

# City of Falcon Heights

## A G E N D A

### Regular Meeting of the City Council July 26, 1995

- I. CALL TO ORDER: 7 p.m.
- II. BALDWIN \_\_\_\_\_ GEHRZ \_\_\_\_\_ GIBSON TALBOT \_\_\_\_\_ HUSTAD \_\_\_\_\_  
JACOBS \_\_\_\_\_ HOYT \_\_\_\_\_ ASLESON \_\_\_\_\_  
ATTORNEY \_\_\_\_\_ ENGINEER \_\_\_\_\_
- III. COMMUNITY FORUM
- IV. APPROVAL OF MINUTES: July 12, 1995
- V. PUBLIC HEARING: None
- VI. CONSENT AGENDA:
- C-1. Disbursements
  - C-2. Licenses
  - C-3. Resolution Proclaiming August 1st as National Night  
Out in Falcon Heights
  - C-4. Approval of first payment on the 1995 alley  
reconstruction for \$59,618.91
  - C-5. Fund transfers
  - C-6. Approval of the plans and specifications for the  
replacement of the city hall roof
  - C-7. Scheduling August 7, 1995 council meeting and  
cancelling August 9, 1995 council meeting
- VII. POLICY AGENDA:
- P-1. Falcon Heights School Playground Improvement Project  
ACTION: \_\_\_\_\_
- P-2. Consideration of a proposal for the preliminary design  
of streetscape improvements for the Larpenteur Avenue  
corridor and Snelling and Larpenteur business district  
ACTION: \_\_\_\_\_
- P-3. Consideration of a proposal to study and prepare  
comprehensive plan addenda for the southeast corner of  
Snelling and Larpenteur and the University fields  
north of Larpenteur  
ACTION: \_\_\_\_\_

- P-4. Proposed formation of a team for "Vision to Action for Young Children and Their Families" and subsequent committee on community life and youth

ACTION: \_\_\_\_\_

- P-5. Information on the Liveable Communities Act

ACTION: \_\_\_\_\_

VIII. INFORMATION AND ANNOUNCEMENTS:

- I-1. Minutes of Park and Recreation Commission dated June 12, 1995

IX. ADJOURNMENT

CITY OF FALCON HEIGHTS  
REGULAR CITY COUNCIL MEETING  
MINUTES OF JULY 12, 1995

**DRAFT**

Acting Mayor Gehrz convened the meeting at 7:00 p.m.

**PRESENT**

Gehrz, Gibson Talbot, Hustad, and Jacobs. Also present were Hoyt and Rigdon.

**ABSENT**

Baldwin.

**COMMUNITY FORUM**

There were no comments from the floor.

**MINUTES OF JUNE 28, 1995**

Minutes were approved as presented by unanimous consent.

**CONSENT AGENDA APPROVED**

Motion was made by Councilmember Gibson Talbot to approve the following consent agenda:

1. Disbursements
2. Licenses
3. Adoption of a formal resolution for a conditional use permit for a used clothing store at 1583 N. Hamline Avenue, approved on September 28, 1994
4. Authorization for the purchase of a Hewlett Packard Laser Jet 5P laser printer

**POLICY AGENDA**

There was no policy agenda for consideration.

**ADJOURNMENT**

The meeting was adjourned at 7:05 p.m. Following adjournment, the council conducted a workshop to discuss the preliminary goals for the 1996 budget, the city's educational assistance policy, and the expansion of the role of volunteers in the community.

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Susan Gehrz, Acting Mayor

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Susan Hoyt  
Acting Recording Secretary

Meeting Date: 7/26/95

Agenda Item: C - 1

**CITY OF FALCON HEIGHTS**

**REQUEST FOR COUNCIL CONSIDERATION**

ITEM DESCRIPTION: Disbursements

SUBMITTED BY: Joe Rigdon, City Accountant

EXPLANATION/SUMMARY: Attached is a list of disbursements and also the payroll which was not available last Friday.

- a. General disbursements through 7/21/95, \$112,104.38
- b. Payroll from 7/1/95 to 7/15/95, \$13,133.84

ACTION REQUESTED: Approval

a.

APPROVAL OF BILLS  
PERIOD ENDING: 07/26/95

CHECK#	VENDOR NAME	DESCRIPTION	DEPT.	AMOUNT
	AT&T	3RD QTR PHONE LEASE	FIRE FIG	18.26
	AMERICAN LINEN SUPPLY CO.	LINEN CLEANING	FIRE FIG	46.42
	AMERICAN BANK	2ND HALF INTEREST PMT	90 HAML	2,343.75
	BRIGHTON EXCAVATING	DIRT-REPAIR PLOW DAMAGE	STREETS	31.95
	CARLSON EQUIPMENT COMP.	RENT ASPHALT ROLLER	STREETS	232.17
	FACILITY SYSTEMS	DELIVERY WORK SURFACE	ADMINIST	32.00
	FIRST TRUST NAT'L ASSOC	2ND HALF INTEREST PMT	84B TIF	21,685.00
	FOCUS NEWSPAPERS	LEGAL NOTICE	LEGISLAT	44.24
	FULLER, JIM	2 NI-CAD BATTERIES	FIRE FIG	125.67
	30946 MORGAN, JAY	CLOTHING ALLOWANCE	STREETS	36.00
	GOPHER SPORT	MESH VESTS, BALLS	PARK PRO	145.09
	HARVEST STATES COOP.	6/95 FUEL	SANITARY	24.00
	HARVEST STATES COOP.	6/95 FUEL	SANITARY	14.00
		*** TOTAL FOR HARVEST STATES COOP.		38.00
	HERMAN MILLER INC.,	2 MINI-SHELFs ADD'L.	GENERAL	26.40
	HOISINGTON KOEGLER GROUP	6/95 PLANNING & DESIGN	LARPENTE	216.28
	HONEYWELL PROTECTION SERV	8/1-10/31 MONITORING CHG	PARK & R	100.00
	INSTY-PRINTS PLUS	INCIDENT REPORTS	FIRE FIG	82.58
	INSTY-PRINTS PLUS	SUMMER NEWSLETTER	COMMUNIC	325.99
	INSTY-PRINTS PLUS	NEWSLETTER INSERT	SOLID WA	317.60
		*** TOTAL FOR INSTY-PRINTS PLUS		726.17
	IN-TOWNE INDUSTRIES	REDUCE CITY PLAN	ADMINIST	19.17
	JANKE, KATHLEEN	7/95 CLEANING	FIRE FIG	80.00
	KNOX LUMBER COMMERCIAL CR	CONCRETE-COMM PK BENCHES	PARK MAI	33.88
	KNOX LUMBER COMMERCIAL CR	SAW BLADE, PAINT	PARK MAI	45.87
		*** TOTAL FOR KNOX LUMBER COMMERCIAL CR		79.75
	DAVID W. KRIESEL, INC.	7/95 BUILDING INSPECT	PLANNING	500.00
	LEAGUE OF MN CITIES	CITIES BULLETIN SUBSCRIP	ADMINIST	30.00
	MCI TELECOMMUNICATIONS	6/95 LONG DISTANCE	BUILDING	7.24
	METROPOLITAN AREA MANAGE-	MAMA LUNCH 6/29/95	ADMINIST	13.50
	METRO. WASTE CONTROL COMM	8/95 SEWER SERVICE	SANITARY	36,310.00

APPROVAL OF BILLS  
PERIOD ENDING: 07/26/95

CHECK#	VENDOR NAME	DESCRIPTION	DEPT.	AMOUNT
	MIDWEST BUSINESS PRODUCTS	FLOOR MAT	BUILDING	50.35
	MN CONWAY FIRE & SAFETY	RECHARGE DRY CHEMICAL	FIRE FIG	29.60
<del>30944</del>	<del>MN DEPARTMENT OF REVENUE</del>	<del>STATE WITHHELD 7/15/95</del>	<del>ADMINIST</del>	<del>765.83</del>
	MINNESOTA STATE TREASURER	2ND QTR BLDG PMT SURCHG		282.36
	NSP	6/95 ELECTRIC	PARK MAI	22.30
	NSP	6/95 GAS & ELECTRIC	PARK MAI	243.60
	NSP	6/95 ELECTRIC	SANITARY	16.16
	NSP	6/95 ELECTRIC	BUILDING	927.88
	NSP	6/95 GAS	BUILDING	20.02
	NSP	6/95 GAS & ELECTRIC	PARK MAI	32.13
	NSP	6/95 ELECTRIC	SANITARY	8.67
	NSP	6/95 ELECTRIC	SANITARY	129.82
	*** TOTAL FOR NSP			1,400.50
<del>30943</del>	<del>NORTH STAR STATE BANK</del>	<del>FED WITHHELD 7/15/95</del>	<del>ADMINIST</del>	<del>4,077.71</del>
	ON SITE SANITATION, INC	6/16 TO 7/13 SANITATION	PARK MAI	68.65
	PERA	PERA WITHHELD 7/15/95	ADMINIST	1,296.73
	PERA LIFE	PHILLIPS 7/95 PREMIUM	ADMINIST	12.00
	PERA LIFE	IVERSON 7/95 PREMIUM	FIRE PRE	12.00
	PERA LIFE	BAUMANN 7/95 PREMIUM	FIRE FIG	12.00
	*** TOTAL FOR PERA LIFE			36.00
	RAMSEY CLINIC ASSOCIATES	6 EMS TRAINING	RESCUE S	1,050.00
<del>30942</del>	<del>RAMSEY COUNTY</del>	<del>7/95 INSURANCE PREMIUMS</del>	<del>ADMINIST</del>	<del>3,505.00</del>
	RAMSEY COUNTY	DATA PROCESSING 5-6/95	95 ALLEY	30.70
	*** TOTAL FOR RAMSEY COUNTY			3,535.78
	ST. CROIX RECREATION	5 BENCH FRAMES COMM PK	PARKS CI	789.18
	S & S TREE SPECIALISTS	IN TREE & STUMP REMOVAL	TREE PRG	479.25
	TAFF, SUSAN HOYT	7/95 MILEAGE	ADMINIST	165.00
	T.A. SCHIFSKY & SONS	ASPHALT & TACK OIL	STREETS	389.03
	TARGET	CRAFT SUPPLIES	PARK PRG	27.46
	TOLL GAS & WELDING SUPPLY	COMPRESSED AIR	FIRE FIG	36.22
	TOLL GAS & WELDING SUPPLY	COMPRESSED AIR	FIRE FIG	45.90
	*** TOTAL FOR TOLL GAS & WELDING S			82.12
	UNITED WAY	2ND QTR DONATIONS	ADMINIST	33.00
	UNITED WAY	2ND QTR DONATIONS	FIRE PRE	20.40
	UNITED WAY	2ND QTR DONATIONS	PARK & R	30.00

APPROVAL OF BILLS  
PERIOD ENDING: 07/26/95

CHECK#	VENDOR NAME	DESCRIPTION	DEPT.	AMOUNT
	UNITED WAY	30	PARK MAI	0.00
	UNITED WAY	2ND QTR DONATIONS	PARK MAI	30.00
	*** TOTAL FOR UNITED WAY			113.40
	USWEST CELLULAR	6/95 CELLULAR PHONE	RESCUE S	20.55
30945	USWEST COMMUNICATIONS	7/95 PHONE	BUILDING	357.60
		7/95 PHONE	FIRE FIG	58.00
	USWEST COMMUNICATIONS	7/95 COMM PK PHONE	PARK & R	57.54
	*** TOTAL FOR USWEST COMMUNICATION			473.14
	WALLIN, ANDY	DELIVER NEWSLETTER	COMMUNIC	50.00
	WALLIN, ANDY	DELIVER NEWSLETTER	SOLID WA	25.00
	*** TOTAL FOR WALLIN, ANDY			75.00
	CHEMSEARCH	CEILING TILE PAINT	BUILDING	139.72
	BERNARDY, CONNIE LANNERS	7/31 MCAD SERVICES	MCAD	1,470.85
	ST. ANTHONY VILLAGE	7/95 POLICE SERVICES	POLICE	26,416.67
	BRODERICK, BERNARD	DELIVERY MILEAGE	ADMINIST	10.16
	COORDINATED BUS. SYSTEMS, COPIER MAINT	7/10-10/03	ADMINIST	495.83
	HUGHES & COSTELLO	7/95 PROSECUTION	PROSECUT	1,556.60
	MATRX MEDICAL INC.	RESCUE SUPPLIES	RESCUE S	8.01
	BIANCHI, DAVE	UTENSILS	FIRE FIG	12.90
	LONSKY LUMBER CO.	5 COMM PK WOOD BENCHES	PARKS CI	544.81
	FIREFIGHTER'S NEWS	1 YEAR SUBSCRIPTION	FIRE FIG	19.00
	COMPUTER CITY	HP LASERJET 5P	GENERAL	915.30
	COMPUTER CITY	PRINTER CABLE	ADMINIST	31.95
	*** TOTAL FOR COMPUTER CITY			947.25
	WILSON'S NURSERY	10 TREES	TREE PRO	1,931.00
	ASPHALT MAINT. SUPPLIES	50 GAL TAC	STREETS	53.25
	ASPHALT MAINT. SUPPLIES	5 GAL CRACK FILL COURTS	PARK MAI	31.95
	ASPHALT MAINT. SUPPLIES	LOTE, PICK	STREETS	58.64
	*** TOTAL FOR ASPHALT MAINT. SUPPL			143.84
	ST PAUL BOOK & STATIONERY	LITERATURE RACKS	ADMINIST	54.19
	THOMAS, JOYCE	OVERPMT AMBULANCE BILL	-----	183.76
	WANDURAGALA, DANUSHKA	DELIVER NEWSLETTER	COMMUNIC	50.00
	WANDURAGALA, DANUSHKA	DELIVER NEWSLETTER	SOLID WA	25.00
	*** TOTAL FOR WANDURAGALA, DANUSHK			75.00

APPROVAL OF BILLS  
PERIOD ENDING: 07/26/95

1	CHECK#	VENDOR NAME	DESCRIPTION	DEPT.	AMOUNT
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5			*** TOTAL FOR BANK 01		112,104.38
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8			*** GRAND TOTAL ***		112,104.38
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b.

PERIOD END DATE 07/15/95  
SYSTEM DATE 07/14/95

\*\*FILE NOT UPDATED\*\*

PAGE 1

C H E C K R E G I S T E R

RECYCLED FIBER

1	CHECK	CHECK	EMPLOYEE NAME	CHECK	CHECK
2	TYPE	DATE	NUMBER	NUMBER	AMOUNT
3					
4	COM	7 14 95	30 NICHOLAS BAUMANN	23505	126.07
5	COM	7 14 95	31 ROSS BERNDT	23506	55.96
6	COM	7 14 95	32 RAYMOND BROWN	23507	64.18
7	COM	7 14 95	33 JOHN HOLMGREN SR.	23508	80.00
8	COM	7 14 95	34 CLEMENT KURHAJETZ	23509	130.46
9	COM	7 14 95	35 LEO LINDIG	23510	70.03
10	COM	7 14 95	38 JAY MORGAN	23511	2.50
11	COM	7 14 95	40 KEVIN ANDERSON	23512	123.68
12	COM	7 14 95	41 DAVID P. BIANCHI	23513	63.84
13	COM	7 14 95	42 MICHAEL D. CLARKIN	23514	170.31
14	COM	7 14 95	45 JAMES D. FULLER	23515	100.20
15	COM	7 14 95	47 NATHANIEL HEROLD	23516	158.50
16	COM	7 14 95	48 JOHN H. HOLMGREN	23517	96.16
17	COM	7 14 95	49 DOUGLAS LEMAY	23518	53.49
18	COM	7 14 95	50 JOSEPH L. MARTINEZ	23519	63.03
19	COM	7 14 95	51 CINDY K. MCDERMOND	23520	19.40
20	COM	7 14 95	56 GREGORY S. PETERSON	23521	171.57
21	COM	7 14 95	59 GREGORY M. FULLER	23522	210.01
22	COM	7 14 95	60 TERRY D. IVERSON	23523	33.64
23	COM	7 14 95	61 DENNIS G. LEMAY	23524	65.20
24	COM	7 14 95	62 BRYON A. SCHULTZ	23525	173.40
25	COM	7 14 95	63 RACHELLE L. MARVIN	23526	74.40
26	COM	7 14 95	66 ALFRED HERNANDEZ	23527	124.45
27	COM	7 14 95	67 BRENT W. KOSKELA	23528	89.70
28	COM	7 14 95	69 JASON J. HYATT	23529	104.24
29	COM	7 14 95	1002 SUSAN HOYT TAFF	23531	1409.73
30	COM	7 14 95	1003 TERRY IVERSON	23532	937.16
31	COM	7 14 95	1005 CAROL KRIEGLER	23533	666.01
32	COM	7 14 95	1006 JAY MORGAN	23534	856.89
33	COM	7 14 95	1007 PATRICIA PHILLIPS	23535	765.51
34	COM	7 14 95	1008 DELURIS SWENSON	23536	753.75
35	COM	7 14 95	1009 VINCENT WRIGHT	23537	96.97
36	COM	7 14 95	1010 CARLA ASLESON	23538	881.19
37	COM	7 14 95	1011 LAWRENCE A. KLINGENBERG	23539	979.45
38	COM	7 14 95	1012 JOSEPH M. RIGDON	23540	851.90
39	COM	7 14 95	1031 LINDA TREEFUL	23541	94.07
40	COM	7 14 95	1033 DAVE TRETSVEN	23542	615.14
41	COM	7 14 95	1034 ERIK LOVDAHL	23543	194.70
42	COM	7 14 95	1057 KRISTIN L. WOLVERTON	23544	219.27
43	COM	7 14 95	1069 JEANNIE BYKOWSKI	23545	215.54
44	COM	7 14 95	1083 JAMES W. SNOWDEN	23546	304.97
45	COM	7 14 95	1084 CHRISTINE AMMANN	23547	245.85
46	COM	7 14 95	1102 AUSTIN M. PETERSON	23548	203.69
47	COM	7 14 95	1106 RYAN ARMBRUSTER	23549	231.41
48	COM	7 14 95	1107 RICHARD P. TALBOT	23550	90.04
49	COM	7 14 95	1108 GABRIEL M. SUPPES	23551	96.18
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53			****TOTALS****		13133.84
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Meeting Date: 7/26/95

Agenda Item: C-1

***CITY OF FALCON HEIGHTS***

***REQUEST FOR COUNCIL CONSIDERATION***

ITEM DESCRIPTION: Disbursements

SUBMITTED BY: Joe Rigdon, City Accountant

REVIEWED BY:

EXPLANATION/SUMMARY:

The software on my computer is in the process of being changed over to DOS and is "down" so I am unable to provide a disbursement list at this time. It will be delivered to council by Tuesday, July 25th.

Meeting Date: 7/26/95

Agenda Item: C-2

CITY OF FALCON HEIGHTS

REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION: Licenses

SUBMITTED BY: Dee Swenson

GENERAL CONTRACTORS

Topline Advertising Sign Co. #3235

MECHANICAL CONTRACTORS

Four Seasons Air #3234

Blaine Heating A/C & Electric, Inc. #3237

Dependable Indoor Air Quality #3236

\* Denotes new business

Meeting Date: 7/26/95  
Agenda Item: C - 3

**CITY OF FALCON HEIGHTS  
REQUEST FOR COUNCIL CONSIDERATION**

ITEM DESCRIPTION: Resolution Proclaiming August 1 as National Night Out in Falcon Heights

SUBMITTED BY: Judy Sabeau

REVIEWED BY: Carla Asleson

**EXPLANATION/SUMMARY:**

The city is proclaiming August 1 as National Night Out. Frequently, neighbors gather outside to reiterate their commitment to crime prevention through knowing their neighbors and watching out for potential criminal activity.

It is a time to celebrate neighborliness in our city's neighborhoods.

**ATTACHMENT:**

- 1 - Resolution proclaiming August 1, 1995 as National Night Out in Falcon Heights

**ACTION REQUESTED:**

Adopt resolution proclaiming National Night Out on August 1, 1995 in Falcon Heights.

CITY OF FALCON HEIGHTS  
COUNCIL RESOLUTION

Date: July 26, 1995

-----  
A RESOLUTION PROCLAIMING AUGUST 1, 1995 AS "NATIONAL NIGHT OUT"

WHEREAS, the National Association of Town Watch is sponsoring a unique, nationwide crime and drug prevention program on August 1, 1995 called "National Night Out"; and

WHEREAS, the "12th Annual National Night Out" provides a unique opportunity for Falcon Heights to join forces with thousands of other communities across the country in promoting cooperative, police-community crime and efforts; and

WHEREAS, the St. Anthony Police Department plays a vital role in crime and drug prevention efforts in Falcon Heights and is supporting "National Night Out 1995" locally; and

WHEREAS, it is essential that all citizens of Falcon Heights be aware of the importance of crime prevention programs and impact that their participation can have on reducing crime, drugs, and violence in Falcon Heights; and

WHEREAS, police-community partnerships and neighborhood safety and awareness and cooperation are important themes of the "National Night Out" program.

NOW, THEREFORE, BE IT RESOLVED that we, city council, do hereby proclaim Tuesday, August 1, 1995 as "National Night Out" in the City of Falcon Heights; and

BE IT FURTHER RESOLVED that we, the city council, do hereby call upon all citizens of Falcon Heights to join the St. Anthony Police Department and the National Association of Town Watch in supporting the National Night Out on August 1, 1995.

-----  
Moved by: \_\_\_\_\_

BALDWIN  
GEHRZ    \_\_\_ In Favor  
GIBSON TALBOT  
HUSTAD   \_\_\_ Against  
JACOBS

Approved by: \_\_\_\_\_  
Mayor  
July 26, 1995  
Date

Attested by: \_\_\_\_\_  
City Clerk  
July 26, 1995  
Date

Meeting Date: 7/26/95  
Agenda Item: C - 4

**CITY OF FALCON HEIGHTS  
REQUEST FOR COUNCIL CONSIDERATION**

ITEM DESCRIPTION: Approval of first payment on the 1995 alley reconstruction for \$59,618.91

SUBMITTED BY: Cindy Blanski, Project Engineer

REVIEWED BY: Terry Maurer, City Engineer  
Susan Hoyt, City Administrator

**EXPLANATION/SUMMARY:**

The first partial payment for the alley reconstruction is \$59,618.91 (attachment 1). The city engineer recommends paying for the cost. The alleys are expected to be completed by July 21 due to rain delays.

**ATTACHMENT:**

- 1 - Letter from project engineer dated 12 July 1995

**ACTION REQUESTED:**

Approve first payment on alleys in the amount of \$59,618.91.



CONSULTING ENGINEERS

1326 Energy Park Drive  
St. Paul, MN 55108  
612-644-4389  
1-800-888-2923  
Fax: 612-644-9446

July 12, 1995  
File: 330-031-30

Ms. Susan Hoyt, City Administrator  
City of Falcon Heights  
2077 West Larpenteur Avenue  
Falcon Heights, MN 55113

RE: PARTIAL PAYMENT ESTIMATE NO. 1  
NORTHOME AREA ALLEY IMPROVEMENTS

Dear Ms. Hoyt:

Please find enclosed three (3) copies of partial payment estimate No. 1 for the Northome Area Alley Improvement project. Work completed for this pay estimate includes common and subgrade excavation, granular borrow, geotextile fabric, aggregate base, concrete pavement, and storm sewer. The total amount earned by F.M. Frattalone Excavating, Inc. for this period is \$62,756.75, less a 5% retainage of \$3,137.84, resulting in an amount due the Contractor of \$59,618.91.

If you have any questions, please call me at 644-4389.

Sincerely,

MSA, CONSULTING ENGINEERS

Cindy Blanski, P.E.

CB:pd  
Enclosures

031-1203.jul

CIVIL ENGINEERING:  
ENVIRONMENTAL  
MUNICIPAL  
PLANNING  
SOLID WASTE  
STRUCTURAL  
SURVEYING  
TRAFFIC  
TRANSPORTATION

ELECTRICAL/MECHANICAL  
ENGINEERING:  
HVAC  
POWER DISTRIBUTION  
SCADA  
SYSTEM CONTROLS

OFFICES IN:  
MINNEAPOLIS  
PRIOR LAKE  
ST. PAUL  
WASECA

PARTIAL PAYMENT ESTIMATE

NO. 1

FROM: JUNE 5, 1995  
TO: JUNE 30, 1995

CONTRACTOR: F.M. FRATTALONE EXCAVATING & GRADING, INC.  
ADDRESS: 3066 SPRUCE STREET, ST. PAUL, MN 55117  
OWNER: CITY OF FALCON HEIGHTS, MINNESOTA  
PROJECT: NORTHOME AREA ALLEY RECONSTRUCTION (330-031-30)

COMPLETION DATE

ORIGINAL: JULY 27, 1995  
REVISED:

AMOUNT OF CONTRACT:

ORIGINAL \$ 111,306.55  
REVISED \$

ITEM NO.	DESCRIPTION	CONTRACT ITEMS			THIS PERIOD		TOTAL TO DATE	
		UNIT	QTY.	UNIT PRICE	QTY.	AMOUNT	QTY.	AMOUNT

SCHEDULE 1.0 STREET CONSTRUCTION

1	RESTORE BRICK OR BLOCK GARDEN	LF	80	5.00	0.0	0.00	0.0	0.00
2	RESTORE WOOD GARDEN	LF	150	5.00	0.0	0.00	0.0	0.00
3	SALV. & REINSTALL WOODEN BARRICADES	LF	50	10.00	0.0	0.00	0.0	0.00
4	SALVAGE & REINSTALL SIGNS	LS	1	100.00	0.0	0.00	0.0	0.00
5	SALV. & REINSTALL DOWN SPOUTS	EA	2	40.00	0.0	0.00	0.0	0.00
6	COMMON EXCAVATION	CY	2312	6.6	2312.0	15,259.20	2312.0	15,259.20
7	SUBGRADE EXCAVATION	CY	1025	6	865.0	5,190.00	865.0	5,190.00
8	SELECT GRANULAR BORROW (CV)	CY	1025	6.2	865.0	5,363.00	865.0	5,363.00
9	GEOTEXTILE FABRIC	SY	2122	1	3379.0	3,379.00	3379.0	3,379.00
10	AGGREGATE BASE - CL5	TON	3252	7.8	3252.0	25,365.60	3252.0	25,365.60
11	WATER FOR DUST CONTROL	MGAL	30	18	8.0	144.00	8.0	144.00
12	TYPE 41A WEAR COURSE	TON	540	30.87	0.0	0.00	0.0	0.00
13	TYPE 31B BASE COURSE	TON	694	26.8	0.0	0.00	0.0	0.00
14	BIT. DRIVEWAY PAVEMENT	SY	513	6.5	0.0	0.00	0.0	0.00
15	BITUMINOUS FOR TACK COAT	GAL	280	3	0.0	0.00	0.0	0.00
16	AGG. FOR DWY REST. - LIMESTONE	TON	5	20	0.0	0.00	0.0	0.00
17	AGG. FOR DWY REST. - GRANITE	TON	4	25	0.0	0.00	0.0	0.00
18	4" CONCRETE WALK	SF	32	5	0.0	0.00	0.0	0.00
19	CONCRETE CURB & GUTTER, B612	LF	20	21.95	62.0	1,360.90	62.0	1,360.90
20	PEDESTRIAN RAMP	EA	1	225	0.0	0.00	0.0	0.00
21	CONCRETE VALLEY GUTTER	LF	195	20.85	0.0	0.00	0.0	0.00
22	6" CONCRETE PAVEMENT	SY	117	34.5	13.3	458.85	13.3	458.85
23	PLANT BUSH	EA	6	75	0.0	0.00	0.0	0.00
24	SODDING LAWN & BOULEVARD	SY	250	3	0.0	0.00	0.0	0.00
25	SEEDING - MIX 500	AC	0.18	2000	0.0	0.00	0.0	0.00
26	TOPSOIL	CY	74	10	0.0	0.00	0.0	0.00
27	SUBGRADE STAND. PROCTOR	EA	1	100	0.0	0.00	0.0	0.00
28	SUBGRADE DENSITY TEST	EA	7	30	0.0	0.00	0.0	0.00
29	CLASS 5 GRADATION	EA	2	85	0.0	0.00	0.0	0.00
30	CLASS 5 STAND. PROCTOR	EA	1	100	0.0	0.00	0.0	0.00
31	CLASS 5 DENSITY	EA	7	30	0.0	0.00	0.0	0.00
32	CONCRETE CYL. COMPR. TEST	EA	1	75	0.0	0.00	0.0	0.00
33	CONCRETE AIR TEST	EA	1	175	0.0	0.00	0.0	0.00
34	CONCRETE SLUMP TEST	EA	1	175	0.0	0.00	0.0	0.00



ITEM NO.	DESCRIPTION	CONTRACT ITEMS			THIS PERIOD		TOTAL TO DATE	
		UNIT	QTY.	UNIT PRICE	QTY.	AMOUNT	QTY.	AMOUNT
35	BITUMINOUS EXTRACTION	EA	2	125	0.0	0.00	0.0	0.00
36	BITUMINOUS GRADATION	EA	5	65	0.0	0.00	0.0	0.00
37	BITUMINOUS AIR VOID	EA	5	120	0.0	0.00	0.0	0.00
38	BITUMINOUS CORE DENSTIY	EA	5	85	0.0	0.00	0.0	0.00
T SCHEDULE 1.0 STREET RECONSTRUCTION-- BASE BID TOTAL						\$56,520.55		\$56,520.55

SCHEDULE 2.0 STORM SEWER (ALTERNATE)

1	CONNECT TO EXISTING CATCH BASIN	EA	1	1500	1.0	1,500.00	1.0	1,500.00
2	8" PVC	LF	215	18.2	171.0	3,112.20	171.0	3,112.20
3	FITTINGS	LS	1	200	1.0	200.00	1.0	200.00
4	27" DIA. CB, MnDOT TYPE H W/NEENAH 2571B CST EA		1	1200	1.0	1,200.00	1.0	1,200.00
5	4" CONCRETE SIDEWALK	SF	780	2.65	0.0	0.00	0.0	0.00
6	BITUMINOUS DRIVEWAY PAVEMENT	SY	89	6.5	0.0	0.00	0.0	0.00
7	AGGREGATE BASE - CLASS 5	TON	30	14	16.0	224.00	16.0	224.00
8	SOD	SY	169	3	0.0	0.00	0.0	0.00
T SCHEDULE 2.0 STORM SEWER (ALTERNATE)--TOTAL						\$6,236.20		\$6,236.20

DESCRIPTION	TOTAL THIS PERIOD	TOTAL TO DATE
SCHEDULE 1.0 STREET RECONSTRUCTION-- BASE BID TOTAL	56,520.55	56,520.55
SCHEDULE 2.0 STORM SEWER (ALTERNATE)--TOTAL	6,236.20	6,236.20

	TOTAL THIS PERIOD	TOTAL TO DATE
AMOUNT EARNED	\$62,756.75	\$62,756.75
AMOUNT RETAINED	\$3,137.84	\$3,137.84
MATERIAL ON SITE	\$0.00	\$0.00
MATERIAL DEDUCT.	\$0.00	\$0.00
PREVIOUS PAYMENTS	-----	\$0.00
AMOUNT DUE	\$59,618.91	\$59,618.91

I hereby certify that all items and amounts shown by this pay estimate are correct for the work completed to date.

**CONTRACTOR:** F.M. FRATTALONE EXCAVATING, INC.

BY: Jon Ekerath  
TITLE: Project Coordinator  
DATE: 7/12/95

Based on the ENGINEER'S on-site inspections as an experienced and qualified design professional and on review of application for payment and the accompanying data and schedules, the ENGINEER has determined, to the best of his knowledge and belief, that the quantities shown by this estimate are correct and that, based on such inspections and review, that the work has progressed to the point indicated (subject to an evaluation of such work as a functioning Project upon Substantial Completion, to the results of any subsequent tests required by the Contract Documents, and to any qualifications stated in his recommendation), and that payment of the amount recommended is due Contractor(s); but by recommending any payment, the ENGINEER will not thereby be deemed to have reviewed the means, methods, sequences, techniques, or procedures of construction or safety precautions or programs incident thereto or that the ENGINEER has made any examination to ascertain how or for what purpose any Contractor has used the monies paid on account of the Contract Price, or that title to any of the work, materials, or equipment has passed to the Owner free and clear of any lien, claims, security interests or encumbrances, or that the Contractor(s) have completed their work exactly in accordance with the Contract Documents.

**ENGINEER:** MSA, CONSULTING ENGINEERS

BY: Cindy Blomdi  
TITLE: PROJECT ENGINEER  
DATE: 7/13/95

Approved by Owner/Commission

**CITY OF FALCON HEIGHTS, MINNESOTA**

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

Meeting Date: 7/26/95

Agenda Item: C-5

*CITY OF FALCON HEIGHTS*

*REQUEST FOR COUNCIL CONSIDERATION*

ITEM DESCRIPTION: Fund Transfers

SUBMITTED BY: Joe Rigdon, City Accountant

REVIEWED BY: Susan Hoyt, City Administrator

EXPLANATION/SUMMARY: In order to close the Cleveland Avenue and 1993 street improvements construction funds, operating transfers must be authorized. These transfers are as follows:

1. The Cleveland Avenue construction project has been completed and final payment has been made. A residual equity (or fund balance) transfer of \$41,848.51 to the infrastructure fund is necessary to close out the fund. These funds will then be accessible for future infrastructure projects.
2. In order to close the inactive 1993 street improvement construction fund, a residual equity transfer of \$122,765.99 to the 1993 street improvements bond fund is necessary. These funds will be designated for payment of the outstanding 1993 special assessment bonds. In addition, a \$1,000 contract payable will be transferred from the construction fund to the debt service fund.

Also, the school lot improvements fund has an outstanding loan receivable of \$200,000. This receivable amount will simply be transferred to the sanitary sewer fund (where the school loan originated from) effectively closing the school loan fund.

ACTION REQUESTED: Approve the fund transfers as detailed.

Meeting Date: 7/26/95  
Agenda Item: C - 6

**CITY OF FALCON HEIGHTS  
REQUEST FOR COUNCIL CONSIDERATION**

ITEM DESCRIPTION: Approval of the plans and specifications for the replacement of the city hall roof

SUBMITTED BY: Bill Hennemuth, Architects

REVIEWED BY: Susan Hoyt, City Administrator  
Terry Maurer, City Engineer

**EXPLANATION/SUMMARY:**

The city council authorized the staff to advertise for bids for replacing the roof for city hall. The architect, that is working with the city engineer, has asked the city council to formally approve the plans and specifications prior to advertising for bids.

The estimated cost of the work is \$51,000 which requires a formal bid. The bids are expected to be opened on August 17, 1995 and accepted at the August 23, 1995 city council meeting.

**ACTION REQUESTED:**

Approval of the final plans and specifications for the replacement of the city hall roof.

SECTION 00300 - ADVERTISEMENT FOR BIDS

PROJECT:

Re-Roofing of the Existing  
City Hall Building  
City of Falcon Heights  
2077 W. Larpenteur Avenue  
Falcon Heights, MN 55113

Copies of the documents may be obtained from the  
Architect:

Bordon Hennemuth Architects, Ltd.  
7300 France Avenue South, Suite 202  
Minneapolis, MN 55435  
Telephone: (612) 832-5882

Separate sealed bids for the project will be received by the:

City of Falcon Heights  
Office of the City Clerk

until 2:30 p.m., Central Daylight Savings Time, August 17,  
1995, publicly opened, and read aloud the same day at  
2:30 p.m. at the Office of the City Clerk.

Single Prime Contract Proposals shall be made in duplicate  
on bidders letterhead in exact accordance with the Proposal  
Form accompanying the specifications, and the signature  
shall be in longhand. No oral, telegraphic, or telephonic  
proposals or modifications will be considered for the Single  
Prime Contract Proposals. The successful Single Prime  
Contract bidder will be required to furnish satisfactory Labor  
and Materials, and Performance Bond.

The building roof will be available for observation / review  
by interested contractors during normal city business hours  
during the bidding period. To make arrangements,  
Contractor should call:

Mr. Pete Klingenberg  
Public Works / Parks Superintendent  
612/644-5050

Proposed forms of contract documents, including Drawings  
and Project Manual, are on file and may be examined at the  
Architect's office; the office of the City Clerk; at the  
Minneapolis Builders Exchange; St. Paul Builders  
Exchange; F.W. Dodge Plan Room (Edina); and  
Construction Market Data.

No partial sets will be issued.

A certified check or acceptable bidder's bond payable to the  
City of Falcon Heights, in an amount equal to five percent  
(5%) of the total Prime Contract bid shall be submitted with  
each Prime Contract bid.

No Prime Contract bidder may withdraw his bid within forty-  
five (45) days after the scheduled time of opening bids,  
without the consent of the Owner.

Sets of construction documents may be purchased for  
\$35.00/set. Any bidder, upon returning the Contract  
Documents within 20 days after bid opening and in good  
condition, will be refunded payment. Any non-bidder, upon  
returning the contract documents, will be refunded \$0.00.

July \_\_\_\_\_, 1995

City Administrator, Susan Hoyt

DOCUMENT 00900 - SUPPLEMENTARY CONDITIONS

**PART 1 - GENERAL**

The following supplementary conditions modify the "General Conditions of the Contract for Construction," AIA Document A201, Fourteenth Edition, 1987. Where a portion of the General Conditions is modified or deleted by these Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect.

**ARTICLE 1 - GENERAL PROVISIONS**

**1.1 BASIC DEFINITIONS**

Add to 1.1 the following subparagraphs:

1. Add: 1.1.3.1 Use of the word "provide" shall mean "furnish and install"; use of the words "as indicated" shall mean "as indicated, shown or noted on the drawings and specifications"; use of the words "as specified" shall mean "as specified in the specifications or as specified on the drawings."
2. Add: 1.1.3.2 Codes and Ordinances: All work shall conform to: Environmental Regulations, Applicable State Building Codes and Laws, and Local Codes and Ordinances.
3. Add: 1.2.5 Reference in these Specifications to manufacturer's data or standards is intended to establish the standard of quality required. The manufacturer's specifications, together with the standard to which the material or equipment is made, except as modified by these Specifications, shall have full force and effect as though included in these Specifications.
4. Add: 1.2.7 The Drawings are developed on the Base Bid materials, equipment and methods of construction. Changes required to adapt or use approved substitutes, alternatives or substitutes shall be the responsibility of the Contractor.
5. Add to: 2.1.1 The term "Owner" refers to the City of Falcon Heights.

**ARTICLE 3 - CONTRACTOR**

**3.18 INDEMNIFICATION**

The Contractor shall purchase insurance for the indemnification required by Section 3.18.1 as provided by Minnesota Statutes Section 337.05 for the benefit of the Owner and the Owner's Engineers and Architect and their agents and employees, which shall compensate them from any loss due to all claims, damages, losses and expenses.

**3.5 WARRANTY**

Add to 3.5: The Contractor warrants all materials, equipment, and labor furnished for the project for one year from the date of substantial completion of the project, except for specified products, construction systems, and labor which are specified with a longer term warranty, whereby the Contractor will provide the longer term warranty as specified.

**ARTICLE 11 - INSURANCE AND BONDS**

**11.1.1 CONTRACTOR'S LIABILITY INSURANCE**

The Owner has determined that the minimum Contractor and all subcontractors' insurance requirements shall be not less than the following or shall be greater if required by law:

1. Workers' Compensation:
  - Maintain Workers' Compensation Insurance for its employees and agents in accordance with Minnesota Statute Section 176.181, Subd. 2 (1993).
  - (a) State Statutory
  - (b) Applicable Federal (e.g. Longshoremen's) Statutory
  - (c) Employers' Liability
    - Per Accident
    - Disease, Policy Limit
    - Disease, Each Employee
2. Comprehensive or Commercial General Liability including: Premises-Operations; Independent Contractor's Protective; Products and Completed Operations; and Broad Form Property Damage:
  - (a) Bodily Injury
    - Each Occurrence \$1,000,000
    - Aggregate \$2,000,000
  - (b) Property Damage
    - Each Occurrence \$1,000,000
    - Aggregate \$2,000,000
  - (c) Products and Completed Operations to be maintained for one year after final payment
  - (d) Property Damage Liability Insurance shall provide X/C/U coverage.
  - (e) Broad Form Property Damage Coverage shall include Completed Operations.

FALCON HEIGHTS CITY HALL

- 3. Contractual Liability:
  - (a) Bodily Injury
    - Each Occurrence \$1,000,000
  - (b) Property Damage
    - Each Occurrence \$1,000,000
    - Aggregate \$1,000,000
- 4. Personal Injury, with Employment Exclusion deleted
  - Aggregate \$1,000,000
- 5. Business Automobile Liability
  - (a) Combined Single Limit Bodily Injury and Property Damage \$1,000,000
- 6. If the General Liability coverages are provided by a Commercial Liability policy, the General Aggregate shall not be less than and it shall apply, in total, to this Project only: \$1,000,000
- 7. Umbrella Excess Liability, over primary insurance
  - Each Occurrence and Aggregate \$1,000,000

11.4 PERFORMANCE BOND AND PAYMENT BOND

Furnish both AIA A311 Performance Bond and AIA A311 Labor and Material Payment Bond, each in the amount of 100% of the contract price and the costs of said bonds shall be included in the Contractor's bid price.

Bond amounts shall not exceed the single bond limit for the Contractor's bonding company.

END OF SECTION 00900

Meeting Date: 7/26/95  
Agenda Item: C - 7

***CITY OF FALCON HEIGHTS  
REQUEST FOR COUNCIL CONSIDERATION***

ITEM DESCRIPTION:      Scheduling August 7, 1995 council meeting and cancelling August 9, 1995 council meeting

SUBMITTED BY:      Susan Hoyt, City Administrator

EXPLANATION/SUMMARY:

Due to summer schedule conflicts on the part of councilmembers, the August 9, 1995 regularly scheduled meeting is being changed to August 7, 1995 at 7:00 PM. This is planned as primarily a budget workshop.

ACTION REQUESTED:

Schedule August 7, 1995 (Monday at 7:00 PM) meeting and cancel August 9, 1995 regular meeting.



## PACKET FOR WEDNESDAY'S MEETING INCLUDES:

- NEW POLICY PACKET (pink) with additional information in P - 4 and a modification in P - 3 recommendation (This was easier than giving you supplemental replacement pieces.)
- U OF M MASTER PLAN DOCUMENT
- UPDATE ON FALCON CROSSING/COUNCIL PROCEDURES
- ARTICLES ON CODE ENFORCEMENT

Meeting Date: 7/26/95

Agenda Item: P - 1

CITY OF FALCON HEIGHTS  
REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION: Falcon Heights School Playground Improvement Project

SUBMITTED BY: Carol Kriegler, Parks & Recreation Director  
Parks & Recreation Commission

EXPLANATION/SUMMARY: \$67,000 is budgeted in the '95 park capital improvement program for improvements to the Falcon Heights school site. This appropriation is a reflection of the city's recognition that without a city park in that quadrant of the city, the school playground serves as a neighborhood park to those residents. To a great extent, the school site has the potential to provide for multiple recreational opportunities.

The Parks and Recreation Commission recently culminated a lengthy process of developing a schematic plan for improvements at the Falcon Heights school playground. This process began two and half years ago with a needs assessment that included a written survey of residents in the northeast quadrant of the city; project committee meetings with school personnel and neighborhood representation; class discussions with school students; and most recently, a neighborhood meeting.

Proposed improvements.

- A. **Children's play equipment located on west side of grounds.** A series of upper body play events contained in a 40' x 50' area. Includes edging and ground cover of pea gravel and rubber protective surfacing. (Estimated cost \$25,000).
- B. **Improved baseball infields.** Includes construction of a "skinned" infield in N.E. corner. (Estimated cost \$5,000).
- C. **Construction of a new hard court play surface.** Located just north of the new parking lot on the east side of the school, the hard court would be color-coated and include basketball standards. Basketball play would be limited to this area as existing standards would be removed (possibly re-installed). Basketball play to be limited to one location for increased visibility and easier patrol. (Estimated cost \$18,000).
- D. **Installation of swing set.** Swings to be located just east of the existing play equipment. Includes edging and ground cover of pea gravel and rubber protective surfacing. (Estimated cost: "Old school swings to be re-installed by school district).

- E. **Misc. site amenities.** (Includes the installation of park benches and waste receptacles. (Estimated cost \$2,800)).
- F. **Landscaping.** Tree planting might be considered desirable and provide a buffer for neighboring homes. (Estimated cost \$1,200)
- G. **Signs.** The placement of signs indicating playground hours, rules and regulations is recommended. (Estimated cost \$400).

Site Plan: Total estimated cost: \$52,400 A review of the proposed site plan will indicate a commitment to the preservation of open space at the school. Much of the needs assessment process reflected a strong appreciation of the school's open space and a desire to retain it. The one most significant factor in the development of a schematic plan was the preservation of open space. Consequently, the introduction of new improvements is limited to peripheral areas or areas adjacent to existing facilities. It is recommended that improvements be scheduled for this summer so that they will yet be available to students and the community this fall.

Neighborhood Comments: About 15 residents attended the neighborhood meeting on the proposed improvements for the school playground. Residents were interested in whether or not the city could establish the rules at the park. Staff explained that these would be discussed with the school and made part of the agreement to make improvements. The school ultimately governs the use of the site. Neighbors also discussed the possibility of making the basketball court useable for full court for after-school hours as well as using it for shooting stations.

**ATTACHMENTS:**

1. Plan of playground improvements
2. Letter dated 7/7/95 from Mark Graham of MSA Consulting Engineers

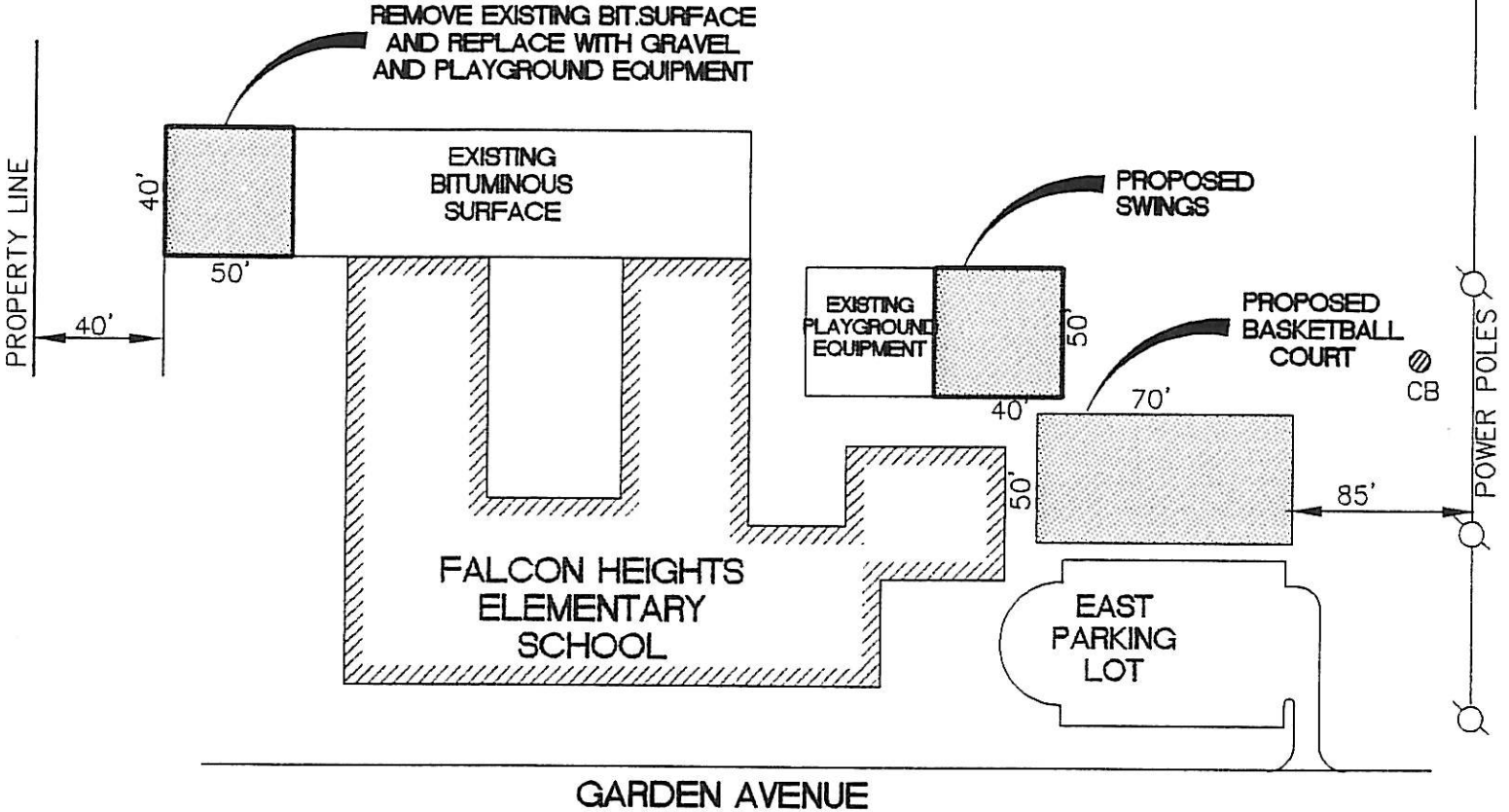
**ACTION REQUESTED:**

1. Approval of Falcon Heights school playground improvement schematic plan.
2. Authorization to contract with MSA for services relating to the development of plans and specifications; engineering; and field construction of the hardcourt play surface. While city staff has previously managed the construction of a hard court, it is suggested that MSA be consulted on the school project as the school site involves additional issues and conditions. Specifically, the project will require some grading and site preparation with special considerations for drainage.
3. Authorization to negotiate with school district personnel for the purpose of reaching an agreement on issues such as those related to site maintenance and inspections and site use policies, rules and regulations.
4. Authorization to request proposals from play equipment vendors for play equipment in the amount not to exceed \$25,000.

RUGGLES AVENUE



NO SCALE



GARDEN AVENUE

INFORMATIONAL MEETING  
 JULY 10, 1995  
 ELEMENTARY SCHOOL  
 PLAYGROUND IMPROVEMENTS



CONSULTING ENGINEERS

1326 Energy Park Drive  
St. Paul, MN 55108  
612-644-4389  
1-800-888-2923  
Fax: 612-644-9446

July 7, 1995  
File: 330-038-70

Ms. Carol Kriegler  
Parks and Recreation Director  
2077 West Larpenteur Avenue  
Falcon Heights, MN 55113

RE: ELEMENTARY SCHOOL IMPROVEMENTS

Dear Ms. Kriegler:

Following our meeting on June 28, 1995, it is my understanding that regrading or realignment of the existing baseball fields is not part of the proposed improvements.


We understand that our role in this project is to provide plans and specifications, and project administration for the construction of a 50' x 70' basketball court near the east parking lot, miscellaneous bituminous surfacing to connect the existing sidewalk to the new court, and removal of a 40' x 45' bituminous area on the west side of the school.

We estimate the cost for our services, including engineering, construction staking, and field inspection will be \$2,800. This estimate includes one-half day of surveying work, preparation of plans and specifications for use as bidding documents, construction administration, and approximately 12 hours of inspection supervision.

We estimate the construction cost for these improvements to be approximately \$16,000. State law allows municipal construction projects less than \$25,000 to be bid by soliciting quotes. No formal publications in local newspapers or trade publications is required. We work with many construction companies capable of building these improvements and can assist you in obtaining these quotes. In order to complete construction before September 1995 and before the new school year begins, we recommend that plans and specifications be completed and quotes obtained as soon as possible. Please contact me if you have any questions.

Sincerely,

MSA, CONSULTING ENGINEERS

  
Mark J. Graham, P.E.

- CIVIL ENGINEERING:
- ENVIRONMENTAL
- MUNICIPAL
- PLANNING
- SOLID WASTE
- STRUCTURAL
- SURVEYING
- TRAFFIC
- TRANSPORTATION
  
- ELECTRICAL/MECHANICAL ENGINEERING:
- HVAC
- POWER DISTRIBUTION
- SCADA
- SYSTEM CONTROLS

OFFICES IN:  
MINNEAPOLIS  
PRIOR LAKE  
ST. PAUL  
WASECA

MJG:pd  
038-0702.jul

Meeting Date: 7/26/95  
Agenda Item: P - 2

***CITY OF FALCON HEIGHTS  
REQUEST FOR COUNCIL CONSIDERATION***

ITEM DESCRIPTION: Consideration of a proposal for the preliminary design of streetscape improvements for the Larpenteur Avenue corridor and Snelling and Larpenteur Business District

SUBMITTED BY: Michael Koegler, Hoisington Group  
Fred Hoisington, Hoisington Group

REVIEWED BY: Susan Hoyt, City Administrator

EXPLANATION/SUMMARY:

Background. The city is preparing for the county's reconstruction of Larpenteur Avenue in 1997 and 1998. This provides the city with an opportunity to make some improvements to the Larpenteur Avenue corridor and the Snelling and Larpenteur business district that are identified in the city's 1980 and 1991 comprehensive plans and in the city's tax increment plan.

Concept plan. In April, 1995 the Hoisington Koegler planning group presented the planning commission and city council with the proposed concept plan for the Larpenteur and the business district. Following these presentations, the planning consultants, the city engineer and the city administrator met with the interested and affected property owners in individual and small group meetings to discuss the proposed streetscape plans and the Larpenteur Avenue improvements in general. The project and comments are summarized in attachment 2. All property owners and persons attending the meetings were mailed a copy of the summary sheet. Most comments from the public related to the proposed sidewalk plan for the area east of Snelling Avenue. Business owners at the Snelling and Larpenteur intersection are concerned about maintaining or improving visibility for their retail centers. Hermes business owners are interested in coordinating planned private improvements with the proposed public improvements to complement the timing and overall theme of Larpenteur Avenue.

Preliminary design plan. The concept plan for the street provides a theme and outline for the improvements. The next phase in preparing for the improvements is to prepare a preliminary design plan which specifies the project limits, the phases of the plan, the preliminary streetscape plan and the preliminary streetscape details (attachment 1). This is the phase prior to determining what will actually be bid as part of the Larpenteur Avenue reconstruction project. The cost for this phase of the planning is not to exceed \$7,850.

Financing. It is premature to develop the complete financing plan for the Larpenteur Avenue and the Snelling and Larpenteur business district improvements because street improvement costs are not available, and the preliminary design plan will provide

necessary information. The Larpenteur Avenue improvements are to be paid for with tax increment funds planned for this purpose. (The first goal in the goals and policies governing TIF financing is to maintain and improve community character and identity.) Staff is currently working with the city's financial advisor to update the city's tax increment financing plan and anticipated revenue. As the plans are solidified, city staff will work with the planning consultants to estimate the future maintenance demands and costs that are associated with these improvements.

The city will partially finance its costs for the Larpenteur Avenue improvements with Minnesota State Aid funds. According to city policy, abutting property owners will be assessed for the reconstruction. Under current city policy and plans, the improvements will not affect the amount of the city's assessment on abutting property owners.

Staff recommendation. The Larpenteur Avenue and related business district streetscape improvements provide Falcon Heights, a fully developed city with limited opportunities for improvements, a chance to improve and enhance the city's major thoroughfare and business district as well as to identify the city's unique agricultural and horticultural heritage. The proposal meets the goals of the city's comprehensive plan and is financially planned for in the city's tax increment plan. Therefore, staff recommends proceeding with the preliminary design plan, which is the next phase in the Larpenteur Avenue planning process.

#### ATTACHMENTS:

- 1 - Letter from Michael Schroeder, Hoisington/Koegler, dated July 7, 1995
- 2 - Summary of the Larpenteur Avenue reconstruction plan

#### ACTION REQUESTED:

- Review by Fred Hoisington
- Discussion
- Move to approve hiring Hoisington/Koegler to proceed with the preliminary design plans for Larpenteur Avenue and the Snelling/Larpenteur Business District for \$7,850.

**POLICY POLICY POLICY POLICY POLICY POLICY POLICY POLICY**



July 7, 1995

Ms. Susan Hoyt, City Administrator  
City of Falcon Heights  
2077 West Larpenteur Avenue  
Falcon Heights, MN 55113-5594

Dear Susan:

For your consideration, I have developed an estimate of fees required to prepare the preliminary design of streetscape improvements for Larpenteur Avenue. This is a refinement of the rough idea of design fees discussed at the Council work session of June 7, 1995. The fee includes time to make modifications to some areas of the concept, but assumes the patterns and direction of the concept plan to be appropriate. Given the Council discussion of the plan, this seems fair. As we move forward, there are continuing opportunities for modification and refinement of the plan.

Hoisington Koegler Group proposes to prepare the preliminary design plan for streetscape improvements for Larpenteur Avenue for a fee of \$7,850.00, to be billed on an hourly basis not to exceed that amount, and not including expenses. The preparation of this plan includes items addressed to the Council on June 7, 1995 and as outlined in my letter to you dated June 2, 1995. The City would be provided with the following products:

1. Project Limits Plan - to define areas within and outside of the Larpenteur Avenue right-of-way where streetscape improvements are proposed to occur.
2. Phasing Plan - to demonstrate the proposed phasing of improvements at locations throughout the project.
3. Preliminary Streetscape Plan - to illustrate the proposed improvements related to streetscaping, including the nature of the improvement; the quantity, type and location of streetscape elements; and areas of special construction which may have implications for the street or streetscape improvements.
4. Preliminary Streetscape Details - to show the design of the various components of the streetscape, including community marker signs, lighting, special walk/median treatments; and to show the relation between critical elements of the proposed improvements.



Meetings with City Staff, Ramsey County, residents, land/business owners, Planning Commission and City Council have not been included in the fee indicated. I will work with you to establish an estimate for this part of the work, or we can proceed with meeting attendance on an hourly basis.

While we will need to define a schedule to meet the City's and County's needs, we have the necessary base information from the County and can begin immediately. Also, I can be at the City Council meeting on July 26 to present this information if necessary.

We are looking forward to continuing our work on this project - it is one of the most interesting streetscape projects I have been involved with developing. Please call me if you have any questions, or if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Schroeder", followed by a horizontal line.

Michael Schroeder, RLA  
Vice President

MJS/gh

8 JUNE 1995

## SUMMARY OF PROPOSED LARPENTEUR AVENUE IMPROVEMENTS

### BACKGROUND

- County road project will include the reconstruction from Dale Street on the east almost to Highway 280 on the west.
- Four cities are involved including Falcon Heights, Roseville, Lauderdale and St. Paul.
- Anticipated start date is the construction seasons of 1997 and 1998; the project will be phased without the entire street disrupted over two year period.
- Access during construction for business owners, residents and State Fair users will be addressed by the county as the project comes closer to actuality and the schedule can be detailed.
- Financing will be a combination of federal funding, county state aid funds, city assessments, capital funds and any grants available to the city.

### KEY ELEMENTS IN THE PROPOSED ROADWAY DESIGN IN FALCON HEIGHTS FROM HAMLIN AVENUE TO FULHAM STREET

- Continues to be the main east/west thoroughfare in the city.
- Constructed of concrete.
- Protected left turn lanes.
- Typical roadway width is 74 to 78 feet from curb to curb that is reconstructed within the current right-of-way. (The current roadway is about 71 feet from curb to curb.) It will vary where on-street parking is required.
- Bike travel space on shoulders. Four foot concrete shoulders with an additional two feet of concrete between the shoulder and the curb will create a six foot wide lane for bicycle travel.
- Pedestrian pathways (sidewalks) are planned along Larpenteur on at least one side of the street; which side may vary depending upon the abutting land uses that create the most pedestrian traffic and, therefore, require the most safety. The current plans include sidewalks on two sides of the street east of Snelling Avenue. Sidewalk locations are still being studied.

- Responsibility for new pathway (sidewalk) maintenance will be discussed. It may be done by the city in combination with private and public property owners and according to a snow removal policy adopted at the time the road is reconstructed and the paths installed.
- Elimination of drainage ditches with the installation of stormwater drainage facilities.
- New traffic signal at Gortner Street to be installed.
- Streetlights at Prior Avenue, in the commercial district and possibly elsewhere after some further analysis.
- "Left turn on green" signals (not just on a left-turn arrow) at Cleveland and Fairview traffic signals.
- Emergency vehicle access signals at the Prior and Larpenteur intersection.
- Relocation of the access to the golf course driving range to join Coffman Street to the south.
- Consideration of an underpass for pedestrians and golf course users by the University of Minnesota Golf Course near Coffman Street.
- Driveways are planned to continue direct access to street. Left and right turn access to the parking lot of the apartments on the west side of Fry Street is proposed.
- On-street parking is still being studied. Plans currently include on-street parking by some apartment buildings. Current plans eliminate most on-street parking.

## KEY ELEMENTS IN THE PROPOSED STREETScape PLAN

- Community identification, beautification and business district enhancements are part of the proposed streetscape design. The project provides the city with an opportunity not only to make necessary public safety, traffic and drainage improvements along Larpenteur, but also to use urban design techniques to enhance the community's identity and to improve the Snelling and Larpenteur business district.
- Proposed streetscape design includes additional trees along the street to complement the current landscaping patterns including an emphasis on an agrarian and horticultural theme. It proposes glass identification signs at city entrances and at the Snelling/Larpenteur business district that reflect the history of florists/nurseries along Larpenteur. There are key identifying

elements at the State Fair. And, there is additional landscaping and lighting to create a more "pedestrian" friendly intersection at the Snelling and Larpenteur Avenue intersection.

- General improvement in the urban landscape. The proposed streetscape plan includes burying the wires in the Snelling and Larpenteur Business District only. Any activity in this area would also work on eliminating some of the less visually desirable elements at the intersection such as the barricades and control boxes on the southeast corner of Snelling Drive.

## SUMMARY OF COMMENTS RAISED BY MAY 23/24 MEETING PARTICIPANTS

(Does not include all comments that were recorded.)

- Sidewalks. Where will they be located? Why are they desirable? Can they be continuous on one side of the street for ease of access rather than going from side to side? How will they be maintained given the volume of snow on Larpenteur? Will they bring pedestrians closer to my home? Who will use them?
- On-street parking, particularly east of Snelling Avenue. Will any on-street parking be available? If so, where and how will it fit in with other improvements?
- Landscaping along the fields. Will the proposed landscaping along the fields interrupt the field activities or negatively affect experimental plots? Will it interfere with some of the open views from abutting properties?
- Access for agricultural vehicles to the fields. Will the traffic signal and intersection at Fairview and Larpenteur be able to be coordinated for access to the fields off of Fairview Avenue?
- Proposed underpass at Coffman. Will the underpass be open to pedestrians for more than the golf season because there is a bus stop across the street? How will security be assured in an underpass?
- Creating a 'business friendly' business district. How will landscaping be selected and placed to enhance the visibility and desirability of the businesses not to hide them? Are there better ways to make the Snelling and Larpenteur more open for customers and more pedestrian friendly than currently proposed?
- Streetscape design compatibility with neighboring land uses. Can private landscaping design be coordinated with the streetscape design as it proceeds?
- State Fair plans. How much flexibility is there in the proposed plan for some minor changes in the State Fair street access?

- Lighting. Has additional or different lighting outside the business district been studied?

#### THE CITY'S STREET ASSESSMENT POLICY

- The city council reviews the city's assessment policy with each new project. This will occur after the project is further underway.
- The current assessment policy assesses for all road reconstruction at the following rate:
  - **residential property** at 40% the cost of constructing a residential equivalent street section. (This was \$24/front foot 1993.)
  - **commercial property** at 66% the cost of constructing a commercial equivalent street section. (No recent cost example available.)
  - **tax - exempt property** at 100% the cost of constructing a street section. (This was \$60/front foot in 1993.)
  - **stormwater drainage** is assessed. (\$0.063/square foot in 1993)
  - **pathways (sidewalks) with citywide benefit** are not assessed to the abutting property owners.

#### QUESTIONS ABOUT THE PROJECT

- Call the city engineer, Terry Maurer, at 644-4389.
- Call the county project engineer, Dan Soler, at 482-5209.

**CITY OF FALCON HEIGHTS  
REQUEST FOR COUNCIL CONSIDERATION**

ITEM DESCRIPTION: Consideration of a proposal to study and prepare comprehensive plan addenda for the southeast corner of Snelling and Larpenteur and the University fields north of Larpenteur

SUBMITTED BY: Fred Hoisington, Hoisington/Koegler Group  
REVIEWED BY: Susan Hoyt, City Administrator

EXPLANATION/SUMMARY:

Background. The city's 1980 and current 1991 comprehensive plan generally targets the southeast corner of the Snelling and Larpenteur intersection for future redevelopment (attachment 1). It also states that the city might be willing to provide some financial assistance for a redevelopment project. However, the comprehensive plan does not go beyond these very general concepts. Since the comprehensive plan is a fluid document that needs to be periodically revisited by policymakers, it is important to keep it updated to reflect the city's goals.

In addition the comprehensive plan designates the university fields north of Larpenteur as open space for the future. The city is participating in the university's master planning process which will be completed in about six months. The university's master plan addresses both campuses. In Falcon Heights it will not only deal with the future of the fields, but will also address the bike/pedestrian connections on campus and with the neighboring communities, the potential housing opportunities at Commonwealth Terrace and the development of open space around the wetlands on campus.

Land use proposal. In any city, new development or redevelopment always present policy makers with challenging decisions because of the development's potential impact on the community, its neighborhoods, its changing character and its public finances. Therefore, it is especially desirable to define what land uses might work best within certain constraints prior to receiving any development proposals on potential redevelopment or development sites. Perhaps this is more true in a fully developed city where policymakers rarely deal with development issues, and, therefore, it becomes even more important to have clearly articulated the city's land use goals for key sites so future commissions and councils have information to rely upon if and when decisions arise. Given this staff believes that it is time to revisit the southeast corner of Snelling and Larpenteur site in the context of the comprehensive plan to develop more specific design guidelines to govern any future development proposals that may come forward over the coming decade. Focussing on this corner will also provide more direction for what should be done to complement this site as part of the proposed improvements to the business district that are scheduled with Larpenteur Avenue. The city requires the skills of an experienced planning firm to undertake this significant activity.

Since the city is participating in the university's master planning process, it is most cost-effective and appropriate to delay any comprehensive plan amendments dealing with this portion of the city until that process is completed.

The Hoisington/Koegler Group proposes to do the comprehensive land use plan addenda and design guidelines for the southeast corner for a sum of \$6,455. The results may require some revisions to the city's zoning code to enforce them. However, it is premature to determine whether or not that will be necessary. It will entail reviewing the city's comprehensive plan and zoning code, meeting with the planning commission and city council, meeting with the property owners and with developers from a variety of development types to get their insights into what might work on the site.

In the original proposal, Hoisington estimated an additional \$750 for the university work.

Financial assistance. The recommendations coming from the land use planning analysis would apply to any development on the southeast corner. However, frequently city's are asked to provide public financial assistance to private property owners or developers to assist with development. Often the private property owner or developer drives the degree of financial assistance that the city provides.

Increasingly, cities are shifting that process by determining, in advance, under what circumstances public assistance would be available for private property owners or developers. They sometimes tie a dollar amount to a particular number and type of job increase or to a specific dollar value increase in market value or to a particular housing type they deem is desirable or necessary. Given the restrictions on tax increment financing in last few years, it would be useful to get an idea under what circumstances does creating a new TIF district on the southeast corner make sense. The staff proposes to do this analysis as part of the tax increment financial plan in conjunction with Springsted Public Finance Advisors at no additional cost.

Staff recommendation. Staff recommends proceeding with reviewing the comprehensive plan with respect to the southeast corner. Staff does not recommend proceeding with any amendments to the comprehensive plan dealing with the university. As participants in the university planning process, it will be most effective to use the appropriate sections of the university's master planning product as an addendum to the city's comprehensive plan. The university plan will reflect a broader planning perspective and will be done in the context of the institution's goals that are governing these public land uses.

ATTACHMENTS:

- 1 - Sections of the 1991 comprehensive plan
- 2 - Letter from Hoisington/Koegler outlining the proposal

ACTION REQUESTED:

- Introduction to idea by staff
- Explanation of land use proposal by Fred Hoisington
- Approve the proposal to review the comprehensive plan and related planning documents for \$6,455 for the city's southeast corner out of the city's tax increment financing fund.

POLICY POLICY POLICY POLICY POLICY POLICY

# DEVELOPMENT/REDEVELOPMENT

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## Plan Elements

The City of Falcon Heights has virtually no privately owned vacant land available for development. Already small in population, size and geographic area and having limited tax base, it would be imprudent for the City to provide the full range of high quality public services on any but a service sharing basis with other governmental entities.

2. To be prepared to address the development of University of Minnesota lands north of Larpenteur Avenue and the State Fairgrounds lands west of Snelling Avenue.

## Economic Development Policies

1. Encourage growth in tax base primarily through upgraded and increasingly concentrated retail centers.

If University of Minnesota and State Fair policies change so as to allow the sale of land for private development, there could be a substantial opportunity for the development of approximately 140 acres of land north of Larpenteur Avenue plus 12 to 15 acres of State Fair property in the southwest quadrant of Snelling and Larpenteur Avenues. If such policies change or are induced to change by the advent of LRT, it will be the City's intent to assume regulatory authority and encourage developments that are consistent with the goals and policies of the Comprehensive Plan. Without this vacant land resource, it will be the City's intent to rely on commercial redevelopment and residential rehabilitation as the cornerstone of its economic development policy.

2. Improve existing housing quality by adopting a regulatory approach to housing maintenance.

3. Plan for the possible expansion of limited business along the south side of Larpenteur, west of Snelling Avenue as designated on the Comprehensive Land Use Plan.

4. In the event that a portion of the State Fairgrounds property becomes available for development over the life of the plan, allow mixed use development near the Snelling/Larpenteur Commercial Core that provides services to residents and the University of Minnesota and State Fairground users.

## Economic Development Objectives

1. To continue the growth of the City's tax base by maintaining and upgrading the existing housing stock, redeveloping blighted areas, rehabilitating deteriorating buildings and properties, retaining businesses and improving aesthetics.

5. In the event that a portion of the State Fair property becomes available or an LRT station is located in the proximity of the Snelling/Larpenteur intersection, allow the entire area, but not a portion, of Hollywood Court to



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be redeveloped with mixed uses as part of the Snelling/  
Larpenteur Commercial Core.

6. In the event that the University of Minnesota lands north of Larpenteur Avenue east of Fairview Avenue, become available for development over the life of the plan, allow neighborhood related uses such as housing, parks, open space and neighborhood scale commercial development.
7. In the event that the University of Minnesota lands north of Larpenteur Avenue east of Cleveland Avenue become available for development over the life of the plan, allow expanded limited business on the northeast corner of Cleveland and Larpenteur Avenues in the area that is contiguous to the area designated for limited business uses on the Comprehensive Land Use Plan.
8. Require the dedication of the Community Park to the City prior to the sale and redevelopment of the University property north of Larpenteur and east of Cleveland Avenues.
9. Carefully evaluate the City's potential financial exposure and seek quarantees from developers where public financial assistance is to be provided in support of redevelopment.

# CORE AREA REDEVELOPMENT AND REHABILITATION

The Snelling and Larpenteur Commercial Core is located entirely within Development District No. 2 which was established in 1984. One tax increment financing (TIF) district was created in 1984 for Bullseye Golf (northeast quadrant). The TIF District is scheduled for debt retirement by 1999.

The northwest quadrant is not a redevelopment candidate but it is in need of substantial rehabilitation and site improvements to reestablish it as a competitive retail center. The use of TIF for low interest rehabilitation loans will be considered to upgrade the exterior of buildings and improve signage. Depending on fund availability, the City will also consider the use of TIF for a variety of public improvements including landscaping, lighting, eliminating overhead wiring and improving parking, access and circulation.

The southeast quadrant is the primary candidate for redevelopment since it exhibits substantial commercial blight. A variety of higher density commercial and residential land uses will be considered. The location of LRT will also affect this area.

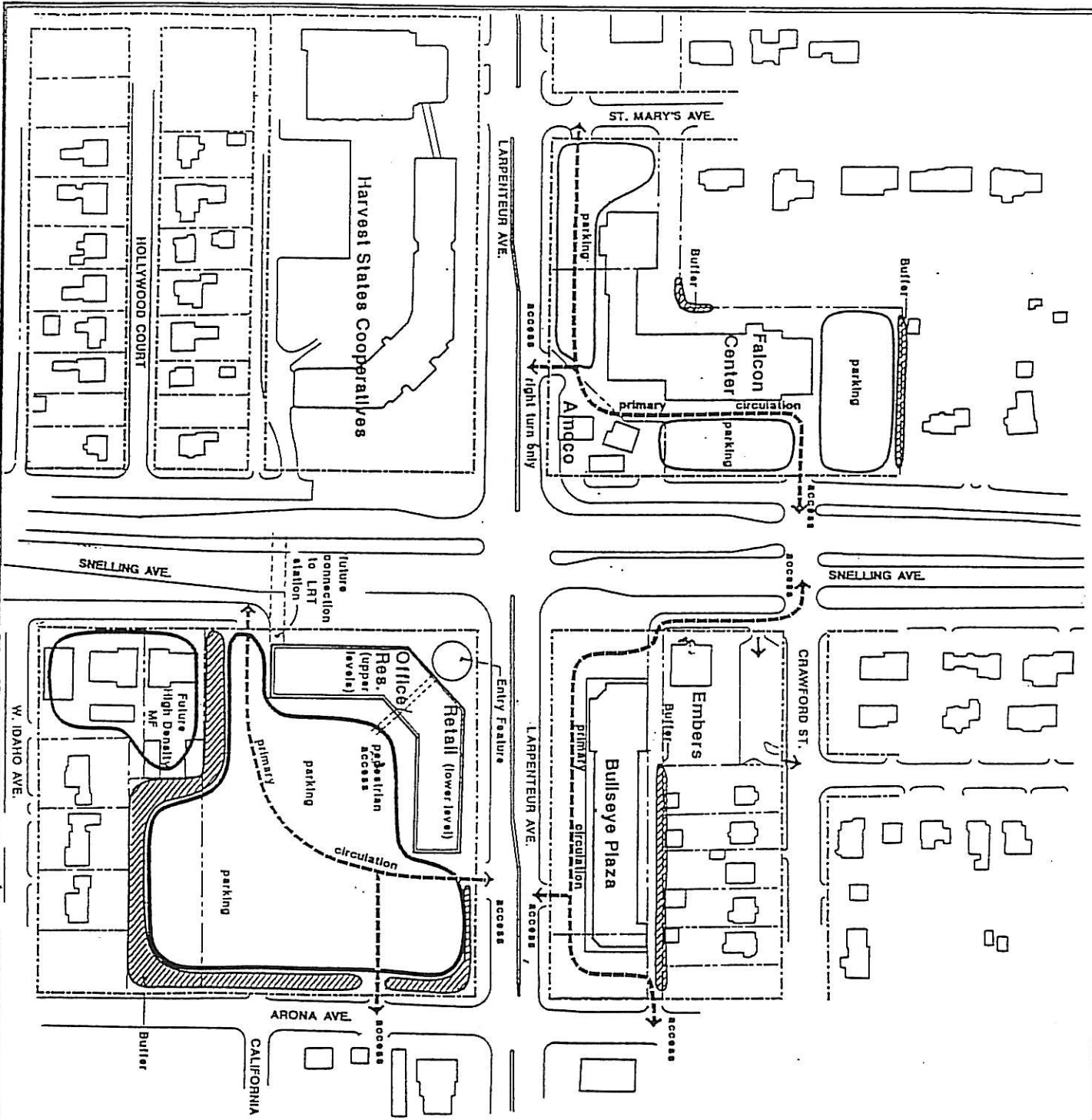
Actions that will be initiated include the following:

## Redevelopment Project

- Identification of a developer for the southeast quadrant.
- Formulation by the developer of a specific project plan with phasing.
- Establishment of project feasibility (City).
- Creation of a new TIF District and updating of redevelopment plans by the City.

## Rehabilitation Project

- Formulation by the City of a master site plan for the northwest quadrant.
- Solicitation of support from owners.
- Establishment of project feasibility and cost sharing.
- Creation/updating of Development District/TIF plans by the City.

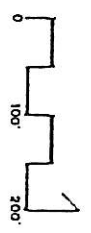


CITY OF  
FALCON HEIGHTS

FIGURE 11

**SNELLING/  
LARPENITEUR  
CONCEPT PLAN**

HOUSHOTON GROUP INC.



Being  
Retrieved  
7/21/95 (SH)

Proposal  
for

Target Study Areas  
Falcon Heights, Minnesota

July 21, 1995



Hoisington Koegler Group Inc.

012 000 0100      REGISTERED REGISTER      811 P03      JUL 21 '95      10:56

## OUR UNDERSTANDING

The following represents HKGI's understanding of the Target Area Study:

- The target parcels include the lands owned by the University of Minnesota which lie north of Larpenteur Avenue and the southeast quadrant of Snelling and Larpenteur, otherwise known as the Northome Center.
- The southeast quadrant of Snelling and Larpenteur is recognized as obsolete and in need of redevelopment. There are no current privately initiated proposals to redevelop the corner and the City has no immediate ability to financially assist a redevelopment project. Evaluating the feasibility of a redevelopment project is, therefore, premature.
- The University's vacant lands are not slated for development at this time. In fact, it is the University's current policy to retain these lands indefinitely for agricultural experimentation.
- Rather than proceed with a feasibility study which assumes imminent action, the City would prefer to put the framework in place to prepare itself to respond to development proposals in the event they should occur. This would include the definition of appropriate uses and guidelines for site development.

## PROJECT OBJECTIVE

- To develop plans and guidelines which will serve as the policy and legal framework for future land use and financing decisions. The vehicle to accomplish this will be to update the comprehensive plan, in particular, the Core Area Redevelopment and Rehabilitation element, to reflect appropriate and acceptable land uses and to develop a set of design guidelines to shape the development of targeted parcels.

011 P03 JUL 21 93 10:57

## FEE PROPOSAL

The following fee options are provided for consideration by the City:

1. **Snelling/Larpenteur Target Area Only.** This would involve the development of a comprehensive plan amendment and design guidelines. It would be handled as a simple Comprehensive Plan Addendum reflecting changes to the Core Area Redevelopment and Rehabilitation section (currently pages 47 and 48) of the Comprehensive Plan. It would require no alterations to the present Comprehensive Plan document in the interest of minimizing costs.

**Fee Proposal:**

Comprehensive Plan Addendum, including map revisions (Page 48)	\$1,565
Design Guidelines	2,880
Developer Meetings (4)	930
Staff/Planning Commission/City Council Meetings (5)	980
Expenses	100
<b>Total</b>	<b>\$6,455*</b>

\* Does not include zoning ordinance amendments.

2. **University of Minnesota Target Areas.** This also could be handled as an addendum to reflect modifications to the Agricultural Research and Institutional and Development/Redevelopment sections of the Comprehensive Plan (currently pages 29, 43 and 44). The fee assumes concurrent meetings and no land use map changes.

**Fee Proposal:**

Comprehensive Plan Addendum	\$750*
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\* Does not include design guidelines.

*CITY OF FALCON HEIGHTS  
REQUEST FOR COUNCIL CONSIDERATION*

ITEM DESCRIPTION: Proposed formation of a team for "Vision to Action for Young Children and Their Families" and subsequent committee on community life and youth

SUBMITTED BY: Mayor and Councilmembers

EXPLANATION/SUMMARY:

At the city council workshop on July 12, 1994, councilmembers discussed how to effectively involve community members in emerging issues within the city. As part of these discussions, councilmembers wanted to investigate creating a "team" to attend the "From Vision to Action for Young Children and Their Families" conference on November 2 and November 3 in Bloomington (attachment 1). The cost for attending would be \$100 per team member. (Fifty brochures are on their way to city hall.)

As discussed, the team would be a jumping off point for a city committee or task force that addresses community topics related to youth, community building activities and a wide range of other areas depending upon the council's and team members interests. Councilmembers stressed the fact that although this conference is geared toward young families, the participants and emerging group of volunteers should be develop a direction for their committee. However, council discussed the necessity of not unintentionally limiting the group's focus exclusively on young family or youth alone since there are many residents in the community that do not have children living with them and want to be involved in these broader community issues. (Frequently, residents without young children are not as visible in the community because their lifestyle requires them to be out less in their yards, less or not at all involved in the school and less frequent users of local park programs and equipment.)

Finally, the council discussed having the Human Rights Commission be a formal subcommittee of this group because the overall theme of the group would be a positive approach to making a liveable community, which is the goal of the human rights. However, the traditional Human Rights Commission would remain in place. The designated commission members would be meeting regularly as part of the larger committee dealing with broader topics and, therefore, would be accustomed to meeting as a group and to deciding topics together. The larger group or city council would determine when an issue required consideration by the formal Human Rights Commission, those members would convene on an as-needed basis. Councilmember Gibson Talbot, the liaison to the Human Rights Commission, is discussing this with the current commission members. These commission members would be invited to be members of the "team" along with any other interested residents.

ATTACHMENT:

- 1 - "From Vision to Action for Young Children and Their Families"

ACTION REQUESTED:

- Discuss organizing a "team" covering the conference cost from the legislative budget.
- Discuss future directions of the "team" and other community members.
- Direct staff on how to publicize for "team" members

HARAMBEE: KEEPING OUR COMMUNITY CONNECTED  
(Title 1)

COMMUNITY LIFE: KEEPING CONNECTED  
(alternative title)

Imagine a community where schools are great, streets are safe, neighbors are friendly and you have a say in shaping the future. That place is Falcon Heights! You live there.

The bedrock and strength of our community are its citizens. And, unlike most of our bigger neighbors, we are a small enough community to stay in touch and work together.

Connecting neighbors happens through events and programs like neighborhood watch, National Night Out, our parks and recreations programs, our neighborhood yard sale, the ice cream social, and the indoor playroom. These are supported and some were even created by people in our community through their time, energy and creativity. The connections also happen in many more informal ways by individuals and families whose daily lives enrich the climate and character of the community.

To keep our community healthy we need to foster and stimulate this spirit of creativity and cooperation. Harambee, a Swahili word, means pulling together. Like the African proverb which says "it takes a whole village to raise a child," this African word refers to people joining hands together to develop a strong community.

So how can you help? Right now, we are looking for ten creative, energetic and interest citizens of Falcon Heights to come together in the spirit of harambee. The purpose of this team is to discover ways to keep our community connected, safe, friendly. Our expectation is that they will meet on an occasional basis for one year.

As a start, the city will send the team to a statewide conference, **From Vision to Action for Young Children and their Families** on November 2nd and 3rd in Bloomington. Although this group will eventually look at all aspects of community life, this conference is an opportunity to meet with community teams from around the state to discuss this particular issue. It will give us a chance to see what is being done in other communities and how it is being done. The conference will help community teams develop a plan to begin back home.

If you are interested in working with your neighbors in strengthening our community and its resources, please fill in the brief application on the back of this flyer and return it to City Hall by August ----.

Let's pull together and keep Falcon Heights a great place to live.



Meeting Date: 7/26/95  
Agenda Item: P - 5

*CITY OF FALCON HEIGHTS  
REQUEST FOR COUNCIL CONSIDERATION*

ITEM DESCRIPTION: Information on the Liveable Communities Act

SUBMITTED BY: Susan Hoyt, City Administrator

EXPLANATION/SUMMARY:

In 1995 the legislature passed the Liveable Communities Act to address some issues surrounding polluted lands and availability of low and moderate income housing in the metro area. Participation is voluntary and must be determined by November 15, 1995.

It includes three areas:

- I. Cleaning up polluted sites: The Tax Base Revitalization Account
- II. The Liveable Communities Demonstration Act
- II. The Local Housing Incentives Program

(Falcon Heights very likely meets any low and moderate income housing goals. It would also generate only a small amount of revenue annually. However, the city can apply that amount to housing rehabilitation in the future.)

The Metropolitan Council is charged with implementing this act. Staff attended a meeting with representatives of the Metropolitan Council about this act and how it will be handled. In the coming weeks members of the Metro Council (Councilmember Steve Wellington represents Falcon Heights) and staff will meet with cities' staffs and elected officials to discuss the act, its voluntary participation and the housing goals associated with it.

Staff will briefly review information on the act to date.

ATTACHMENT:

- 1 - Summary of the Liveable Communities Act of 1995

ACTION REQUESTED:

Update by city administrator.

# Metropolitan Livable Communities Act

## DRAFT SUMMARY

(6/13/95)

The Metropolitan Livable Communities Act is landmark legislation that addresses some of the most pressing issues facing the region; polluted sites, a shortage of affordable housing and impoverished neighborhoods.

The Livable Communities Act will do a number of things to support the overall health and stability of the Twin Cities region. It will contribute to the economic well-being of the central cities and older suburbs by providing much-needed dollars to clean up polluted land, making more land available for economic development and job growth.

The new law will expand housing opportunities for low- and moderate-income families and revitalize communities. It will provide opportunities for metro-area communities to be creative about development and redevelopment initiatives by supporting demonstration projects that encourage higher population densities, greater housing choice and efficient use of transit and other existing resources.

To pay for the program, the Legislature has created the Metropolitan Livable Communities Fund, made up of three separate accounts that will be administered by the Metropolitan Council.

Metro-area cities and towns will be able to use their own locally-generated dollars to create more affordable housing for residents living on low incomes, as well as residents at all stages of life, including young families, single people and the elderly. The legislation makes grants and loans available to support local efforts to provide affordable housing and to make communities more "livable."

The Livable Communities Act emphasizes community cooperation and incentives to achieve regional housing goals, as opposed to state and regional mandates that impose penalties and hardships on communities. It closely parallels the Council's *Regional Blueprint* by encouraging communities to include housing diversity and choice among their primary objectives and giving priority for financial investments to communities that choose to participate.

## DRAFT

To create the fund, the new law authorizes the Council to levy a tax up to 50 percent of the current Metropolitan Mosquito Control District's levy. In addition, the account will receive an annual Homestead and Agricultural Credit Aid (HACA) payment equal to 50 percent of what the Mosquito Control District receives. Estimated dollars available: \$4.6 million/yr. (\$500,000 will be transferred from this account into the local housing incentives account each year, beginning in 1997).

### **Toward more affordable housing: The Local Housing Incentives Program**

By making grants available to municipalities that work toward affordable and life-cycle housing goals, the local housing incentives account creates incentives for metro-area cities and towns to expand housing opportunities for low-and moderate-income families. The Metropolitan Council negotiates housing goals with each participating municipality. Participation in the program is voluntary.

The local housing incentives program establishes two separate funding accounts. One, the affordable and life-cycle housing opportunities amount, allows cities and towns to generate and spend dollars on affordable and life-cycle housing within their own communities.

The second account provides dollars the Council will administer throughout the region to help communities reach their affordable and life-cycle housing goals. This is the local housing incentives account.

### **Affordable and life-cycle housing opportunities amount:**

The law requires participating municipalities to use a portion of the property taxes from high-value homes to create affordable and life-cycle housing within their own communities. These dollars make up a municipality's affordable and life-cycle housing opportunities amount. Revenue generated by municipalities is projected to total an estimated \$2.4 million the first year of the program.

Participating municipalities that have met negotiated goals may use their locally-generated revenues to maintain existing affordable and life-cycle housing. Participating municipalities that have not already met their housing goals can keep the tax money generated from these high-valued homes to work toward their negotiated housing goals.

## DRAFT

### Progress report:

The Metropolitan Livable Communities Act requires the Council, beginning Nov. 15, 1996, to issue an annual city-by-city report card on affordable and life-cycle housing in the metro area.

The Council must also report to the Legislature on the probable development patterns in and affecting the metro area to the year 2020. In a review already underway, the Council is evaluating the possible impacts of future growth on the region, examining scenarios that include the present course of growth, as well as growth and development that is managed and directed by regional policies to ensure greater cost efficiencies through compact and efficient development.

The new law also requires the Metropolitan Council and Minnesota Housing Finance Agency (MHFA) to work together to identify priorities for funding housing projects that support economic development efforts.

### **Urban homestead program:**

Other provisions in the new law create an urban homestead program that gives income tax exemptions to people who move into homes in certain declining neighborhoods within the metro area.

The law requires the Council to designate one or more "urban revitalization and stabilization zones" by September 1995. Anyone who buys and occupies a home within a designated area would receive an income tax break for up to five years, provided they do not move out of the home, sell the house, fail to comply with building codes or get convicted of a felony.

The maximum exemption for married joint filers is \$15,000; \$10,000 for single filers and \$12,500 for head of household, single parent filers. The exemption is subject to income limits and phases out for filers with incomes that exceed statutory limits.

LIVABLE COMMUNITIES ACT: MILESTONES

DATE	ACTIVITY
SEPTEMBER 1, 1995	METROPOLITAN COUNCIL DESIGNATES ONE OR MORE URBAN REVITALIZATION AND STABILIZATION ZONES
NOVEMBER 15, 1995	MUNICIPALITY ELECTS TO PARTICIPATE IN LOCAL HOUSING INCENTIVES ACCOUNT
JANUARY 15, 1996	METROPOLITAN COUNCIL ADOPTS NEGOTIATED AFFORDABLE AND LIFE-CYCLE HOUSING GOALS
JANUARY 15, 1996	METROPOLITAN COUNCIL SUBMITS 2020 REPORT TO THE LEGISLATURE
FEBRUARY 1, 1996	COUNCIL REPORT TO LEGISLATURE ON MUNICIPALITIES THAT ELECT, AND DO NOT ELECT TO PARTICIPATE.
JUNE 30, 1996	MUNICIPALITIES REPORT ON ACTIONS THEY WILL TAKE TO MEET HOUSING GOALS
AUGUST 1, 1996	METROPOLITAN COUNCIL NOTIFIES MUNICIPALITIES OF AFFORDABLE AND LIFE-CYCLE HOUSING OPPORTUNITIES AMOUNT FOR FY1997
NOVEMBER 15, 1996	METROPOLITAN COUNCIL SUBMITS COMPREHENSIVE AFFORDABLE AND LIFE-CYCLE HOUSING REPORT TO THE LEGISLATURE
JANUARY 1, 1998	METROPOLITAN COUNCIL SUBMITS INITIAL REPORT ON URBAN HOMESTEADING TO LEGISLATURE
JANUARY 15, 1998	MUNICIPALITIES REPORT TO METROPOLITAN COUNCIL HOW ALHOA SPENT
FEBRUARY 15, 1998	METROPOLITAN COUNCIL DETERMINES WHETHER MUNICIPALITY HAS MET HOUSING GOALS