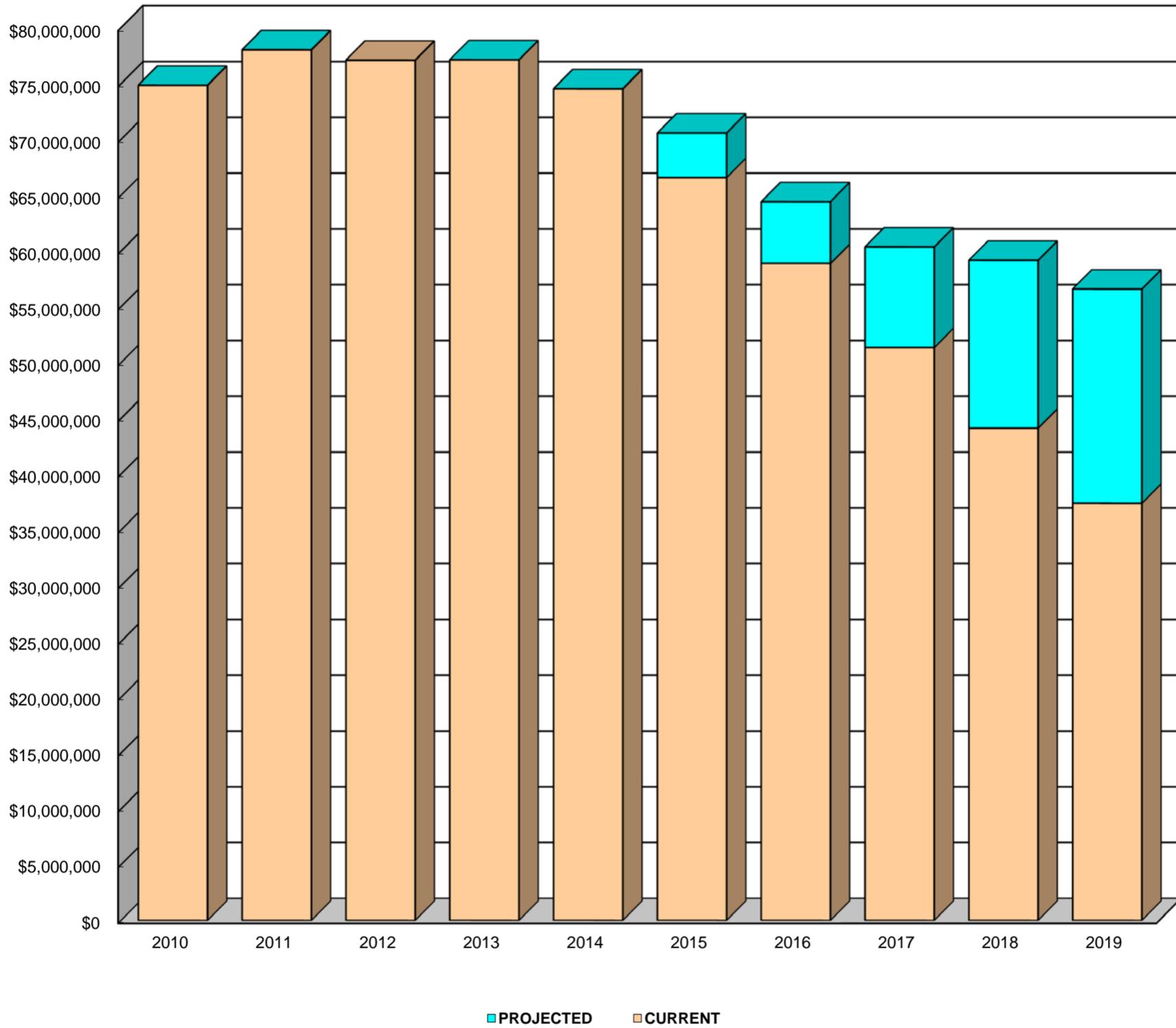
The amount of debt anticipated to be issued in 2015-2019 is \$21,343,000. Most of the bonds planned to be issued between 2015 and 2019 will be for public works improvements, economic development and the Community Center. Debt transactions and outstanding debt for 2010-2019 are shown on the next two pages.

**DEBT TRANSACTIONS  
PAST FIVE YEARS AND NEXT FIVE YEARS**

<b>Year</b>	<b>New Debt Issued</b>	<b>Debt Paid</b>	<b>Debt Outstanding</b>	<b>Less Escrow Funds</b>	<b>Net Debt Outstanding</b>
2010	Balance Forward		78,972,297	(4,125,000)	74,847,297
2011	10,000,000	(10,955,000)	78,017,297	0	78,017,297
2012	8,285,000	(6,825,000)	79,477,297	(2,385,000)	77,092,297
2013	9,880,000	(7,552,458)	81,804,839	(4,675,000)	77,129,839
2014	9,000,000	(9,674,672)	81,130,167	(6,600,000)	74,530,167
2015	3,988,000	(14,545,537)	70,572,630	0	70,572,630
2016	1,775,000	(7,936,101)	64,411,529	0	64,411,529
2017	3,817,000	(7,867,818)	60,360,711	0	60,360,711
2018	6,595,000	(7,799,227)	59,156,484	0	59,156,484
2019	5,168,000	(7,741,288)	56,583,196	0	56,583,196

# C.I.P IMPACT ON CITY DEBT

## 2010 TO 2019 - CURRENT AND PROJECTED



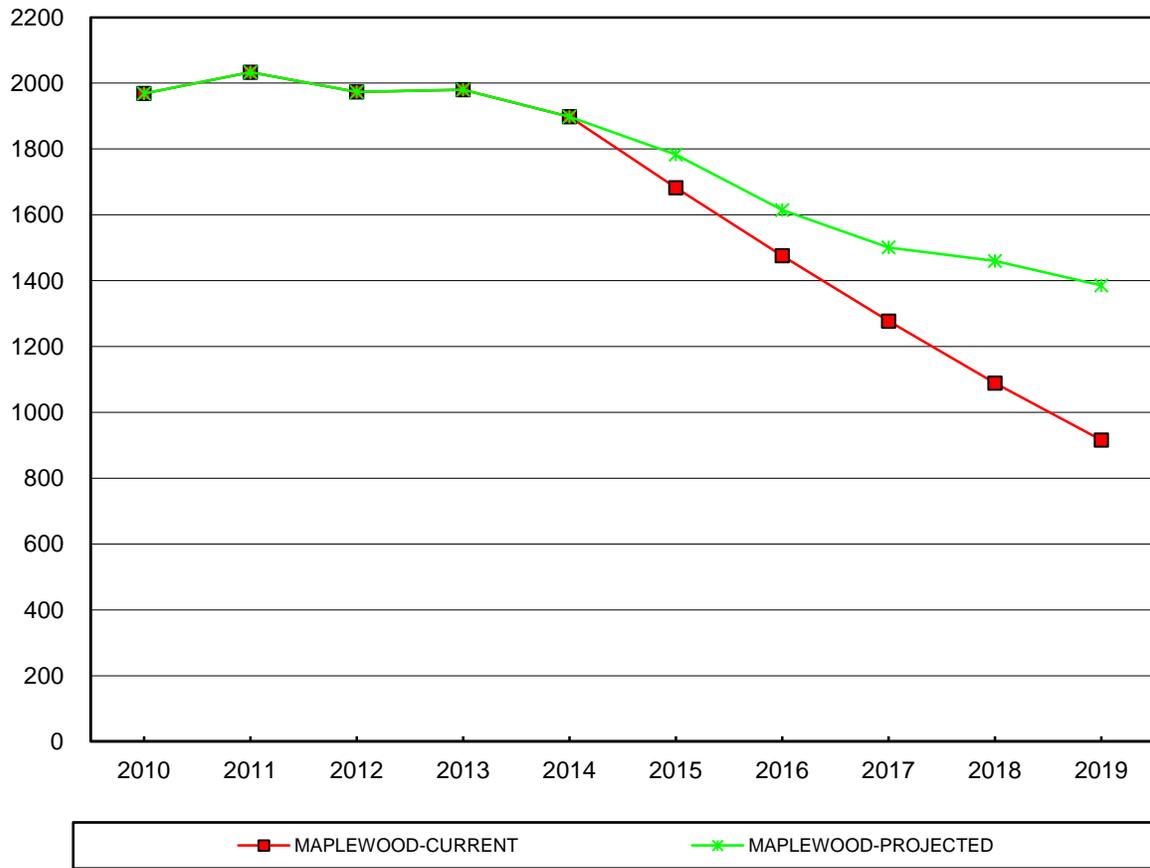
Population projections for the next five years were made in order to project the debt per capita. (Debt per capita is calculated by dividing the outstanding debt by the population.) These projections are explained at the end of Section 1 under the heading General Community Development Information. The following table is a compilation of the preceding projections:

<b>PROJECTED DEBT PER CAPITA</b>					
Year	Debt Outstanding		Projected Population	Debt Per Capita	
	Without New Debt	With New Debt		Without New Debt	With New Debt
2015	66,584,630	70,572,630	39,580	1,682	1,783
2016	58,878,529	64,411,529	39,895	1,476	1,615
2017	51,350,711	60,360,711	40,210	1,277	1,501
2018	44,121,484	59,156,484	40,525	1,089	1,460
2019	37,400,196	56,583,196	40,840	916	1,385

The data in the above table is displayed in the graph on the next page.

# DEBT PER CAPITA

## 2010 TO 2019 - CURRENT AND PROJECTED

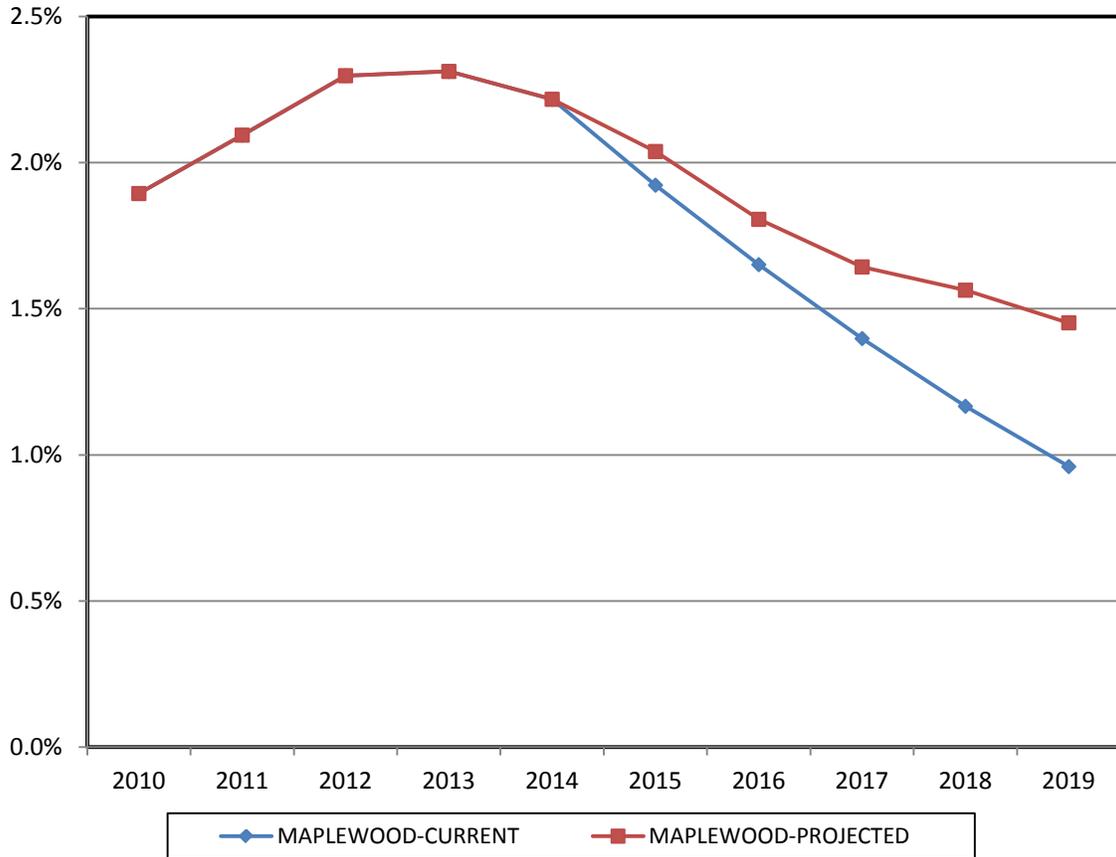


The ratio of debt to tax base was also analyzed. This ratio is calculated by dividing the debt outstanding by the estimated full market value of Maplewood's tax base. The estimated full market value of the City's tax base was projected for 2015-2019 based upon the assumption that it would increase by 3% in 2015 - 2019. The following table is a compilation of the preceding projections:

<b>PROJECTED DEBT TO MARKET VALUE</b>					
Year	<u>Debt Outstanding</u>		Projected Tax Base Market Value	<u>Debt To Market Value</u>	
	Without New Debt	With New Debt		Without New Debt	With New Debt
2015	66,584,630	70,572,630	3,462,287,000	1.9%	2.0%
2016	58,878,529	64,411,529	3,566,156,000	1.7%	1.8%
2017	51,350,711	60,360,711	3,673,141,000	1.4%	1.6%
2018	44,121,484	59,156,484	3,783,335,000	1.2%	1.6%
2019	37,400,196	56,583,196	3,896,835,000	1.0%	1.5%

The data in the above table is graphically displayed on the next page.

### RATIO OF DEBT TO MARKET VALUE 2010 TO 2019 - Current and Projected



City bonds have a “AA+” rating from Standard and Poor’s Investor Rating Service according to their report dated July 11, 2014. Since 2010, Maplewood has received either a “Aa1” rating from Moody’s Investors Service or a “AA+” rating from Standard and Poor’s Investor Rating Service. Prior to that, the City maintained an “Aa2” rating with Moody’s Investors Service for many years. A rating of “AA+” from Standard and Poor’s is comparable to an “Aa1” rating by Moody’s which means an increase for the City. The last rating increase from “A-1” to “Aa” in 1989 was due to “continued growth and diversification of the City’s economy, strength and long-term stability of its dominant taxpayer and well maintained finances add to margins of protection for debt which poses a moderate burden.” The more current increase in the rating was partially due to a globalization by the rating industry to make ratings of government general obligation debt comparable to the ratings of corporate debt of equal risk. In addition, Moody’s noted “the city’s sizable tax base favorably located in the Twin Cities metro area; stable financial operations, supported by satisfactory General Fund reserves and sound fiscal policies; and above-average though manageable debt profile with some additional future borrowing planned.” Only a small percentage of Standard and Poor’s ratings for cities nationwide are “AA+” or better. The projected debt ratios indicate that Maplewood will probably be able to maintain its present bond rating through 2019.

Another important factor related to the City’s debt capacity is the State legal debt limit. This limit is 3.0% of the assessor’s market value of the City’s tax base. Bond issues covered by this limit are those that are financed by property taxes unless at least 20% of the annual debt service costs are financed by special assessments or tax increments. With the issuance of CIP bonds in 2014 for the new south Fire Station project, Maplewood will have four debt issues that are subject to the debt limit in 2015-2019.

The difference between the statutory debt limit and the bonds outstanding that are covered by the debt limit is referred to as the legal debt margin. The table below shows Maplewood’s legal debt margin for the years 2015-2019. It indicates that the City is currently and will be significantly under the legal debt limit for the entire period.

	2015	2016	2017	2018	2019
Market value of taxable property	\$3,462,287,000	\$3,566,156,000	\$3,673,141,000	\$3,783,335,000	\$3,896,835,000
Statutory debt limit: 3.0% of market value	103,868,610	106,984,680	110,194,230	113,500,050	116,905,050
<u>Amount of debt applicable to debt limit:</u>					
Equipment Certificates 2012A	325,000	260,000	195,000	130,000	65,000
Capital Improvement Plan Bonds 2013A	3,625,000	3,410,000	3,195,000	2,975,000	2,750,000
Fire Safety Refunding Bonds 2013B	1,465,000	1,235,000	995,000	750,000	500,000
CIP & Equip Cert Bonds 2014A	3,340,000	3,230,000	3,065,000	2,895,000	2,725,000
Total debt applicable to debt limit	8,755,000	8,135,000	7,450,000	6,750,000	6,040,000
Legal debt margin	95,113,610	98,849,680	102,744,230	106,750,050	110,865,050

## CAPITAL IMPROVEMENT PLAN FINANCING STRATEGY

The five-year total for the projects in the C. I. P. is \$48,212,880. Funding sources by year for the C.I.P. are as follows:

### FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS GROUPED BY FUNDING SOURCE

FUNDING SOURCE	TOTAL	ALLOCATION OF COSTS BY YEAR				
		2015	2016	2017	2018	2019
AMBULANCE REPLACEMENT	\$415,000	\$0	\$200,000	\$0	\$215,000	\$0
BONDS-G.O. IMPROVEMENT	9,709,860	230,000	856,260	2,115,300	3,766,800	2,741,500
BONDS-M.S.A.	215,000	0	0	0	100,000	115,000
BONDS-SP. ASSESSMENT	2,690,140	0	349,440	502,000	828,200	1,010,500
BONDS-TAX ABATEMENT	5,280,000	2,500,000	580,000	1,200,000	0	1,000,000
BONDS-TAX INCREMENT	3,188,200	1,288,200	0	0	1,900,000	0
C.I.P. FUND	1,005,000	250,000	205,000	240,000	140,000	170,000
CAPITAL NOTES	156,980	156,980	0	0	0	0
ENVIRONMENTAL UTILITY FUND	4,371,400	399,000	331,000	603,400	1,677,000	1,361,000
FIRE TRUCK REPLACEMENT FUND	493,490	0	0	493,490	0	0
FLEET MANAGEMENT FUND	1,511,100	302,550	308,550	299,000	315,000	286,000
GRANTS	3,522,800	1,347,800	1,525,000	650,000	0	0
INFORMATION TECHNOLOGY FUND	435,000	40,000	180,000	90,000	25,000	100,000
MnDOT	1,185,000	0	0	0	0	1,185,000
PARK DEVELOPMENT FUND	2,880,000	1,105,000	900,000	425,000	200,000	250,000
RAMSEY COUNTY	80,000	80,000	0	0	0	0
REDEVELOPMENT FUND	160,000	0	80,000	0	80,000	0
SANITARY SEWER FUND	1,161,000	135,800	100,100	108,100	505,000	312,000
SAINT PAUL W.A.C. FUND	665,700	0	51,600	83,100	277,000	254,000
SAINT PAUL WATER	1,636,700	0	51,600	83,100	821,000	681,000
STATE AID	725,000	0	725,000	0	0	0
STREET LIGHT UTILITY FUND	899,000	692,500	206,500	0	0	0
ECONOMIC DEVELOPMENT AUTH.	1,500,000	100,000	750,000	0	650,000	0
SALE OF PROPERTY	3,000,000	0	2,000,000	1,000,000	0	0
POLICE SERVICES FUND	114,300	36,600	0	38,080	0	39,620
PD SQUAD/EQUIP REPLACEMENT FUND	1,174,010	250,340	260,210	243,540	227,490	192,430
OTHER CITY FUNDS	38,200	38,200	0	0	0	0
<b>TOTALS</b>	<b>\$48,212,880</b>	<b>\$8,952,970</b>	<b>\$9,660,260</b>	<b>\$8,174,110</b>	<b>\$11,727,490</b>	<b>\$9,698,050</b>

The financial resources available and appropriate for each project are partly determined by its category. General obligation improvement bonds, municipal state aid bonds, special assessment bonds and St. Paul Water Availability Funds will be used for public works projects. Tax increment bonds, Special Assessment Bonds, and the Redevelopment Fund will be used for redevelopment projects. The Ambulance Service Fund can only be used for ambulances. The Environmental Utility Fund can only be used for storm water system improvements. The Fleet Management Fund can only be used for non-public safety vehicles and equipment. The Park Development Fund can only be used for park development projects and the Sanitary Sewer Fund can only be used for sanitary sewer utility system items.

General obligation bonds and the Capital Improvement Projects Fund can be used for more than one type of project. General obligation bonds (that are not supported by special assessments) require voter approval and can be generally issued for any public purpose. Tax increment bonds and the tax increment funds can be used for redevelopment, park development and public works improvements provided they are done within a reasonable proximity of the property development that created the increment. There should also be a relationship between the need for the improvement projects and the property development.

The 2015-2019 C.I.P. assumes that no bond issue referendums will be held during this five-year period. Bonds totaling \$21,343,000 are planned to be issued in 2015-2019 to finance project costs. Under state law, at least 20% of a project's costs must be assessed in order to issue special assessment and general obligation improvement bonds without a referendum. Projects from 2015-2019 will have 20 - 40% of costs assessed.

Several projects and major purchases in the C.I.P. will be financed by the Ambulance Service Fund, Capital Improvement Projects (CIP) Fund, Environmental Utility Fund, Fire Truck Replacement Fund, Fleet Management Fund, Park Development Fund, Redevelopment Fund, Sanitary Sewer Fund, St. Paul Water Availability Charges (WAC) Fund, Street Light Utility Fund and the Maplewood Area EDA Fund. Financial resources have been and will be accumulated in these funds for the specified projects.

### Impact on Property Taxes

General obligation improvement bonds are issued to finance public works project costs that are not assessed and not financed by other revenue sources (e.g., state aid, Sanitary Sewer Fund, Ramsey County, or other cities). The annual principal and interest payments on these bonds are financed by property taxes in the debt service portion of the city's annual budget. These debt service property tax levies were \$4,313,530 for 2013 and \$4,658,600 for 2014. New general obligation improvement bonds totaling \$15,050,000 are anticipated to be issued over the next five years to finance projects. The tax levies required for the principal and interest payments on existing and new bonds are listed in the table below. Property taxes are also levied for several funds to finance other projects in the Capital Improvement Plan. The property tax levies for projects by fund are also listed in the table below.

FUND	TOTAL	Planned Levies Per CIP				
		2015	2016	2017	2018	2019
DEBT SERVICE:						
FOR BONDS ISSUED PRIOR TO 2014	\$18,073,626	\$3,886,748	\$3,939,781	\$3,680,189	\$3,471,790	\$3,095,118
FOR BONDS ISSUED IN 2014	3,860,701	800,369	788,954	773,343	761,061	736,974
FOR IMPROVEMENT BONDS ISSUED 2015-2019	2,251,000	0	227,000	357,000	658,000	1,009,000
DEBT SERVICE TOTAL	24,185,327	4,687,117	4,955,735	4,810,532	4,890,851	4,841,092
CAPITAL IMPROVEMENT PROJECTS	825,000	165,000	165,000	165,000	165,000	165,000
FIRE TRUCK REPLACEMENT	200,000	0	50,000	50,000	50,000	50,000
PD SQUAD/EQUIP REPLACEMENT	1,275,000	255,000	255,000	255,000	255,000	255,000
STREET IMPROVEMENTS	1,250,000	250,000	250,000	250,000	250,000	250,000
REDEVELOPMENT	160,000	0	40,000	40,000	40,000	40,000
MAPLEWOOD AREA EDA	446,350	89,270	89,270	89,270	89,270	89,270
TOTAL	\$28,341,677	\$5,446,387	\$5,805,005	\$5,659,802	\$5,740,121	\$5,690,362

The financial resources within the Capital Improvement Projects Fund are derived primarily from property taxes. This fund is used to finance major capital outlay expenditures that cannot be easily financed by alternative methods and that individually cost in excess of \$50,000. The tax levy for the Capital Improvement Projects Fund was \$180,000 for 2014. In order to finance the 2015-2019 C.I.P., the tax levy will need to total \$825,000 over the next five years.

The Fire Truck Replacement Fund was established in 1999. The tax levy for this fund was \$50,000 in 2014. A continued annual tax levy of \$50,000 for years 2016-2019 is required in order to replace fire trucks after they are 20 years old.

The PD Squad/Equipment Replacement Fund is being established for 2015. The fund will be used to finance squad and equipment replacement for the police department. These costs have previously been included in the General Fund. It is proposed that an annual tax levy of \$255,000 be established to help offset future costs.

It is being proposed to establish a levy for street improvement cost overruns on the TH36/English interchange project instead of levying for them in the General Fund or Capital Improvement Projects Fund and transferring the funds to the affected street project. This levy will be removed once the costs have been covered.

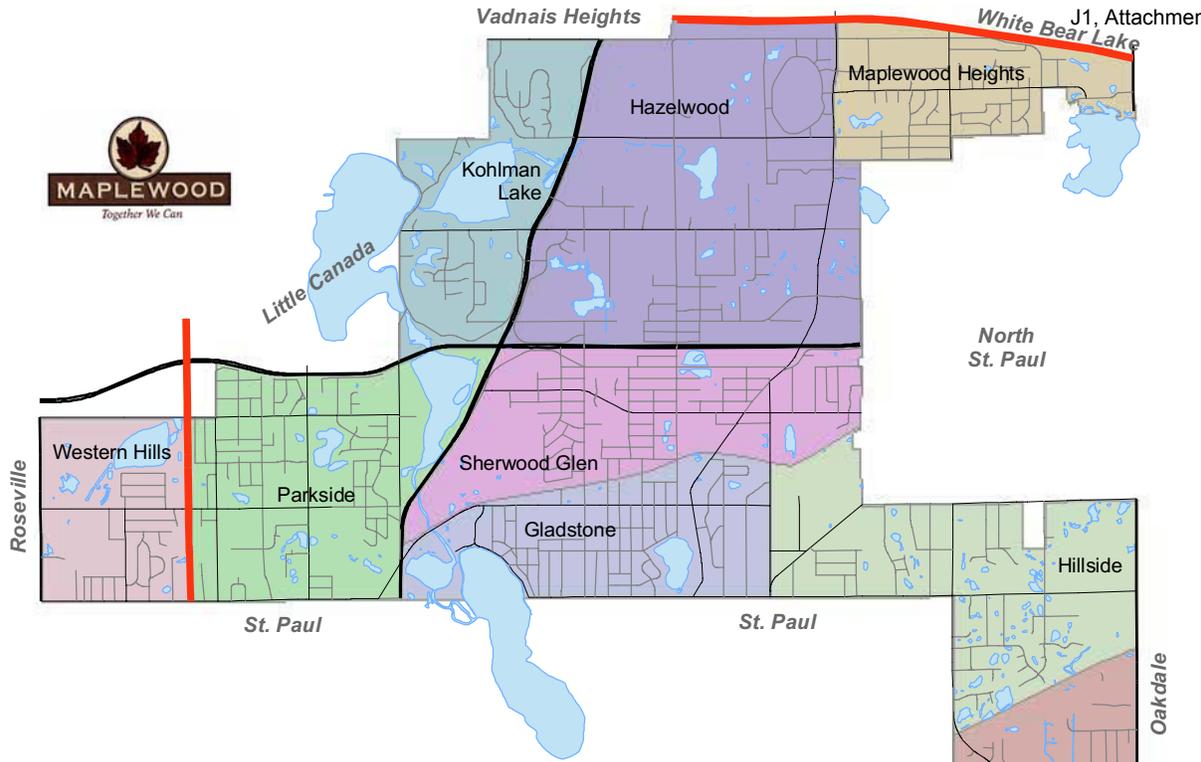
The Redevelopment Fund accounts for cash assets that are for redevelopment including a housing rehabilitation and replacement program that is designed to eliminate scattered blighted housing, provide new housing, and provide funds for rehabilitation and repair. The tax levy for this fund was \$40,000 in 2014. A continued annual tax levy of \$40,000 for years 2016-2019 is required to finance the housing program and other redevelopment.

The Maplewood Area EDA was established in 2009 and implemented a .5% tax levy beginning with taxes payable in 2013.

Overall, the projects included within the 2015-2019 C.I.P. can be financed without depleting the City's financial resources. Each year when a new C.I.P. is prepared, the financing plans will be reviewed and refined as necessary.

## PROJECT DETAILS

The pages in this section consist of a one-page summary for each project and maps showing the location of each project. The projects are grouped by neighborhood beginning with Western Hills-Neighborhood #1 which is in the northwest corner of the city. There are 13 neighborhoods in Maplewood and the location of each is shown on the map on the next page. The 14th part of this section consists of projects without a neighborhood designation. Most of these projects are large equipment purchases which will be used throughout the city.

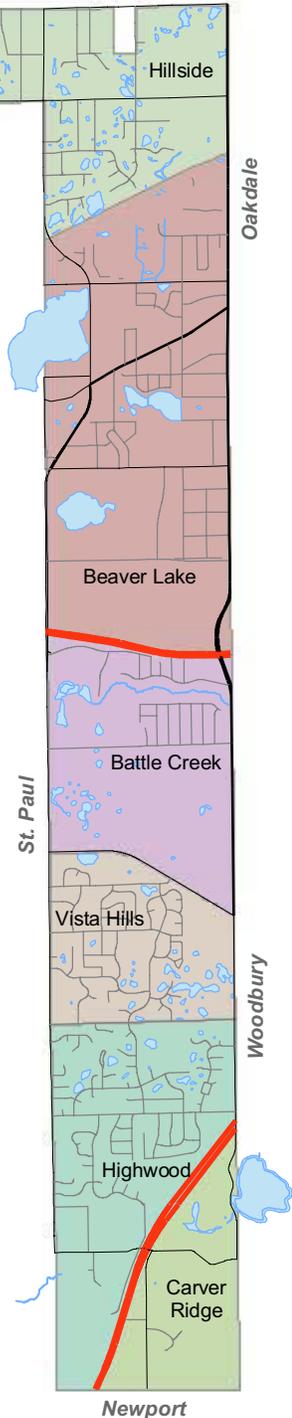


# Maplewood Neighborhoods

- 1 Western Hills
- 2 Parkside
- 3 Kohlman Lake
- 4 Hazelwood
- 5 Maplewood Heights
- 6 Sherwood Glen
- 7 Gladstone
- 8 Hillside
- 9 Beaver Lake
- 10 Battle Creek
- 11 Vista Hills
- 12 Highwood
- 13 Carver Ridge

visit us on the web at: [www.ci.maplewood.mn.us](http://www.ci.maplewood.mn.us)

*This map is for planning purposes only and should not be used where precise measurement is required.*



**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects Located in  
Western Hills - Neighborhood #1**

Map Legend	Project Description	C.I.P. Project #
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No projects are planned for this neighborhood.

**Neighborhood Population**

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2010 – 1,505

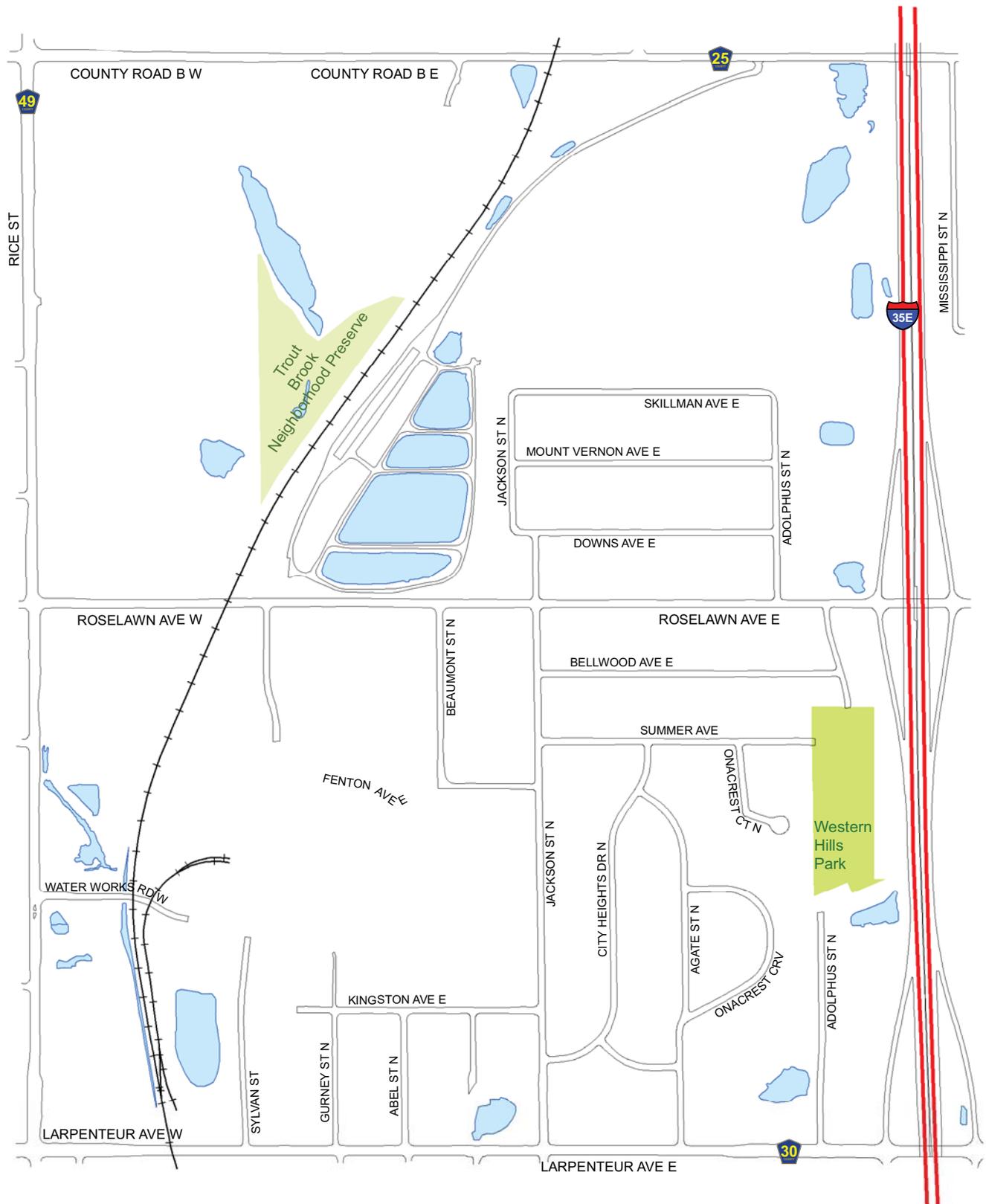
Breakdown by density:

Fully developed – 1,700

790 – Low density

37 – medium density

873 – High density



# Western Hills Neighborhood #1

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects Located in  
Parkside - Neighborhood #2**

Map Legend	Project Description	C.I.P. Project #
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No projects are planned for this neighborhood.

**Neighborhood Population**

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2010 – 4,987

Breakdown by density:

Fully developed – 5,028

3,572 – Low density  
481 – medium density  
975 – High density



# Parkside Neighborhood #2

CITY OF MAPLEWOOD  
 CAPITAL IMPROVEMENT PLAN  
 2015 – 2019

Projects Located in  
 Kohlman Lake - Neighborhood #3

Map Legend	Project Description	C.I.P. Project #
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No projects are planned for this neighborhood.

Neighborhood Population

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2010 – 1,874

Breakdown by density:

Fully developed – 2,490

2,133 – Low density

357 – medium density

0 – High density



# Kohlman Lake Neighborhood #3

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects Located in  
Hazelwood - Neighborhood #4**

Map Legend	Project Description	C.I.P. Project #
A	White Bear Ave/I694 Interchange Project	PW15.080
B	Replacement of Fire Station	FD10.011

**Neighborhood Population**

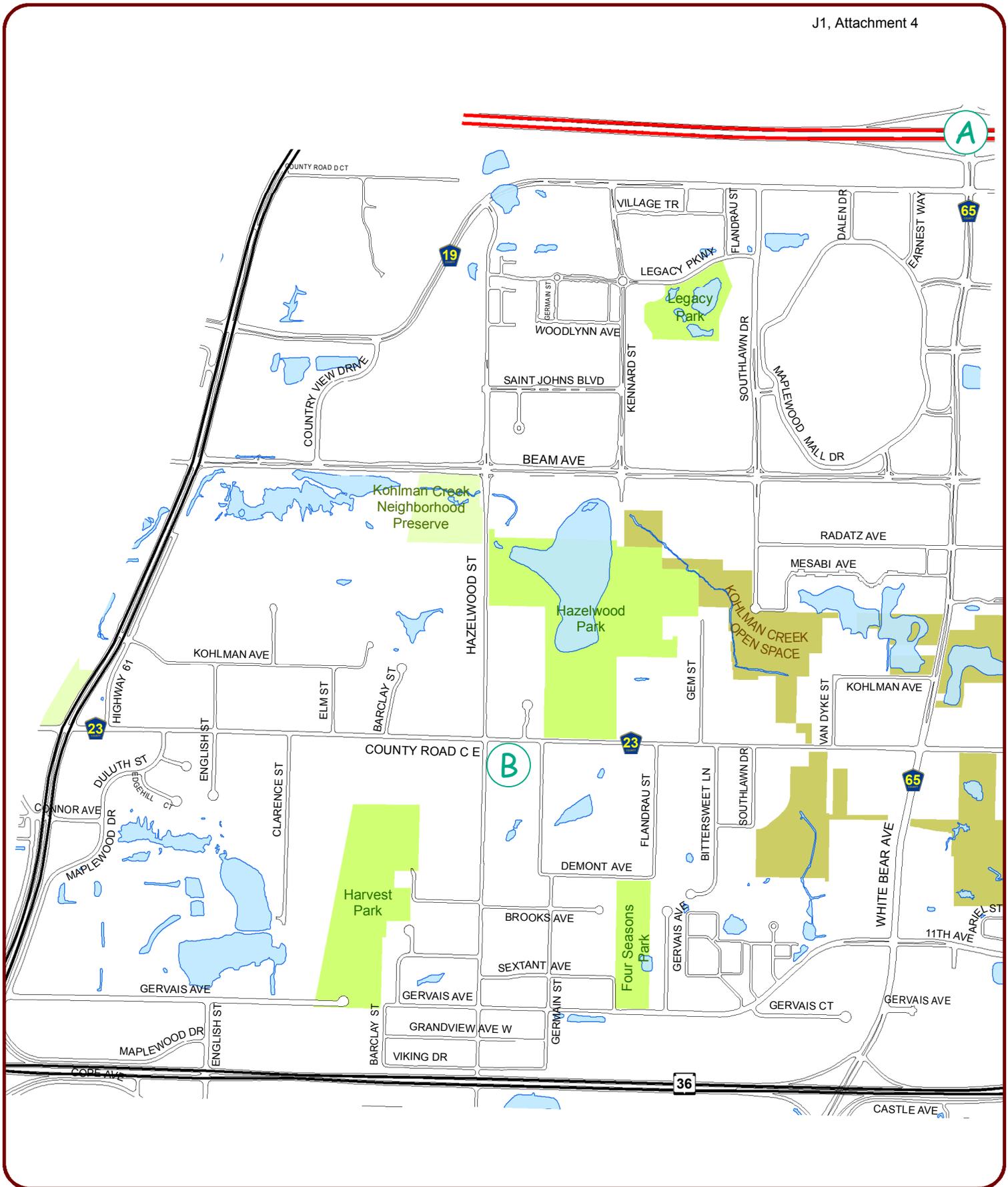
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2010 – 3,853

Breakdown by density:

Fully developed – 3,895

2,538 – Low density  
228 – medium density  
1,129 – High density



# Hazelwood Neighborhood #4

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** White Bear Ave / I694 Interchange Project      **TOTAL COST:** \$500,000

**PROJECT NUMBER:** PW15.080      **PROJECT CATEGORY:** Public Works

**DESCRIPTION:** Ramsey County Lead Interchange Project

**JUSTIFICATION:**

According to Ramsey County's TIP (Transportation Improvement Plan) the county is leading an interchange project at the intersection of White Bear Avenue and Interstate 694. This project is currently proposed to be constructed in 2018. The city's estimated share for these would be scheduled to be paid in the year the project is constructed. It should be noted that the date for this project is subject to change and this project serves as a place holder for the proposed project.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Bonds-G.O. Improvement	0	0	0	0	500,000	0	500,000

<p><b>PROJECT STARTING DATE:</b> June 2018</p> <p><b>PROJECT COMPLETION DATE:</b> October 2018</p> <p><b>NEIGHBORHOOD:</b> 04 - Hazelwood</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$500,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$500,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Replacement of Fire Station **TOTAL COST:** \$2,000,000

**PROJECT NUMBER:** FD10.011 **PROJECT CATEGORY:** Building Maintenance

**DESCRIPTION:** Remodel Hazelwood Fire Station #3

**JUSTIFICATION:**

In 2011, the city council approved the new staffing model of the fire department and at the same time approved the fire department going from five fire stations to three. In order to better serve our community, one new station needed to be built in the middle of the city's leg which is currently under construction and set to open in November 2014. The other two would be remodeled at their current locations.

In 2015, our goal is to start remodeling the station that is located at the intersection of Hazelwood and County Road C. This station will become our North District Station Number Three. Over the years, this station has become one of our highest call volume stations. Currently, the facility is only capable of having two firefighters staffed around the clock. Our goal, over the next one to six years, is to have all of our stations staffed with six firefighters around the clock. The current station was built over 40 years ago with the energy efficiencies that were available at that time. With the remodeling of this station, today's energy efficiencies will be built in along with additional storage, one additional truck bay and sleeping quarters that will meet our needs into the foreseeable future. Our goal is to start construction in the spring of 2015 and be operational by November 2015. The necessary changes to this station will allow the Maplewood Fire Department to continue to provide outstanding service to its residents and those that visit and work in our fine city. Any delay in remodeling this station has a high potential for a decrease in our service level as we continue to have substantial increases in our calls for emergency services.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Proceeds from Sale of Property	0	0	2,000,000	0	0	0	2,000,000

<b>PROJECT STARTING DATE:</b> January 2016  <b>PROJECT COMPLETION DATE:</b> December 2016  <b>NEIGHBORHOOD:</b> 04 - Hazelwood	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$2,000,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$2,000,000</b>

CITY OF MAPLEWOOD  
 CAPITAL IMPROVEMENT PLAN  
 2015 – 2019

Projects Located in  
 Maplewood Heights - Neighborhood #5

Map Legend	Project Description	C.I.P. Project #
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No projects are planned for this neighborhood.

Neighborhood Population

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2010 – 2,685

Fully developed – 2,929

Breakdown by density:

1,549 – Low density

1,300 – medium density

80 – High density



# Maplewood Heights Neighborhood #5

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects Located in  
Sherwood Glen - Neighborhood #6**

Map Legend	Project Description	C.I.P. Project #
A	Community Center Facility Management	PM15.050

**Neighborhood Population**

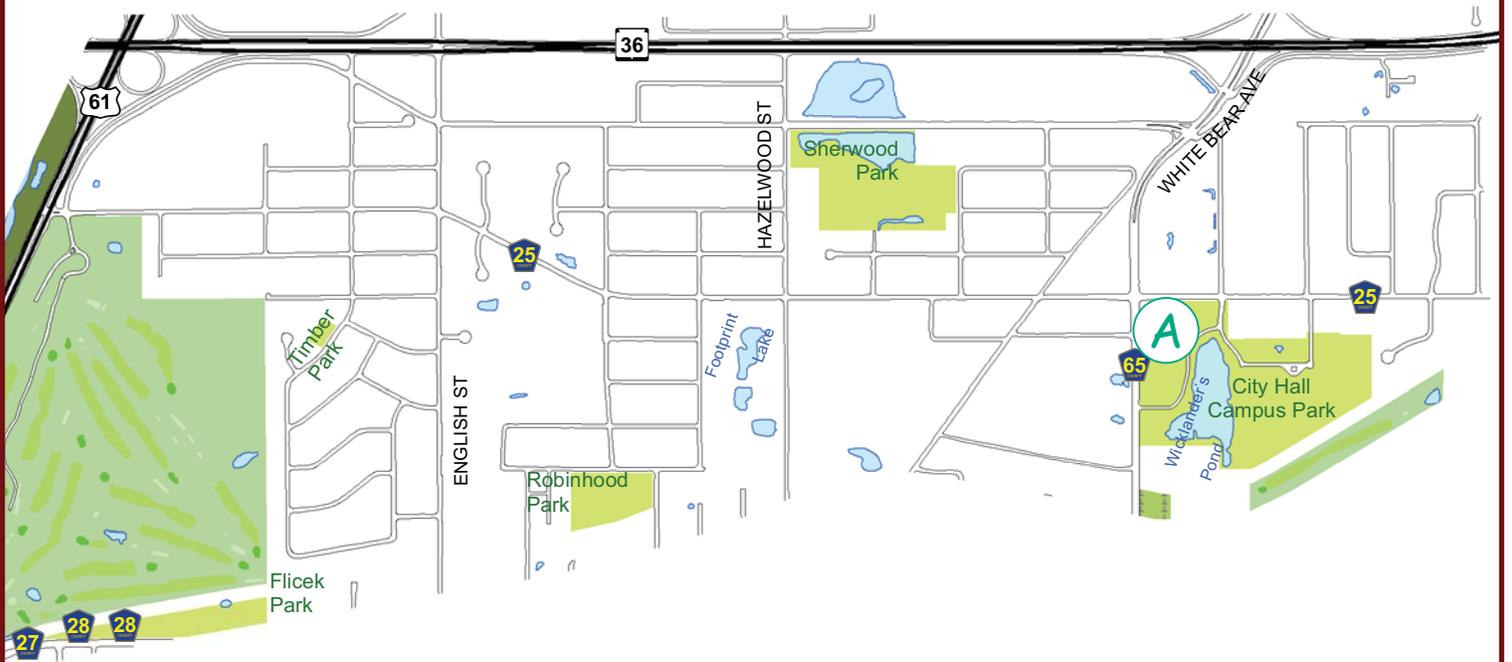
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2010 – 3,466

Fully developed – 3,767

Breakdown by density:

2,721 – Low density  
712 – medium density  
334 – High density



# Sherwood Glen Neighborhood #6

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Community Center Facility Management **TOTAL COST:** \$5,280,000

**PROJECT NUMBER:** PM15.050 **PROJECT CATEGORY:** Building Maintenance

**DESCRIPTION:** Implementation of Asset Management Plan

**JUSTIFICATION:**

The Community Center is now 20 years old and the building is showing signs of wear and tear. An Asset Management Plan was developed in 2014 which prioritizes future repair and maintenance issues and provides cost information for budgeting purposes. The results from the plan assigned the MCC a .24 Facility Condition Index (FCI) value. The FCI is an industry standard metric that objectively measures the current condition of a facility and allows you to quickly compare it against an industry wide standard.

If a structure has an FCI of .50 or higher, the owner may want to consider the option of a new facility since the cost to correct deficiencies over the next five years is half the cost of the current structure. The current replacement value of the MCC is approximately \$22 million. The Asset Management Plan identifies \$5.2 million dollars of repairs over the next five years which results in a .24 FCI value. Measured using an industry standard scale, .24 is considered fair. The plan also calls for additional funds to be invested in the facility in years 2020-2030. These costs will be reflected in future CIP plans.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Bonds-Tax Abatement	0	2,500,000	580,000	1,200,000	0	1,000,000	5,280,000

<p><b>PROJECT STARTING DATE:</b> January 2015</p> <p><b>PROJECT COMPLETION DATE:</b> December 2018</p> <p><b>NEIGHBORHOOD:</b> 06 - Sherwood Glen</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$5,280,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	\$5,280,000

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects Located in  
Gladstone - Neighborhood #7**

Map Legend	Project Description	C.I.P. Project #
A	Rehabilitation of Fire Station	FD10.012
B	Gladstone – Phase II	PW14.070
C	Gladstone Savanna Improvements	PM08.050
D	Gladstone Area Redevelopment	CD15.010

**Neighborhood Population**

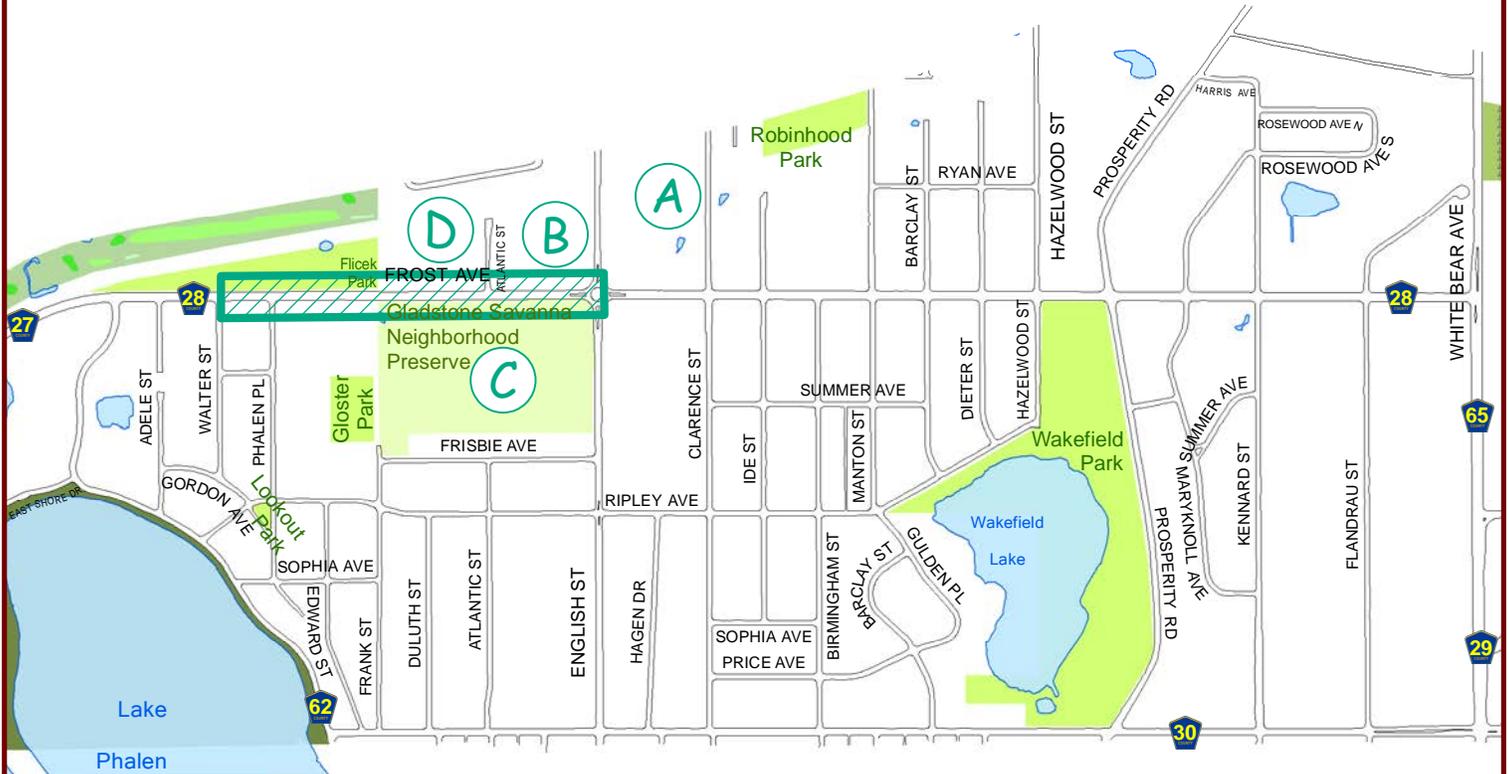
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2010 – 3,034

Breakdown by density:

Fully developed – 3,586

3,027 – Low density  
422 – medium density  
137 – High density



# Gladstone Neighborhood #7

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Rehabilitation of Fire Station **TOTAL COST:** \$1,000,000

**PROJECT NUMBER:** FD10.012 **PROJECT CATEGORY:** Building Maintenance

**DESCRIPTION:** Rehab Gladstone Fire Station #2

**JUSTIFICATION:**

In 2011, the city council approved the new staffing model of the fire department and at the same time approved the fire department going from five fire stations to three. In order to better serve our community, one new station needed to be built in the middle of the city's leg which is currently under construction and set to open in November 2014. The other two would be remodeled at their current locations.

In 2016, our goal is to start remodeling the station that is located at 1955 Clarence Street. This station will become our Central District Station Number Two. Over the years, this station has had the highest call volume of all our stations. Currently, the facility is only capable of having four firefighters staffed around the clock. Our goal, over the next one to six years, is to have all stations staffed with six firefighters around the clock. The current station was built in 2000 and had to be scaled back due to the high cost of construction at that time. Even though this station is only 14 years old, many changes have been made in energy efficiencies in this short period of time. With the remodeling of this station, today's energy efficiencies will be built in along with additional storage, more office space and sleeping quarters that will meet our needs into the foreseeable future. Our goal is to start construction in the spring of 2016 and be in operation by November of 2016. The necessary changes to this station will allow the Maplewood Fire Department to continue to provide outstanding service to its residents and those that visit and work in our fine city. Any delay in remodeling this station has a high potential for a decrease in our service level as we continue to have substantial increases in our calls for emergency services.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Proceeds from Sale of Property	0	0	0	1,000,000	0	0	1,000,000

<p><b>PROJECT STARTING DATE:</b> January 2017</p> <p><b>PROJECT COMPLETION DATE:</b> December 2017</p> <p><b>NEIGHBORHOOD:</b> 07 - Gladstone</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$1,000,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$1,000,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Gladstone - Phase II	<b>TOTAL COST:</b> \$3,425,000
<b>PROJECT NUMBER:</b> PW14.070	<b>PROJECT CATEGORY:</b> Redevelopment
<b>DESCRIPTION:</b> Redevelopment of Gladstone Area	

**JUSTIFICATION:**

The second phase of Gladstone is proposed to include improvements from Phalen Place (the terminus of Phase I) and extend easterly through and include English Street. The improvements will include burial of power lines, streetscape, new roadways for development, new storm water initiatives, sidewalks, trails, enhancements to the park entrances and utility extensions. It is proposed that this be a cooperative project with a developer although it may be necessary for the City to show investment to spur the development community. The grants are secured at this time. The source for the City Funds shown below will be identified prior to the project being put out for bid.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Grants	0	900,000	0	0	0	0	900,000
Sanitary Sewer Fund	0	60,800	0	0	0	0	60,800
Environmental Utility Fund	0	285,000	0	0	0	0	285,000
Park Development Fund	0	130,000	0	0	0	0	130,000
Street Light Utility Fund	0	561,000	0	0	0	0	561,000
Bonds-Tax Increment	200,000	1,288,200	0	0	0	0	1,488,200

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> February 2014	<b>Preliminaries:</b> \$200,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> August 2015	<b>Construction:</b> \$3,225,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 07 - Gladstone	<b>Project Costs:</b> \$3,425,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Gladstone Savanna Improvements **TOTAL COST:** \$2,180,000

**PROJECT NUMBER:** PM08.050 **PROJECT CATEGORY:** Parks

**DESCRIPTION:** Restore Native Plant Communities and Install Trails and Interpretive Signage

**JUSTIFICATION:**

Gladstone Savanna is a 23-acre neighborhood preserve that formerly housed railroad maintenance facilities. Located in a neighborhood undergoing redevelopment, the improvements at the preserve will be a focal point of the neighborhood and will celebrate Maplewood's cultural and natural heritage. Phase I improvements were completed in 2012 and included: 1) soil remediation, 2) rain garden/storm basin, 3) brush removal, 4) trails, 5) historical/archeological investigation, 6) seeded cover crop. In 2014, the site is being seeded to native prairie species. Future improvements call for additional restoration work and installation of: corner entry, three minor entries, playground, rail-to-trail feature, arbors, sitting area near old well, and interpretive features (historical and natural resources).

This project will only move forward if money needed from PAC Fund comes from new developers.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Environmental Utility Fund	100,000	0	0	50,000	50,000	0	200,000
Bonds-Special Assessment	400,000	0	0	0	0	0	400,000
Bonds-G.O. Improvement	200,000	0	0	0	0	0	200,000
Park Development Fund	280,000	250,000	450,000	250,000	0	0	1,230,000
Grants	0	0	150,000	0	0	0	150,000

<p><b>PROJECT STARTING DATE:</b> July 2012</p> <p><b>PROJECT COMPLETION DATE:</b> November 2018</p> <p><b>NEIGHBORHOOD:</b> 07 - Gladstone</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$300,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$1,880,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$2,180,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Gladstone Area Redevelopment **TOTAL COST:** \$2,000,000

**PROJECT NUMBER:** CD15.010 **PROJECT CATEGORY:** Redevelopment

**DESCRIPTION:** Gladstone Area Land Acquisition and Business Relocation

**JUSTIFICATION:**

The redevelopment of the Gladstone area is underway. Phase 1 street, landscape and roadway improvements have been completed. Plans are underway for Phase 2 public improvements beginning in 2014/2015. The Shores senior housing project on Phalen Place was constructed in 2012 and 50 future units are to be completed by 2017. In addition, redevelopment is planned to occur in 2015 on the Maplewood Bowl site, resulting in 120 affordable and market rate senior housing.

The third phase will include funding for the acquisition of property for redevelopment. Specific properties will be identified and the City may act as developer or in agreement with a private developer to acquire and demolish existing buildings and property for development in accordance with the approved Gladstone Master Plan.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Bonds-Tax Increment	0	0	0	0	1,900,000	0	1,900,000
Economic Development Authority	0	0	100,000	0	0	0	100,000

<p><b>PROJECT STARTING DATE:</b> June 2016</p> <p><b>PROJECT COMPLETION DATE:</b> November 2020</p> <p><b>NEIGHBORHOOD:</b> 07 - Gladstone</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$200,000
	<b>Land Acquisition:</b>	\$1,800,000
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	\$2,000,000

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects Located in  
Hillside - Neighborhood #8**

Map Legend	Project Description	C.I.P. Project #
A	Public Safety Training Facility	FD09.030
B	Goodrich Park Improvements	PM11.020
C	Beebe Road Street Improvements	PW14.060

**Neighborhood Population**

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2010 – 4,253

Breakdown by density:

Fully developed – 5,023

2,257 – Low density

2,517 – medium density

249 – High density



# Hillside Neighborhood #8

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Public Safety Training Facility **TOTAL COST:** \$5,810,000

**PROJECT NUMBER:** FD09.030 **PROJECT CATEGORY:** Building Maintenance

**DESCRIPTION:** East Metro Public Safety Training Facility

**JUSTIFICATION:**

The East Metro Public Safety Training Facility will be operational by mid-June 2014, along with the nature trail. At that time, the burn building with the propane props and the burn tower, will be available for training by all public safety disciplines. Currently, we are seeking an additional \$1.8 million dollars in bonding funds for completion of phase 2 of the project. Phase 2 will provide us with the commercial burn building and apartment units that will be attached to the burn tower. The second building will be our simulation building with classroom. The simulation building will be used for training during inclement weather and the winter months. This building will allow us to do the necessary training to keep our fire, police and EMS skills sharp 12 months a year. If we receive the additional \$1.8 million dollars, we will be able to complete the East Metro Public Safety Training Facility and meet our current needs. If we are not successful in receiving the bonding funds, we will put phase 2 on hold and try again in 2015 for bonding funds..

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
St. Paul Water	55,000	0	0	0	0	0	55,000
Sanitary Sewer Fund	50,000	0	0	0	0	0	50,000
St. Paul W.A.C. Fund	50,000	0	0	0	0	0	50,000
Mn/DOT	55,000	0	0	0	0	0	55,000
Grants	3,000,000	0	1,000,000	650,000	0	0	4,650,000
Ramsey County	450,000	0	0	0	0	0	450,000
Environmental Utility Fund	250,000	0	0	0	0	0	250,000
C.I.P. Fund	250,000	0	0	0	0	0	250,000

<b>PROJECT STARTING DATE:</b> January 2012	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$500,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$5,310,000
	<b>Equipment and Other:</b>	\$0
	<b>PROJECT COMPLETION DATE:</b> November 2017	<b>Project Costs:</b>
<b>NEIGHBORHOOD:</b> 08 - Hillside		

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Goodrich Park Improvements **TOTAL COST:** \$1,493,000

**PROJECT NUMBER:** PM11.020 **PROJECT CATEGORY:** Parks

**DESCRIPTION:** Goodrich Park Improvements

**JUSTIFICATION:**

Goodrich Park is a 25 Acre Park located at 1980 North Saint Paul Road. This park is the host site for our adult softball program and is in extremely poor condition. There is significant erosion, standing water, drainage problems, parking issues, and the playground is in need of replacement. In 2011, phase one of the redevelopment plan was completed with the installation of new lighting on Field #1. In 2012, under City Council and the Parks and Recreation Commission direction, staff will be changing the name of Goodrich Park to Goodrich Veteran's Memorial Park to honor our veterans. In addition to the funding requested from the Park Development Fund, staff will be actively looking for grants and alternative funding to help offset the cost of this project.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Grants	0	0	250,000	0	0	0	250,000
Park Development Fund	268,000	375,000	300,000	100,000	200,000	0	1,243,000

<p><b>PROJECT STARTING DATE:</b> April 2011</p> <p><b>PROJECT COMPLETION DATE:</b> October 2016</p> <p><b>NEIGHBORHOOD:</b> 08 - Hillside</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$18,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$1,475,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$1,493,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Beebe Road Street Improvements **TOTAL COST:** \$1,730,000

**PROJECT NUMBER:** PW14.060 **PROJECT CATEGORY:** Public Works

**DESCRIPTION:** Neighborhood Area Street Reconstruction

**JUSTIFICATION:**

Beebe Road is a state aid route approximately ½ mile in length. A majority of funding will come from gas taxes (MSA Funds). Beebe Road is proposed for full reconstruction in 2016. The pavement condition rating in recent years has dropped significantly and is currently at 13 out of 100. The existing project area currently has concrete curb and gutter along with a storm sewer system. The proposed project will also include pavement replacement, sidewalks, trails and storm water quality features. The engineering department has received a number of complaints about the rough driving conditions. We will continue to work with the area townhome association, school, and others area stakeholders to help shape a future project. Project includes \$30,000 for fog seal preventative maintenance treatment (area to be determined).

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Environmental Utility Fund	0	0	172,500	0	0	0	172,500
Bonds-G.O. Improvement	60,000	90,000	368,620	0	0	0	518,620
State Aid	0	0	725,000	0	0	0	725,000
St. Paul Water	0	0	34,500	0	0	0	34,500
St. Paul W.A.C. Fund	0	0	34,500	0	0	0	34,500
Sanitary Sewer Fund	0	0	58,000	0	0	0	58,000
Bonds-Special Assessment	0	0	186,880	0	0	0	186,880

<b>PROJECT STARTING DATE:</b> June 2016  <b>PROJECT COMPLETION DATE:</b> October 2016  <b>NEIGHBORHOOD:</b> 08 - Hillside	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$150,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$1,580,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$1,730,000</b>

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects Located in  
Beaver Lake - Neighborhood #9**

Map Legend	Project Description	C.I.P. Project #
A	Farrell/Ferndale Area Street Improvements	PW09.080

**Neighborhood Population**

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2010 – 5,142

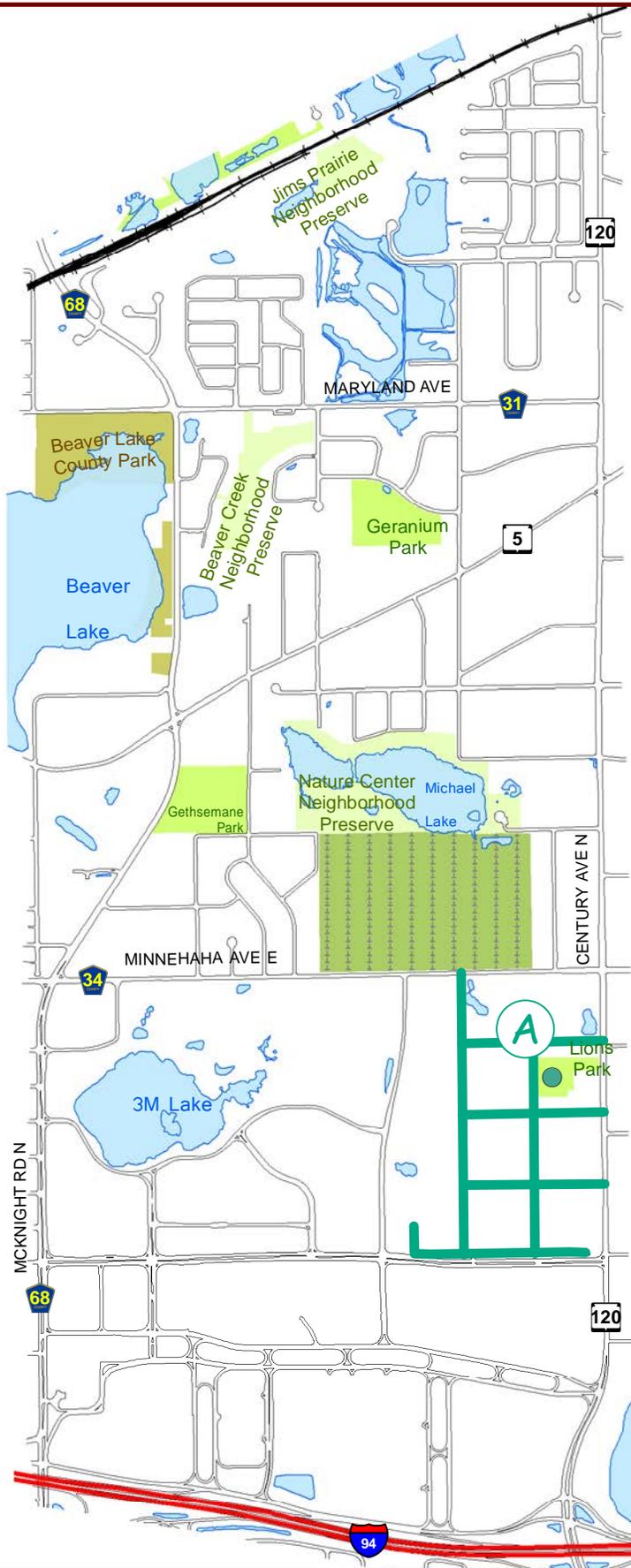
Breakdown by density:

Fully developed – 5,646

2,173 – Low density

2,958 – medium density

515 – High density



# Beaver Lake Neighborhood #9

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Farrell/Ferndale Area Street Improvements **TOTAL COST:** \$7,270,000

**PROJECT NUMBER:** PW09.080 **PROJECT CATEGORY:** Public Works

**DESCRIPTION:** Neighborhood Area Street Reconstruction

**JUSTIFICATION:**

The streets just east of 3M and south of Minnehaha Ave are in need of full street reconstruction including significant drainage improvements. Most streets have no curbing and water cannot properly be channeled out of the street section. Storm water pipe and BMPs will be required in the neighborhood. Infiltration basins, rainwater gardens, and other techniques will have to be explored to address drainage and treatment deficiencies. The proposed project will also include new trails and sidewalks. The following streets are included in the improvements: Margaret Ave, 5th Ave, Fremont Ave, Farrell St, Ferndale St, Conway Service Dr, Mayhill Rd and 7th St. Project includes \$30,000 for fog seal preventative maintenance treatment (area to be determined).

2.0 miles of street, Average PCI: 32/100.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Bonds-G.O. Improvement	0	0	100,000	100,000	3,166,800	0	3,366,800
Bonds-Special Assessment	0	0	0	0	828,200	0	828,200
Sanitary Sewer Fund	0	0	0	0	480,000	0	480,000
St. Paul W.A.C. Fund	0	0	0	0	277,000	0	277,000
Environmental Utility Fund	0	0	0	0	1,497,000	0	1,497,000
St. Paul Water	0	0	0	0	821,000	0	821,000

<p><b>PROJECT STARTING DATE:</b> June 2018</p> <p><b>PROJECT COMPLETION DATE:</b> October 2018</p> <p><b>NEIGHBORHOOD:</b> 09 - Beaver Lake</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$200,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$7,070,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$7,270,000</b>

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects Located in  
Battle Creek - Neighborhood #10**

Map Legend	Project Description	C.I.P. Project #
A	Dennis/McClelland Area Street Improvements	PW09.100

**Neighborhood Population**

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2010 – 1,432

Fully developed – 1,470

Breakdown by density:

1,270 – Low density

0 – medium density

200 – High density



# Battle Creek Neighborhood #10

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Dennis/McClelland Area Street Improvements      **TOTAL COST:** \$6,560,000

**PROJECT NUMBER:** PW09.100      **PROJECT CATEGORY:** Public Works

**DESCRIPTION:** Neighborhood Area Street Reconstruction

**JUSTIFICATION:**

These streets have continued to deteriorate and will require a full street reconstruction with the addition of concrete curb and gutter. The following streets are included in the improvements: Sterling St, James Dr, McClelland St, Ferndale St, Dennis Ln, O'Day St, Mayer Ln, Farrell St, and Mayhill Rd. Unique storm water treatment methods will be required in this area near Battle Creek along with installation of drainage infrastructure. The proposed project will also include pavement replacement, sidewalks and trails. Project includes \$30,000 for fog seal preventative maintenance treatment (area to be determined).

2.0 miles of streets, Average PCI: 36/100

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Bonds-G.O. Improvement	0	0	0	100,000	100,000	2,741,500	2,941,500
Bonds-Special Assessment	0	0	0	0	0	1,010,500	1,010,500
Sanitary Sewer Fund	0	0	0	0	0	312,000	312,000
St. Paul Water	0	0	0	0	0	681,000	681,000
St. Paul W.A.C. Fund	0	0	0	0	0	254,000	254,000
Environmental Utility Fund	0	0	0	0	0	1,361,000	1,361,000

<b>PROJECT STARTING DATE:</b> June 2019  <b>PROJECT COMPLETION DATE:</b> October 2019  <b>NEIGHBORHOOD:</b> 10 - Battle Creek	PROJECT COSTS	
	<b>Preliminaries:</b>	\$200,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$6,360,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$6,560,000</b>

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects Located in  
Vista Hills - Neighborhood #11**

Map Legend	Project Description	C.I.P. Project #
A	Sterling Street – Linwood Ave to Londin Ln	PW15.090

**Neighborhood Population**

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2010 – 2,589

Breakdown by density:

Fully developed – 2,805

1,143 – Low density

1,642 – medium density

20 – High density



# Vista Hills Neighborhood #11

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Sterling Street - Linwood Avenue to Londin Lane      **TOTAL COST:** \$570,000

**PROJECT NUMBER:** PW15.090      **PROJECT CATEGORY:** Public Works

**DESCRIPTION:** Pavement Replacement

**JUSTIFICATION:**

The condition of Sterling Street from Linwood Avenue to Londin Lane is in poor condition and in need of repair. This section of Sterling Street has existing concrete curb and gutter that will be maintained. The pavement shows signs of delamination or raveling of the top 1/2" to 1" of the bituminous surface.

0.7 miles of streets, Average PCI 40/100

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Bonds-G.O. Improvement	0	40,000	287,640	0	0	0	327,640
Bonds-Special Assessment	0	0	162,560	0	0	0	162,560
St. Paul Water	0	0	17,100	0	0	0	17,100
St. Paul W.A.C. Fund	0	0	17,100	0	0	0	17,100
Environmental Utility Fund	0	0	28,500	0	0	0	28,500
Sanitary Sewer Fund	0	0	17,100	0	0	0	17,100

<p><b>PROJECT STARTING DATE:</b> June 2016</p> <p><b>PROJECT COMPLETION DATE:</b> October 2016</p> <p><b>NEIGHBORHOOD:</b> 11 - Vista Hills</p>	PROJECT COSTS	
	<b>Preliminaries:</b>	\$40,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$530,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$570,000</b>

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects Located in  
Highwood - Neighborhood #12**

Map Legend	Project Description	C.I.P. Project #
A	Fish Creek Open Space	PM11.010
B	Lakewood/Sterling Area Streets	PW08.050
C	Regional Police Firearms Training Range	PD15.060

**Neighborhood Population**

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2010 – 3,028

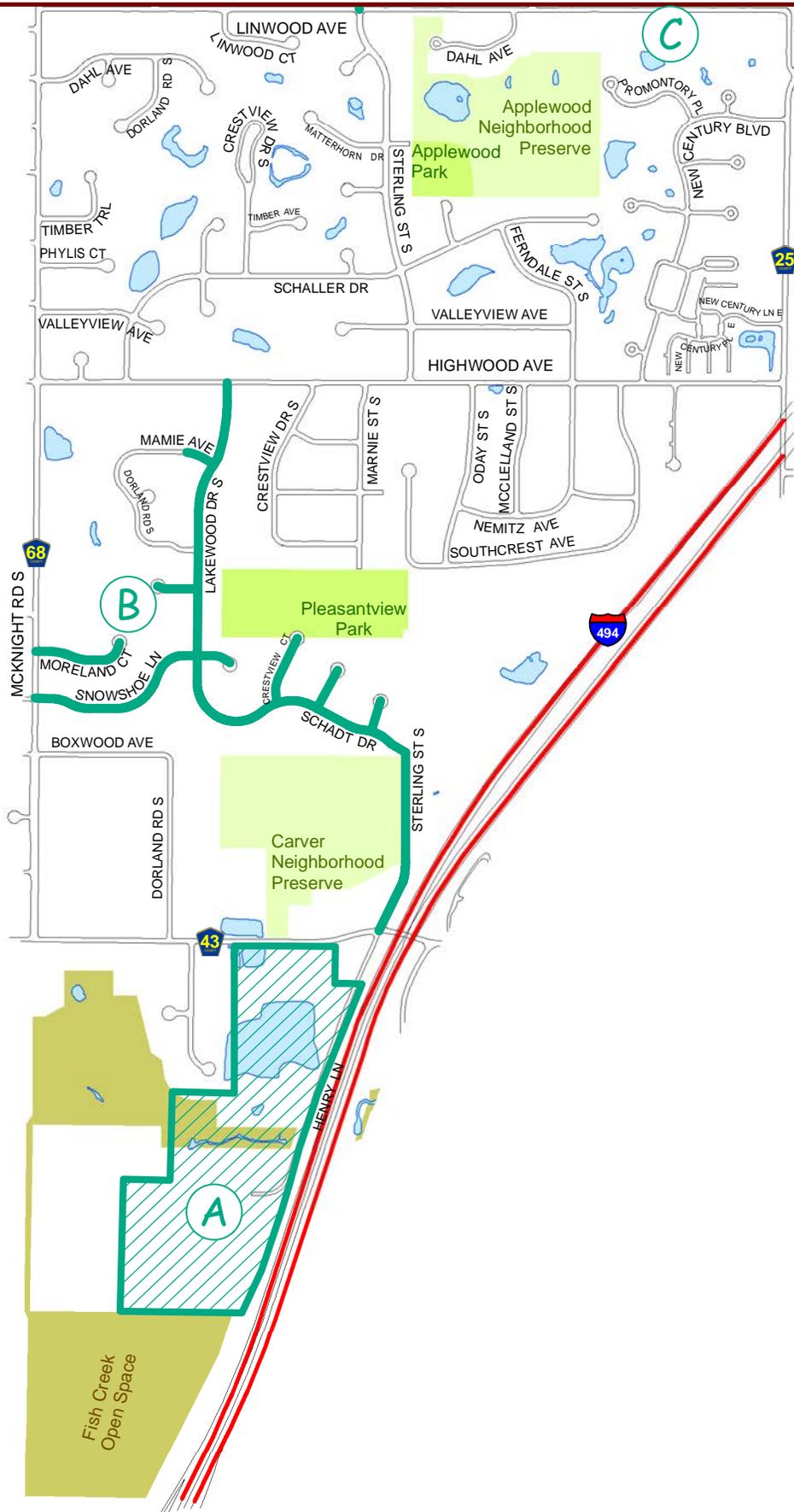
Breakdown by density:

Fully developed – 3,106

2,906 – Low density

200 – medium density

0 – High density



# Highwood Neighborhood #12

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Fish Creek Open Space **TOTAL COST:** \$2,248,290

**PROJECT NUMBER:** PM11.010 **PROJECT CATEGORY:** Parks

**DESCRIPTION:** Fish Creek Open Space

**JUSTIFICATION:**

In December of 2013, Maplewood acquired the 70-acre Fish Creek site. Under a Joint Powers Agreement, twenty acres of the site will be deeded to Ramsey County. The City and County developed a site master plan together, which was approved by Maplewood City Council in 2012. Woodland and prairie restoration were conducted on the site in 2012-2014, by Great River Greening and others. Plans include conducting further archeological investigation at the site in 2014/2015. Construction of site improvements would begin in 2016 with installation of: Parking lot, trailhead, kiosk, asphalt trail, rustic trail, overlook sitting areas, and signage. Due to the City receiving money in the state bonding bill staff no longer is exploring the option of selling a the north 8 acres of this property.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Ramsey County	425,000	0	0	0	0	0	425,000
Grants	893,290	30,000	50,000	0	0	0	973,290
Park Development Fund	425,000	0	150,000	0	0	100,000	675,000
RWMWD	175,000	0	0	0	0	0	175,000

<p><b>PROJECT STARTING DATE:</b> June 2011</p> <p><b>PROJECT COMPLETION DATE:</b> December 2019</p> <p><b>NEIGHBORHOOD:</b> 12 - Highwood</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$160,000
	<b>Land Acquisition:</b>	\$1,900,000
	<b>Construction:</b>	\$188,290
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$2,248,290</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Lakewood/Sterling Area Streets	<b>TOTAL COST:</b> \$3,280,000
<b>PROJECT NUMBER:</b> PW08.050	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Neighborhood Area Street Reconstruction	

**JUSTIFICATION:**

The streets south of Highwood and north of Carver Avenue are in poor condition and in need of repair. The streets include Moreland Court, Snowshoe Lane, Lakewood Drive, Schadt Drive, Oak Heights Court, Marnie Avenue, Mary Place, Marnie Court, Snowshoe Court, Boxwood Avenue and Crestview Court. These streets have curb and gutter which will be maintained and the existing pavement is proposed to be removed and replaced. Sterling Street and Dorland Road are proposed to be fully reconstructed as part of this project. The proposed project will also include pavement replacement, sidewalks, trails, and storm water quality features. Project includes \$30,000 for fog seal preventative maintenance treatment (area to be determined).

2.2 miles of street, Average PCI 27/100

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Bonds-G.O. Improvement	0	100,000	100,000	1,915,300	0	0	2,115,300
Bonds-Special Assessment	0	0	0	502,000	0	0	502,000
Sanitary Sewer Fund	0	0	0	83,100	0	0	83,100
St. Paul Water	0	0	0	83,100	0	0	83,100
Environmental Utility Fund	0	0	0	413,400	0	0	413,400
St. Paul W.A.C. Fund	0	0	0	83,100	0	0	83,100

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> June 2017	<b>Preliminaries:</b> \$200,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2017	<b>Construction:</b> \$3,080,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> 12 - Highwood	<b>Project Costs:</b> \$3,280,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Regional Police Firearms Training Range      **TOTAL COST:** \$125,000

**PROJECT NUMBER:** PD15.060      **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Capital investment in shared Regional Police Firearms Training Range

**JUSTIFICATION:**

This project represents allocation of funding for Maplewood to join a consortium of East Metro communities in the design, development, building, and operation of a Regional Police Firearms Training Range. At present Cottage Grove Police have made a Minnesota bonding request for the purpose of planning a regional firearms training range. Additionally, the City of St. Paul plans to seek funding for a similar facility. There has been a series of discussions about the possible development of a Regional Range that would be shared and governed by a number of East Metro law enforcement agencies. Key to this funding request is the consideration that the new facility meet current and future needs and results in the closure of the South Maplewood outdoor range currently operated by the St. Paul Police Department on a long term lease basis. Closure of the South Maplewood range provides opportunity for site clean-up. Once any environmental hazards are removed, the site is a prime location for residential redevelopment. Planning and capital investment in such a project provides a much needed resource for the police department and addresses on-going neighborhood and environmental concerns, while paving the way for taxable site development. The Regional Range is expected to cost \$3 to \$5 million dollars and would largely be funded by state issued bond funds.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
C.I.P. Fund	0	0	25,000	100,000	0	0	125,000

<p><b>PROJECT STARTING DATE:</b> January 2016</p> <p><b>PROJECT COMPLETION DATE:</b> December 2017</p> <p><b>NEIGHBORHOOD:</b> 12 - Highwood</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$25,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$100,000
	<b>Project Costs:</b>	<b>\$125,000</b>

CITY OF MAPLEWOOD  
 CAPITAL IMPROVEMENT PLAN  
 2015 – 2019

Projects Located in  
 Carver Ridge - Neighborhood #13

Map Legend	Project Description	C.I.P. Project #
A	Sterling Street Bridge Replacement	PW12.020

Neighborhood Population

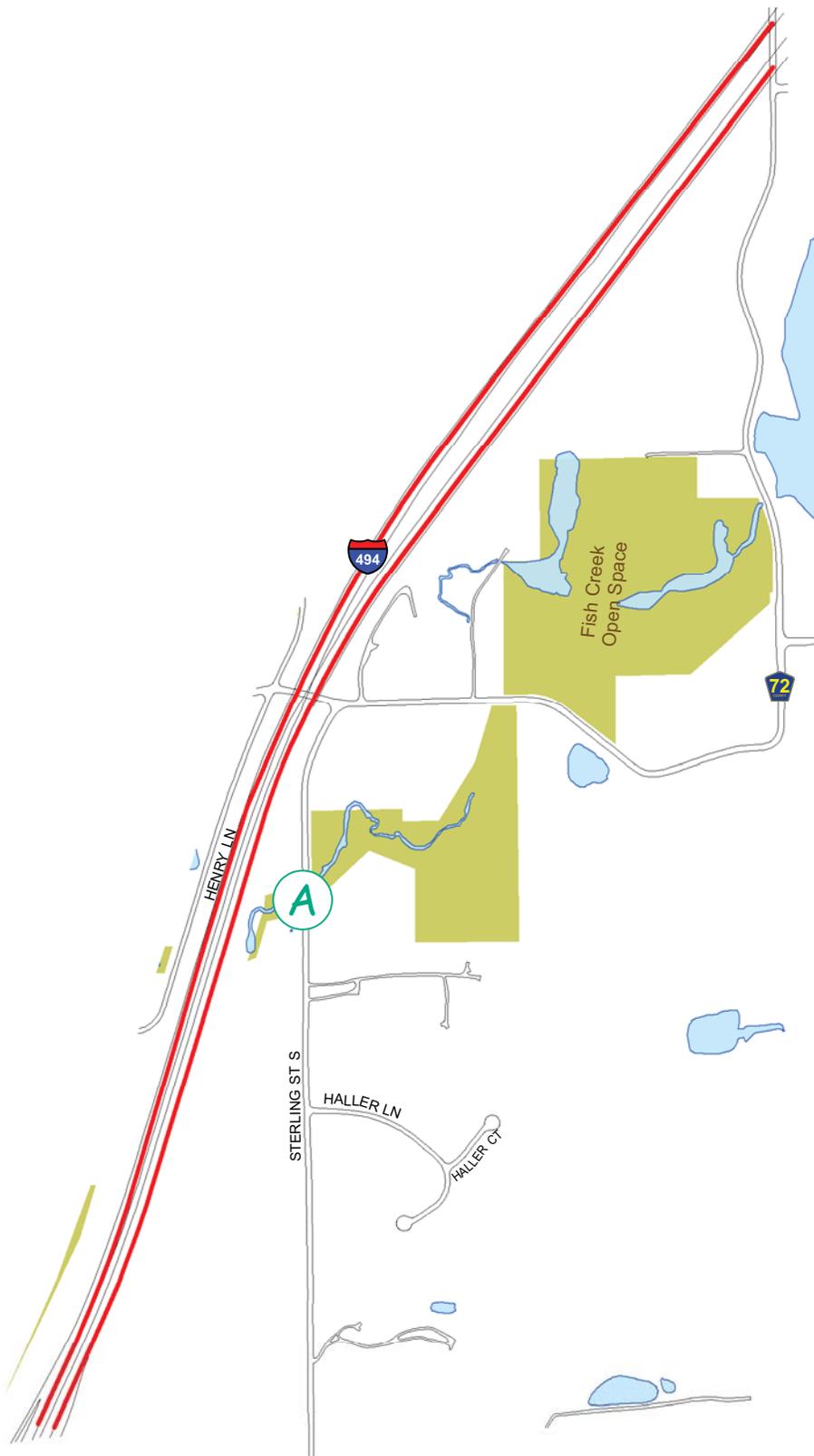
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2010 – 170

Breakdown by density:

Fully developed – 501

501 – Low density  
 0 – medium density  
 0 – High density



# Carver Ridge Neighborhood #13

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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Sterling Street Bridge Replacement **TOTAL COST:** \$1,400,000

**PROJECT NUMBER:** PW12.020 **PROJECT CATEGORY:** Public Works

**DESCRIPTION:** Replacement of bridge

**JUSTIFICATION:**

The bridge on Sterling Street in south Maplewood is in need of replacement in the coming years and programmed for a 2019 replacement in accordance with the council adopted bridge program. State Bridge Funds are expected to pay for a majority of the cost of the project once it qualifies for funding as a result of condition.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Bonds-M.S.A.	0	0	0	0	100,000	115,000	215,000
Mn/DOT	0	0	0	0	0	1,185,000	1,185,000

<p><b>PROJECT STARTING DATE:</b> January 2018</p> <p><b>PROJECT COMPLETION DATE:</b> October 2019</p> <p><b>NEIGHBORHOOD:</b> 13 - Carver Ridge</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$100,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$1,300,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$1,400,000</b>

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

**Projects without a  
Neighborhood Designation**

Project Description	CIP Project #
Housing Replacement Program	CD02.010
Commercial Property Redevelopment	CD09.010
Replacement of Fire Truck	FD03.020
Ambulance Replacement	FD08.010
Ambulance Replacement	FD09.020
Replacement of SCBA Bottles	FD15.020
Election Equipment	IT12.010
Asset Management Software	IT15.010
Eden Systems Replacement	IT15.020
Laserfiche Update	IT15.030
Microsoft Office Upgrade	IT15.040
Council Chambers Improvements	IT15.050
Police Department Mobile Video	PD14.010
Squad Replacement	PD15.010
Records Management System	PD15.020
Squad Computer Replacement	PD15.030
Parks Upgrades to Existing Parks	PM07.010
Open Space Improvements	PM08.060
Park Systems Plan	PM14.030
Deer Removal	PM15.010
EAB Ash Removal and Planting	PM15.020
Lift Station Upgrade Program	PW03.210
Two Trailers	PW06.010
Three Wheel Truckster	PW06.060
1-Ton Truck	PW07.030
Two Toro Mowers	PW09.020
Single Axle Plow Truck	PW11.040
One ½ Ton Pickup	PW12.040
One Ton Truck	PW12.050
Single Axle Plow Truck	PW13.030
Street Sweeper	PW13.040

**CITY OF MAPLEWOOD  
CAPITAL IMPROVEMENT PLAN  
2015 – 2019**

Pond Clean Out/Dredging Projects	PW14.010
Tandem Axle Plow Truck	PW14.020
ToolCat 5600	PW14.030
Single Axle Plow Truck	PW15.010
Water Tanker	PW15.020
One ½ Ton Truck	PW15.030
Crack Filler	PW15.040
Wood Chipper	PW15.050
Flood Remediation Projects	PW15.060
Sidewalk and Trail Improvements	PW15.070
Ramsey County Signal Projects	PW15.100

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Housing Replacement Program	<b>TOTAL COST:</b> \$260,000
<b>PROJECT NUMBER:</b> CD02.010	<b>PROJECT CATEGORY:</b> Redevelopment
<b>DESCRIPTION:</b> Purchase vacant or dilapidated properties and prepare sites for new housing	

**JUSTIFICATION:**

The primary purpose of the Housing Replacement Program is to prevent neighborhoods from deteriorating. If a single dwelling deteriorates to the point of becoming a detriment or an eyesore, it will have an effect on the surrounding area. Other property owners may not be motivated to care for or to improve their properties if they live near or next to a rundown house. With this in mind, the city council established the Housing Replacement Program. The city council also has adopted policy guidelines that set standards for the purchase and resale of these properties. The cost estimate is based on the premise of purchasing a minimum of one property every other year until the goals of the program change. The last use of funds for this program provided an upgrade to the property at Larpenteur and Adolphus to redevelop this property. Revenues for this program were dedicated to the Gladstone Neighborhood Redevelopment Program in 2005. No funds were allocated in 2006 - 2012. Monies in 2016 will begin to be utilized for a housing survey/10yr. Vision for the EDA/HEDC to work with.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Redevelopment Fund	100,000	0	80,000	0	80,000	0	260,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2014	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$260,000
<b>PROJECT COMPLETION DATE:</b> December 2019	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$260,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Commercial Property Redevelopment	<b>TOTAL COST:</b> \$1,500,000
<b>PROJECT NUMBER:</b> CD09.010	<b>PROJECT CATEGORY:</b> Redevelopment
<b>DESCRIPTION:</b> Purchase vacant or dilapidated comm'l properties and prepare sites for new development	

**JUSTIFICATION:**

The primary purpose of the Commercial Property Redevelopment Program is to prevent neighborhoods from deteriorating. If a Commercial Property deteriorates to the point of becoming a detriment or an eyesore, it will have an effect on the surrounding area. Other property owners may not be motivated to care for or to improve their properties if they live near or next to a rundown property. The city council also has adopted policy guidelines that set standards for the purchase and resale of these properties. The cost estimate is based on the premise of purchasing a minimum of one property every other year until the goals of the program change. This is a city initiative under the direction of the HEDC working with the EDA.

Assumed revenue from sale of property:  
 2016: \$600,000  
 2018: \$600,000  
 Note: EDA function of property resale is net neutral.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Economic Development Authority	100,000	100,000	650,000	0	650,000	0	1,500,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> June 2014	<b>Preliminaries:</b> \$200,000
	<b>Land Acquisition:</b> \$1,300,000
<b>PROJECT COMPLETION DATE:</b> December 2019	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$1,500,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Replacement of Fire Truck **TOTAL COST:** \$493,490

**PROJECT NUMBER:** FD03.020 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** 1500GPM Fire Truck

**JUSTIFICATION:**

This truck will replace a 28-year-old fire truck which has significant rust issues as well as ongoing maintenance costs. The goal of our replacement program for fire trucks is to have all first line pumpers replaced every 20 years. At this time, we are eight years beyond our replacement program on this vehicle. This new vehicle will have upgraded technology as well as larger cabinet space and additional safety features built-in for firefighters.

Assumes sale of three old trucks in the next 2-3 years for \$150,000.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fire Truck Replacement Fund	0	0	0	493,490	0	0	493,490

<p><b>PROJECT STARTING DATE:</b> January 2017</p> <p><b>PROJECT COMPLETION DATE:</b> December 2017</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$493,490
	<b>Project Costs:</b>	\$493,490

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Ambulance Replacement	<b>TOTAL COST:</b> \$215,000
<b>PROJECT NUMBER:</b> FD08.010	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Modular ALS Ambulance	

**JUSTIFICATION:**

Replacement of a 2000 Ford Road Rescue ambulance. The replacement of this ambulance is way beyond our ambulance replacement program. At the time this ambulance is replaced, it will have over 200,000 miles on it. The repair and maintenance costs of this ambulance have become significant over the past few years and it is old and wearing out. Our ambulance replacement program is designed to replace an ambulance every five to six years based on its condition.

Currently, we have one of our ambulances down for some type of repair weekly on average. We are also very concerned that due to the age and the condition of these vehicles, we could develop a breakdown causing a delay in our response time or when transporting a patient to a hospital.

Now that we are operating out of three fire stations, we no longer have the need for six ambulances to be in service. We have revised our ambulance replacement program from six ambulances to four that are necessary to be in service in order to meet our call volume. This will have a significant positive impact with our ambulance replacement program.

Plan is to go to 3 ambulances and 1 spare. Replacement schedule would be 1 ambulance every 2-3 years

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Ambulance Service Fund	0	0	0	0	215,000	0	215,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2018	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> September 2018	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$215,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$215,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Ambulance Replacement	<b>TOTAL COST:</b> \$200,000
<b>PROJECT NUMBER:</b> FD09.020	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Modular ALS Ambulance	

**JUSTIFICATION:**

Replacement of a 1999 Ford Road Rescue ambulance. The replacement of this ambulance is way beyond our ambulance replacement program. At the time this ambulance is replaced, it will have over 200,000 miles on it. The repair and maintenance costs of this ambulance have become significant over the past few years and it is old and wearing out. Our ambulance replacement program is designed to replace an ambulance every five to six years based on its condition.

Currently, we have one of our ambulances down for some type of repair weekly on average. We are also very concerned that due to the age and the condition of these vehicles, we could develop a breakdown causing a delay in our response time or when transporting a patient to a hospital.

Now that we are operating out of three fire stations, we no longer have the need for six ambulances to be in service. We have revised our ambulance replacement program from six ambulances to four that are necessary to be in service in order to meet our call volume. This will have a significant positive impact with our ambulance replacement program.

Plan is to go to 3 ambulances and 1 spare. Replacement schedule would be 1 ambulance every 2-3 years.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Ambulance Service Fund	0	0	200,000	0	0	0	200,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2016	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> September 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$200,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$200,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Replacement of SCBA Bottles	<b>TOTAL COST:</b> \$80,000
<b>PROJECT NUMBER:</b> FD15.020	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replace Outdated Breathing Air Bottles	

**JUSTIFICATION:**

In 2000, the Maplewood Fire Department purchased new self-contained breathing apparatus (SCBA's). Currently, our SCBA system is three generations out from the most current SCBA systems on the market. Many of our current SCBA's are no longer in service and are actually being used for parts to keep our existing SCBA system in service. Currently, we have enough working SCBA's to fulfill our needs; however, due to their age and condition, replacement is critical. For the past three years, we have been writing grants for replacement of all of our SCBA's and spare bottles. In 2014, we once again applied for a grant to replace all of our SCBA's and spare bottles and we are awaiting their reply. If we do not receive total replacement of both the SCBA system and the spare bottles at the very least, we will be required to replace all of our SCBA bottles. The breathing apparatus bottles that are used to hold the air are due to expire in 2015. NFPA, as well as OSHA, require SCBA bottles to be replaced every 15 years. We will need to replace approximately 100 bottles at a cost of around \$80,000.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
C.I.P. Fund	0	80,000	0	0	0	0	80,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> January 2015	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$80,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$80,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Election Equipment	<b>TOTAL COST:</b> \$120,000
<b>PROJECT NUMBER:</b> IT12.010	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Purchase of New Election Equipment	

**JUSTIFICATION:**  
Existing equipment will be replaced to upgrade computer capabilities and to meet state statute requirements.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
C.I.P. Fund	40,000	40,000	40,000	0	0	0	120,000

<p><b>PROJECT STARTING DATE:</b> February 2014</p> <p><b>PROJECT COMPLETION DATE:</b> February 2016</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<p><b>PROJECT COSTS</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"><b>Preliminaries:</b></td> <td style="width: 20%; text-align: right;">\$0</td> </tr> <tr> <td><b>Land Acquisition:</b></td> <td style="text-align: right;">\$0</td> </tr> <tr> <td><b>Construction:</b></td> <td style="text-align: right;">\$0</td> </tr> <tr> <td><b>Equipment and Other:</b></td> <td style="text-align: right;">\$120,000</td> </tr> <tr> <td><b>Project Costs:</b></td> <td style="text-align: right;">\$120,000</td> </tr> </table>	<b>Preliminaries:</b>	\$0	<b>Land Acquisition:</b>	\$0	<b>Construction:</b>	\$0	<b>Equipment and Other:</b>	\$120,000	<b>Project Costs:</b>	\$120,000
<b>Preliminaries:</b>	\$0										
<b>Land Acquisition:</b>	\$0										
<b>Construction:</b>	\$0										
<b>Equipment and Other:</b>	\$120,000										
<b>Project Costs:</b>	\$120,000										

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Asset Management Software	<b>TOTAL COST:</b> \$155,000
<b>PROJECT NUMBER:</b> IT15.010	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Software application that will manage all aspects of all City assets.	

**JUSTIFICATION:**

Currently the City is using some smaller applications to manage some of our assets. This item is to allow for the purchase of an application that could manage all of our City assets collectively. This software would provide the ability to manage assets such as our buildings, streets, sanitary, parks, trails, etc. This purchase would allow us to paint a much more accurate picture when referring to ongoing costs associated with each of the various areas which in turn allows us to prepare and budget for those items. This software would also give us the opportunity to create and respond to maintenance tickets in the field for any resident or employee initiated items. Lastly, this software would provide us a centralized means for reporting for all of our various assets.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Information Technology Fund	0	40,000	115,000	0	0	0	155,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> April 2014	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> March 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$155,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$155,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Eden Systems replacement **TOTAL COST:** \$165,000

**PROJECT NUMBER:** IT15.020 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replacement of portions of Eden Systems software

**JUSTIFICATION:**

Currently we are using the application Eden Systems by Tyler Technologies to manage a variety of items within various City departments. While Eden Systems is not going away any time soon, they are not actively improving the application either. In some departments we have a need to become more mobile while also bringing resources closer to our applications/customers. This item would be to replace some modules of Eden Systems with a new application that would allow us those capabilities.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Information Technology Fund	0	0	65,000	0	0	100,000	165,000

		PROJECT COSTS	
<b>PROJECT STARTING DATE:</b>	September 2015	<b>Preliminaries:</b>	\$0
		<b>Land Acquisition:</b>	\$0
<b>PROJECT COMPLETION DATE:</b>	March 2016	<b>Construction:</b>	\$0
		<b>Equipment and Other:</b>	\$165,000
<b>NEIGHBORHOOD:</b>	Not Designated	<b>Project Costs:</b>	\$165,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Laserfiche Update	<b>TOTAL COST:</b> \$65,000
<b>PROJECT NUMBER:</b> IT15.030	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Upgrade of Laserfiche software & infrastructure	

**JUSTIFICATION:**

The latest version of Laserfiche has been rolled out and is utilizing a different license structure. The new structure requires that we purchase an individual license for each person that will be uploading items into Laserfiche but will also allow those users additional access to modules and features that we currently do not have. These additional features will allow us to create workflow processes to automate much of our routine work. With this upgrade and with the recent interest in scanning of documents, this proposal also includes funds for additional storage to support the growing storage requirements.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Information Technology Fund	0	0	0	40,000	25,000	0	65,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> June 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> March 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$65,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$65,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Microsoft Office Upgrade	<b>TOTAL COST:</b> \$50,000
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<b>PROJECT NUMBER:</b> IT15.040	<b>PROJECT CATEGORY:</b> Equipment
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**DESCRIPTION:** Upgrading Microsoft Office Standard & Plus to the current version

**JUSTIFICATION:**

Currently, a majority of our users are using Microsoft Office 2007 as their primary application for word processing, spreadsheet and presentation creation. The current version for the software is Microsoft 2013 and we would anticipate timing this purchase to coincide with the release of Office 2015 sometime in the first quarter of 2016. There are many other options that we will continue to explore between now and when the purchase will be made.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Information Technology Fund	0	0	0	50,000	0	0	50,000

**PROJECT STARTING DATE:** October 2015

**PROJECT COMPLETION DATE:** April 2016

**NEIGHBORHOOD:** Not Designated

**PROJECT COSTS**

<b>Preliminaries:</b>	\$0
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<b>Land Acquisition:</b>	\$0
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<b>Construction:</b>	\$0
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<b>Equipment and Other:</b>	\$50,000
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<b>Project Costs:</b>	\$50,000
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## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Council Chambers Improvements **TOTAL COST:** \$100,000

**PROJECT NUMBER:** IT15.050 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Technology and space improvements to the Council Chambers

**JUSTIFICATION:**

The City utilizes the Council Chambers for numerous commission and board meetings. Those meetings are also to be broadcast live and recorded for playback. A large amount of our current equipment is nearing its end of life. This proposal would replace the majority of our core systems while adding additional functionality to the space. A large portion of this request is the replacement of our cameras and corresponding controls and new equipment for the recording and playback of meetings. Beyond that, this item also includes upgrades to our audio system, wireless microphones and improvements to the room itself (dais improvements and new displays). This item will be funded at least in part by equipment grants from the RWSCC.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Grants	0	25,000	75,000	0	0	0	100,000

<b>PROJECT STARTING DATE:</b> June 2014  <b>PROJECT COMPLETION DATE:</b> June 2016  <b>NEIGHBORHOOD:</b> Not Designated	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$100,000
	<b>Project Costs:</b>	<b>\$100,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Police Department Mobile Video	<b>TOTAL COST:</b> \$156,980
<b>PROJECT NUMBER:</b> PD14.010	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Mobile video system	

**JUSTIFICATION:**

The police department deployed its current in-car mobile video system in 2009. The equipment is aging and failure rates have increased. Presently, due to equipment failure, we typically have 2-4 mobile video units out of service at any given time. The current provider has not proven to have satisfactory customer service in response to ongoing problems. In the replacement of the current system we would be looking toward other providers and would, depending upon the continued development of the technology, explore whether body worn cameras would be integrated with the in-car video system. The 2015 purchase includes all marked patrol vehicles. The 2016 addition includes the CSO and Reserve squads, which are regularly used to transport prisoners for which video technology can aid in the reduction of liability.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Capital Notes	0	156,980	0	0	0	0	156,980

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$156,980
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$156,980

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Squad Replacement	<b>TOTAL COST:</b> \$927,030
<b>PROJECT NUMBER:</b> PD15.010	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Squad Replacement	

**JUSTIFICATION:**

In recognition that effective policing efforts require high visibility and high mobility, the department needs to maintain and invest in fleet operations. As vehicles become more efficient and as we collect and evaluate data about the best fleet resources for specific types of police work, maintaining a current and operational fleet is critical. With establishment of the South Maplewood Police Substation, the department will need to expand its marked squad fleet by two. This also reflects needs resulting from the 2014 addition of the Retail Crime Beat Officer assignment, which serves the City's extensive retail corridor and is the source of more than 3,000 calls for service annually. In addition, in 2014, the department assumed the previously contracted duties of animal control and added part-time community service officers to meet this need. Costs are based on vehicle type, including equipment, build cost, and taxes (if applicable) - Marked Squad:\$36,600 each, marked CSO/Animal Control truck: \$37,800, unmarked investigations/administrative squad: \$30,300. In each year subsequent to 2015, a 2% inflation rate was added. Replacement/purchasing plan: 2015 - 4 marked patrol and 1 marked CSO/Animal Control pick-up. 2016 through 2019 - 4 marked patrol and 1 unmarked squad. This will allow for replacement of current marked squad fleet within 5 years with +/-120,000 miles. In previous year, this has been expensed in the General Fund. The new fund will help ensure that funds are set aside for these types of purchases in the future and levy money will be redirected from the General Fund to this fund to cover the costs.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Police Services Fund	0	36,600	0	38,080	0	39,620	114,300
PD Squad/Equip Replacement Fund	0	147,600	180,230	145,750	187,510	151,640	812,730

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2019	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$927,030
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$927,030

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Records Management System	<b>TOTAL COST:</b> \$206,620
<b>PROJECT NUMBER:</b> PD15.020	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Records Management System	

**JUSTIFICATION:**

The department currently purchases records management system (RMS) access from the St. Paul Police Department and has for the past 5 years. The St. Paul system is end of life and will not be used beginning in January 2015. The Maplewood Police Department is cooperating with the Ramsey County Sheriff's Office and all other county law enforcement agencies in looking for a new, single platform records system that will interface with the new CAD and Mobile system. An RFP has been issued and initial proposal review begins in April 2014. The department will be REQUIRED to obtain a new system either through a purchase of service or acquisition of our own system. The costs below reflect a financed purchase scenario not including maintenance costs.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
PD Squad/Equip Replacement Fund	0	88,040	59,990	58,590	0	0	206,620

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2018	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$206,620
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$206,620

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Squad Computer Replacement	<b>TOTAL COST:</b> \$154,660
<b>PROJECT NUMBER:</b> PD15.030	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Squad Computer Acquisition and Replacement	

**JUSTIFICATION:**

As the department endeavors to move toward data-driven and evidence-based policing, focused on strategic problem solving, the need for expanded use of technology is evident. At present, squad/street and office-based computing rely on two separate systems and hardware modalities. With the January 2015 deployment of new computer-aided dispatch, mobile, and records management systems, the department is developing plans to both expand deployment of mobile computing technology, as well as, replace and upgrade current squad-based mobile computers. Future plans include the deployment of computer tablets that can be utilized in a secure mobile environment and serve as desktop systems with a docking solution. These computers will be used in the field by patrol and investigations personnel and by command staff who will need to closely monitor crime and problem trends to ensure swift deployment of resources. The 2015 purchase represents an overall expansion for 2 squad computers to address the addition of the South Substation and for office and mobile deployment by command staff (desktop replacement). The pricing includes the mobile computer tablet, along with mobile and desktop docking stations. The purchases in 2016 through 2019 represent replacement of existing squad-based computers. 4@\$4900 in 2015 and 2016. 8@\$4900 in 2017-2019.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
PD Squad/Equip Replacement Fund	0	14,700	19,990	39,200	39,980	40,790	154,660

<b>PROJECT STARTING DATE:</b> January 2015	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2019	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$154,660
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$154,660

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Park Upgrades to Existing Parks **TOTAL COST:** \$500,000

**PROJECT NUMBER:** PM07.010 **PROJECT CATEGORY:** Parks

**DESCRIPTION:** Community Field Upgrades, Equipment, Fences, Courts

**JUSTIFICATION:**

General upgrades of various parks. This proposal will provide the City with resources to continue updating and/or replacing basketball and tennis courts, fields, fences and playgrounds. Additional upgrades to parks as determined by the Parks and Recreation Commission are also included in this fund.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
C.I.P. Fund	0	100,000	100,000	100,000	100,000	100,000	500,000

<p><b>PROJECT STARTING DATE:</b> January 2015</p> <p><b>PROJECT COMPLETION DATE:</b> December 2019</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$500,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$500,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Open Space Improvements **TOTAL COST:** \$375,000

**PROJECT NUMBER:** PM08.060 **PROJECT CATEGORY:** Parks

**DESCRIPTION:** Provide funding for open space improvements

**JUSTIFICATION:**

Maplewood’s Neighborhood Preserve system includes 14 preserves. Eight of the sites have trails and six sites have received major restoration work. Future improvements will continue to focus on trails and restoration. Trail priorities are trails at Spoon Lake Preserve and Joy Park Preserve. The Restoration Demonstration Projects include creating high-quality demonstration areas at Priory Preserve, City Hall, and Joy Park.

2015: \$150,000 Spoon Lake Trail  
 2017: \$75,000 Restoration Demonstration Projects  
 2019: \$150,000 Joy Park preserve trail

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Park Development Fund	0	150,000	0	75,000	0	150,000	375,000

<p><b>PROJECT STARTING DATE:</b> January 2015</p> <p><b>PROJECT COMPLETION DATE:</b> December 2019</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$375,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$375,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Parks Systems Plan **TOTAL COST:** \$165,000

**PROJECT NUMBER:** PM.14.030 **PROJECT CATEGORY:** Parks

**DESCRIPTION:** Develop a comprehensive Park Systems Plan

**JUSTIFICATION:**

The City Council has made one of their 2012-2014 goals to explore a referendum for a sustainable parks system and to develop a comprehensive parks system plan. The City of Maplewood has a large park, open space and trail system that requires extensive management, maintenance and planning. The Parks System Staff will be working with the residents and businesses to develop this plan. Although staff anticipates completion of this plan in late 2014, the final phase of this project is to achieve CAPRA certification. This process will begin in 2015 and we anticipate receiving accreditation in late 2016.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Park Development Fund	115,000	50,000	0	0	0	0	165,000

<p><b>PROJECT STARTING DATE:</b> January 2014</p> <p><b>PROJECT COMPLETION DATE:</b> March 2015</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$165,000
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	\$165,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Deer Removal	<b>TOTAL COST:</b> \$60,000
<b>PROJECT NUMBER:</b> PM15.010	<b>PROJECT CATEGORY:</b> Parks
<b>DESCRIPTION:</b> Control Maplewood's Deer Population	

**JUSTIFICATION:**

The goals of Maplewood's deer management program are: 1) preserve a balance of wildlife, 2) accept tolerable levels of deer browse, 3) reduce property damage, and 4) minimize deer-vehicle collisions.

Management strategies include: 1) ordinance preventing feeding of deer, 2) annual aerial count of deer, 3) bow hunts by Metro Bowhunters Resource Base at Priory Neighborhood Preserve and at Spoon Lake Preserve, and 4) sharpshooting as needed.

In the winter of 2005-2006, the city partnered with Ramsey County and the city of St. Paul to hire sharpshooters for south Maplewood and the Pig's Eye area of St. Paul. Since then deer populations have increased significantly in three areas of the city, as shown by the February 2014 aerial survey. This project will fund the sharpshooting of approximately 250-300 deer.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
C.I.P. Fund	0	30,000	0	0	0	30,000	60,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2015	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$60,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$60,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> EAB Ash Removal and Planting	<b>TOTAL COST:</b> \$160,000
<b>PROJECT NUMBER:</b> PM15.020	<b>PROJECT CATEGORY:</b> Parks
<b>DESCRIPTION:</b> Remove and Replace Ash Trees to Control the Spread of EAB	

**JUSTIFICATION:**

**EAB Ash Removal and Replanting**

Emerald Ash Borer (EAB) causes widespread decline and death of ash trees and has decimated ash populations in some states. As of March 2014, the closest infestations to Maplewood were at Pig's Eye and at Metro State University. The 2011 inventory of park and boulevard trees (does not include natural areas), found 2037 ash trees (21% of the 9563 trees). To remove and replant these ash at \$700-\$900 each would require \$1,425,900-\$1,833,300.

In June 2011, Maplewood City Council approved a plan for managing EAB in Maplewood. The plan includes strategic removal of ash trees, starting with removal of those in poor health prior to EAB being found in Maplewood. The inventory identified 250 poor quality ash. Funding is needed to remove and replace 125 poor quality ash trees each year over the next two years. We assume EAB will be in Maplewood prior to 2017 and significant funding will be needed to keep up with removals once it arrives. The EAB population typically builds slowly for three to five years and then sees very rapid growth.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
C.I.P. Fund	0	0	40,000	40,000	40,000	40,000	160,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> December 2019	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$160,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$160,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Lift Station Upgrade Program	<b>TOTAL COST:</b> \$150,000
<b>PROJECT NUMBER:</b> PW03.210	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Annual program to refurbish lift stations	

**JUSTIFICATION:**

This program involves the refurbishing of lift stations. This expenditure is a preventive maintenance expenditure to help reduce backups and failures due to emergency situations. The program includes pump rebuilds, wet well inspections, and general site improvements for the nine lift stations located throughout the City. The dollars allocated for the year 2015 will be for the replacement of the 1975 sanitary sewer emergency generator. 2016 funds will be for pump and electrical upgrades to lift station #20, at 2345 Keller Parkway N. The remaining funds will be for technological upgrades to the telemetry at the various lift stations.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Sanitary Sewer Fund	0	75,000	25,000	25,000	25,000	0	150,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2014	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2018	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$150,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$150,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Two Trailers	<b>TOTAL COST:</b> \$11,550
<b>PROJECT NUMBER:</b> PW06.010	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of two trailers	

**JUSTIFICATION:**

Replacement of two 12,000 lb. capacity trailers. (\$23,100)  
Trailer units 721 and 722 are at the end of useful life and require replacement. Unit 721 will be replaced in 2015 and unit 722 will be replaced in 2016.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	11,550	11,550	0	0	0	23,100

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> July 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$11,550
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$11,550

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Three Wheel Truckster **TOTAL COST:** \$15,000

**PROJECT NUMBER:** PW06.060 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replacement of one truckster for athletic field painting / maintenance

**JUSTIFICATION:**

Replacement is scheduled for one three wheel truckster (\$15,000) Unit 655.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	0	15,000	0	0	15,000

<b>PROJECT STARTING DATE:</b> January 2017  <b>PROJECT COMPLETION DATE:</b> July 2017  <b>NEIGHBORHOOD:</b> Not Designated	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$15,000
	<b>Project Costs:</b>	<b>\$15,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> 1-Ton Truck	<b>TOTAL COST:</b> \$72,000
<b>PROJECT NUMBER:</b> PW07.030	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of one 1-ton truck with plow attachment	

**JUSTIFICATION:**

Replacement is scheduled for one 1-ton truck with dump body for snow plowing and hauling material, etc. Unit 646 is scheduled to be replaced in 2016.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	72,000	0	0	0	72,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2016	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> August 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$72,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$72,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Two Toro Mowers **TOTAL COST:** \$58,000

**PROJECT NUMBER:** PW09.020 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replace two Toro lawn mowers

**JUSTIFICATION:**

Replacement is scheduled for two Toro mowers \$58,000 - Units 652 and 654.  
Unit 654 will be replaced in 2015 and unit 652 will be replaced in 2019.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	29,000	0	0	0	29,000	58,000

<p><b>PROJECT STARTING DATE:</b> January 2015</p> <p><b>PROJECT COMPLETION DATE:</b> July 2019</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$58,000
	<b>Project Costs:</b>	<b>\$58,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Single Axle Plow Truck **TOTAL COST:** \$205,000

**PROJECT NUMBER:** PW11.040 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replace Single Axle Plow Truck

**JUSTIFICATION:**

The 2000 model year plow truck is due for replacement. (Unit 535)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	205,000	0	0	0	205,000

<b>PROJECT STARTING DATE:</b> January 2016  <b>PROJECT COMPLETION DATE:</b> August 2016  <b>NEIGHBORHOOD:</b> Not Designated	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$205,000
	<b>Project Costs:</b>	<b>\$205,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** One 1/2 Ton Pickup **TOTAL COST:** \$22,000

**PROJECT NUMBER:** PW12.040 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replacement of one 1/2 ton pickup

**JUSTIFICATION:**

One 1997 1/2 ton pickup is due for replacement. Unit 508

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	0	22,000	0	0	22,000

<p><b>PROJECT STARTING DATE:</b> January 2017</p> <p><b>PROJECT COMPLETION DATE:</b> June 2017</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$22,000
	<b>Project Costs:</b>	\$22,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** One Ton Truck **TOTAL COST:** \$72,000

**PROJECT NUMBER:** PW12.050 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replacement of 1 ton utility dump/plow truck

**JUSTIFICATION:**

The 1999 1-ton utility dump/plow truck is due for replacement. \$72,000 (Unit 613)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	0	72,000	0	0	72,000

<b>PROJECT STARTING DATE:</b> January 2017  <b>PROJECT COMPLETION DATE:</b> July 2017  <b>NEIGHBORHOOD:</b> Not Designated	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$72,000
	<b>Project Costs:</b>	<b>\$72,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Single Axle Plow Truck **TOTAL COST:** \$205,000

**PROJECT NUMBER:** PW13.030 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replacement of Single Axle Plow Truck

**JUSTIFICATION:**

The 2000 model year plow truck is due for replacement. (Unit 538)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	0	0	205,000	0	205,000

<p><b>PROJECT STARTING DATE:</b> January 2018</p> <p><b>PROJECT COMPLETION DATE:</b> June 2018</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$205,000
		<b>Project Costs:</b> <span style="float: right;">\$205,000</span>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Street Sweeper	<b>TOTAL COST:</b> \$190,000
<b>PROJECT NUMBER:</b> PW13.040	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of Street Sweeper	

**JUSTIFICATION:**

The 2007 Elgin street sweeper is in need of replacement. These heavy wear machines require replacement every 7 to 10 years. (Unit 714)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	0	190,000	0	0	190,000

<p><b>PROJECT STARTING DATE:</b> January 2017</p> <p><b>PROJECT COMPLETION DATE:</b> June 2017</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>
	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$190,000
	<b>Project Costs:</b> \$190,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Pond Clean Out/Dredging Projects **TOTAL COST:** \$300,000

**PROJECT NUMBER:** PW14.010 **PROJECT CATEGORY:** Public Works

**DESCRIPTION:** Dredge and clean out ponds

**JUSTIFICATION:**

Stormwater ponds, also known as wet ponds, "NURP" ponds, or retention basins, are a necessary component for land development in order to manage stormwater runoff. These basins within the City of Maplewood were typically built to control runoff rates to minimize downstream flooding and erosion. These ponds are now also viewed as a mechanism to capture and settle pollutants. Due to the buildup of sediment over time, maintenance is required to ensure these basins are providing the designed rate control and maintain their ability to improve quality of stormwater runoff. Maintaining the City's stormwater ponds requires the removal of sediment by conducting dredging projects. This program would also coordinate with our flood mitigation projects and may be used for finalizing out identified projects as a result of the July 2011 flood event if they are of a higher priority than a pond cleanout.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Environmental Utility Fund	100,000	0	100,000	0	100,000	0	300,000

<b>PROJECT STARTING DATE:</b> April 2014  <b>PROJECT COMPLETION DATE:</b> September 2018  <b>NEIGHBORHOOD:</b> Not Designated	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$300,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$300,000</b>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Tandem Axle Plow Truck	<b>TOTAL COST:</b> \$222,000
<b>PROJECT NUMBER:</b> PW14.020	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of Tandem Axle Plow Truck	

**JUSTIFICATION:**

The 1999 model year plow truck is due for replacement. Unit 544

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	222,000	0	0	0	0	222,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> August 2015	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$222,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$222,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** ToolCat 5600 **TOTAL COST:** \$40,000

**PROJECT NUMBER:** PW14.030 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replacement of ToolCat 5600

**JUSTIFICATION:**

The 2007 ToolCat work machine is in need of replacement. This high use piece of equipment is utilized year round by all divisions in Public Works. Unit 730

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	40,000	0	0	0	0	40,000

**PROJECT STARTING DATE:** January 2015

**PROJECT COMPLETION DATE:** August 2015

**NEIGHBORHOOD:** Not Designated

**PROJECT COSTS**

<b>Preliminaries:</b>	\$0
<b>Land Acquisition:</b>	\$0
<b>Construction:</b>	\$0
<b>Equipment and Other:</b>	\$40,000
<b>Project Costs:</b>	\$40,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Single Axle Plow Truck **TOTAL COST:** \$205,000

**PROJECT NUMBER:** PW15.010 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replacement of one single axle plow truck

**JUSTIFICATION:**

The 2003 model year plow truck is due for replacement - unit 537.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	0	0	0	205,000	205,000

<p><b>PROJECT STARTING DATE:</b> January 2019</p> <p><b>PROJECT COMPLETION DATE:</b> October 2019</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$205,000
		<b>Project Costs:</b> <span style="float: right;">\$205,000</span>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Water Tanker	<b>TOTAL COST:</b> \$110,000
<b>PROJECT NUMBER:</b> PW15.020	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of Water Tanker	

**JUSTIFICATION:**

The 1996 tanker truck is in need of replacement. This truck is utilized year round by all divisions in Public Works. (Unit 543)

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	0	0	110,000	0	110,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2018	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2018	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$110,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$110,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** One 1/2 ton truck **TOTAL COST:** \$22,000

**PROJECT NUMBER:** PW15.030 **PROJECT CATEGORY:** Equipment

**DESCRIPTION:** Replacement of 1/2 ton truck

**JUSTIFICATION:**

The 1999 1/2 ton truck is due for replacement - unit 645.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	0	0	0	22,000	22,000

<p><b>PROJECT STARTING DATE:</b> January 2019</p> <p><b>PROJECT COMPLETION DATE:</b> October 2019</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$0
	<b>Equipment and Other:</b>	\$22,000
		<b>Project Costs:</b> <span style="float: right;">\$22,000</span>

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Crack Filler	<b>TOTAL COST:</b> \$20,000
<b>PROJECT NUMBER:</b> PW15.040	<b>PROJECT CATEGORY:</b> Equipment
<b>DESCRIPTION:</b> Replacement of Crack Filler and Router	

**JUSTIFICATION:**

The 1995 Crack Filling machine and Router (Unit 711/713) used for repairing city streets are in need of replacement. These pieces of equipment are owned jointly by the City of Maplewood and the City of Oakdale. The replacement costs will be split between the two cities. This is for Maplewood's portion.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	20,000	0	0	0	20,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2016	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2016	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$20,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$20,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Wood Chipper	<b>TOTAL COST:</b> \$30,000
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<b>PROJECT NUMBER:</b> PW15.050	<b>PROJECT CATEGORY:</b> Equipment
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**DESCRIPTION:** Replacement of wood chipper

**JUSTIFICATION:**

The 1997 model year wood chipper is due for replacement - unit 705. This piece of equipment is utilized year round by all divisions in Public Works.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Fleet Management Fund	0	0	0	0	0	30,000	30,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> January 2019	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2019	<b>Construction:</b> \$0
	<b>Equipment and Other:</b> \$30,000
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$30,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Flood Remediation Projects	<b>TOTAL COST:</b> \$264,000
<b>PROJECT NUMBER:</b> PW15.060	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Flood Studies & Remediation Projects	

**JUSTIFICATION:**

In response to the flood that occurred in July 2011 the city has completed several flood remediation projects. The city has identified several projects to be completed over the next several years. These projects include drainage improvements along County Road B, a storm sewer lift station at the Edgerton Pond, a regional study of the storm sewer system near the intersection of McKnight Rd and Larpenteur Avenue, a study of Wicklander's Pond, and a regional study of the storm sewer system near the intersection of Harvester Avenue and Sterling Street. The studies will help identify the extent of necessary remediation work and estimated costs for future CIP projects

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Environmental Utility Fund	0	64,000	30,000	140,000	30,000	0	264,000

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> May 2015	<b>Preliminaries:</b> \$0
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2018	<b>Construction:</b> \$264,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$264,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

<b>PROJECT TITLE:</b> Sidewalk and Trail Improvements	<b>TOTAL COST:</b> \$861,000
<b>PROJECT NUMBER:</b> PW15.070	<b>PROJECT CATEGORY:</b> Public Works
<b>DESCRIPTION:</b> Sidewalk and Trail Improvements	

**JUSTIFICATION:**

According to the 2014 parks master plan survey of Maplewood residents, 75% of respondent households have a need for walking and biking trails. Based on the respondent households who are either "very supportive" or "somewhat supportive", 77% of households are supportive to connecting existing trails. Throughout the survey, the most glaring priority of the residents is to continue to expand and connect our trail system. The Parks and Public Works departments have identified the County Road B corridor, from Rice Street to City Hall, as a priority trail to be completed. The County Road B corridor is planned to be complete in phases between 2015 - 2018. This phase of the County Road B corridor will complete the trail section from Birmingham Street to City Hall and will also add in a missing section of sidewalk at the southeast corner of the intersection of White Bear Avenue and County Road B. This section of the County Road B trail will connect two schools, the MCC, and City Hall to the existing County Road B trail and nearby trails. The city has been successful in obtaining a Safe Routes to School infrastructure grant to help fund this project. Ramsey County is currently reviewing the condition of the signals at the intersection of County Road B and White Bear Avenue. Signal replacement costs are not included in the project scope. If they are required the costs will be funded by Ramsey County. The source for the City Funds shown below will be identified prior to the project being put out for bid.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Grants	0	392,800	0	0	0	0	392,800
Ramsey County	0	80,000	0	0	0	0	80,000
Park Development Fund	0	150,000	0	0	0	0	150,000
Environmental Utility Fund	0	50,000	0	0	0	0	50,000
City Funds	150,000	38,200	0	0	0	0	188,200

	<b>PROJECT COSTS</b>
<b>PROJECT STARTING DATE:</b> May 2015	<b>Preliminaries:</b> \$150,000
	<b>Land Acquisition:</b> \$0
<b>PROJECT COMPLETION DATE:</b> October 2015	<b>Construction:</b> \$711,000
	<b>Equipment and Other:</b> \$0
<b>NEIGHBORHOOD:</b> Not Designated	<b>Project Costs:</b> \$861,000

## CITY OF MAPLEWOOD CAPITAL IMPROVEMENT PLAN 2015 - 2019

**PROJECT TITLE:** Ramsey County Signal Projects **TOTAL COST:** \$338,000

**PROJECT NUMBER:** PW15.100 **PROJECT CATEGORY:** Public Works

**DESCRIPTION:** Ramsey County Signal Improvements

**JUSTIFICATION:**

As part of Ramsey County's mill and overlay projects to be completed in 2014, signal upgrades are required at the intersections of Larpenteur Avenue & Jackson Street and White Bear Avenue & Cope Avenue. The city of Maplewood's share for these improvements are scheduled to be paid in 2015. In 2016, the signal at Larpenteur Avenue and Van Dyke Street is scheduled to be replaced as part of a Ramsey County mill and overlay project.

**PROJECT COSTS AND FUNDING SOURCES BY YEARS:**

Funding Source	Prior Years	2015	2016	2017	2018	2019	Funding Total
Street Light Utility Fund	0	131,500	206,500	0	0	0	338,000

<p><b>PROJECT STARTING DATE:</b> May 2015</p> <p><b>PROJECT COMPLETION DATE:</b> October 2016</p> <p><b>NEIGHBORHOOD:</b> Not Designated</p>	<b>PROJECT COSTS</b>	
	<b>Preliminaries:</b>	\$0
	<b>Land Acquisition:</b>	\$0
	<b>Construction:</b>	\$338,000
	<b>Equipment and Other:</b>	\$0
	<b>Project Costs:</b>	<b>\$338,000</b>

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY DEPARTMENT

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
				2015	2016	2017	2018	2019
CD02.010	Housing Replacement Program	260,000	100,000	0	80,000	0	80,000	0
CD15.010	Gladstone Area Redevelopment	2,000,000	0	0	100,000	0	1,900,000	0
CD09.010	Commercial Property Redevelopment	1,500,000	100,000	100,000	650,000	0	650,000	0
		<b>3,760,000</b>	<b>200,000</b>	<b>100,000</b>	<b>830,000</b>	<b>0</b>	<b>2,630,000</b>	<b>0</b>
FD10.011	Replacement of Fire Station	2,000,000	0	0	2,000,000	0	0	0
FD10.012	Rehabilitation of Fire Station	1,000,000	0	0	0	1,000,000	0	0
FD03.020	Replacement of Fire Truck	493,490	0	0	0	493,490	0	0
FD15.020	Replacement of SCBA Bottles	80,000	0	80,000	0	0	0	0
FD08.010	Ambulance Replacement	215,000	0	0	0	0	215,000	0
FD09.020	Ambulance Replacement	200,000	0	0	200,000	0	0	0
FD09.030	Public Safety Training Facility	5,810,000	4,160,000	0	1,000,000	650,000	0	0
		<b>9,798,490</b>	<b>4,160,000</b>	<b>80,000</b>	<b>3,200,000</b>	<b>2,143,490</b>	<b>215,000</b>	<b>0</b>
IT12.010	Election Equipment	120,000	40,000	40,000	40,000	0	0	0
IT15.010	Asset Management Software	155,000	0	40,000	115,000	0	0	0
IT15.020	Eden Systems replacement	165,000	0	0	65,000	0	0	100,000
IT15.030	Laserfiche Update	65,000	0	0	0	40,000	25,000	0
IT15.040	Microsoft Office Upgrade	50,000	0	0	0	50,000	0	0
IT15.050	Council Chambers Improvements	100,000	0	25,000	75,000	0	0	0
		<b>655,000</b>	<b>40,000</b>	<b>105,000</b>	<b>295,000</b>	<b>90,000</b>	<b>25,000</b>	<b>100,000</b>
PD14.010	Police Department Mobile Video	156,980	0	156,980	0	0	0	0
PD15.010	Squad Replacement	927,030	0	184,200	180,230	183,830	187,510	191,260
PD15.020	Records Management System	206,620	0	88,040	59,990	58,590	0	0
PD15.030	Squad Computer Replacement	154,660	0	14,700	19,990	39,200	39,980	40,790
PD15.060	Regional Police Firearms Training Range	125,000	0	0	25,000	100,000	0	0
		<b>1,570,290</b>	<b>0</b>	<b>443,920</b>	<b>285,210</b>	<b>381,620</b>	<b>227,490</b>	<b>232,050</b>
PM11.010	Fish Creek Open Space	2,248,290	1,918,290	30,000	200,000	0	0	100,000
PM11.020	Goodrich Park Improvements	1,493,000	268,000	375,000	550,000	100,000	200,000	0
PM14.030	Parks Systems Plan	165,000	115,000	50,000	0	0	0	0
PM15.010	Deer Removal	60,000	0	30,000	0	0	0	30,000
PM15.020	EAB Ash Removal and Planting	160,000	0	0	40,000	40,000	40,000	40,000
PM15.050	Community Center Facility Management	5,280,000	0	2,500,000	580,000	1,200,000	0	1,000,000
PM07.010	Park Upgrades to Existing Parks	500,000	0	100,000	100,000	100,000	100,000	100,000
PM08.050	Gladstone Savanna Improvements	2,180,000	980,000	250,000	600,000	300,000	50,000	0
PM08.060	Open Space Improvements	375,000	0	150,000	0	75,000	0	150,000
		<b>12,461,290</b>	<b>3,281,290</b>	<b>3,485,000</b>	<b>2,070,000</b>	<b>1,815,000</b>	<b>390,000</b>	<b>1,420,000</b>
PW11.040	Single Axle Plow Truck	205,000	0	0	205,000	0	0	0
PW12.020	Sterling Street Bridge Replacement	1,400,000	0	0	0	0	100,000	1,300,000
PW12.040	One 1/2 Ton Pickup	22,000	0	0	0	22,000	0	0
PW12.050	One Ton Truck	72,000	0	0	0	72,000	0	0
PW13.030	Single Axle Plow Truck	205,000	0	0	0	0	205,000	0
PW13.040	Street Sweeper	190,000	0	0	0	190,000	0	0
PW03.210	Lift Station Upgrade Program	150,000	0	75,000	25,000	25,000	25,000	0
PW14.010	Pond Clean Out/Dredging Projects	300,000	100,000	0	100,000	0	100,000	0
PW14.020	Tandem Axle Plow Truck	222,000	0	222,000	0	0	0	0
PW14.030	ToolCat 5600	40,000	0	40,000	0	0	0	0
PW14.060	Beebe Road Street Improvements	1,730,000	60,000	90,000	1,580,000	0	0	0
PW14.070	Gladstone - Phase II	3,425,000	200,000	3,225,000	0	0	0	0
PW15.010	Single Axle Plow Truck	205,000	0	0	0	0	0	205,000
PW15.020	Water Tanker	110,000	0	0	0	0	110,000	0
PW15.030	One 1/2 ton truck	22,000	0	0	0	0	0	22,000
PW15.040	Crack Filler	20,000	0	0	20,000	0	0	0
PW15.050	Wood Chipper	30,000	0	0	0	0	0	30,000
PW15.060	Flood Remediation Projects	264,000	0	64,000	30,000	140,000	30,000	0
PW15.070	Sidewalk and Trail Improvements	861,000	150,000	711,000	0	0	0	0
PW15.080	White Bear Ave / I694 Interchange Project	500,000	0	0	0	0	500,000	0
PW15.090	Sterling Street - Linwood Avenue to Londin Lane	570,000	0	40,000	530,000	0	0	0
PW15.100	Ramsey County Signal Projects	338,000	0	131,500	206,500	0	0	0
PW06.010	Two Trailers	23,100	0	11,550	11,550	0	0	0

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY DEPARTMENT

**Status:** Proposed

PROJECT NUMBER	PROJECT TITLE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
				2015	2016	2017	2018	2019
PW06.060	Three Wheel Truckster	15,000	0	0	0	15,000	0	0
PW07.030	1-Ton Truck	72,000	0	0	72,000	0	0	0
PW08.050	Lakewood/Sterling Area Streets	3,280,000	0	100,000	100,000	3,080,000	0	0
PW09.020	Two Toro Mowers	58,000	0	29,000	0	0	0	29,000
PW09.080	Farrell/Ferndale Area Street Improvements	7,270,000	0	0	100,000	100,000	7,070,000	0
PW09.100	Dennis/McClelland Area Street Improvements	6,560,000	0	0	0	100,000	100,000	6,360,000
		<u>28,159,100</u>	<u>510,000</u>	<u>4,739,050</u>	<u>2,980,050</u>	<u>3,744,000</u>	<u>8,240,000</u>	<u>7,946,000</u>
		<u>56,404,170</u>	<u>8,191,290</u>	<u>8,952,970</u>	<u>9,660,260</u>	<u>8,174,110</u>	<u>11,727,490</u>	<u>9,698,050</u>

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY FUNDING SOURCE

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	FUNDING SOURCE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2015	2016	2017	2018	2019
FD08.010	Ambulance Replacement	Ambulance Service Fund	215,000	0	0	0	0	215,000	0
FD09.020	Ambulance Replacement	Ambulance Service Fund	200,000	0	0	200,000	0	0	0
			<b>415,000</b>	<b>0</b>	<b>0</b>	<b>200,000</b>	<b>0</b>	<b>215,000</b>	<b>0</b>
PM08.050	Gladstone Savanna Improvements	Bonds-G.O. Improvement	200,000	200,000	0	0	0	0	0
PW14.060	Beebe Road Street Improvements	Bonds-G.O. Improvement	518,620	60,000	90,000	368,620	0	0	0
PW15.080	White Bear Ave / I694 Interchange Project	Bonds-G.O. Improvement	500,000	0	0	0	0	500,000	0
PW15.090	Sterling Street - Linwood Avenue to Londin Lane	Bonds-G.O. Improvement	327,640	0	40,000	287,640	0	0	0
PW08.050	Lakewood/Sterling Area Streets	Bonds-G.O. Improvement	2,115,300	0	100,000	100,000	1,915,300	0	0
PW09.080	Farrell/Ferndale Area Street Improvements	Bonds-G.O. Improvement	3,366,800	0	0	100,000	100,000	3,166,800	0
PW09.100	Dennis/McClelland Area Street Improvements	Bonds-G.O. Improvement	2,941,500	0	0	0	100,000	100,000	2,741,500
			<b>9,969,860</b>	<b>260,000</b>	<b>230,000</b>	<b>856,260</b>	<b>2,115,300</b>	<b>3,766,800</b>	<b>2,741,500</b>
PW12.020	Sterling Street Bridge Replacement	Bonds-M.S.A.	215,000	0	0	0	0	100,000	115,000
			<b>215,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,000</b>	<b>115,000</b>
PM08.050	Gladstone Savanna Improvements	Bonds-Special Assessment	400,000	400,000	0	0	0	0	0
PW14.060	Beebe Road Street Improvements	Bonds-Special Assessment	186,880	0	0	186,880	0	0	0
PW15.090	Sterling Street - Linwood Avenue to Londin Lane	Bonds-Special Assessment	162,560	0	0	162,560	0	0	0
PW08.050	Lakewood/Sterling Area Streets	Bonds-Special Assessment	502,000	0	0	0	502,000	0	0
PW09.080	Farrell/Ferndale Area Street Improvements	Bonds-Special Assessment	828,200	0	0	0	0	828,200	0
PW09.100	Dennis/McClelland Area Street Improvements	Bonds-Special Assessment	1,010,500	0	0	0	0	0	1,010,500
			<b>3,090,140</b>	<b>400,000</b>	<b>0</b>	<b>349,440</b>	<b>502,000</b>	<b>828,200</b>	<b>1,010,500</b>
PM15.050	Community Center Facility Management	Bonds-Tax Abatement	5,280,000	0	2,500,000	580,000	1,200,000	0	1,000,000
			<b>5,280,000</b>	<b>0</b>	<b>2,500,000</b>	<b>580,000</b>	<b>1,200,000</b>	<b>0</b>	<b>1,000,000</b>
CD15.010	Gladstone Area Redevelopment	Bonds-Tax Increment	1,900,000	0	0	0	0	1,900,000	0
PW14.070	Gladstone - Phase II	Bonds-Tax Increment	1,488,200	200,000	1,288,200	0	0	0	0
			<b>3,388,200</b>	<b>200,000</b>	<b>1,288,200</b>	<b>0</b>	<b>0</b>	<b>1,900,000</b>	<b>0</b>
FD15.020	Replacement of SCBA Bottles	C.I.P. Fund	80,000	0	80,000	0	0	0	0
FD09.030	Public Safety Training Facility	C.I.P. Fund	250,000	250,000	0	0	0	0	0
IT12.010	Election Equipment	C.I.P. Fund	120,000	40,000	40,000	40,000	0	0	0
PD15.060	Regional Police Firearms Training Range	C.I.P. Fund	125,000	0	0	25,000	100,000	0	0
PM15.010	Deer Removal	C.I.P. Fund	60,000	0	30,000	0	0	0	30,000
PM15.020	EAB Ash Removal and Planting	C.I.P. Fund	160,000	0	0	40,000	40,000	40,000	40,000
PM07.010	Park Upgrades to Existing Parks	C.I.P. Fund	500,000	0	100,000	100,000	100,000	100,000	100,000
			<b>1,295,000</b>	<b>290,000</b>	<b>250,000</b>	<b>205,000</b>	<b>240,000</b>	<b>140,000</b>	<b>170,000</b>
PD14.010	Police Department Mobile Video	Capital Notes	156,980	0	156,980	0	0	0	0
			<b>156,980</b>	<b>0</b>	<b>156,980</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
FD09.030	Public Safety Training Facility	Environmental Utility Fund	250,000	250,000	0	0	0	0	0
PM08.050	Gladstone Savanna Improvements	Environmental Utility Fund	200,000	100,000	0	0	50,000	50,000	0
PW14.010	Pond Clean Out/Dredging Projects	Environmental Utility Fund	300,000	100,000	0	100,000	0	100,000	0
PW14.060	Beebe Road Street Improvements	Environmental Utility Fund	172,500	0	0	172,500	0	0	0
PW14.070	Gladstone - Phase II	Environmental Utility Fund	285,000	0	285,000	0	0	0	0
PW15.060	Flood Remediation Projects	Environmental Utility Fund	264,000	0	64,000	30,000	140,000	30,000	0
PW15.070	Sidewalk and Trail Improvements	Environmental Utility Fund	50,000	0	50,000	0	0	0	0
PW15.090	Sterling Street - Linwood Avenue to Londin Lane	Environmental Utility Fund	28,500	0	0	28,500	0	0	0
PW08.050	Lakewood/Sterling Area Streets	Environmental Utility Fund	413,400	0	0	0	413,400	0	0
PW09.080	Farrell/Ferndale Area Street Improvements	Environmental Utility Fund	1,497,000	0	0	0	0	1,497,000	0
PW09.100	Dennis/McClelland Area Street Improvements	Environmental Utility Fund	1,361,000	0	0	0	0	0	1,361,000
			<b>4,821,400</b>	<b>450,000</b>	<b>399,000</b>	<b>331,000</b>	<b>603,400</b>	<b>1,677,000</b>	<b>1,361,000</b>
FD03.020	Replacement of Fire Truck	Fire Truck Replacement Fund	493,490	0	0	0	493,490	0	0

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY FUNDING SOURCE

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	FUNDING SOURCE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2015	2016	2017	2018	2019
			493,490	0	0	0	493,490	0	0
PW11.040	Single Axle Plow Truck	Fleet Management Fund	205,000	0	0	205,000	0	0	0
PW12.040	One 1/2 Ton Pickup	Fleet Management Fund	22,000	0	0	0	22,000	0	0
PW12.050	One Ton Truck	Fleet Management Fund	72,000	0	0	0	72,000	0	0
PW13.030	Single Axle Plow Truck	Fleet Management Fund	205,000	0	0	0	0	205,000	0
PW13.040	Street Sweeper	Fleet Management Fund	190,000	0	0	0	190,000	0	0
PW14.020	Tandem Axle Plow Truck	Fleet Management Fund	222,000	0	222,000	0	0	0	0
PW14.030	ToolCat 5600	Fleet Management Fund	40,000	0	40,000	0	0	0	0
PW15.010	Single Axle Plow Truck	Fleet Management Fund	205,000	0	0	0	0	0	205,000
PW15.020	Water Tanker	Fleet Management Fund	110,000	0	0	0	0	110,000	0
PW15.030	One 1/2 ton truck	Fleet Management Fund	22,000	0	0	0	0	0	22,000
PW15.040	Crack Filler	Fleet Management Fund	20,000	0	0	20,000	0	0	0
PW15.050	Wood Chipper	Fleet Management Fund	30,000	0	0	0	0	0	30,000
PW06.010	Two Trailers	Fleet Management Fund	23,100	0	11,550	11,550	0	0	0
PW06.060	Three Wheel Truckster	Fleet Management Fund	15,000	0	0	0	15,000	0	0
PW07.030	1-Ton Truck	Fleet Management Fund	72,000	0	0	72,000	0	0	0
PW09.020	Two Toro Mowers	Fleet Management Fund	58,000	0	29,000	0	0	0	29,000
			1,511,100	0	302,550	308,550	299,000	315,000	286,000
FD09.030	Public Safety Training Facility	Grants	4,650,000	3,000,000	0	1,000,000	650,000	0	0
IT15.050	Council Chambers Improvements	Grants	100,000	0	25,000	75,000	0	0	0
PM11.010	Fish Creek Open Space	Grants	973,290	893,290	30,000	50,000	0	0	0
PM11.020	Goodrich Park Improvements	Grants	250,000	0	0	250,000	0	0	0
PM08.050	Gladstone Savanna Improvements	Grants	150,000	0	0	150,000	0	0	0
PW14.070	Gladstone - Phase II	Grants	900,000	0	900,000	0	0	0	0
PW15.070	Sidewalk and Trail Improvements	Grants	392,800	0	392,800	0	0	0	0
			7,416,090	3,893,290	1,347,800	1,525,000	650,000	0	0
IT15.010	Asset Management Software	Information Technology Fund	155,000	0	40,000	115,000	0	0	0
IT15.020	Eden Systems replacement	Information Technology Fund	165,000	0	0	65,000	0	0	100,000
IT15.030	Laserfiche Update	Information Technology Fund	65,000	0	0	0	40,000	25,000	0
IT15.040	Microsoft Office Upgrade	Information Technology Fund	50,000	0	0	0	50,000	0	0
			435,000	0	40,000	180,000	90,000	25,000	100,000
FD09.030	Public Safety Training Facility	Mn/DOT	55,000	55,000	0	0	0	0	0
PW12.020	Sterling Street Bridge Replacement	Mn/DOT	1,185,000	0	0	0	0	0	1,185,000
			1,240,000	55,000	0	0	0	0	1,185,000
PM11.010	Fish Creek Open Space	Park Development Fund	675,000	425,000	0	150,000	0	0	100,000
PM11.020	Goodrich Park Improvements	Park Development Fund	1,243,000	268,000	375,000	300,000	100,000	200,000	0
PM.14.030	Parks Systems Plan	Park Development Fund	165,000	115,000	50,000	0	0	0	0
PM08.050	Gladstone Savanna Improvements	Park Development Fund	1,230,000	280,000	250,000	450,000	250,000	0	0
PM08.060	Open Space Improvements	Park Development Fund	375,000	0	150,000	0	75,000	0	150,000
PW14.070	Gladstone - Phase II	Park Development Fund	130,000	0	130,000	0	0	0	0
PW15.070	Sidewalk and Trail Improvements	Park Development Fund	150,000	0	150,000	0	0	0	0
			3,968,000	1,088,000	1,105,000	900,000	425,000	200,000	250,000
FD09.030	Public Safety Training Facility	Ramsey County	450,000	450,000	0	0	0	0	0
PM11.010	Fish Creek Open Space	Ramsey County	425,000	425,000	0	0	0	0	0
PW15.070	Sidewalk and Trail Improvements	Ramsey County	80,000	0	80,000	0	0	0	0
			955,000	875,000	80,000	0	0	0	0
CD02.010	Housing Replacement Program	Redevelopment Fund	260,000	100,000	0	80,000	0	80,000	0
			260,000	100,000	0	80,000	0	80,000	0
FD09.030	Public Safety Training Facility	Sanitary Sewer Fund	50,000	50,000	0	0	0	0	0
PW03.210	Lift Station Upgrade Program	Sanitary Sewer Fund	150,000	0	75,000	25,000	25,000	25,000	0

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY FUNDING SOURCE

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	FUNDING SOURCE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2015	2016	2017	2018	2019
PW14.060	Beebe Road Street Improvements	Sanitary Sewer Fund	58,000	0	0	58,000	0	0	0
PW14.070	Gladstone - Phase II	Sanitary Sewer Fund	60,800	0	60,800	0	0	0	0
PW15.090	Sterling Street - Linwood Avenue to Londin Lane	Sanitary Sewer Fund	17,100	0	0	17,100	0	0	0
PW08.050	Lakewood/Sterling Area Streets	Sanitary Sewer Fund	83,100	0	0	0	83,100	0	0
PW09.080	Farrell/Ferndale Area Street Improvements	Sanitary Sewer Fund	480,000	0	0	0	0	480,000	0
PW09.100	Dennis/McClelland Area Street Improvements	Sanitary Sewer Fund	312,000	0	0	0	0	0	312,000
			<u>1,211,000</u>	<u>50,000</u>	<u>135,800</u>	<u>100,100</u>	<u>108,100</u>	<u>505,000</u>	<u>312,000</u>
FD09.030	Public Safety Training Facility	St. Paul W.A.C. Fund	50,000	50,000	0	0	0	0	0
PW14.060	Beebe Road Street Improvements	St. Paul W.A.C. Fund	34,500	0	0	34,500	0	0	0
PW15.090	Sterling Street - Linwood Avenue to Londin Lane	St. Paul W.A.C. Fund	17,100	0	0	17,100	0	0	0
PW08.050	Lakewood/Sterling Area Streets	St. Paul W.A.C. Fund	83,100	0	0	0	83,100	0	0
PW09.080	Farrell/Ferndale Area Street Improvements	St. Paul W.A.C. Fund	277,000	0	0	0	0	277,000	0
PW09.100	Dennis/McClelland Area Street Improvements	St. Paul W.A.C. Fund	254,000	0	0	0	0	0	254,000
			<u>715,700</u>	<u>50,000</u>	<u>0</u>	<u>51,600</u>	<u>83,100</u>	<u>277,000</u>	<u>254,000</u>
FD09.030	Public Safety Training Facility	St. Paul Water	55,000	55,000	0	0	0	0	0
PW14.060	Beebe Road Street Improvements	St. Paul Water	34,500	0	0	34,500	0	0	0
PW15.090	Sterling Street - Linwood Avenue to Londin Lane	St. Paul Water	17,100	0	0	17,100	0	0	0
PW08.050	Lakewood/Sterling Area Streets	St. Paul Water	83,100	0	0	0	83,100	0	0
PW09.080	Farrell/Ferndale Area Street Improvements	St. Paul Water	821,000	0	0	0	0	821,000	0
PW09.100	Dennis/McClelland Area Street Improvements	St. Paul Water	681,000	0	0	0	0	0	681,000
			<u>1,691,700</u>	<u>55,000</u>	<u>0</u>	<u>51,600</u>	<u>83,100</u>	<u>821,000</u>	<u>681,000</u>
PW14.060	Beebe Road Street Improvements	State Aid	725,000	0	0	725,000	0	0	0
			<u>725,000</u>	<u>0</u>	<u>0</u>	<u>725,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
PW14.070	Gladstone - Phase II	Street Light Utility Fund	561,000	0	561,000	0	0	0	0
PW15.100	Ramsey County Signal Projects	Street Light Utility Fund	338,000	0	131,500	206,500	0	0	0
			<u>899,000</u>	<u>0</u>	<u>692,500</u>	<u>206,500</u>	<u>0</u>	<u>0</u>	<u>0</u>
PM11.010	Fish Creek Open Space	RWMWD	175,000	175,000	0	0	0	0	0
			<u>175,000</u>	<u>175,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
CD15.010	Gladstone Area Redevelopment	Economic Development Autho	100,000	0	0	100,000	0	0	0
CD09.010	Commercial Property Redevelopment	Economic Development Autho	1,500,000	100,000	100,000	650,000	0	650,000	0
			<u>1,600,000</u>	<u>100,000</u>	<u>100,000</u>	<u>750,000</u>	<u>0</u>	<u>650,000</u>	<u>0</u>
FD10.011	Replacement of Fire Station	Sale of Property	2,000,000	0	0	2,000,000	0	0	0
FD10.012	Rehabilitation of Fire Station	Sale of Property	1,000,000	0	0	0	1,000,000	0	0
			<u>3,000,000</u>	<u>0</u>	<u>0</u>	<u>2,000,000</u>	<u>1,000,000</u>	<u>0</u>	<u>0</u>
PD15.010	Squad Replacement	Police Services Fund	114,300	0	36,600	0	38,080	0	39,620
			<u>114,300</u>	<u>0</u>	<u>36,600</u>	<u>0</u>	<u>38,080</u>	<u>0</u>	<u>39,620</u>
PD15.010	Squad Replacement	PD Squad/Equip Replacemen	812,730	0	147,600	180,230	145,750	187,510	151,640
PD15.020	Records Management System	PD Squad/Equip Replacemen	206,620	0	88,040	59,990	58,590	0	0
PD15.030	Squad Computer Replacement	PD Squad/Equip Replacemen	154,660	0	14,700	19,990	39,200	39,980	40,790
			<u>1,174,010</u>	<u>0</u>	<u>250,340</u>	<u>260,210</u>	<u>243,540</u>	<u>227,490</u>	<u>192,430</u>
PW15.070	Sidewalk and Trail Improvements	City Funds	188,200	150,000	38,200	0	0	0	0
			<u>188,200</u>	<u>150,000</u>	<u>38,200</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
			<u>56,404,170</u>	<u>8,191,290</u>	<u>8,952,970</u>	<u>9,660,260</u>	<u>8,174,110</u>	<u>11,727,490</u>	<u>9,698,050</u>

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**FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY PROJECT CATEGORY**

**Status:** Proposed

PROJECT NUMBER	PROJECT TITLE	PROJECT CATEGORY	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2015	2016	2017	2018	2019
FD10.011	Replacement of Fire Station	Building Maintena	2,000,000	0	0	2,000,000	0	0	0
FD10.012	Rehabilitation of Fire Station	Building Maintena	1,000,000	0	0	0	1,000,000	0	0
FD09.030	Public Safety Training Facility	Building Maintena	5,810,000	4,160,000	0	1,000,000	650,000	0	0
PM15.050	Community Center Facility Management	Building Maintena	5,280,000	0	2,500,000	580,000	1,200,000	0	1,000,000
			<b>14,090,000</b>	<b>4,160,000</b>	<b>2,500,000</b>	<b>3,580,000</b>	<b>2,850,000</b>	<b>0</b>	<b>1,000,000</b>
FD03.020	Replacement of Fire Truck	Equipment	493,490	0	0	0	493,490	0	0
FD15.020	Replacement of SCBA Bottles	Equipment	80,000	0	80,000	0	0	0	0
FD08.010	Ambulance Replacement	Equipment	215,000	0	0	0	0	215,000	0
FD09.020	Ambulance Replacement	Equipment	200,000	0	0	200,000	0	0	0
IT12.010	Election Equipment	Equipment	120,000	40,000	40,000	40,000	0	0	0
IT15.010	Asset Management Software	Equipment	155,000	0	40,000	115,000	0	0	0
IT15.020	Eden Systems replacement	Equipment	165,000	0	0	65,000	0	0	100,000
IT15.030	Laserfiche Update	Equipment	65,000	0	0	0	40,000	25,000	0
IT15.040	Microsoft Office Upgrade	Equipment	50,000	0	0	0	50,000	0	0
IT15.050	Council Chambers Improvements	Equipment	100,000	0	25,000	75,000	0	0	0
PD14.010	Police Department Mobile Video	Equipment	156,980	0	156,980	0	0	0	0
PD15.010	Squad Replacement	Equipment	927,030	0	184,200	180,230	183,830	187,510	191,260
PD15.020	Records Management System	Equipment	206,620	0	88,040	59,990	58,590	0	0
PD15.030	Squad Computer Replacement	Equipment	154,660	0	14,700	19,990	39,200	39,980	40,790
PD15.060	Regional Police Firearms Training Range	Equipment	125,000	0	0	25,000	100,000	0	0
PW11.040	Single Axle Plow Truck	Equipment	205,000	0	0	205,000	0	0	0
PW12.040	One 1/2 Ton Pickup	Equipment	22,000	0	0	0	22,000	0	0
PW12.050	One Ton Truck	Equipment	72,000	0	0	0	72,000	0	0
PW13.030	Single Axle Plow Truck	Equipment	205,000	0	0	0	0	205,000	0
PW13.040	Street Sweeper	Equipment	190,000	0	0	0	190,000	0	0
PW14.020	Tandem Axle Plow Truck	Equipment	222,000	0	222,000	0	0	0	0
PW14.030	ToolCat 5600	Equipment	40,000	0	40,000	0	0	0	0
PW15.010	Single Axle Plow Truck	Equipment	205,000	0	0	0	0	0	205,000
PW15.020	Water Tanker	Equipment	110,000	0	0	0	0	110,000	0
PW15.030	One 1/2 ton truck	Equipment	22,000	0	0	0	0	0	22,000
PW15.040	Crack Filler	Equipment	20,000	0	0	20,000	0	0	0
PW15.050	Wood Chipper	Equipment	30,000	0	0	0	0	0	30,000
PW06.010	Two Trailers	Equipment	23,100	0	11,550	11,550	0	0	0
PW06.060	Three Wheel Truckster	Equipment	15,000	0	0	0	15,000	0	0
PW07.030	1-Ton Truck	Equipment	72,000	0	0	72,000	0	0	0
PW09.020	Two Toro Mowers	Equipment	58,000	0	29,000	0	0	0	29,000
			<b>4,724,880</b>	<b>40,000</b>	<b>931,470</b>	<b>1,088,760</b>	<b>1,264,110</b>	<b>782,490</b>	<b>618,050</b>
PM11.010	Fish Creek Open Space	Parks	2,248,290	1,918,290	30,000	200,000	0	0	100,000
PM11.020	Goodrich Park Improvements	Parks	1,493,000	268,000	375,000	550,000	100,000	200,000	0
PM.14.030	Parks Systems Plan	Parks	165,000	115,000	50,000	0	0	0	0
PM15.010	Deer Removal	Parks	60,000	0	30,000	0	0	0	30,000
PM15.020	EAB Ash Removal and Planting	Parks	160,000	0	0	40,000	40,000	40,000	40,000
PM07.010	Park Upgrades to Existing Parks	Parks	500,000	0	100,000	100,000	100,000	100,000	100,000
PM08.050	Gladstone Savanna Improvements	Parks	2,180,000	980,000	250,000	600,000	300,000	50,000	0
PM08.060	Open Space Improvements	Parks	375,000	0	150,000	0	75,000	0	150,000
			<b>7,181,290</b>	<b>3,281,290</b>	<b>985,000</b>	<b>1,490,000</b>	<b>615,000</b>	<b>390,000</b>	<b>420,000</b>
PW12.020	Sterling Street Bridge Replacement	Public Works	1,400,000	0	0	0	0	100,000	1,300,000
PW03.210	Lift Station Upgrade Program	Public Works	150,000	0	75,000	25,000	25,000	25,000	0
PW14.010	Pond Clean Out/Dredging Projects	Public Works	300,000	100,000	0	100,000	0	100,000	0
PW14.060	Beebe Road Street Improvements	Public Works	1,730,000	60,000	90,000	1,580,000	0	0	0
PW15.060	Flood Remediation Projects	Public Works	264,000	0	64,000	30,000	140,000	30,000	0
PW15.070	Sidewalk and Trail Improvements	Public Works	861,000	150,000	711,000	0	0	0	0
PW15.080	White Bear Ave / I694 Interchange Project	Public Works	500,000	0	0	0	0	500,000	0
PW15.090	Sterling Street - Linwood Avenue to Londin Lane	Public Works	570,000	0	40,000	530,000	0	0	0
PW15.100	Ramsey County Signal Projects	Public Works	338,000	0	131,500	206,500	0	0	0
PW08.050	Lakewood/Sterling Area Streets	Public Works	3,280,000	0	100,000	100,000	3,080,000	0	0
PW09.080	Farrell/Ferndale Area Street Improvements	Public Works	7,270,000	0	0	100,000	100,000	7,070,000	0
PW09.100	Dennis/McClelland Area Street Improvements	Public Works	6,560,000	0	0	0	100,000	100,000	6,360,000
			<b>23,223,000</b>	<b>310,000</b>	<b>1,211,500</b>	<b>2,671,500</b>	<b>3,445,000</b>	<b>7,925,000</b>	<b>7,660,000</b>
CD02.010	Housing Replacement Program	Redevelopment	260,000	100,000	0	80,000	0	80,000	0
CD15.010	Gladstone Area Redevelopment	Redevelopment	2,000,000	0	0	100,000	0	1,900,000	0
CD09.010	Commercial Property Redevelopment	Redevelopment	1,500,000	100,000	100,000	650,000	0	650,000	0

**FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY PROJECT CATEGORY**

**Status:** Proposed

PROJECT NUMBER	PROJECT TITLE	PROJECT CATEGORY	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2015	2016	2017	2018	2019
PW14.070	Gladstone - Phase II	Redevelopment	3,425,000	200,000	3,225,000	0	0	0	0
			7,185,000	400,000	3,325,000	830,000	0	2,630,000	0
			56,404,170	8,191,290	8,952,970	9,660,260	8,174,110	11,727,490	9,698,050

FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY NEIGHBORHOOD

Status: Proposed

PROJECT NUMBER	PROJECT TITLE	NEIGHBORHOOD	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
					2015	2016	2017	2018	2019
FD10.011	Replacement of Fire Station	04 - Hazelwood	2,000,000	0	0	2,000,000	0	0	0
PW15.080	White Bear Ave / I694 Interchange Project	04 - Hazelwood	500,000	0	0	0	0	500,000	0
			<u>2,500,000</u>	<u>0</u>	<u>0</u>	<u>2,000,000</u>	<u>0</u>	<u>500,000</u>	<u>0</u>
PM15.050	Community Center Facility Management	06 - Sherwood Glen	5,280,000	0	2,500,000	580,000	1,200,000	0	1,000,000
			<u>5,280,000</u>	<u>0</u>	<u>2,500,000</u>	<u>580,000</u>	<u>1,200,000</u>	<u>0</u>	<u>1,000,000</u>
CD15.010	Gladstone Area Redevelopment	07 - Gladstone	2,000,000	0	0	100,000	0	1,900,000	0
FD10.012	Rehabilitation of Fire Station	07 - Gladstone	1,000,000	0	0	0	1,000,000	0	0
PM08.050	Gladstone Savanna Improvements	07 - Gladstone	2,180,000	980,000	250,000	600,000	300,000	50,000	0
PW14.070	Gladstone - Phase II	07 - Gladstone	3,425,000	200,000	3,225,000	0	0	0	0
			<u>8,605,000</u>	<u>1,180,000</u>	<u>3,475,000</u>	<u>700,000</u>	<u>1,300,000</u>	<u>1,950,000</u>	<u>0</u>
FD09.030	Public Safety Training Facility	08 - Hillside	5,810,000	4,160,000	0	1,000,000	650,000	0	0
PM11.020	Goodrich Park Improvements	08 - Hillside	1,493,000	268,000	375,000	550,000	100,000	200,000	0
PW14.060	Beebe Road Street Improvements	08 - Hillside	1,730,000	60,000	90,000	1,580,000	0	0	0
			<u>9,033,000</u>	<u>4,488,000</u>	<u>465,000</u>	<u>3,130,000</u>	<u>750,000</u>	<u>200,000</u>	<u>0</u>
PW09.080	Farrell/Ferndale Area Street Improvements	09 - Beaver Lake	7,270,000	0	0	100,000	100,000	7,070,000	0
			<u>7,270,000</u>	<u>0</u>	<u>0</u>	<u>100,000</u>	<u>100,000</u>	<u>7,070,000</u>	<u>0</u>
PW09.100	Dennis/McClelland Area Street Improvements	10 - Battle Creek	6,560,000	0	0	0	100,000	100,000	6,360,000
			<u>6,560,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100,000</u>	<u>100,000</u>	<u>6,360,000</u>
PW15.090	Sterling Street - Linwood Avenue to Londin Lane	11 - Vista Hills	570,000	0	40,000	530,000	0	0	0
			<u>570,000</u>	<u>0</u>	<u>40,000</u>	<u>530,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
PD15.060	Regional Police Firearms Training Range	12 - Highwood	125,000	0	0	25,000	100,000	0	0
PM11.010	Fish Creek Open Space	12 - Highwood	2,248,290	1,918,290	30,000	200,000	0	0	100,000
PW08.050	Lakewood/Sterling Area Streets	12 - Highwood	3,280,000	0	100,000	100,000	3,080,000	0	0
			<u>5,653,290</u>	<u>1,918,290</u>	<u>130,000</u>	<u>325,000</u>	<u>3,180,000</u>	<u>0</u>	<u>100,000</u>
PW12.020	Sterling Street Bridge Replacement	13 - Carver Ridge	1,400,000	0	0	0	0	100,000	1,300,000
			<u>1,400,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100,000</u>	<u>1,300,000</u>
CD02.010	Housing Replacement Program	Not Designated	260,000	100,000	0	80,000	0	80,000	0
CD09.010	Commercial Property Redevelopment	Not Designated	1,500,000	100,000	100,000	650,000	0	650,000	0
FD03.020	Replacement of Fire Truck	Not Designated	493,490	0	0	0	493,490	0	0
FD15.020	Replacement of SCBA Bottles	Not Designated	80,000	0	80,000	0	0	0	0
FD08.010	Ambulance Replacement	Not Designated	215,000	0	0	0	0	215,000	0
FD09.020	Ambulance Replacement	Not Designated	200,000	0	0	200,000	0	0	0
IT12.010	Election Equipment	Not Designated	120,000	40,000	40,000	40,000	0	0	0
IT15.010	Asset Management Software	Not Designated	155,000	0	40,000	115,000	0	0	0
IT15.020	Eden Systems replacement	Not Designated	165,000	0	0	65,000	0	0	100,000
IT15.030	Laserfiche Update	Not Designated	65,000	0	0	0	40,000	25,000	0
IT15.040	Microsoft Office Upgrade	Not Designated	50,000	0	0	0	50,000	0	0
IT15.050	Council Chambers Improvements	Not Designated	100,000	0	25,000	75,000	0	0	0
PD14.010	Police Department Mobile Video	Not Designated	156,980	0	156,980	0	0	0	0
PD15.010	Squad Replacement	Not Designated	927,030	0	184,200	180,230	183,830	187,510	191,260
PD15.020	Records Management System	Not Designated	206,620	0	88,040	59,990	58,590	0	0
PD15.030	Squad Computer Replacement	Not Designated	154,660	0	14,700	19,990	39,200	39,980	40,790
PM.14.030	Parks Systems Plan	Not Designated	165,000	115,000	50,000	0	0	0	0
PM15.010	Deer Removal	Not Designated	60,000	0	30,000	0	0	0	30,000

**FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY NEIGHBORHOOD**

**Status:** Proposed

PROJECT NUMBER	PROJECT TITLE	NEIGHBORHOOD	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR						
					2015	2016	2017	2018	2019		
PM15.020	EAB Ash Removal and Planting	Not Designated	160,000	0	0	40,000	40,000	40,000	40,000		
PM07.010	Park Upgrades to Existing Parks	Not Designated	500,000	0	100,000	100,000	100,000	100,000	100,000		
PM08.060	Open Space Improvements	Not Designated	375,000	0	150,000	0	75,000	0	150,000		
PW11.040	Single Axle Plow Truck	Not Designated	205,000	0	0	205,000	0	0	0		
PW12.040	One 1/2 Ton Pickup	Not Designated	22,000	0	0	0	22,000	0	0		
PW12.050	One Ton Truck	Not Designated	72,000	0	0	0	72,000	0	0		
PW13.030	Single Axle Plow Truck	Not Designated	205,000	0	0	0	0	205,000	0		
PW13.040	Street Sweeper	Not Designated	190,000	0	0	0	190,000	0	0		
PW03.210	Lift Station Upgrade Program	Not Designated	150,000	0	75,000	25,000	25,000	25,000	0		
PW14.010	Pond Clean Out/Dredging Projects	Not Designated	300,000	100,000	0	100,000	0	100,000	0		
PW14.020	Tandem Axle Plow Truck	Not Designated	222,000	0	222,000	0	0	0	0		
PW14.030	ToolCat 5600	Not Designated	40,000	0	40,000	0	0	0	0		
PW15.010	Single Axle Plow Truck	Not Designated	205,000	0	0	0	0	0	205,000		
PW15.020	Water Tanker	Not Designated	110,000	0	0	0	0	110,000	0		
PW15.030	One 1/2 ton truck	Not Designated	22,000	0	0	0	0	0	22,000		
PW15.040	Crack Filler	Not Designated	20,000	0	0	20,000	0	0	0		
PW15.050	Wood Chipper	Not Designated	30,000	0	0	0	0	0	30,000		
PW15.060	Flood Remediation Projects	Not Designated	264,000	0	64,000	30,000	140,000	30,000	0		
PW15.070	Sidewalk and Trail Improvements	Not Designated	861,000	150,000	711,000	0	0	0	0		
PW15.100	Ramsey County Signal Projects	Not Designated	338,000	0	131,500	206,500	0	0	0		
PW06.010	Two Trailers	Not Designated	23,100	0	11,550	11,550	0	0	0		
PW06.060	Three Wheel Truckster	Not Designated	15,000	0	0	0	15,000	0	0		
PW07.030	1-Ton Truck	Not Designated	72,000	0	0	72,000	0	0	0		
PW09.020	Two Toro Mowers	Not Designated	58,000	0	29,000	0	0	0	29,000		
					<b>9,532,880</b>	<b>605,000</b>	<b>2,342,970</b>	<b>2,295,260</b>	<b>1,544,110</b>	<b>1,807,490</b>	<b>938,050</b>
					<b>56,404,170</b>	<b>8,191,290</b>	<b>8,952,970</b>	<b>9,660,260</b>	<b>8,174,110</b>	<b>11,727,490</b>	<b>9,698,050</b>

**FIVE-YEAR CAPITAL IMPROVEMENT PLAN PROJECTS  
GROUPED BY DEPARTMENT**

**Status:** Declined

PROJECT NUMBER	PROJECT TITLE	TOTAL COST	PRIOR YEARS	ALLOCATION OF COSTS BY YEAR				
				2015	2016	2017	2018	2019
CD04.030	Hillcrest Area Roadway Improvements	1,000,000	0	0	0	0	0	1,000,000
CD04.040	Hillcrest Area Redevelopment	600,000	0	0	0	0	0	600,000
CD04.050	Hillcrest Area Streetscape	1,500,000	0	0	0	0	0	1,500,000
		<b>3,100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,100,000</b>
FD15.010	Replacement of Police & Fire 800 MHz Radios	1,325,000	0	0	331,250	331,250	331,250	331,250
		<b>1,325,000</b>	<b>0</b>	<b>0</b>	<b>331,250</b>	<b>331,250</b>	<b>331,250</b>	<b>331,250</b>
MT015.010	City Hall Condenser Units (2)	428,000	0	0	428,000	0	0	0
MT15.020	Trane Energy Management System Upgrade	110,040	0	110,040	0	0	0	0
		<b>538,040</b>	<b>0</b>	<b>110,040</b>	<b>428,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
PM.14.020	Harvest Park	1,050,000	0	0	50,000	0	500,000	500,000
PM15.030	Maplewood Nature Center Land Acquisition	260,000	0	0	0	160,000	100,000	0
PM15.410	Nature Center Building Improvements	117,400	0	73,600	27,500	16,300	0	0
PM15.420	Historic Preservation Improvements	200,000	0	100,000	0	0	100,000	0
PM15.430	Wakefield Park	1,100,000	0	0	100,000	500,000	500,000	0
		<b>2,727,400</b>	<b>0</b>	<b>173,600</b>	<b>177,500</b>	<b>676,300</b>	<b>1,200,000</b>	<b>500,000</b>
PW15.110	Ferndale/Ivy Area Streets	3,095,000	0	0	0	0	225,000	2,870,000
PW15.120	Sidewalk and Trail Improvements	580,000	0	50,000	530,000	0	0	0
PW15.130	Sidewalk and Trail Improvements	350,000	0	0	50,000	300,000	0	0
PW15.140	Sidewalks and Trail Improvements	350,000	0	0	0	50,000	300,000	0
PW15.150	Sidewalks and Trail Improvements	390,000	0	0	0	0	50,000	340,000
		<b>4,765,000</b>	<b>0</b>	<b>50,000</b>	<b>580,000</b>	<b>350,000</b>	<b>575,000</b>	<b>3,210,000</b>
		<b>12,455,440</b>	<b>0</b>	<b>333,640</b>	<b>1,516,750</b>	<b>1,357,550</b>	<b>2,106,250</b>	<b>7,141,250</b>

## PROJECTS DEFERRED/DECLINED

In the course of preparation of this Capital Improvement Plan, several noteworthy projects were proposed but deemed by staff to not be appropriate for inclusion at this time. These projects are discussed below and included for your review.

- **Hillcrest Area Redevelopment** – Staff recommends that this project be deferred until the Gladstone Neighborhood Redevelopment is further along so as to avoid competing with each other.
- **Replacement of Public Safety 800 MHz Radios** – Funding is not currently available for this purchase. City staff will look at grant and other governmental funding options.
- **Various Building Maintenance items** – City staff is working to establish a building replacement fund to cover these types of purchases.
  - City Hall Condenser Units
  - Trane Energy Mgmt System Upgrade
- **Park Improvements** – The following park improvement projects are deferred to 2020 or beyond due to limited funding and a desire to reduce the level of City debt:
  - Harvest Park
  - Wakefield Park
  - Nature Center land acquisition
  - Nature Center building improvements
  - Historic Preservation improvements
- **Various Street Improvements** – The following street improvement projects are deferred to 2020 or beyond and will be considered in the normal street improvement plan due to limited funding and a desire to reduce the level of City debt:
  - Ferndale/Ivy Area Streets
  - Hillcrest Area Roadway Improvements
  - Hillcrest Area Streetscape
- **Sidewalk and Trail Improvements** – A funding source needs to be found for these projects. Options being looked at are establishing Sidewalk Improvement Districts or implementing a franchise fee.

CITY OF MAPLEWOOD  
**AMBULANCE SERVICE FUND (606)**  
 STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2015	2016	2017	2018	2019
<u>Operating revenues:</u>					
3621 Ambulance fees	2,266,500	2,300,500	2,335,010	2,370,040	2,405,590
Total revenues	<u>2,266,500</u>	<u>2,300,500</u>	<u>2,335,010</u>	<u>2,370,040</u>	<u>2,405,590</u>
<u>Operating expenses:</u>					
Personnel services	1,666,240	1,642,560	1,675,410	1,708,920	1,743,100
Commodities	126,100	128,620	131,190	133,810	136,490
Contractual services	414,170	422,450	430,900	439,520	448,310
4950 Administration	214,090	218,370	222,740	227,190	231,730
4795 Depreciation	66,650	67,980	69,340	70,730	72,140
Total expenses	<u>2,487,250</u>	<u>2,479,980</u>	<u>2,529,580</u>	<u>2,580,170</u>	<u>2,631,770</u>
Operating income (loss)	(220,750)	(179,480)	(194,570)	(210,130)	(226,180)
<u>Nonoperating revenues (expenses):</u>					
Property taxes	396,390	396,390	396,390	396,390	396,390
State fire aid	94,170	94,170	94,170	94,170	94,170
Investment earnings	(15,000)	(12,080)	(10,410)	(6,870)	(5,570)
Total nonoperating revenues (expenses)	<u>475,560</u>	<u>478,480</u>	<u>480,150</u>	<u>483,690</u>	<u>484,990</u>
Change in net assets	254,810	299,000	285,580	273,560	258,810
Net assets - January 1	(206,688)	48,122	347,122	632,702	906,262
Net assets - December 31	<u>48,122</u>	<u>347,122</u>	<u>632,702</u>	<u>906,262</u>	<u>1,165,072</u>

STATEMENT OF CASH FLOWS

	2015	2016	2017	2018	2019
Net income (loss) before contributions and transfers	254,810	299,000	285,580	273,560	258,810
Add depreciation	66,650	67,980	69,340	70,730	72,140
Purchase of fixed assets	(30,000)	(200,000)	-	(215,000)	-
Net increase (decrease) in cash	<u>291,460</u>	<u>166,980</u>	<u>354,920</u>	<u>129,290</u>	<u>330,950</u>
Cash balance - January 1	(1,499,898)	(1,208,438)	(1,041,458)	(686,538)	(557,248)
Cash balance - December 31	<u>(1,208,438)</u>	<u>(1,041,458)</u>	<u>(686,538)</u>	<u>(557,248)</u>	<u>(226,298)</u>

CITY OF MAPLEWOOD  
**CAPITAL IMPROVEMENT PROJECTS FUND (405)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2015	2016	2017	2018	2019
<u>Property Taxes:</u>					
3011 Current	163,510	163,510	163,510	163,510	163,510
<u>Intergovernmental:</u>					
3521 Local government aid	72,000	72,000	72,000	72,000	72,000
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	(90)	(230)	70	30	980
Total revenues	235,420	235,280	235,580	235,540	236,490
<u>Expenditures:</u>					
4480 Fees for service	30,000	40,000	40,000	40,000	70,000
4640 Equipment	120,000	40,000	-	-	-
4720 Land improvement	100,000	100,000	100,000	100,000	100,000
4730 Building improvement	-	25,000	100,000	-	-
4930 Investment management fees	-	-	60	20	780
Total expenditures	250,000	205,000	240,060	140,020	170,780
Net increase (decrease) in fund balance	(14,580)	30,280	(4,480)	95,520	65,710
Fund balance - January 1	(8,520)	(23,100)	7,180	2,700	98,220
Fund balance - December 31	(23,100)	7,180	2,700	98,220	163,930

CITY OF MAPLEWOOD  
**ENVIRONMENTAL UTILITY FUND (604)**  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2015	2016	2017	2018	2019
<u>Operating revenues:</u>					
3651 Environmental utility charges	2,487,450	2,562,070	2,638,930	2,718,100	2,799,640
Total revenues	<u>2,487,450</u>	<u>2,562,070</u>	<u>2,638,930</u>	<u>2,718,100</u>	<u>2,799,640</u>
<u>Operating expenses:</u>					
Nature center	83,030	84,690	86,380	88,110	89,870
Planning	271,700	277,130	282,670	288,320	294,090
Storm sewer maintenance	536,790	547,530	558,480	569,650	581,040
Street sweeping	270,660	276,070	281,590	287,220	292,960
4485 Billing	46,200	47,120	48,060	49,020	50,000
4950 Administration	162,310	165,560	168,870	172,250	175,700
4795 Depreciation	534,210	544,890	555,790	566,910	578,250
Total expenses	<u>1,904,900</u>	<u>1,942,990</u>	<u>1,981,840</u>	<u>2,021,480</u>	<u>2,061,910</u>
Operating income (loss)	582,550	619,080	657,090	696,620	737,730
<u>Nonoperating revenues (expenses):</u>					
Investment earnings	3,640	6,910	11,260	13,410	5,410
Investment management fees	(2,910)	(5,530)	(9,010)	(10,730)	(4,330)
Total nonoperating revenues (expenses)	<u>730</u>	<u>1,380</u>	<u>2,250</u>	<u>2,680</u>	<u>1,080</u>
Net income (loss) before contributions and transfers	583,280	620,460	659,340	699,300	738,810
<u>Transfers in (out):</u>					
Public Improvement Projects fund (net)	(335,000)	(201,000)	(413,400)	(1,497,000)	(1,361,000)
Debt Service	(390,680)	(399,540)	(397,140)	(389,110)	(392,300)
Storm Cleanup	(64,000)	(30,000)	(140,000)	(30,000)	-
Pond clean up/dredging projects	-	(100,000)	-	(100,000)	-
Park Development	-	-	(50,000)	(50,000)	-
Change in net assets	<u>(206,400)</u>	<u>(110,080)</u>	<u>(341,200)</u>	<u>(1,366,810)</u>	<u>(1,014,490)</u>
Net assets - January 1	23,397,277	23,190,877	23,080,797	22,739,597	21,372,787
Net assets - December 31	<u><u>23,190,877</u></u>	<u><u>23,080,797</u></u>	<u><u>22,739,597</u></u>	<u><u>21,372,787</u></u>	<u><u>20,358,297</u></u>

STATEMENT OF CASH FLOWS

	2015	2016	2017	2018	2019
Net income (loss) before contributions and transfers	583,280	620,460	659,340	699,300	738,810
Add depreciation	534,210	544,890	555,790	566,910	578,250
Transfers in (out)	(789,680)	(730,540)	(1,000,540)	(2,066,110)	(1,753,300)
Net increase (decrease) in cash	<u>327,810</u>	<u>434,810</u>	<u>214,590</u>	<u>(799,900)</u>	<u>(436,240)</u>
Cash balance - January 1	363,511	691,321	1,126,131	1,340,721	540,821
Cash balance - December 31	<u><u>691,321</u></u>	<u><u>1,126,131</u></u>	<u><u>1,340,721</u></u>	<u><u>540,821</u></u>	<u><u>104,581</u></u>

CITY OF MAPLEWOOD  
**FIRE TRUCK REPLACEMENT FUND (424)**  
 STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2015	2016	2017	2018	2019
<u>Property Taxes:</u>					
3011 Current	-	49,550	49,550	49,550	49,550
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	4,880	5,140	5,640	1,210	1,710
Total revenues	<u>4,880</u>	<u>54,690</u>	<u>55,190</u>	<u>50,760</u>	<u>51,260</u>
<u>Expenditures:</u>					
4610 Fire trucks	-	-	493,490	-	-
4930 Investment management fees	3,900	4,110	4,510	970	1,370
Total expenditures	<u>3,900</u>	<u>4,110</u>	<u>498,000</u>	<u>970</u>	<u>1,370</u>
Net increase (decrease) in fund balance	980	50,580	(442,810)	49,790	49,890
Fund balance - January 1	512,621	513,601	564,181	121,371	171,161
Fund balance - December 31	<u><u>513,601</u></u>	<u><u>564,181</u></u>	<u><u>121,371</u></u>	<u><u>171,161</u></u>	<u><u>221,051</u></u>

CITY OF MAPLEWOOD  
**FLEET MANAGEMENT FUND (702)**  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2015	2016	2017	2018	2019
<u>Operating revenues:</u>					
3802 Billings to departments	921,700	940,130	958,930	978,110	997,670
3671 Miscellaneous	57,700	58,850	60,030	61,230	62,450
Total revenues	<u>979,400</u>	<u>998,980</u>	<u>1,018,960</u>	<u>1,039,340</u>	<u>1,060,120</u>
<u>Operating expenses:</u>					
Personnel services	298,130	304,090	310,170	316,370	322,700
Commodities	245,500	250,410	255,420	260,530	265,740
Contractual services	131,310	133,940	136,620	139,350	142,140
Depreciation	268,250	273,620	279,090	284,670	290,360
Total expenses	<u>943,190</u>	<u>962,060</u>	<u>981,300</u>	<u>1,000,920</u>	<u>1,020,940</u>
Operating income (loss)	36,210	36,920	37,660	38,420	39,180
Nonoperating revenues (expenses):					
Investment earnings	1,280	1,300	1,330	1,510	1,590
Investment management fees	(1,020)	(1,040)	(1,060)	(1,210)	(1,270)
Total nonoperating revenues (expenses)	<u>260</u>	<u>260</u>	<u>270</u>	<u>300</u>	<u>320</u>
Change in net assets	36,470	37,180	37,930	38,720	39,500
Net assets - January 1	2,313,902	2,350,372	2,387,552	2,425,482	2,464,202
Net assets - December 31	<u><u>2,350,372</u></u>	<u><u>2,387,552</u></u>	<u><u>2,425,482</u></u>	<u><u>2,464,202</u></u>	<u><u>2,503,702</u></u>

STATEMENT OF CASH FLOWS

	2015	2016	2017	2018	2019
Net income (loss) before contributions and transfers	36,470	37,180	37,930	38,720	39,500
Add depreciation	268,250	273,620	279,090	284,670	290,360
Purchase of fixed assets	(302,550)	(308,550)	(299,000)	(315,000)	(286,000)
Net increase (decrease) in cash	<u>2,170</u>	<u>2,250</u>	<u>18,020</u>	<u>8,390</u>	<u>43,860</u>
Cash balance - January 1	128,273	130,443	132,693	150,713	159,103
Cash balance - December 31	<u><u>130,443</u></u>	<u><u>132,693</u></u>	<u><u>150,713</u></u>	<u><u>159,103</u></u>	<u><u>202,963</u></u>

CITY OF MAPLEWOOD  
**INFORMATION TECHNOLOGY FUND (703)**  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

	2015	2016	2017	2018	2019
<u>Operating revenues:</u>					
Billings to departments:					
I.T. services	773,680	803,680	833,680	863,680	893,680
Total revenues	<u>773,680</u>	<u>803,680</u>	<u>833,680</u>	<u>863,680</u>	<u>893,680</u>
<u>Operating expenses:</u>					
<u>I.T. services</u>					
Personnel services	368,880	376,260	383,790	391,470	399,300
Commodities	94,100	95,980	97,900	99,860	101,860
Contractual services	282,920	288,580	294,350	300,240	306,240
Depreciation	21,350	21,780	22,220	22,660	23,110
Total expenses	<u>767,250</u>	<u>782,600</u>	<u>798,260</u>	<u>814,230</u>	<u>830,510</u>
Operating income (loss)	6,430	21,080	35,420	49,450	63,170
<u>Nonoperating revenues (expenses):</u>					
Investment earnings	1,310	1,190	(180)	(500)	(40)
Investment management fees	(1,050)	(950)	-	-	-
Total nonoperating revenues (expenses)	<u>260</u>	<u>240</u>	<u>(180)</u>	<u>(500)</u>	<u>(40)</u>
Change in net assets	6,690	21,320	35,240	48,950	63,130
Net assets - January 1	209,750	216,440	237,760	273,000	321,950
Net assets - December 31	<u><u>216,440</u></u>	<u><u>237,760</u></u>	<u><u>273,000</u></u>	<u><u>321,950</u></u>	<u><u>385,080</u></u>

STATEMENT OF CASH FLOWS

	2015	2016	2017	2018	2019
Net income (loss) before contributions and transfers	6,690	21,320	35,240	48,950	63,130
Add depreciation	21,350	21,780	22,220	22,660	23,110
Purchase of fixed assets	(40,000)	(180,000)	(90,000)	(25,000)	(100,000)
Net increase (decrease) in cash	<u>(11,960)</u>	<u>(136,900)</u>	<u>(32,540)</u>	<u>46,610</u>	<u>(13,760)</u>
Cash balance - January 1	131,261	119,301	(17,599)	(50,139)	(3,529)
Cash balance - December 31	<u><u>119,301</u></u>	<u><u>(17,599)</u></u>	<u><u>(50,139)</u></u>	<u><u>(3,529)</u></u>	<u><u>(17,289)</u></u>

CITY OF MAPLEWOOD  
**MAPLEWOOD AREA EDA FUND (280)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2015	2016	2017	2018	2019
<u>Property Taxes:</u>					
3011 Current	88,460	88,460	88,460	88,460	88,460
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	5,870	3,780	1,470	1,990	2,210
3804 Sale of property	-	600,000	-	600,000	-
Total revenues	<u>94,330</u>	<u>692,240</u>	<u>89,930</u>	<u>690,450</u>	<u>90,670</u>
<u>Expenditures:</u>					
Personnel	16,150	16,470	16,800	17,140	17,480
Commodities	1,000	-	-	-	-
Contractual services	12,150	-	-	-	-
Land	100,000	750,000	-	650,000	-
4930 Investment management fees	1,910	1,620	1,020	1,590	1,770
Total expenditures	<u>131,210</u>	<u>768,090</u>	<u>17,820</u>	<u>668,730</u>	<u>19,250</u>
Excess (deficit) of revenue over expenditures	(36,880)	(75,850)	72,110	21,720	71,420
Fund balance - January 1	239,478	202,598	126,748	198,858	220,578
Fund balance - December 31	<u>202,598</u>	<u>126,748</u>	<u>198,858</u>	<u>220,578</u>	<u>291,998</u>

CITY OF MAPLEWOOD  
**PARK DEVELOPMENT FUND (403)**  
 STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2015	2016	2017	2018	2019
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	4,000	1,270	(730)	20	520
3851 Park availability charges - residential	100,000	100,000	100,000	100,000	100,000
3852 Park availability charges - non-residential	400,000	600,000	400,000	150,000	150,000
Total revenues	<u>504,000</u>	<u>701,270</u>	<u>499,270</u>	<u>250,020</u>	<u>250,520</u>
<u>Expenditures:</u>					
4490 Consulting	50,000	-	-	-	-
4720 Park development projects	1,055,000	750,000	425,000	200,000	150,000
4930 Investment management fees	3,200	1,020	-	20	420
Total expenditures	<u>1,108,200</u>	<u>751,020</u>	<u>425,000</u>	<u>200,020</u>	<u>150,420</u>
Excess (deficit) of revenue over expenditures	(604,200)	(49,750)	74,270	50,000	100,100
Other financing sources (uses):					
Transfers in (out)					
Public Improvement Project Fund	-	(150,000)	-	-	(100,000)
Net increase (decrease) in fund balance	<u>(604,200)</u>	<u>(199,750)</u>	<u>74,270</u>	<u>50,000</u>	<u>100</u>
Fund balance - January 1	731,313	127,113	(72,637)	1,633	51,633
Fund balance - December 31	<u>127,113</u>	<u>(72,637)</u>	<u>1,633</u>	<u>51,633</u>	<u>51,733</u>

CITY OF MAPLEWOOD  
**POLICE SERVICES FUND (208)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2015	2016	2017	2018	2019
<u>Fines and Forfeits:</u>					
3403 Confiscated property	10,000	10,000	10,000	10,000	10,000
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	880	620	720	440	540
Total revenues	<u>10,880</u>	<u>10,620</u>	<u>10,720</u>	<u>10,440</u>	<u>10,540</u>
<u>Expenditures:</u>					
4610 Vehicles	36,600	-	38,080	-	39,620
4930 Investment management fees	700	500	580	350	430
Total expenditures	<u>37,300</u>	<u>500</u>	<u>38,660</u>	<u>350</u>	<u>40,050</u>
Excess (deficit) of revenue over expenditures	(26,420)	10,120	(27,940)	10,090	(29,510)
Fund balance - January 1	87,941	61,521	71,641	43,701	53,791
Fund balance - December 31	<u>61,521</u>	<u>71,641</u>	<u>43,701</u>	<u>53,791</u>	<u>24,281</u>

CITY OF MAPLEWOOD  
**POLICE VEHICLES & EQUIPMENT (406)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2015	2016	2017	2018	2019
<u>Property Taxes:</u>					
3011 Current	252,700	252,700	252,700	252,700	252,700
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	-	20	(50)	40	290
Total revenues	<u>252,700</u>	<u>252,720</u>	<u>252,650</u>	<u>252,740</u>	<u>252,990</u>
<u>Expenditures:</u>					
4610 Vehicles	147,600	180,230	145,750	187,510	151,640
4640 Equipment	259,720	79,980	97,790	39,980	40,790
4930 Investment management fees	-	20	-	30	230
Total expenditures	<u>407,320</u>	<u>260,230</u>	<u>243,540</u>	<u>227,520</u>	<u>192,660</u>
Excess (deficit) of revenue over expenditures	(154,620)	(7,510)	9,110	25,220	60,330
Other financing sources (uses):					
Bond sale proceeds	157,000	-	-	-	-
Net increase (decrease) in fund balance	<u>2,380</u>	<u>(7,510)</u>	<u>9,110</u>	<u>25,220</u>	<u>60,330</u>
Fund balance - January 1	-	2,380	(5,130)	3,980	29,200
Fund balance - December 31	<u><u>2,380</u></u>	<u><u>(5,130)</u></u>	<u><u>3,980</u></u>	<u><u>29,200</u></u>	<u><u>89,530</u></u>

CITY OF MAPLEWOOD  
**REDEVELOPMENT FUND (430)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2015	2016	2017	2018	2019
<u>Property Taxes:</u>					
3011 Current	-	39,640	39,640	39,640	39,640
<u>Miscellaneous Revenue:</u>					
3801 Investment earnings	390	390	(20)	380	(20)
Total revenues	<u>390</u>	<u>40,030</u>	<u>39,620</u>	<u>40,020</u>	<u>39,620</u>
<u>Expenditures:</u>					
4720 Land improvement	-	80,000	-	80,000	-
4930 Investment management fees	310	310	-	300	-
Total expenditures	<u>310</u>	<u>80,310</u>	<u>-</u>	<u>80,300</u>	<u>-</u>
Net increase (decrease) in fund balance	80	(40,280)	39,620	(40,280)	39,620
Fund balance - January 1	38,644	38,724	(1,556)	38,064	(2,216)
Fund balance - December 31	<u><u>38,724</u></u>	<u><u>(1,556)</u></u>	<u><u>38,064</u></u>	<u><u>(2,216)</u></u>	<u><u>37,404</u></u>

CITY OF MAPLEWOOD  
**SANITARY SEWER FUND (601)**  
 STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2015	2016	2017	2018	2019
<u>Operating revenues:</u>					
3305 Sewer permits	4,300	4,300	4,300	4,300	4,300
3651 Sewer billings	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000
Total revenues	<u>4,904,300</u>	<u>4,904,300</u>	<u>4,904,300</u>	<u>4,904,300</u>	<u>4,904,300</u>
<u>Operating expenses:</u>					
Personnel services	551,040	562,060	573,300	584,770	596,470
Commodities	23,560	24,030	24,510	25,000	25,500
Contractual services	219,040	223,420	227,890	232,450	237,100
4485 Billing	46,000	46,920	47,860	48,820	49,800
4510 Sewage treatment	2,859,970	2,917,170	2,975,510	3,035,020	3,095,720
4950 Administration	339,170	345,950	352,870	359,930	367,130
4795 Depreciation	385,960	393,680	401,550	409,580	417,770
Total expenses	<u>4,424,740</u>	<u>4,513,230</u>	<u>4,603,490</u>	<u>4,695,570</u>	<u>4,789,490</u>
Operating income (loss)	479,560	391,070	300,810	208,730	114,810
<u>Nonoperating revenues (expenses):</u>					
Investment earnings	32,020	36,880	41,350	44,880	43,670
Miscellaneous expenses	(2,000)	-	-	-	-
Investment management fees	(25,620)	(29,500)	(33,080)	(35,900)	(34,940)
Total nonoperating revenues (expenses)	<u>4,400</u>	<u>7,380</u>	<u>8,270</u>	<u>8,980</u>	<u>8,730</u>
Net income (loss) before contributions and transfers	483,960	398,450	309,080	217,710	123,540
<u>Transfers in (out):</u>					
Public Improvement Projects fund (net)	(60,800)	(75,100)	(83,100)	(480,000)	(312,000)
Debt Service	(248,900)	(244,340)	(249,580)	(243,480)	(237,120)
Change in net assets	<u>174,260</u>	<u>79,010</u>	<u>(23,600)</u>	<u>(505,770)</u>	<u>(425,580)</u>
Net assets - January 1	15,826,294	16,000,554	16,079,564	16,055,964	15,550,194
Net assets - December 31	<u><u>16,000,554</u></u>	<u><u>16,079,564</u></u>	<u><u>16,055,964</u></u>	<u><u>15,550,194</u></u>	<u><u>15,124,614</u></u>

STATEMENT OF CASH FLOWS

	2015	2016	2017	2018	2019
Net income (loss) before contributions and transfers	483,960	398,450	309,080	217,710	123,540
Add depreciation	385,960	393,680	401,550	409,580	417,770
Purchase of fixed assets	(75,000)	(25,000)	(25,000)	(25,000)	-
Transfers in (out)	(309,700)	(319,440)	(332,680)	(723,480)	(549,120)
Net increase (decrease) in cash	<u>485,220</u>	<u>447,690</u>	<u>352,950</u>	<u>(121,190)</u>	<u>(7,810)</u>
Cash balance - January 1	3,202,289	3,687,509	4,135,199	4,488,149	4,366,959
Cash balance - December 31	<u><u>3,687,509</u></u>	<u><u>4,135,199</u></u>	<u><u>4,488,149</u></u>	<u><u>4,366,959</u></u>	<u><u>4,359,149</u></u>

CITY OF MAPLEWOOD  
**STREET LIGHT UTILITY FUND (607)**  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

ACCT NO.	2015	2016	2017	2018	2019
<u>Operating revenues:</u>					
3032 Electric franchise tax	477,260	477,260	477,260	477,260	477,260
Total revenues	<u>477,260</u>	<u>477,260</u>	<u>477,260</u>	<u>477,260</u>	<u>477,260</u>
<u>Operating expenses:</u>					
Commodities	15,000	15,450	15,910	16,390	16,880
Contractual services	16,440	16,930	17,440	17,960	18,500
4320 Utilities	200,000	206,000	212,180	218,550	225,110
4950 Administration	18,900	19,470	20,050	20,650	21,270
Total expenses	<u>250,340</u>	<u>257,850</u>	<u>265,580</u>	<u>273,550</u>	<u>281,760</u>
Operating income (loss)	226,920	219,410	211,680	203,710	195,500
<u>Nonoperating revenues (expenses):</u>					
Investment earnings	450	(4,200)	(4,110)	(2,040)	(20)
Investment management fees	(360)	-	-	-	-
Total nonoperating revenues (expenses)	<u>90</u>	<u>(4,200)</u>	<u>(4,110)</u>	<u>(2,040)</u>	<u>(20)</u>
Net income (loss) before contributions and transfers	227,010	215,210	207,570	201,670	195,480
<u>Transfers in (out):</u>					
Public Improvement Projects fund (net)	(692,500)	(206,500)	-	-	-
Change in net assets	<u>(465,490)</u>	<u>8,710</u>	<u>207,570</u>	<u>201,670</u>	<u>195,480</u>
Net assets - January 1	105,410	(360,080)	(351,370)	(143,800)	57,870
Net assets - December 31	<u>(360,080)</u>	<u>(351,370)</u>	<u>(143,800)</u>	<u>57,870</u>	<u>253,350</u>

STATEMENT OF CASH FLOWS

	2015	2016	2017	2018	2019
Net income (loss) before contributions and transfers	227,010	215,210	207,570	201,670	195,480
Transfers in (out)	(692,500)	(206,500)	-	-	-
Net increase (decrease) in cash	<u>(465,490)</u>	<u>8,710</u>	<u>207,570</u>	<u>201,670</u>	<u>195,480</u>
Cash balance - January 1	45,332	(420,158)	(411,448)	(203,878)	(2,208)
Cash balance - December 31	<u>(420,158)</u>	<u>(411,448)</u>	<u>(203,878)</u>	<u>(2,208)</u>	<u>193,272</u>

CITY OF MAPLEWOOD  
**WATER AVAILABILITY CHARGE FUND - ST. PAUL WATER DISTRICT (407)**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ACCT NO.	2015	2016	2017	2018	2019
<u>Miscellaneous Revenue:</u>					
3651 Utility billings	342,620	382,930	382,930	382,930	382,930
3801 Investment earnings	3,860	6,990	10,010	12,730	13,470
3808 Water availability charges	19,230	19,230	19,230	19,230	19,230
Total revenues	<u>365,710</u>	<u>409,150</u>	<u>412,170</u>	<u>414,890</u>	<u>415,630</u>
<u>Expenditures:</u>					
4485 Fees for utility billing	5,390	5,500	5,610	5,720	5,830
4930 Investment management fees	3,090	5,590	8,010	10,180	10,780
Total expenditures	<u>8,480</u>	<u>11,090</u>	<u>13,620</u>	<u>15,900</u>	<u>16,610</u>
Excess (deficit) of revenue over expenditures	357,230	398,060	398,550	398,990	399,020
Other financing sources (uses):					
Transfers in (out)					
Public Improvement Projects	-	(51,600)	(83,100)	(277,000)	(254,000)
Debt service funds	(44,800)	(44,150)	(43,430)	(47,890)	(46,880)
Net increase (decrease) in fund balance	<u>312,430</u>	<u>302,310</u>	<u>272,020</u>	<u>74,100</u>	<u>98,140</u>
Fund balance - January 1	386,193	698,623	1,000,933	1,272,953	1,347,053
Fund balance - December 31	<u><u>698,623</u></u>	<u><u>1,000,933</u></u>	<u><u>1,272,953</u></u>	<u><u>1,347,053</u></u>	<u><u>1,445,193</u></u>

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# City of Maplewood

## City Council Meeting Sign-Up Sheet

### For Agenda Items and Visitor Presentations

*By putting your name and address on this sheet, you are  
indicating which agenda item you would like to discuss with  
the City Council*

Date: September 08, 2014

*left*  
~~1~~

	<u>Name - First &amp; Last</u> <i>(please print clearly)</i>	<u>Address</u>	<u>Agenda Item</u>
1.	Tana Shugler	1431 Cope Ave	L1
2.	Mark D Bradley	2164 Woodlyn Avenue	<del>1130</del> V.P.
3.	Diana Longrie	1771 Burr St Mphrd Jll	Visitor Present.
4.	JOHN WYKOFF	2345 MARYLAND AVE. E.	Visitors
5.	Bob Zick	NSP	<del>NSP</del> Visitor Pre
6.			
7.			
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**MEMORANDUM**

**TO:** City Council  
**FROM:** Melinda Coleman, Interim City Manager  
**DATE:** September 8, 2014  
**SUBJECT:** Council Calendar Update

**Introduction/Background**

This item is informational and intended to provide the Council an indication on the current planning for upcoming agenda items and the Work Session schedule. These are not official announcements of the meetings, but a snapshot look at the upcoming meetings for the City Council to plan their calendars. No action is required.

**Upcoming Agenda Items & Work Session Schedule**

1. September 22<sup>nd</sup>
  - a. Workshop - Commissioner Interviews, Review of Police Reserves Program, Preview of 2015 Maximum Tax Levy;
  - b. Council Meeting - Approve Preliminary 2015 Tax Levy
2. October 13<sup>th</sup>
  - a. Workshop - Review of City Manager Applications, Discussion of Domestic Violence Pilot Program
3. October 27<sup>th</sup>
  - a. Workshop - Review of City Attorney RFP for Civil, Prosecution and Human Resource Legal Support

**Budget Impact**

None.

**Recommendation**

No action required.

**Attachments**

None.

**Municipal Equipment Committee  
Meeting Minutes  
August 14, 2014 - 5:30 pm**

Draft

**Members Present:** Lori Pulkrabek, Ginny Holder, Jim Dustin, Bob Cardinal, Karen Gochberg, Candy Petersen and Beverly Friendt

**Others Present:** Tim Finnerty, Executive Director

**CALL TO ORDER**

The meeting was called to order at 6:00 pm.

**AGENDA**

The committee reviewed and discussed a draft of a new policy prepared by staff for a municipal telecasting equipment grant reimbursement program. Mr. Finnerty briefly explained the draft policy and indicated that it was based on his understanding of what the committee members wished to consider within such a draft policy.

Committee members discussed the draft and suggested modifications to reflect the accurate, reconciled balance of existing funds; to make clear that while a municipality is not restricted in the amount it spends for any single component, the Commission will contribute only the sum total of the maximum allocation of all components as specified in the policy; and to set a date of December 31, 2019 for the section of the policy pertaining to Longevity of Maximum Allocation for Municipalities.

Committee members directed Mr. Finnerty to make the suggested changes for recommendation to the full Commission. Committee members also directed Mr. Finnerty to forward the policy to the Finance Committee for its recommendation as well.

**ADJOURNMENT**

The meeting adjourned at 7:20 pm.

From: Mike Bradley <mike@bradleylawmn.com>  
Subject: **Commission Voting**  
Date: September 5, 2014 2:21:42 PM CDT  
To: "Timothy W. Finnerty" <timfinnerty@rwcable.com>

Tim,

At the May meeting we had the unusual occurrence of two Commissioners from the larger cities abstaining from voting on the approval of certain meeting minutes. Since the Commission has weighted voting, it raised a concern about whether the minutes could be passed. All of the other Commissioners presumably would have voted in favor of approving the minutes. You have asked me to clarify the voting rules of the Commission.

The Bylaws state that all official actions of the Commission must receive two-thirds of all authorized votes cast in the affirmative and the affirmative vote of a majority of the total appointed directors or six directors, whichever is less. The bylaws also state that abstentions shall not be considered authorized votes cast.

As it relates to the May meeting, the vote would have been allowed since two-thirds of the authorized votes would have been cast in the affirmative. The Commissioners from the larger cities that abstained would not be considered authorized votes in determining the two-thirds approval requirement, since an abstention vote is not considered an authorized vote cast.

Please let me know if you have additional questions.

Mike

Michael R. Bradley  
Bradley Hagen & Gullikson, LLC  
(651) 379-0900 ext. 101  
[mike@bradleylawmn.com](mailto:mike@bradleylawmn.com)  
[www.BradleyLawMN.com](http://www.BradleyLawMN.com)

**DRAFT**

**Attachment – Specifying Components, Minimum Standards/Assumptions & Maximum Allocations for Municipal Policy II**

Component	Grant Allocations Per Component Per Telecast Site
<b>Cameras</b> (including camera body, lens, pan/tilt, remote control, cable, and mount for each camera (assumes a quantity of four) Minimum standard:	\$18,300
<b>Production Switcher</b> (assumes a quantity of one) Minimum standard:	\$20,000
<b>Tilting CG</b> Minimum standard:	\$25,000
<b>Video Production Monitors</b> (assumes a production monitor for simultaneous monitoring of each camera, the tilting CG, the production switcher preview, the production switcher program output and general viewing monitors) Minimum standard:	\$3,500
<b>Signal Processing Equipment</b> (general assumption for case-specific signal routing/process needs) Minimum standard:	\$5,000
<b>Audio Signal Mixer, Processing, Monitoring Equipment and Microphones</b> Minimum standard:	\$5,000
<b>Lighting</b> Minimum standard:	\$20,000
<b>Equipment for program Record/Playback/Bulletin Board/Transport</b> (general assumption for video recorder, automated on-channel playback system, on-channel text message generator, and video electronics necessary for transport to cable system)	\$10,000
<b>Installation Supplies</b> (general assumption cables, connectors, etc. for component installation) Amount does not include cost of installation labor or installation fees.	\$1,000
<b>TOTAL EQUIPMENT REIMBURSEMENT</b>	<b>\$115,000</b>

**DRAFT ONLY**

**RAMSEY/WASHINGTON COUNTIES CABLE COMMISSION MUNICIPAL  
TELECASTING EQUIPMENT - GRANT FUNDING POLICY II**

**Reserve Fund:** The Municipal Equipment Grant Funding Reserve Fund ("Muni Policy II) is created as a reserve within the Commission's Equipment & Capital Improvements Fund. This Muni Policy II is created as a successor to the previous municipal equipment funding policy that expired as of July 31, 2014 ("Muni Policy I"). This policy replaces all previous approaches for use of equipment reserve funds designated by the Commission in support of municipal telecasting equipment. The source of such funds are capital equipment grant payments received by the Commission from the cable company as required by the Cable Franchise Agreement, as well as funds from other sources as transferred from time to time by the Commission into Muni Policy II.

**General Purpose:** The purpose of Muni Policy II is to provide financing for equipment required for telecasting the meetings of member municipalities.

**Gross Amount Reserved:** The total amount reserved for municipal equipment replacement for the 12 member municipalities is as follows:

MUNICIPALITY	MUNI POLICY II BASIC ALLOCATION	REDISTRIBUTION OF MUNI POLICY I ENDING BALANCE	MUNI POLICY II TOTAL ALLOCATION
Birchwood	\$115,000	\$1,728	\$116,728
Dellwood	\$115,000	\$2,875	\$117,875
Grant	\$115,000	\$4,731	\$119,731
Lake Elmo	\$115,000	\$12,514	\$127,514
Mahtomedi	\$115,000	\$13,755	\$128,755
Maplewood	\$115,000	\$57,995	\$172,995
North St. Paul	\$115,000	\$15,684	\$130,684
Oakdale	\$115,000	\$40,363	\$155,363
Vadnais Heights	\$115,000	\$20,386	\$135,386
White Bear Lakw	\$115,000	\$39,449	\$154,449
White Bear Township	\$115,000	\$19,076	\$134,076
Willemie	\$115,000	\$765	\$115,765
<b>TOTALS</b>	<b>\$1,380,000</b>	<b>\$229,321</b>	<b>\$1,609,321</b>

**Eligible Equipment:** The equipment eligible for funding consists of the essential video production components needed for a complete telecasting system (one per meeting origination site used by each member municipality) for municipal meeting coverage. Such eligible equipment is represented by the attached list of components. The list may be amended by the Commission from time to time. Municipalities may seek reimbursement for purchases made prior to the enactment of this policy for equipment that is in use and meets eligibility requirements. The amounts attributed to each item listed on the attached list of components are intended to reflect approximate amounts for budgetary purposes. A Municipality may choose to spend more or less for any single component than reflected in the attachment, so long as the total amount requested for all equipment does not exceed the total amount allocated for the municipality as reflected in the table above.

**Priority Consideration for Commission Processing of Funding Requests:** Funding reserves have been allocated to immediately account for a complete telecast system for each member municipality. While it is not inconceivable that multiple funding requests could be processed at the same time, the Commission, if necessary, will give priority to processing funding requests based upon the age and operating condition of current equipment in use.

**Longevity of Maximum Allocation for Municipalities.** The total allocation amount listed in the table above for each municipality will remain reserved until expended pursuant to this policy or until December 31, 2019. After applying this policy, any funds unexpended as of December 31, 2019 will be made available to all member municipalities for financing of municipal production equipment in accordance with the attached list as amended and authorized by the Commission at such time. Such unexpended funds as of December 31, 2019 will be made available to any member municipality at a rate consistent with the weighted vote of members as set forth by the Commission's Joint and Cooperative Agreement (i.e. a municipality that has 12 votes may request and be awarded 12% of unexpended funds).

**RAMSEY/WASHINGTON COUNTIES SUBURBAN  
CABLE COMMUNICATIONS COMMISSION II**

**Finance Committee**

**August 26, 2014**

**5:30 pm**

**2460 East County Road F  
White Bear Lake, MN 55110**

Draft

The Finance Committee meeting was called to order at 5:30 pm.

Present: Jim Dustin, Steve Hoffmeyer, Jeff Huber, and Bob Cardinal

Also present: Tim Finnerty, Executive Director

**AGENDA**

Committee members reviewed a policy recommendation from the Municipal Equipment Grant Funding Committee for a new grant funding policy. Mr. Finnerty noted that the Finance Committee has been asked how the proposed policy can be financed.

After discussion, the Finance Committee members agreed that sufficient funding exists within the Commission's Equipment & Capital Improvements Fund to accomplish financing of this proposed policy. Mr. Huber MOVED, Mr. Hoffmeyer SECONDED to recommend the policy to the full Commission for adoption and implementation. MOTION CARRIED UNANIMOUSLY.

**AJOURNMENT**

The meeting adjourned at 6:15 pm.

RAMSEY/WASHINGTON SUBURBAN CABLE COMMISSION

TREASURY REPORT

July 31, 2014

<b>4M General Fund Balance - Last Report</b>	1,996,958.36
Deposits	+ 762,438.43
Interest	+ 27.28
Expenditures	<u>- 152,002.89</u>
<b>4M General Fund Balance</b>	<b>\$ 2,607,421.18</b>
(Avg. monthly interest rate -.02%)	

Savings Account Balance - Last Report	2,542.69
Deposits	+ 0.00
Interest	+ .02
Other Withdrawals	<u>- 0.00</u>
<b>Savings Balance</b>	<b>\$ 2,542.71</b>

General Fund Investments	<b>\$ 1,494,000.00</b>
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<b>TOTAL GENERAL FUND ASSETS</b>	<b>\$ 4,103,963.89</b>
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<b>4M Equip./Cap. Imp. Fund Balance - Last Report</b>	950,404.46
Deposits	+ 0.00
Interest	+ 13.02
Expenditures	<u>- 897.59</u>
<b>4M Fund Statement Balance</b>	<b>\$ 949,519.89</b>

(Avg. monthly interest rate -.02%)

Equip./Cap. Imp. Fund Investments	<b>\$ 900,000.00</b>
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<b>TOTAL EQUIP./CAP. IMP. FUND ASSETS</b>	<b>\$ 1,849,519.89</b>
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**Lois Knutson**

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**From:** bobcardinal@comcast.net  
**Sent:** Monday, September 08, 2014 2:22 PM  
**To:** Lois Knutson  
**Subject:** FW: Open Meeting Law Question

Lois, please print seven copies of this email for me. Please put in my in box for meeting tonight. Thank you. ~ BC

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**From:** Timothy Finnerty [mailto:timfinnerty@rwcable.com]  
**Sent:** Monday, September 08, 2014 1:13 PM  
**To:** Timothy Finnerty  
**Subject:** Fwd: Open Meeting Law Question

Commission members:

For your information, please see Mike Bradley's legal opinion below regarding the matter of acting on payment of bills presented at Commission meetings.

Thanks.

- Tim

Begin forwarded message:

**From:** Mike Bradley <mike@bradleylawmn.com>  
**Date:** September 5, 2014 3:50:38 PM CDT  
**To:** "Timothy W. Finnerty" <timfinnerty@rwcable.com>  
**Subject:** Open Meeting Law Question

Tim,

You have asked me to review the Commission's practice of paying its bills. I understand that the Commission includes a list of bills to be paid in the packet. The packet is distributed to the Commissioners and others who have requested notices from the Commission. The Commission also distributes an additional list of bills at the meeting to reflect bills that have come into the office after the packet has been mailed out. In the packet, the Commission indicates that any additional bills received prior to the meeting will be handed out at the meeting. One of the Commissioner's questioned whether this practice was consistent with the Minnesota Open Meeting Law.

The Open Meeting Law requires that meetings of public bodies must generally be open to the public. It serves three vital purposes:

- Prohibits actions from being taken at a secret meeting where the interested public cannot be fully informed of the decisions of public bodies or detect improper influences.
- Ensures the public's right to be informed.
- Gives the public an opportunity to present its views.

See Minn. Stat. Sec. 13D.01. There is no specific state law requirement of providing the public notice of every invoice the Commission intends on paying prior to the meeting. The Commission's current practice appears to be consistent with the purposes of the Open Meeting Law. The public is aware that it can view and address the Commission in public on issues related to the payment of its bills. The Commission could make a policy decision to require that all invoices are noticed a certain period of time prior to the meeting, if that is the will of the Commission. It is not, however, in my view, an Open Meeting Law requirement.

Please let me know if you have any questions and if there is any other information that you would want me to consider.

Mike

Michael R. Bradley  
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(651) 379-0900 ext. 101  
[mike@bradleylawmn.com](mailto:mike@bradleylawmn.com)  
[www.BradleyLawMN.com](http://www.BradleyLawMN.com)