

CITY OF FALCON HEIGHTS
Regular Meeting of the City Council
City Hall
2077 W. Larpenteur Ave.

AGENDA
9/11/02

- A. CALL TO ORDER: 7 p.m.
- B. ROLL CALL: GEHRZ ___ KUETTEL ___ LAMB ___
 LINDSTROM ___ TALBOT ___
 WORTHINGTON ___ PHILLIPS ___
 ATTORNEY ___ ENGINEER ___
- C. COMMUNITY FORUM:
- D. PUBLIC HEARING:
 - 1. Public hearing on host approval to the issuance by the City of Little Canada of health care facilities revenue obligations
- E. PRESENTATION
 - 1. Presentation by outgoing State Representative Mary Jo McGuire and new Representative Alice Hausman
- F. APPROVAL OF MINUTES: August 28, 2002
- G. CONSENT AGENDA:

- 1. General disbursements through 9/5/02, \$26,841.60
Payroll, 8/16/02 to 8/31/02, \$12,781.79
- 2. Licenses
- 3. Authorize the purchase and installation of new swing sets and handicap accessible safety surface at Grove Park

Addendum
H.

- 4. *Appt. of firefighter*
- POLICY AGENDA:

- 1. Variance request for a 12 foot 8 inch encroachment into front setback for expansion of an attached garage at 1941 Summer Street.
- 2. Consideration of resolution 02-18 adopting the proposed 2003 property tax levy of \$897,076

Addendum

- 3. *Approval of capital funding for furniture replacement in Fire Dept. - Ward Room.*

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Council Agenda
9/11/02

- I. REPORTS FROM COUNCILMEMBERS:
- J. INFORMATION AND ANNOUNCEMENTS:
- K. ADJOURN

WHAT HAVE WE DONE SINCE SEPT 11?

TO INCREASE THE CAPACITY OF OUR PERSONNEL TO PREVENT AND RESPOND TO MANMADE DISASTERS

- Police have participated in many training and planning sessions with other law enforcement personnel in the twin cities area.**
- Fire department officers have participated in joint planning sessions.**
- Recruited several new volunteer fire fighters**
- Our fire department personnel have participated in more specialized training**
- Sent Heather and two fire fighters to FEMA training**
- City administrator encouraged her peers in other cities and the Ramsey County Manager to work together to coordinate resources and plans.**
- 3 table top exercises with city staff**
- Provided some council training**
- Hosted meeting for mayors of Ramsey County cities to discuss ways to coordinate planning**

WHAT HAVE WE DONE TO INFORM AND ORGANIZE OUR RESIDENTS AND BUSINESSES?

-Last October, we brought together a sample of about 90 residents and business people from all five generations to develop action plans for preventing and responding to acts of terrorism in Falcon Heights. One week later we delivered a summary of their recommendations and the city's plans to every household.

-On November 15 we hosted a Town Hall Meeting for public safety personnel and community volunteers from our city, the U of M, and the State Fair.

-On Nov. 30 we hosted our first Red Cross Blood Drive.

-In December, I took our citizen mobilization process to the newly created Office of Homeland Security in Washington, D.C. Also brought drawings, letters and pins created by students at Falcon Heights Elementary School.

-In March we printed and distributed a *Home Guide to Emergency Preparedness* booklet to every household in Falcon Heights.

HOW HAVE VOLUNTEERS HELPED SO FAR?

-In addition to the events I just listed, community volunteers have been providing strong consistent leadership to help recruit, train, and support neighborhood volunteers. This is what the Neighborhood Commission members have been working since last October.

-They recently completed a "Neighborhood Liaison Handbook" that includes about 60 pages of very practical and useful information for those of you who are willing to help out in your neighborhoods in many different and important ways.

-They have scheduled the first distribution and training for those volunteers, called "Neighborhood Liaisons" on Sept 23.

-Their work is just beginning but has already been featured and acknowledged in the Pioneer Press and in the city's receipt of a LMC City Achievement award for youth and community involvement.

What do we need to do next?

-Continue to host and participate in coordinated county-wide homeland security planning through the Ramsey County Homeland Security Advisory Council.

- Participate in the public health training this fall.**
- Oct. Texas A & M Weapons of mass destruction 3 days training - Heather & police**
- Gathering teams from each city in Ramsey County in October to meet each other and hear the most updated information on protecting our water, on bioterrorism response plans, and organizing Citizen Corps.**
- In Dec. Hosting a county-wide table top exercise on mitigating new hazards**
- Next spring we will participate in metro wide exercise at the Fair grounds**
- CONTINUE TO IMPROVE THE CAPACITY OF OUR NEIGHBORHOODS TO WORK TOGETHER ON EMERGENCY PREVENTION AND RESPONSE**

WHAT CAN YOU DO TO HELP?

We need more volunteers on every block

If you think you are too busy, consider this,

Tom Brace

Beth Duncan

**Public Hearing
9/11/02**

ITEM: Public Hearing on host approval to the issuance by the City of Little Canada of health care facilities revenue obligations

SUBMITTED BY: Heather Worthington, City Administrator

REVIEWED BY: Kimberly Ganley, Briggs and Morgan, Bond Counsel

EXPLANATION:

Summary: The City of Falcon Heights is required to hold a public hearing on the issuance of facilities revenue obligations (bonds) for repair and acquisition of a four-bed supervised living service facility for the developmentally disabled located at 1489 Hoyt Avenue.

Because the City of Little Canada is underwriting these obligations, but some of the property is located in other jurisdictions, each city hosting said property must hold a public hearing to take testimony from persons appearing at the meeting wishing to express their views.

ATTACHMENTS:

- Legal Notice of public hearing, 9/11/02
- Application for industrial development bond, State of Minnesota
- Correspondence related to the sale of the bonds by the City of Little Canada
- Resolution 02-17

ACTION REQUESTED:

- Open public hearing
- Take testimony
- Close public hearing
- Adopt resolution authorizing joint powers agreement

Extract of Minutes of a Meeting of the
City Council of the
City of Falcon Heights, Minnesota

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Falcon Heights, Minnesota, was duly held at the City Hall in said City on Wednesday, the 11th day of September, 2002, at 7:00 o'clock P.M.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 02-17
RESOLUTION GIVING HOST CITY APPROVAL TO THE
ISSUANCE OF HEALTH FACILITIES REVENUE OBLIGATIONS FOR A
PROJECT BY WINGSPAN LIFE RESOURCES LOCATED IN
THE CITY OF LITTLE CANADA, UNDER MINNESOTA STATUTES,
SECTIONS 469.152 THROUGH 469.1651 AND
APPROVING A JOINT POWERS AGREEMENT
(WINGSPAN PROJECT)

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

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

**RESOLUTION GIVING HOST CITY APPROVAL TO THE
ISSUANCE OF HEALTH FACILITIES REVENUE OBLIGATIONS FOR A
PROJECT BY WINGSPAN LIFE RESOURCES LOCATED IN
THE CITY OF MINNEAPOLIS, UNDER MINNESOTA STATUTES,
SECTIONS 469.152 THROUGH 469.1651 AND
APPROVING A JOINT POWERS AGREEMENT**

BE IT RESOLVED, by the City Council (the "Council") of the City of Falcon Heights, Ramsey County, Minnesota (the "City") as follows:

Section 1. General Recitals. The purpose of Minnesota Statutes, Sections 469.152 through 469.1651 as amended, (the "Act"), is, among other things, to promote the welfare of the State of Minnesota (the "State") by providing necessary health care facilities.

Section 2. Description of the Project.

(a) Wingspan Life Resources, a Minnesota nonprofit corporation and organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Corporation") has proposed the issuance of revenue obligations under the Act, in one or more series, in an amount not to exceed \$1,400,000 (the "Obligations") to finance the costs of a project (the "Project") consisting of the refinancing or acquisition and renovation by the Corporation of 4-bed supervised living services health care facilities for developmentally disabled persons and an office building as more particularly described below, a portion of which is located in the City, as described under the heading Falcon Heights Portion below:

Location	Refinancing	Acquisition and Renovation	Max. Amount to be Issued
Falcon Heights Portion			
1489 Hoyt Ave. West, Falcon Heights	\$150,000		
FALCON HEIGHTS TOTAL			\$150,000
Minneapolis Portion			
611 West 34th Street, Minneapolis	\$160,000		
MINNEAPOLIS TOTAL			\$160,000
Roseville Portion			
2939 Troseth, Roseville	\$170,000		
ROSEVILLE TOTAL			\$170,000
Little Canada Portion			
2954 Rice Street, Little Canada		\$292,000	
LITTLE CANADA TOTAL			\$292,000
Bloomington Portion			
10220 York Lane, Bloomington		\$200,000	
9400 Sheridan Avenue, Bloomington		\$200,000	
9212 Portland Avenue S., Bloomington		\$200,000	

BLOOMINGTON TOTAL			\$600,000
Subtotal	\$480,000	\$892,000	\$1,372,000
Issuance costs			\$28,000
TOTAL			\$1,400,000

(b) The Project will be owned by the Corporation.

(c) As more fully described above, portions of the Project are located in the City, the City of Little Canada (the "Issuer"), and the Cities of Roseville, Minneapolis and Bloomington, Minnesota (the "Host Cities").

Section 3. Recitals Relating to Joint Exercise of Powers.

(a) Under the Act, the City, the Issuer and the Host Cities are each authorized and empowered to issue revenue bonds or a revenue note to finance or refinance all or any part of the costs of a project consisting of the refinancing of debt incurred with respect to, or acquisition and betterment of, health care facilities or revenue-producing facilities of organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code") and to refund bonds previously issued under the Act.

(b) The Corporation has requested that the City, the Issuer, and the Host Cities cooperate (as permitted by Minnesota Statutes, Section 471.59) through a joint powers agreement in authorizing the financing of the Project through the issuance of the Obligations by the Issuer, or one of the other Host Cities, pursuant to the Act.

(c) A draft copy of the Joint Powers Agreement among the City, the Issuer and the Host Cities (the "Joint Powers Agreement") has been submitted to the Council and is on file in the offices of the City Administrator.

Section 4. Recital of Representations Made by the Corporation.

(a) The City has been advised by representatives of the Corporation that: (i) conventional financing is available only on a limited basis and at such high costs of borrowing that the economic feasibility of operating the Project would be significantly reduced; (ii) on the basis of information submitted to the Corporation and their discussions with representatives of area financial institutions and potential buyers of tax-exempt bonds, the Obligations could be issued and sold upon favorable rates and terms to finance the Project; (iii) the Corporation will experience a significant debt service cost savings as a result of the Project; and (iv) the Project would not be undertaken but for the availability of financing under the Act.

(b) The Corporation has agreed to pay any and all costs incurred by the City in connection with the issuance of the Obligations, whether or not such issuance is carried to completion.

(c) The Corporation has represented to the City that no public official of the City has either a direct or indirect financial interest in the Project nor will any public official either directly or indirectly benefit financially from the Project.

Section 5. Public Hearing.

(a) As required by the Act and Section 147(f) of the Code a Notice of Public Hearing was published in the Roseville Review, the City's official newspaper and newspaper of general circulation, for a public hearing on the proposed issuance of the Obligations and the proposal to undertake and finance the Project.

(b) As required by the Act and Section 147(f) of the Code the City Council has on this same date held a public hearing on the issuance of the Obligations and the proposal to undertake and finance the portion of the Project located within the jurisdictional limits of the City, at which all those appearing who desired to speak were heard and written comments were accepted.

Section 6. Host Approval. The City hereby gives the host approval required under the Internal Revenue Code to the issuance of the Obligations.

Section 7. Approval and Execution of Joint Powers Agreement.

(a) The Joint Powers Agreement is hereby made a part of this Resolution as though fully set forth herein and is hereby approved in substantially the form presented to the City Council. The Mayor and Administrator, or the authorized designee of either of the foregoing, are authorized and directed to execute, acknowledge, and/or deliver the Joint Powers Agreement on behalf of the City with such changes, insertions, and omissions therein as the City Attorney may hereafter deem appropriate, such execution to be conclusive evidence of approval of such document in accordance with the terms hereof.

(b) The Mayor and Administrator, or the authorized designee of any of the foregoing, are authorized and directed to execute and deliver such other documents or certificates needed from the City for the sale of the Obligations.

(c) The approvals in this Section are specifically subject to approval of the Joint Powers Agreement by the Issuer and the Host Cities.

Section 8. Ratification. The actions of the Administrator taken with respect to causing the Notice of Public Hearing to be published in the official newspaper of the City and a newspaper of general circulation in the City not less than 14 days prior to the hearing are ratified and confirmed in all respects.

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF FALCON HEIGHTS

I, the undersigned, being the duly qualified and acting Administrator of the City of Falcon Heights, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City duly called and held on the date therein indicated, insofar as such minutes relate to granting host approval to the issuance of revenue obligations for a project in the City.

WITNESS my hand this 11th day of September, 2002.


Administrator

NOTICE OF PUBLIC HEARING ON THE ISSUANCE
OF HEALTH CARE FACILITIES REVENUE OBLIGATIONS
TO FINANCE A PROJECT BY WINGSPAN LIFE RESOURCES

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Falcon Heights, Minnesota, will meet at the Falcon Heights City Hall, in the City of Falcon Heights, Minnesota, at 7:00 p.m. on Wednesday, September 11, 2002, to consider giving host approval to the issuance by the City of Little Canada, Minnesota of health care facilities revenue obligations, in one or more series, under Minnesota Statutes, Sections 469.152 through 469.1651 (the "Act"), in order to finance the cost of a project located in the City. The project will consist of refinancing the costs of acquisition and betterment of real and personal property, with respect to a 4-bed supervised living services facility for the developmentally disabled, located at 1489 Hoyt Avenue West, Falcon Heights in the maximum amount of \$150,000 (the "Project") all on behalf of the owner, Wingspan Life Resources, a Minnesota nonprofit corporation (the "Corporation"). The Corporation has proposed combining the financing for the Project with the financing of other projects under the Act which are located in the Cities of Little Canada, Minneapolis, Roseville and Bloomington, Minnesota (the "Host Cities"), with the total amount of the obligations to be issued presently being estimated at not to exceed \$1,400,000. The obligations and interest thereon shall not be payable from nor charged against any funds of the City or the Host Cities other than revenue pledged for the payment thereof, nor shall the City or the Host Cities be subject to any liability thereon. No holders of the obligations shall ever have the right to compel any exercise of the taxing power of the City or the Host Cities to pay the obligations or the interest thereon, nor to enforce payment against any property of the City or the Host Cities. Such obligations shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property of the City or the Host Cities, nor shall the same constitute a debt of the City or the Host Cities within the meaning of any constitutional or statutory limitations.

At the time and place fixed for the public hearing, the City Council of the City will give all persons who appear at the hearing an opportunity to express their views with respect to the financing of the Project. Written comments will be considered if submitted at the City offices on or before the date of the hearing.

A draft copy of the proposed application to the Commissioner of the Department of Trade and Economic Development, State of Minnesota, for approval of the project, together with all attachments and exhibits thereto, is available for public inspection during normal business hours, Monday through Friday, at the offices of the City Administrator, 2077 Larpenteur Avenue West, Falcon Heights, Minnesota.

Dated: August 27, 2002.

BY ORDER OF THE CITY COUNCIL
THE CITY OF FALCON HEIGHTS,
MINNESOTA

By Heather Worthington
Its City Administrator

Revised Feb. 2001

STATE OF MINNESOTA
MINNESOTA DEPARTMENT OF TRADE AND ECONOMIC DEVELOPMENT
BUSINESS AND COMMUNITY DEVELOPMENT DIVISION

APPLICATION FOR APPROVAL OF INDUSTRIAL DEVELOPMENT BOND
PROJECT PURSUANT TO MINNESOTA STATUTES, SECTION 469.152 THROUGH 469.165

(Please submit this form in duplicate -all supporting data in single copy only)

Date: September __, 2002

The governing body of City of Little Canada, Minnesota, hereby applies to the Minnesota Department of Trade and Economic Development (Department) for approval of a proposed Industrial Development Bond issue as required by Minn. Stat. §469.152 - 469.165.

Address of Issuer City Hall, 515 Little Canada Rd E, Little Canada, MN 55117

Attn: Joel Hanson
City Administrator

Telephone: 651-766-4029
Fax: 651-766-4048

We have entered into preliminary discussions with:

Firm: Wingspan Life Resources
Address: 1821 University Avenue West
City: St. Paul State: MN Zip: 55104

Attorney: John Green
Address: 33 South 6th Street
City: Minneapolis State: MN Zip: 55492

Name of Project: Wingspan Life Resources

This firm is engaged primarily in (nature of business): providing supervised living services health care facilities

The proceeds from the sale of the Industrial Development Bonds will be used to (describe the project): refinance or acquire and renovate 4 bed supervised living services health care facilities for developmentally disabled persons and an office building

Address of Project: Falcon Heights, Minneapolis, Roseville, Little Canada and Bloomington, Minnesota

Acquisition of Land:	\$	_____
New construction:		<u>18,000</u>
Demolition and site preparation:		_____
Acquisition and installation of Equipment:		_____
Fees: Architectural, engineering, inspection, fiscal, legal, administration, or printing:		_____
Construction Interest:		_____
Initial Bond Reserve:		_____
Contingencies:		_____
Other:		_____
TOTAL:	\$	_____

It is presently estimated that construction will begin on or about N/A, 200 and will be complete on or about N/A, 200 . When completed, there will be approximately N/A new jobs created by the project at an annual payroll of approximately \$ N/A based upon currently prevailing wages. (If applicable) There are existing jobs provided by business.

(If applicable) There will be N/A jobs created by construction of the project. Number of hours N/A. Average wage level \$ N/A.

Repayment of the proposed issue will be amortized over a period of 15 years.

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

1. An opinion of bond counsel that the proposal constitutes a project under Minn. Stat. §469.153, subd. 2.
2. A copy of the resolution by the governing body of the issuer giving preliminary approval for the issuance of its revenue bonds and stating that the project, except for a project under Minn. Stat. §469.153, subd. 2(g) or (j) would not be undertaken but for the availability of Industrial Development Bond financing.
3. A comprehensive statement by the municipality indicating how the project satisfies the public or purpose and policies of Minn. Stat. §469.152 - 469.165.
4. A letter of intent to purchase the bond issue or a letter confirming the feasibility of the project from a financial standpoint.
5. A statement signed by the principal representative of the issuing authority to the effect that upon entering into the revenue agreement, the information required by Minn. Stat. §469.154, subd. 5 will be submitted to the Department (not applicable to project under Minn. Stat. §469.153, subd. 2(g) or (j)).
6. A statement signed by the principal representative of the issuing authority that the project does not include any property to be sold or affixed to or consumed in the production of property for sale, and does not include any housing facility to be rented or used as a permanent residence.
7. A statement signed by a representative of the issuing authority that a public hearing was conducted pursuant to Minn. Stat. §469.154, subd. 4. The statement shall include the date, time and place of the meeting and certify that a draft copy of this application with all attachments was available for public inspection and that all interested parties were afforded an opportunity to express their views.
8. Copies of notice(s) as published which indicate the date(s) of publication and the newspaper(s) in which the notice(s) were published.
9. Provide a plan for compliance of employment preference of economically disadvantaged or unemployed individuals. (See Minn. Stat. §469.154, subd. 7.)

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

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

Mike Fahey
Mayor

Signature

Joel Hanson
Title - Administrator

Signature

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

Authorized Signature, Minnesota Department of Trade
and Economic Development

Date of Approval

Please return to: Minnesota Department of Trade and Economic Development
Attn: Paul A. Moe, Director
Office of Business Finance
500 Metro Square Building
121 Seventh Place East
St. Paul, Minnesota 55101-2146
Phone: 651-297-1397 Fax: 651-296-5287

[Capella Capital Services Letterhead]

Mayor Larry Hosch
and City Council
City of Little Canada
515 Little Canada Road East
Little Canada, MN 55117

Re: City of Little Canada – Wingspan Life Resources Project

Ladies and Gentlemen:

At the request of the Wingspan Life Resources, we have conducted a study of the economic feasibility of the proposal that the City of Little Canada, Minnesota, issue its revenue bonds under the provisions of the Minnesota Municipal Industrial Development Act to provide funds for the refinancing or and the acquisition, renovation of four-bed supervised living services health care facilities for developmentally disabled persons and an office building located in the Cities of Little Canada, Falcon Heights, Minneapolis, Roseville and Bloomington.

Our study has led us to the conclusion that, on the basis of current financial conditions, the Project is economically feasible and the revenue bonds of the City can be successfully issued and sold. We propose to privately place said bonds, subject to approval of the project by the City of Little Canada, Minnesota and the Minnesota Department of Trade and Economic Development and agreements as to the terms and conditions of the loan.

We understand a copy of this letter will be forwarded by the City of Little Canada to the Minnesota Department of Trade and Economic Development to serve as the required letter of feasibility.

Very truly yours,

Capella Capital Services

By _____
Its _____

_____, 2002

Mr. Paul Moe
Minnesota Department of Trade and
Economic Development
500 Metro Square
121 7th Place East
St. Paul, Minnesota 55101

Re: City of Little Canada, Minnesota – Wingspan Life Resources Project

Dear Mr. Moe:

Attached hereto in duplicate is the application of the City of Little Canada (the "City") for approval of the above referenced project (the "Project") including a copy of the Resolution adopted by the City Council on Wednesday, September 11, 2002 (the "Resolution").

As indicated in the attached Resolution, we believe that this Project fully meets the public purpose requirements of Minnesota Statutes, Sections 469.152 through 469.1651 (the "Act").

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

The Project does not contain any property to be sold or affixed or consumed in the production of property for sale, and does not include any housing facility to be rented or used as a permanent residence.

The City has complied with the notice and hearing requirements of Minnesota Statutes, Section 469.154, subdivision 4, as amended, and agrees it will comply with the reporting requirements set forth in Minnesota Statutes, Section 469.154, subdivision 5. The public hearing was held on Wednesday, September 11, 2002, at 7:30 o'clock, P.M. at the council chambers at the City Hall in St. Joseph, Minnesota, and all interested parties were afforded an opportunity to express their views. A draft copy of the application was available for public inspection.

The City will undertake to encourage that the employment opportunities made available by the Project will, if feasible, be offered to individuals who are unemployed or who are economically disadvantaged.

We respectfully request prompt approval by the Minnesota Department of Trade and Economic Development of the Project under the provisions of the Act.

Very truly yours,

CITY OF LITTLE CANADA, MINNESOTA

By _____
Its Mayor

_____, 2002

VIA MESSENGER

Mr. Paul Moe
Minnesota Department of Trade and
Economic Development
500 Metro Square
121 Seventh Place East
St. Paul, MN 55101

Re: City of Little Canada, Minnesota – Wingspan Life Resources Project

Dear Mr. Moe:

This is to advise you that our firm has reviewed the attached resolution, the feasibility letter of Capella Capital Services, the application of the City of Little Canada, Minnesota (the "City") and the letter of transmittal from the City. Based upon a review of that material it is our opinion that the Project referred to therein constitutes a project within the meaning of Minnesota Statutes, Section 469.153, Subdivision 2(d), and that the proposed financing thereof as set forth in the attached resolution is authorized by law.

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

Very truly yours,

Jenny Grain

JSG:mw
Enc.

PRESENTATION

Meeting Date: ~~8/28/02~~

9/11/02

ITEM: Presentation by Mary Jo McGuire and Alice Hausman

SUBMITTED BY: Heather Worthington, City Administrator

EXPLANATION:

Summary: Outgoing State Representative Mary Jo McGuire and new Representative Alice Hausman will each give a brief presentation.

ACTION REQUESTED: Approval

City of Falcon Heights
Council Minutes
August 28, 2002

DRAFT

Mayor Gehrz opened the meeting at 7 p.m.

PRESENT: Gehrz, Lamb, Lindstrom, Talbot. Also present was Heather Worthington, City Administrator

ABSENT: Councilmember Kuettel, Deputy Clerk Phillips

COMMUNITY FORUM: There was no one present wishing to speak.

MINUTES: The minutes of August 14th, 2002 were approved with a couple of corrections.

PRESENTATIONS

Lee Pao Xiong, the city's representative on the Metropolitan Council, presented a certificate for the grant the city was recently awarded for funding for the SE Corner Redevelopment project from the Livable Housing Initiatives Account (LHIA) program. Xiong spoke about the role of Met Council in helping to award funds for certain types of redevelopment and said \$300,000 was awarded to help develop 120 rental units in the Falcon Heights Town Square redevelopment project.

The second presentation at the meeting was given by Dr. John Thein, Superintendent of Independent School District 623. Thein spoke on the referendum which is on the ballot for the September 10th primary election. Thein said this is an Operating Levy referendum and said he was here to give the council information but not to try to solicit a vote one way or another. Thein spoke about the area demographics for the next ten years and also said that this is the first time in 13 years that the school district has asked for a referendum. If passed, the referendum would have a 5 year limit. Thein said there will be a Public Hearing on September 5th at 7 p.m. at Roseville Area High School and hoped many residents would attend. Thein also thanked the City and its residents for their continued support.

Councilmember Lindstrom asked why the district is asking for a referendum now versus last year or next year and if the referendum isn't passed, would that mean teacher layoffs. Thein responded by saying there has been a change in the way referendums are funded and the district would be forced to reduce programs and services.

Councilmembers Talbot and Lamb asked about the cost to the average homeowner and whether the school district had looked into the option of sharing services with other districts. Thein responded it would cost about \$85 to \$95/year for a person owning a home valued at \$200,000. Thein said the district had looked into sharing services with the school district serving the City of St. Anthony but it didn't work out at the time and they hope to approach them again in the future.

CONSENT

Councilmember Lindstrom made a motion to approve the following consent agenda. The motion passed unanimously.

1. Disbursements and payroll
2. Licenses
3. Authorize the additional costs for the installation of the picnic shelter at Community Park

REPORTS FROM COUNCILMEMBERS

Councilmember Lindstrom said the Planning Commission is moving forward on the lot coverage issue and hopes to have a recommendation to council in the next month.

Councilmember Talbot thanked Mayor Gehrz for leading the city towards its neighborhood security effort and mentioned the article that was in the August 19th issue of the Roseville Review. Talbot also thanked Deb Jones, Planning & Zoning Coordinator, for her very informative report to the council on the issue of lot coverage which the planning commission is studying.

Mayor Gehrz reported on the meeting held at city hall with several University of Minnesota employees and certain residents living near the area where research is going to be conducted regarding the Turf Grass Research Outreach Education project. Gehrz said it was an informative meeting and other meetings will be held as needed in order to keep the residents updated.

INFORMATION AND ANNOUNCEMENTS

Mayor Gehrz said she had received several comments regarding the article appearing in the Pioneer Press about the city hosting the State Fair each year. Gehrz said the city is aware of both the pros and cons the fair brings to the city and its residents.

Gehrz said the Neighborhood Commission has decided to distribute its Neighborhood Liaison Handbook in a smaller version that will be available free of charge on the city's website. If a printed version is requested, there will be a limit of 2 copies and a charge of \$25/per copy.

Gehrz said she testified at an August 20th budget hearing for the county indicating the city supported a county-wide levy for housing. Councilmember Lamb and Administrator Worthington attended an earlier meeting on the city's behalf.

Gehrz said on August 21st, Senator Ellen Anderson toured city hall and the entire city and discussed the redevelopment site. If re-elected in November, Anderson will be the city's senate representative in the city's new district which is now District 66.

Gehrz spoke of the Kid's Art Fair Extravaganza sponsored by two Girl Scouts as a project for their bronze award. It will be geared for children age six and under and will be held September 7th from 2 to 4 p.m. at the Falcon Heights United Church of Christ. Gehrz also mentioned that resident Karen Greiner received recognition in Better Homes & Gardens magazine for her unique and beautiful yard.

Administrator Worthington said the city was sending out corrected voting brochures as the brochures mailed from the county to Falcon Heights residents in the 55108 zip code had the wrong polling places listed on the map.

Worthington mentioned the citywide garage sale to be held on September 21st from 9 to 3 p.m. and also the Neighborhood Clean-up which will be held the following week on September 28th. The clean-up will be for residents wishing to drop off unwanted and unused items at the state fairgrounds on the Camel Lot. A fee will be charged and a flyer will be mailed to all residents which will be needed to get into the clean-up area. Worthington said volunteers are needed for shifts the day of the clean-up as well as volunteers to pick up items at homes of seniors or disabled persons.

ADJOURN

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Pat Phillips
Deputy Clerk

CONSENT 1

Meeting Date: ~~8/28/02~~

9/11/02

ITEM DESCRIPTION: Disbursements

SUBMITTED BY: Roland Olson, Finance Director

EXPLANATION/SUMMARY:

1. General disbursements through 9/5/02, \$26,841.60
2. Payroll, 8/16 to 8/31/02, \$12,781.79

ACTION REQUESTED: Approval

APPROVAL OF BILLS
 PERIOD ENDING: 9-6-02

CHECK#	VENDOR NAME	DESCRIPTION	DEPT.	AMOUNT
41543	KEYS CAFE	BUDGET WORKSHOP REFRESHM	LEGISLAT	27.84
	LILLIE SUBURBAN NEWSPAPER	LEGAL:ELECT ACCURACYTEST	LEGISLAT	32.28
	*** TOTAL FOR DEPT 11			60.12
	AMERICAN OFFICE PRODUCTS	INKJET PRINTER HEAD/PENS	ADMINIST	121.45
	ICMA RETIREMENT TRUST 457	SEPT/02 WORTHINGTON	ADMINIST	200.00
41542	PERA	AUG 16-31 PERA	ADMINIST	1,363.49
41541	U.S. POSTMASTER	POSTAGE STAMPS	ADMINIST	970.00
	UNIV OF MINN	AAHE CONFERENCE/HEATHER	ADMINIST	210.00
	*** TOTAL FOR DEPT 12			2,864.94
	MCI WORLDCOM RES SVC	LONG DISTANCE	COMMUNIC	6.76
	VERIZON WIRELESS	CELL PHONE CRGS	COMMUNIC	8.00
	*** TOTAL FOR DEPT 16			14.76
	MINNCOMM	PAGERS	EMERGENC	32.20
	KRISTIN GRANGAARD	REIMB NEIGHBORHOOD HNDBK	EMERGENC	204.37
	*** TOTAL FOR DEPT 21			236.57
	HUGHES & COSTELLO	SEP/02 PROSECUTIONS	PROSECUT	2,610.00
	*** TOTAL FOR DEPT 23			2,610.00
	AMERIPRIDE LINEN&APPAREL	LINEN CLEANING	FIRE FIG	43.88
	EMERGENCY APPARATUS MAINT	757 LITHT REPAIRS	FIRE FIG	81.00
	EMERGENCY APPARATUS MAINT	757 OPTICON SWITCH REPR	FIRE FIG	20.25
	FIRE INSTRUCTORS ASSN. MN	BOOKS:NEW FIRE FIGHTER	FIRE FIG	53.25
	FOREMOST FIRE PROMOTIONS	JR BADGES&FIRE HATS	FIRE FIG	155.19
	KINGS TRUE VALUE	OIL/WAS/CAR WASH	FIRE FIG	49.66
	RAMSEY CTY PUBLIC WORKS	MAINT EMERG VEH C SYSTEMS	FIRE FIG	402.32
	SUBURBAN ACE HARDWARE	CLEANING SUPPLIES	FIRE FIG	15.95
	SUPERAMERICA	FUEL	FIRE FIG	60.30
	*** TOTAL FOR DEPT 24			881.80
	BOARD OF WATER COMMISSNRS	H20	CITY HAL	988.42
	BOARD OF WATER COMMISSNRS	SS	CITY HAL	11.69
	XCEL ENERGY	ELECT 8/29	CITY HAL	991.41
	XCEL ENERGY	GAS 8/28	CITY HAL	32.98
	SUBURBAN ACE HARDWARE	CLEANING SUPPLIES	CITY HAL	50.02
	SUBURBAN ACE HARDWARE	TOOLS	CITY HAL	100.02
	*** TOTAL FOR DEPT 31			2,174.54
41544	HOME DEPOT CRC/GEFC	PATCHING	STREETS	83.89
	XCEL ENERGY	ELECT 9/1	STREETS	1,824.80
	XCEL ENERGY	ELECT 9/1	STREETS	7.40
	XCEL ENERGY	ELECT 9/1	STREETS	72.25
	XCEL ENERGY	ELECT 9/1	STREETS	7.40
	XCEL ENERGY	ELECT 9/1	STREETS	9.36
	XCEL ENERGY	ELECT 9/1	STREETS	39.03
	XCEL ENERGY	ELECT 9/1	STREETS	8.59
	XCEL ENERGY	ELECT 8/29	STREETS	90.89
	PARKING MARKING INC	CROSSWALK LAYOUT/PAINTNG	STREETS	300.00
	PARKING MARKING INC	PAINTING CROSSWALKS	STREETS	580.00
	SUBURBAN ACE HARDWARE	BLACKTOP PATCH	STREETS	7.76

APPROVAL OF BILLS
 PERIOD ENDING: 9-6-02

CHECK#	VENDOR NAME	DESCRIPTION	DEPT.	AMOUNT
	SUPERAMERICA	FUEL	STREETS	180.49
	UNITED RENTALS	RENTAL ASPHALT TAMPER	STREETS	61.58
	*** TOTAL FOR DEPT 32			3,273.44
	BOARD OF WATER COMMISSNRS	H2O	PARK & R	33.06
	BOARD OF WATER COMMISSNRS	SS	PARK & R	23.38
41544	HOME DEPOT CRC/GECF	PAINT/PATCHING SUPPLIES	PARK & R	23.90
	ICMA RETIREMENT TRUST 457	SEPT/02 MAERTZ	PARK & R	100.00
	ICMA RETIREMENT TRUST 457	SEPT/02 TRETSVEN	PARK & R	100.00
	XCEL ENERGY	ELECT 8/28	PARK & R	21.51
	XCEL ENERGY	ELECT/GAS 8/29	PARK & R	276.95
	XCEL ENERGY	ELECT/GAS 8/2	PARK & R	62.34
	ON SITE SANITATION	PORTABLE TOILET	PARK & R	70.65
	SUBURBAN ACE HARDWARE	EDGER RENTAL	PARK & R	23.42
	SUBURBAN ACE HARDWARE	CLEANING SUPPLIES	PARK & R	22.75
	SUPERAMERICA	FUEL	PARK & R	120.00
	VERIZON WIRELESS	CELL PHONE CHRGS	PARK & R	8.80
	QWEST	TELEPHONE EXPS 8/22	PARK & R	111.23
	*** TOTAL FOR DEPT 41			997.99
41545	FALCON LANES	REC SPORTS BOWLING RENT	PARK PRO	285.00
41546	RUTH MOHR	TEACHER-BOWLING LESSIONS	PARK PRO	300.00
	*** TOTAL FOR DEPT 50			585.00
	SUBURBAN ACE HARDWARE	POWER EQUIP PARTS	FIRE & R	580.36
	*** TOTAL FOR DEPT 64			580.36
	EARL F ANDERSEN INC	PICNIC SHELTER COMM PK	PUBLIC W	11,108.38
	*** TOTAL FOR DEPT 65			11,108.38
	XCEL ENERGY	ELECT 8/29	SANITARY	111.68
	VERIZON WIRELESS	CELL PHONE CHRGS	SANITARY	16.81
	*** TOTAL FOR DEPT 75			128.49
	CAROLE L. SMITH	SEPT/1-15 PROF SVCS	MCAD	1,213.33
	CAROLE L. SMITH	CABLE CREW SUBWAYS	MCAD	33.69
	CAROLE L. SMITH	TAPES CABLE CREW	MCAD	14.89
	CAROLE L. SMITH	MCAD MTG REFRESHMENTS	MCAD	10.79
	CAROLE L. SMITH	GUEST/CREW SUBWAYS	MCAD	46.56
	CAROLE L. SMITH	POSTAGE	MCAD	5.95
	*** TOTAL FOR DEPT 84			1,325.21
	*** TOTAL FOR BANK 01			26,841.60
	*** GRAND TOTAL ***			26,841.60

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

CHECK TYPE	CHECK DATE	EMPLOYEE NAME NUMBER	CHECK NUMBER	CHECK AMOUNT
COM	8 30 02	6 SUSAN GEHRZ	32124	303.12
COM	8 30 02	12 LAURA A. KUETTEL	32125	277.05
COM	8 30 02	13 PETER C. LINDSTROM	32126	277.05
COM	8 30 02	14 RICHARD P TALBOT JR	32127	277.05
COM	8 30 02	15 ROBERT E LAMB	32128	277.05
COM	8 30 02	34 CLEMENT KURHAJETZ	32129	280.63
COM	8 30 02	35 LEO LINDIG	32130	64.64
COM	8 30 02	42 MICHAEL D CLARKIN	32131	108.52
COM	8 30 02	74 MARK J ALLEN	32132	138.52
COM	8 30 02	82 DUSTIN P THUNE	32133	64.64
COM	8 30 02	85 DANIEL S JOHNSON-POWERS	32134	54.64
COM	8 30 02	91 RICHARD H HINRICHS	32135	38.14
COM	8 30 02	96 DAVID R HOLTZ	32136	38.14
COM	8 30 02	1003 HEATHER WORTHINGTON	32139	1395.72
COM	8 30 02	1007 PATRICIA PHILLIPS	32140	1072.85
COM	8 30 02	1013 WILLIAM MAERTZ	32141	1514.77
COM	8 30 02	1033 DAVE TRETSEVEN	32142	1090.52
COM	8 30 02	1038 DEBORAH K JONES	32143	839.93
COM	8 30 02	1089 KATHLEEN A CIERNIA	32144	652.64
COM	8 30 02	1103 DIANE MEYER	32145	545.05
COM	8 30 02	1136 ROLAND O OLSON	32146	1305.79
COM	8 30 02	1143 COLIN B CALLAHAN	32147	561.66
COM	8 30 02	1144 ANITA TWAROSKI	32148	258.48
COM	8 30 02	1169 JAY PAUL KURTIS	32149	227.87
COM	8 30 02	1173 ELIZABETH M POSTIGO	32150	355.62
COM	8 30 02	1178 PETER M FISCHER	32151	479.77
COM	8 30 02	2024 TANYA JEDERBERG	32152	214.06
COM	8 30 02	2025 ANDY J. DAYKIN	32153	67.87

COMPUTER CHECKS 12781.79
MANUAL CHECKS .00
NOTICES OF DEPOSIT .00

****TOTALS**** 12781.79

CONSENT 2

Meeting Date: ~~8/28~~/02

9/11/02

ITEM DESCRIPTION: Licenses

SUBMITTED BY: Pat Phillips, Licensing Coordinator

REVIEWED BY: Heather Worthington, City Administrator

EXPLANATION/SUMMARY:

GENERAL CONTRACTOR

Sign-a-Rama Lic. #02-1012

MECHANICAL CONTRACTOR

Advantage Air, Inc. Lic. #02-730

Fore Mechanical Lic. #02-731

ACTION REQUESTED: Approval

ITEM: Authorize the purchase and installation of new swing sets and handicap accessible safety surface at Grove Park.

SUBMITTED BY: Bill Maertz, Director of Parks and Public Works

REVIEWED BY: Heather Worthington, City Administrator

EXPLANATION:

Summary: The swing set at Grove Park is a style that does not meet national playground safety standards. In addition the location at the rear corner of the playground makes it cost prohibitive to make it handicap accessible. The 2002 capital improvement budget includes \$10,500 for replacement of the swing set and the addition of ADA compliant safety surface under all play structures at Grove Park. Minnesota/ Wisconsin Playground Inc. of Golden Valley, MN was chosen as the vendor in order to match the style and color of existing equipment. Total cost of the swings and safety surface installed is \$9,165.27.

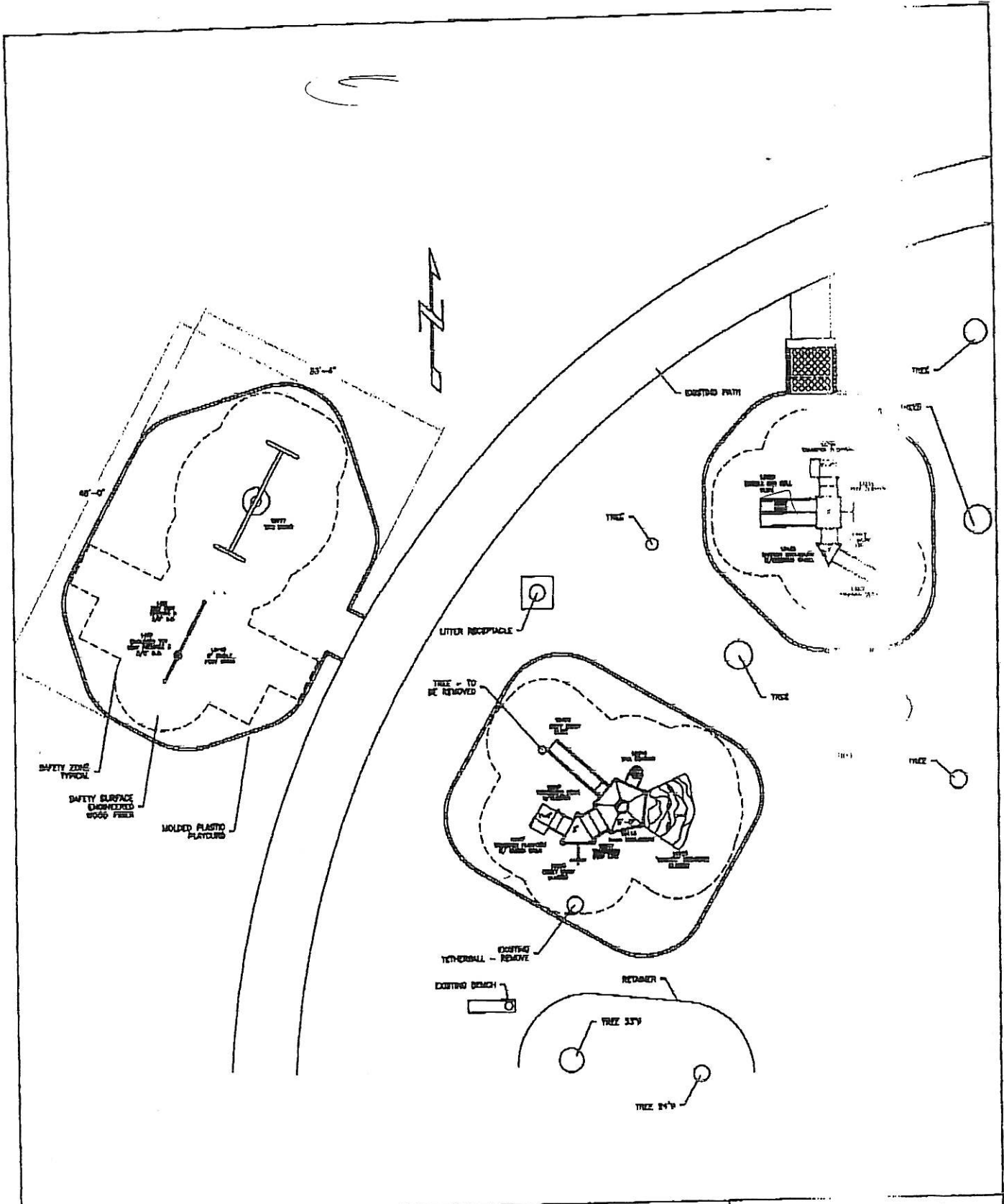
Residents of the Grove area were notified of this proposed change, and staff has not heard from anyone regarding any concerns or issues related to this change.

ATTACHMENT:

Site plan for new equipment


ACTION REQUESTED:

Authorize the expenditure of \$9,165.27 for the purchase and installation of a new swing set and ADA compliant safety surface at Grove park.





 Enriching Childhood Through Play.


 Minnesota/Wisconsin
PLAYGROUND

PO Box 27328 - Golden Valley, MN 55427
 763.646.7787 1.800.622.5425
 FAX 763.646.5050
 E-Mail info@mnnwiplay.com

Parks Department
 Falcon Heights, Minnesota
 SCALE: 1/16" = 1'-0"
 D1731HB

ADDENDUM

Consent ~~to~~ 4
9/11/02

ITEM: Appointment of firefighter

SUBMITTED BY: Clem Kurhajetz, Fire Chief

REVIEWED BY: Heather Worthington, City Administrator

EXPLANATION/DESCRIPTION:

Summary: The Council is being asked to approve the appointment of the following firefighter:

Bradley Rezny

Mr. Rezny has been interviewed by the membership, been interviewed by Chief Kurhajetz, passed his background check, and has been recommended for membership in the department by consensus per the procedure approved by the FHFD in 1999. This appointment is pending the outcome of his medical evaluation.

ACTION REQUESTED:

- Approve the appointment of Bradley Rezny to the Falcon Heights Fire Department, pending the outcome of his medical evaluation.

**Policy 1
9/11/02**

ITEM: Variance request for a 12 foot 8 inch encroachment into front setback for expansion of an attached garage at 1941 Summer Street

SUBMITTED BY: Joel and Linda Black, owners

**REVIEWED BY: Deborah Jones, Zoning and Planning Coordinator
Heather Worthington, City Administrator**

EXPLANATION:

Summary: See attached planning commission staff report from 8/27/02. The Planning Commission voted unanimously to recommend approval of this variance, and adoption of the attached resolution at their regularly scheduled August 27, 2002 meeting.

ATTACHMENTS:

- Planning commission staff report, 8/27/02
- Resolution 02-15
- Building permit application
- Site plan
- Elevation drawing
- Floor plan—existing
- Floor plan—proposed
- Permit/Plan Review worksheet
- Planning application
- Letter to neighbors, 8/21/02
- Letter of support from Willard Tennyson, 1935 Summer Street

ACTION REQUESTED:

Approval of Resolution 02-15, approving the requested variance of 12 feet, 8 inches (8 feet in addition to the 4.6 foot existing encroachment) in the front setback of a principal structure as outlined in Chapter 9-4.01, subdivision 4 (c) of the zoning code, which variance does meet all of the regulations outlined in the attached staff report except for (h).

ITEM: Variance request for a 12 foot 8 inch encroachment into front setback for expansion of an attached garage at 1941 Summer St.

SUBMITTED BY: Joel & Linda Black, owners

REVIEWED BY: Deborah Jones, Zoning and Planning Coordinator

EXPLANATION:

Summary: 1941 Summer Street located at the northeast corner of Summer Street and Prior Avenue in the Falcon Woods neighborhood of Falcon Heights. There is no alley. The lot is not rectangular, being shaped like a parallelogram with one curving boundary on the Prior Avenue side. The dwelling, a one-story frame house, is set at a diagonal (the shorter diagonal) on the lot, with the front of the house facing Prior (the "side" street) more than Summer (the "front" street). There is an attached single garage at the south corner of the house (nearest to Summer Street), one corner of which presently encroaches into the required front yard by 4.6 feet.

The applicants want to enlarge the existing attached garage with an addition 7.6 feet wide by 21 feet long. The addition would encroach approximately 8 additional feet into the front setback of the property, for a total encroachment of 12 feet, 8 inches. The addition does not encroach into any other required setback. No change is proposed for the driveway.

Analysis:

a. That the granting of the variance will not be detrimental to the public

Staff finds that the granting of this variance will not be detrimental to the public.

b. That the granting of the variance will not substantially diminish or impair property values or improvements in the area.

Staff finds that the granting of this variance will not substantially diminish or impair property values.

c. That the granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

Staff finds that the granting of this variance, while not absolutely necessary for the preservation and enjoyment of substantial property rights, would be a reasonable solution to the present day need for a two-car garage. No other reasonable alternative exists that would give the owners the benefit of two-car garage without creating even more encroachment on required yards and more impact on neighboring properties.

d. That the variance will not impair an adequate supply of light and air to adjacent property.

Staff finds that the variance will not impair an adequate supply of light and air to the adjacent property at 1935 Summer Street.

e. That the variance will not impair the orderly use of the public streets;

Staff finds that the variance will not impair the orderly use of the public streets. There will be no change to the driveway.

f. That the variance will not increase the danger of fire or endanger the public safety;

Staff finds that the variance will not increase the danger of fire or endanger the public safety.

g. Whether the shape, topographical condition or other similar characteristic of the tract is such as to distinguish it substantially from all of the other properties in the zoning district of which it is a part, or whether a particular hardship, as distinguished from mere inconvenience to the owner, would result if the strict letter of the Chapter were carried out.

This property is very unusual, if not unique, in Falcon Heights, in that the home is set at an angle on an irregularly shaped lot. Although the address is Summer Street, the front of the house faces more toward Prior Avenue, the "side" street. The options are very limited for building any kind of addition onto this dwelling without encroaching into setback on one side or another.

There is no space for a conforming detached garage. The proposed addition, being only 7.6 feet wide, has the least impact of any solution that might be suggested to the problem of creating additional garage space on this property. Staff does not see any other reasonable alternative and finds that the strict letter of the code would result in a particular hardship to the owner in that no garage addition could be build on this property without some kind of variance.

h. Whether the variance is sought principally to increase financial gain to the owner of the property, and to determine whether a substantial hardship to the owner would result from a denial of the variance.

Staff finds that no material or financial gain will occur in the granting of this variance. Staff finds that no substantial hardship to the owner would result from a denial, in that a two-car garage, while desirable, cannot be considered an absolute necessity. Nevertheless, a two-car garage is a reasonable amenity to expect in this community at this time, and any effort to create additional garage space around the present dwelling would require a variance. Of all possible ways to create a two-car garage on this property, the proposed option has the least impact on setback and neighboring properties.

i. Whether the conditions which give rise to the application for the variance arose after the adoption of this Chapter of the Code of the City of Falcon Heights or any amendment thereto which placed the tract in a zoning district different from what it was under the Chapter. In the consideration of this item, the City shall make diligent inquiry as to all changes in the property and shall refuse to grant the variance if the problem is one that can be solved through a proper application of a conditional use permit or an amendment of the Zoning code. Financial hardship shall not be a basis for the granting of a variance when

the owner purchased the property in reliance on a promise that a variance would be granted, and the City shall dismiss the appeal if it shall appear that the property was purchased on such reliance.

Not applicable.

Staff Recommendation:

Staff recommends approval of the variance for the following reasons:

1. This property is exceptional, if not unique, in both the shape of the lot and the siting of the principle structure.
2. There is no option available that would meet the needs of the owners without requiring a variance. Of all possible non-conforming options, the proposed plan encroaches the least into setback and is the least intrusive in terms of bulk and impact on neighboring properties and sightlines along Summer Street and Prior Avenue

Attachments:

Site Plan

Northwest elevation drawing of planned addition

Floor plans of existing dwelling and proposed addition

Variance request

Permit/Plan Review and Inspection Record Worksheet

Letter to adjacent property owners (delivered August 22, 2002)

Action Requested:

Recommend approval of Resolution 02-15 to the City Council, approving the requested variance of 12 feet, 8 inches, (8 feet in addition to the 4.6 feet existing encroachment) in the front setback of a principle structure as outlined in Chapter 9-4.01, subdivision 4 (c) of the zoning, which variance does meet all of the regulations outlined above except for (h). In the matter of "substantial hardship," the degree of hardship to present and future owners imposed by the denial of the variance is the hardship imposed by lack of a two-car garage.

City of Falcon Heights
City Council Resolution

Date: September 11, 2002

Resolution APPROVING a Variance for 1941 Summer Street

On September 11, 2002, the Falcon Heights City Council approved the following variance request for 1941 Summer Street, legally known as Lot 6, Block 4, Falcon Woods #2:

Chapter 9-4.01, subdivision 4 (c) of the zoning code, in an R-1 zoning district:

A variance of 12 feet, 8 inches, to allow the construction of a garage addition to the southeast side of the existing home, where a minimum of 30 feet is required in the zoning code.

The City Council adopted the following findings for granting the variance at 1941 Summer Street:

- a. That the granting of the variance will not be detrimental to the public welfare;
- b. That the granting of the variance will not substantially diminish or impair property values or improvements in the area;
- c. That the granting of the variance is not necessary for the preservation and enjoyment of substantial property rights;
- d. That the variance will not impair an adequate supply of light and air to adjacent property.
- e. That the variance will not impair the orderly use of the public streets;
- f. That the variance will not increase the danger of fire or endanger the public safety;
- g. That a particular hardship, as distinguished from mere inconvenience to the owner, would result if the strict letter of the chapter were carried out.
- h. That the variance is not sought principally to increase financial gain of the owner of the property, but that a substantial hardship to the owner would result from a denial of the variance.

Moved by: _____

Approved by: _____

Gehrz _____ In Favor
 Kuettel
 Lamb _____ Against
 Lindstrom
 Talbot

Mayor
September 11, 2002
 Date

Attested by: _____

City Clerk
September 11, 2002
 Date

CITY OF FALCON HEIGHTS

2077 Larpenteur Ave. West, Falcon Heights, Minnesota 55113

Phone: 651-644-5050 Fax: 651-644-8675

BUILDING PERMIT NO: _____

OWNER	Name <i>Joe & Linda Black</i>	
	Address <i>1941 Summer Street</i>	Phone No. <i>651-646-7293</i>
	City <i>Falcon Heights</i>	Zip Code <i>55113</i>
CONTRACTOR	Name <i>Facel Peruvian Const</i>	
	Address <i>2605 Stark St</i>	
	City <i>Little Canada</i>	Zip Code <i>55117</i>
	Tel No. <i>651-486-8379</i>	Fax No. <i>same</i>
	Paper/Cellular <i>651-248-6884</i>	
	MN License # <i>BC - 20268330</i>	
JOB ADDRESS	Address	
	Property I.D. No.	
	Property Type: Residential Commercial (Circle one)	

DO NOT WRITE IN THIS SPACE

Permit Fee	\$ _____
State Surcharge	\$ _____
Plan Check Fee	\$ _____
SAC Charge (Units)	\$ _____
Other	\$ _____
.....	\$ _____
.....	\$ _____
Penalty	\$ _____
TOTAL FEE PAID	\$ _____
Receipt No. _____	Date _____

Class of Work:

<input type="checkbox"/> New	<input type="checkbox"/> Addition
<input type="checkbox"/> Alteration	<input type="checkbox"/> Repair
<input type="checkbox"/> Garage	<input type="checkbox"/> other

Total Sq. Ft. _____

	WIDTH	DEPTH	SIDE YARD SETBACK	SIDE YARD SETBACK	FRONT YARD SET BACK
LOT SIZE					

	WIDTH	LENGTH	HEIGHT	TYPE OF CONSTRUCTION	ESTIMATED VALUE
STRUCTURE DETAILS					

Describe Work: <i>Garage Stall Addition</i>	VAL FOR SURCHARGE <i>\$ 35,000⁰⁰</i>
--	--

NOTICE

- SITE PLAN REQUIRED FOR ALL ADDITIONS, GARAGES, FENCES, DECKS.
- SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR CONDITIONING.
- PERMITS REQUIRE A MINIMUM OF 48 HOURS OF APPROVAL DEPENDING UPON PROJECT.
- DURING THE SPRING THAW PERIOD, CONTRACTORS MUST OBTAIN PERMISSION TO BRING IN LOADS WEIGHING OVER THREE (3) TONS.
- THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS COMMENCED.
- I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISION OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OR CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

8-2-02
(DATE)

SIGNATURE OF OWNER (IF OWNER IS BUILDER) (DATE)

PERMIT ISSUED

BUILDING OFFICIAL

ZONING CODE REVIEW (IF APPLICABLE)

SPECIAL CONDITIONS

Prior Avenue

LOT 5

S 88°27'51" E
90.00

6' Utility Easement

Deleted

6' Wood Fence

FAMILY ROOM
ADDITION

1 Story Frame

S 16°39'21" W
123.95

17.3

LOT

Garage
ADDITION

7.8'

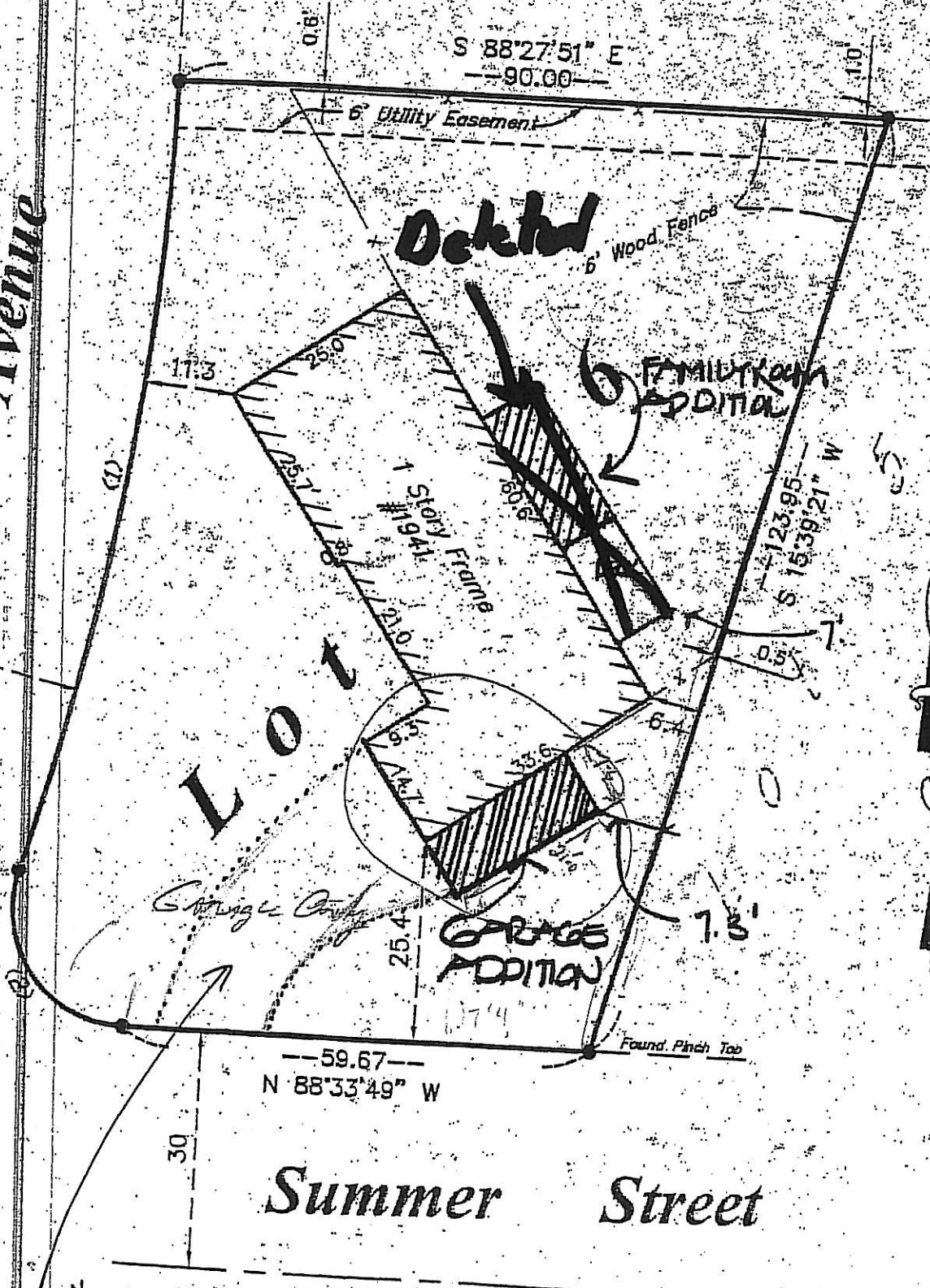
59.67
N 88°33'49" W

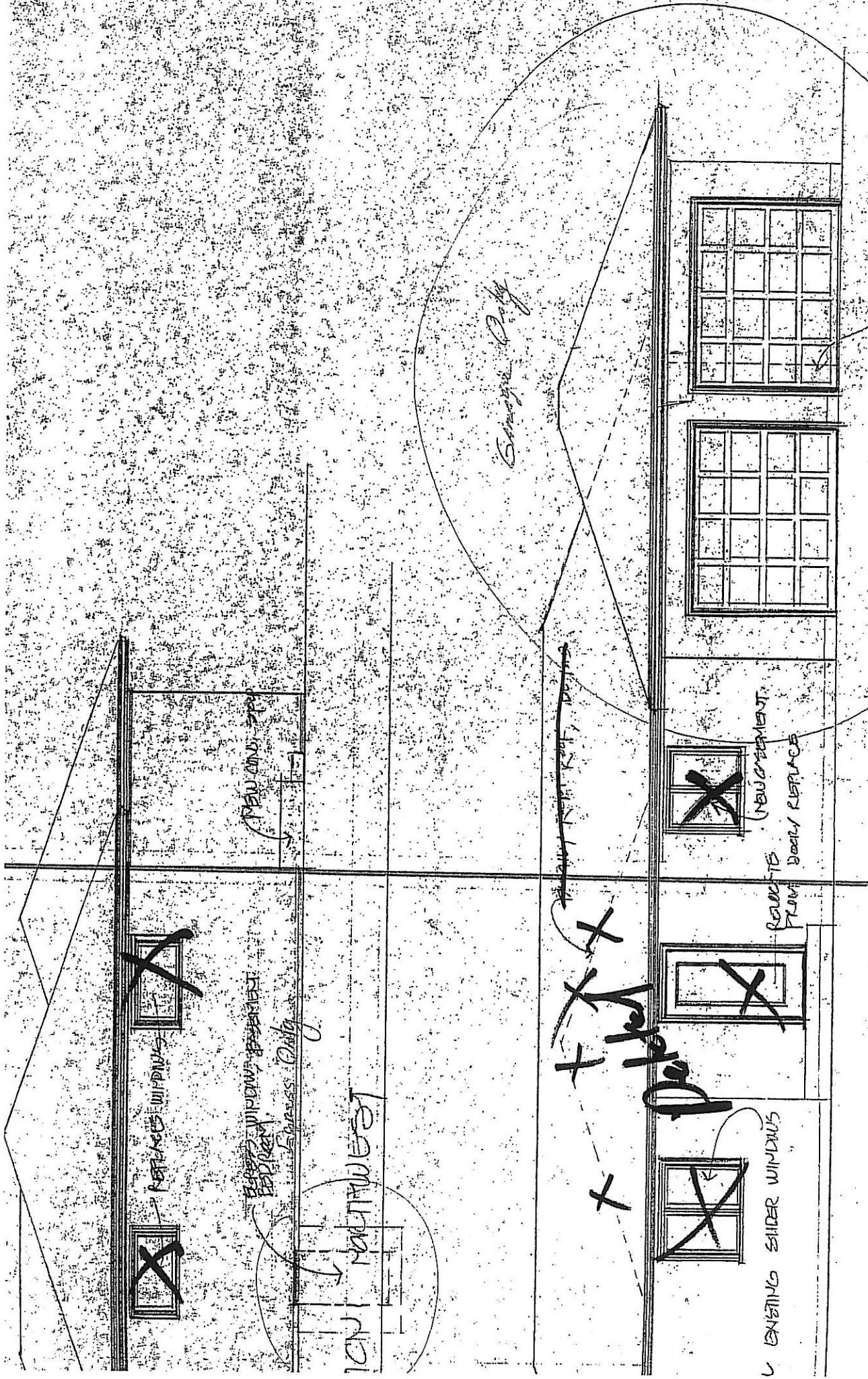
Found. Finish Top

Summer Street

No change to
existing driveway

Dwg. No. 010001





REPLACE WINDOWS

EXISTING WINDOWS REMOVED FROM BRASS ONLY

NEW MATERIAL

EXISTING SLIDER WINDOWS

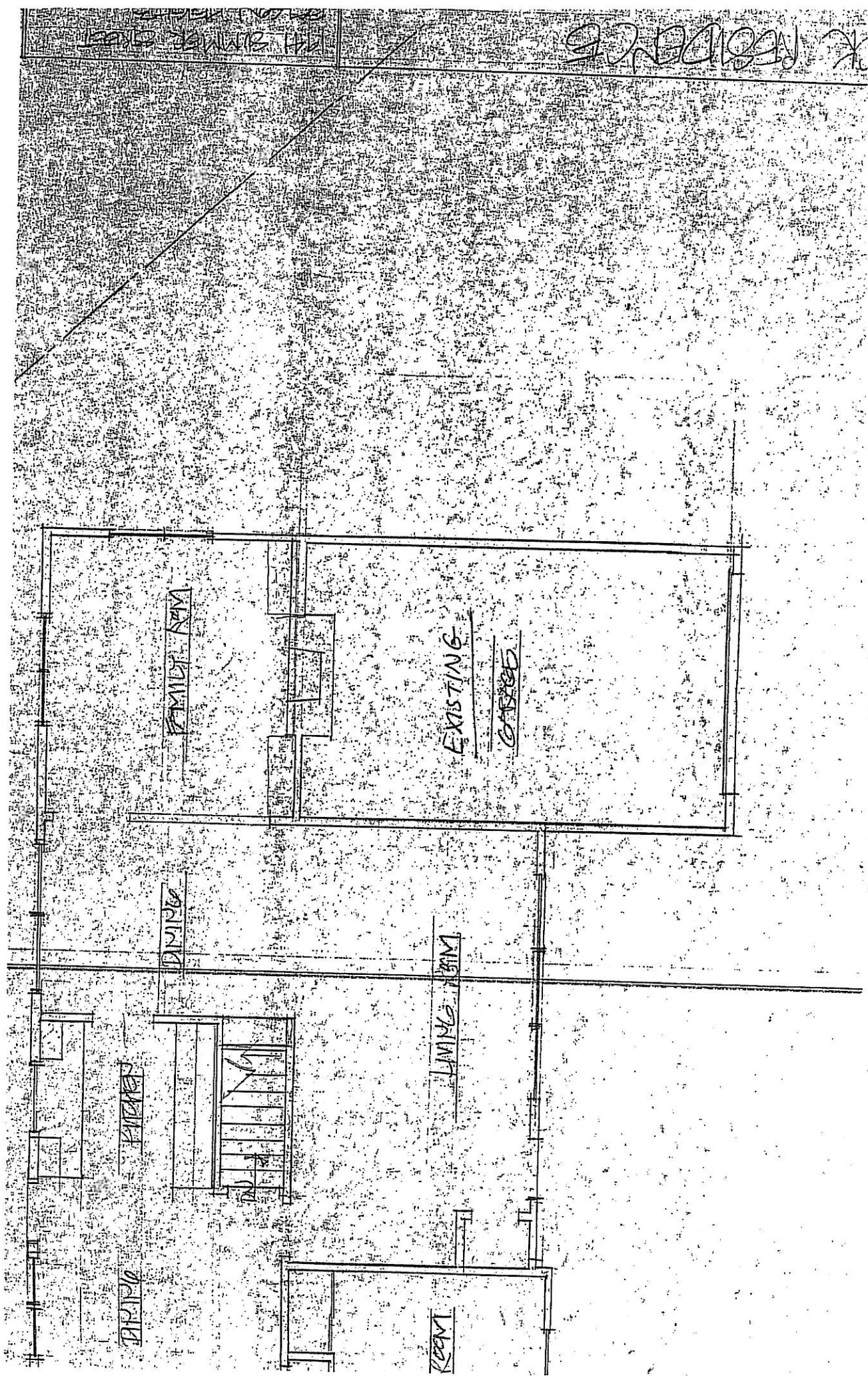
REPLACE (NEW ELEMENT) FROM BRASS ONLY

x
x
x
Darker

REMOVE FROM ROOF, DOORS

George P. G.

House plan with existing garage



PERMIT/PLAN REVIEW AND INSPECTION RECORD WORKSHEET
TO BE COMPLETED AND FILED WITH EACH BUILDING PERMIT

ADDRESS:
1941 Summer Street

OWNER:
Joel & Linda Black

CONTRACTOR:
Fred Quizon Construction Inc.

DATE RECEIVED: 8/5/02

TIME RECORD
8/5 : 1.5
8/2 : 1

To variance app
8/9/02

APPROVED BY: _____ **DATE:** _____

ZONE: R-1 Commercial Residential

USE: Permitted Conditional Accessory Home Occupation

PROPOSED ACTIVITY:
Commercial: New Use Expanded Use
Commercial or Residential: Addition Deck Garage Shed or gazebo
 Driveway Fence Other

ZONING CODE REQUIREMENTS (Check specific zoning district)
 Site plan attached (if applicable)

Meets code	Type of requirement	Setback/Calculations/Comment
OK	Parking	One additional, enclosed space
NO	Front Setback	Does not meet code. Existing structure is
OK	Side Yard Setback	7.3'
N/A	Rear yard Setback	25.4 feet from line
OK	Maximum Height	Below existing
N/A	Lot coverage (40% of rear yard for residential detached accessory)	Additional 6.65 feet required
OK	Total paved/build space (75% maximum)	Lot area = 9764 sq ft Structure with addition 1817.31 sq ft Estimated paving 600 sq ft Total = 2461.31 sq ft = 25.2%
X	Sign requirements: ____ Number ____ Location ____ Size ____ Illumination	

INSPECTION RECORD

INSPECTED BY: _____

Date	Type of inspection	Comments (if any)
	FOOTINGS	
	FRAMING	
	OTHER	
	OTHER	
	FINAL	

Additional Notes:

Parade 65
8-9-02



City of Falcon Heights Planning Application

Action Requested By:

Name of Property Owner Joel and Linda Black
 Phone (h) 651-646-7293 (w) 651-631-1510
 Address of Property Owner 1941 Summer St.
 Name of Applicant (if different) _____
 Address _____ Phone _____

Property Involved:

Address 1941 Summer St.
 Legal Description Lot 6, Block 4, Falcon Woods No. 2
Ramsey County, MN
 Property Identification Number (PIN) 9235

Present Use of Property (check one):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Business/Commercial |
| <input type="checkbox"/> Duplex/Two Family Dwelling | <input type="checkbox"/> Government/Institutional |
| <input type="checkbox"/> Multi-Family Complex | <input type="checkbox"/> Vacant Land |

Action Requested: NON-REFUNDABLE

- | | |
|--|---|
| <input checked="" type="checkbox"/> Variance (\$65.00) | <input type="checkbox"/> Lot Split (\$250.00) |
| <input type="checkbox"/> Conditional Use Permit (\$165.00) | <input type="checkbox"/> Site Plan Review (\$100.00) |
| <input type="checkbox"/> Rezoning (\$500.00) | <input type="checkbox"/> Other (Please specify):
_____ |

Brief Summary of Request (applicant may submit letter to Planning Commission with details of request):

We would like to add just over 7 feet to the width of our garage to make it a two car garage. The driveway and driveway entrance will not change.

I certify that all statements on this application are true and correct:

Linda D Black
 Signature of Property Owner (required)

 Signature of Applicant (if applicable)



CITY OF
FALCON HEIGHTS

2077 W. LARPEUTEUR AVENUE FALCON HEIGHTS, MN 55113-5594 PHONE (651) 644-5050 FAX (651) 644-8675

August 21, 2002

Dear Property Owner:

The owners of 1941 Summer Street, Joel and Linda Black, have requested a 12 foot, 8 inch variance from city code in order to erect an addition to an existing one-car, attached garage. (This is an extension of approximately 8 feet from the existing corner of the house, which already extends 4.6 feet into the front setback area.) The city code requires a thirty-foot front yard, and no part of the principal building is allowed to encroach into that area, including attached garages, without a variance.

I have enclosed a copy of the the site plan, and I encourage you to attend the Planning Commission meeting where this will be considered. It will be held:

Tuesday, August 27, 2002
7:00 p.m.
City Hall Council Chambers

Please call me at 651/644-5050 if you require further information. You may also send written comments to me at djones@ci.falcon-heights.mn.us or by U.S. Mail at the address below.

Thank you,

Deborah Jones
Zoning and Planning Coordinator

cc: Planning Commissioners
Joel and Linda Black, 1941 Summer Street

HOME OF THE MINNESOTA STATE FAIR AND THE U OF M ST. PAUL CAMPUS



PRINTED ON RECYCLED PAPER

August 12, 2002

City of Falcon Heights
2077 W. Larpenteur Avenue
Falcon Heights, MN 55113

Attn. Deborah Jones
Zoning and Planning Coordinator

It is our understanding that the proposed garage extension at 1941 Summer Street will require variance approval in order to be realized. As the immediate neighbor to Joel and Linda Black, my wife and I express support for the proposed project as outlined in the scaled drawing you faxed to us on August 9, 2002. We are of the opinion that remodeling the garage will not only prove an enhancement to the Black's property but to that of the neighborhood as well.

Sincerely,



Willard W. Tennyson
1935 Summer Street
Falcon Heights, MN

: AUG 19 2002

**Policy 2
9/11/02**

ITEM: Consideration of resolution 00-18 adopting the 2003 property tax levy of \$897,076

**SUBMITTED BY: Heather Worthington, City Administrator
Roland Olson, Finance Director**

**REVIEWED BY: Mayor Sue Gehrz
Councilmembers Kuettel, Lamb, Lindstrom and Talbot**

EXPLANATION:

Summary and action requested: The council is being asked to adopt a resolution approving the property tax levy for 2003 in the amount of \$897,076 to support the \$1,383,971 operating budget for 2003. The council will hold a public hearing on the 2003 budget in early December.

ATTACHMENTS:

Resolution 00-18

CITY OF FALCON HEIGHTS

COUNCIL RESOLUTION

NO: 02-18

September 11, 2002

A RESOLUTION CERTIFYING THE PRELIMINARY 2003 TAX LEVY

BE IT RESOLVED that the city council authorizes the city to levy taxes in the amount of \$897,076 for the year 2003; and

BE IT FURTHER RESOLVED that the county auditor should extend the preliminary tax levy in the amount of \$897,076 for the year 2003.

Moved by: _____

Approved by: _____

Mayor

Date: September 11, 2002

GEHRZ

KUETTEL

____ In Favor

LAMB

LINDSTROM

____ Against

TALBOT

Attested by: _____

City Administrator

Date: September 11, 2002

ADDENDUM

Policy 3

9/11/02

ITEM: Approval of capital funding for furniture replacement in Fire Department Ward Room

**SUBMITTED BY: Chief Kurhajetz, FHFD
Heather Worthington, City Administrator**

EXPLANATION:

Summary: The Fire Department Ward Room has furniture that was donated to the department shortly after city hall was built in 1981. The furniture is worn and in poor condition, and one piece has extensive rodent damage.

Staff is requesting a capital appropriation not to exceed \$4,900 for replacement of the furniture. This will include a sectional sofa, sleeper sofa, two chairs, a conference table and chairs.

Funds are available in the Public Safety Capital Fund.

ACTION REQUESTED:

Approval of expenditure not to exceed \$4,900 for the replacement of the furniture in the Fire Department's Ward Room.