LAUDERDALE CITY COUNCIL MEETING AGENDA
7:30 P.M. TUESDAY, AUGUST 13, 2019
LAUDERDALE CITY HALL, 1891 WALNUT STREET

The City Council is meeting as a legislative body to conduct the business of the City according to Robert's Rules of Order and the Standing Rules of Order and Business of the City Council. Unless so ordered by the Mayor, citizen participation is limited to the times indicated and always within the prescribed rules of conduct for public input at meetings.

1. **CALL TO ORDER THE LAUDERDALE CITY COUNCIL MEETING**

2. **ROLL CALL**

3. **APPROVALS**
   a. Agenda
   b. Minutes of the July 23, 2019 City Council Meeting
   c. Claims Totaling $123,978.82

4. **CONSENT**
   a. 2019 Infrastructure Improvement Project Pay Request No. 3
   b. Performance Agreement with Blue Stratum for August Farmers Market

5. **SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS**

6. **INFORMATIONAL PRESENTATIONS / REPORTS**
   a. 2019 Infrastructure Improvement Project
   b. Farmers Market – August 15
   c. City Council Updates

7. **PUBLIC HEARINGS**

Public hearings are conducted so that the public affected by a proposal may have input into the decision. During hearings all affected residents will be given an opportunity to speak pursuant to the Robert's Rules of Order and the standing rules of order and business of the City Council.

   a. Public Comment on Conditional Use Permit Application by Lauderdale BP to Open Service Bays

8. **DISCUSSION / ACTION ITEM**
   a. Redevelopment of Luther Seminary Owned Land – Presentation by CommonBond Communities and Master Properties Minnesota, LLC
   b. Abandonment of Front Yard Parking and Establishment of Rear Yard Parking at 1811-1813 Eustis Street

9. **ITEMS REMOVED FROM THE CONSENT AGENDA**

10. **ADDITIONAL ITEMS**

11. **SET AGENDA FOR NEXT MEETING**

a. GEAR Training
b. 2020 Budget and Levy

12. **WORK SESSION**
    a. Opportunity for the Public to Address the City Council

Any member of the public may speak at this time on any item not on the agenda. In consideration for the public attending the meeting, this portion of the meeting will be limited to fifteen (15) minutes. Individuals are requested to limit their comments to four (4) minutes or less. If the majority of the Council determines that additional time on a specific issue is warranted, then discussion on that issue shall be continued at the end of the agenda. Before addressing the City Council, members of the public are asked to step up to the microphone, give their name, address, and state the subject to be discussed. All remarks shall be addressed to the Council as a whole and not to any member thereof. No person other than members of the Council and the person having the floor shall be permitted to enter any discussion without permission of the presiding officer.

Your participation, as prescribed by the Robert's Rules of Order and the standing rules of order and business of the City Council, is welcomed and your cooperation is greatly appreciated.

    b. Housing Revenue Bonds and Affordable Housing Tax Credit Discussion with Staff from Ehlers and Associates
    c. 2020 Budget and Levy Discussion
    d. Community Development Update

13. **ADJOURNMENT**

LAUDERDALE CITY COUNCIL
MEETING MINUTES
Lauderdale City Hall
1891 Walnut Street
Lauderdale, MN 55113

 July 23, 2019

Call to Order
Mayor Gaasch called the Regular City Council meeting to order at 7:31 p.m.

Roll Call
Councilors present: Roxanne Grove, Kelly Dolphin, Jeff Dains, Andi Moffatt, and Mayor Mary Gaasch.
Councilor absent: None.

Staff present: Heather Butkowski, City Administrator; Jim Bownik, Assistant to the City Administrator; and Miles Cline, Deputy City Clerk.

Approvals
Mayor Gaasch asked if there were any additions to the meeting agenda. There being none, Councilor Dains moved and seconded by Councilor Grove to approve the agenda. Motion carried unanimously.

Mayor Gaasch asked if there were any corrections to the minutes of the July 9, 2019 city council meeting. There being none, Councilor Dolphin moved and seconded by Councilor Moffatt to approve the minutes of the July 9, 2019 city council meeting. Motion carried unanimously.

Mayor Gaasch asked if there were any questions on the claims. There being none, Councilor Dains moved and seconded by Councilor Grove to approve the claims totaling $38,847.56. Motion carried unanimously.

Consent
Councilor Grove moved and seconded by Councilor Dolphin to approve the Consent Agenda thereby approving the June Financial report and the Second Quarter Investment Report.

Informational Presentations/Reports
A. Night to Unite
Administrator Butkowski gave an update on the upcoming Night to Unite parties taking place on August 6.

B. 2019 Infrastructure Improvement Project
Administrator Butkowski provided an overview of progress on the project.

C. City Council Updates
Mayor Gaasch thanked staff and volunteers for a successful Day in the Park celebration. She also announced that the Mississippi Watershed Management Organization is hosting a community cleanup event on July 25 from 6-8 p.m. in the Lauderdale Community Park. Councilor Dolphin

stated that she joined the Criminal Justice Board of Ramsey County as an alternate member. Finally, Mayor Gaasch stated that she is stepping down as the President of the League of Minnesota Cities Board of Directors but will continue as a member of their Policy Committee.

Public Hearings

A. Annual Municipal Separate Storm Sewer System (MS4) Public Hearing
Annually, the City must report on its storm water efforts as one of the requirements of our MS4 permit. Butkowski provided the Council and general public our most recent annual report submitted to the Minnesota Pollution Control Agency.

Mayor Gaasch opened the floor at 7:46 p.m. to anyone in attendance that wanted to address the Council on this matter. There being no parties interested in speaking, Mayor Gaasch closed the floor at 7:47 p.m.

Discussion/Action Items

A. Resolution 072319A – A Resolution Providing Preliminary Approval to the Issuance of Revenue Obligations under Minnesota Statutes, Chapters 462C and 474A, as Amended, and Taking Other Actions in Connection Therewith
Butkowski explained that Real Estate Equities (REE) plans to use revenue bonds and tax credits to construct a senior rental apartment at 1795 Eustis Street. In order to apply to the state for these bonds, they need a resolution of support from the City Council. The resolution is non-binding in that it neither creates a financial obligation for the City nor conveys land use rights. Julie Eddington, the City's bond counsel at Kennedy and Graven, explained this in greater detail.

Councilor Dolphin made a motion to adopt Resolution 072319A—A Resolution Providing Preliminary Approval to the Issuance of Revenue Obligations under Minnesota Statutes, Chapters 462C and 474A, as Amended, and Taking Other Actions in Connection therewith. This was seconded by Councilor Grove and carried unanimously.

Following, Ian Schwickert of Real Estate Equities; Julie Eddington; and the Council discussed options to improve the likelihood of REE getting the revenue bond and tax credit allocation. It is expected that builders will ask for about $500 million in bonding ability but the federal government has only allocated $100 million to the state. One options REE asked the Council to consider was lowering the age threshold from 55 to 50 as 55+ buildings are last in line to receive allocation. Lowering the age to 50 would allow REE to be eligible earlier in the award distribution process.

After discussion, the Council stated that they would only be comfortable entertaining this idea if they received community feedback first. Eddington explained that the rules surrounding the allocation process will be changing January 1 and that may make the change irrelevant.

Set Agenda for Next Meeting
Administrator Butkowski stated that the August 13 council meeting may include a presentation by CommonBond Communities regarding the Luther Seminary Redevelopment Project and the 2019 Infrastructure Improvement Project pay request number 3.

Work Session
A. Opportunity for the Public to Address the City Council
Mayor Gaasch opened the floor to anyone in attendance that wanted to address the Council.

Josh Hauser, 1778 Eustis Street, wanted to know if information regarding the senior housing project was covered on the City's website. He asked how items can be added to meeting agendas.

There being no other parties interested in speaking, Mayor Gaasch closed the floor.

B. GARE Follow Up Training
Due to a miscommunication, this will take place at a later date.

C. Community Development Update
Butkowski mentioned that CommonBond Communities will be at the next meeting on August 13.

Adjournment
Councilor Moffatt moved and seconded by Councilor Grove to adjourn the meeting at 8:56 p.m. Motion carried unanimously.

Respectfully submitted,

Miles Cline

Miles Cline
Deputy City Clerk

CITY OF LAUDERDALE
LAUDERDALE CITY HALL
1891 WALNUT STREET
LAUDERDALE, MN 55113
651-792-7650
651-631-2066 FAX

Request for Council Action

To: Mayor and City Council
From: City Administrator
Meeting Date: August 13, 2019
Subject: List of Claims

The claims totaling $123,978.82 are provided for City Council review and approval that includes check numbers 26528 to 26554.

Accounts Payable

Checks by Date - Detail by Check Date

User: MILES.CLINE
Printed: 8/9/2019 3:43 PM

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
ACH	43	Public Employees Retirement Association	08/13/2019	
		PR Batch 51600.08.2019 PERA Coordinated	PR Batch 51600.08.2019 PER	1,136.60
		PR Batch 51600.08.2019 PERA Coordinated	PR Batch 51600.08.2019 PER	985.07
			Total for this ACH Check for Vendor 43:	2,121.67
ACH	44	Minnesota Department of Revenue	08/13/2019	
		PR Batch 51600.08.2019 State Income Tax	PR Batch 51600.08.2019 Stat	747.13
			Total for this ACH Check for Vendor 44:	747.13
ACH	45	ICMA Retirement Corporation	08/13/2019	
		PR Batch 51600.08.2019 Deferred Comp	PR Batch 51600.08.2019 Def	1,008.18
		PR Batch 51600.08.2019 Deferred Comp	PR Batch 51600.08.2019 Def	1,638.63
			Total for this ACH Check for Vendor 45:	2,646.81
ACH	46	Internal Revenue Service	08/13/2019	
		PR Batch 51600.08.2019 FICA Employee Portio	PR Batch 51600.08.2019 FIC	1,096.07
		PR Batch 51600.08.2019 FICA Employer Portio	PR Batch 51600.08.2019 FIC	1,096.07
		PR Batch 51600.08.2019 Federal Income Tax	PR Batch 51600.08.2019 Fed	1,563.80
		PR Batch 51600.08.2019 Medicare Employer Po	PR Batch 51600.08.2019 Mec	256.33
		PR Batch 51600.08.2019 Medicare Employee Pc	PR Batch 51600.08.2019 Mec	256.33
			Total for this ACH Check for Vendor 46:	4,268.60
ACH	241	Northdale Construction Co Inc	08/13/2019	
	201904-X02	Repair Sinkhole		9,247.21
			Total for this ACH Check for Vendor 241:	9,247.21
26528	20	Abdo Eick & Meyers LLP	08/13/2019	
	418233	2018 TIF District Report		800.00
			Total for Check Number 26528:	800.00
26529	34	AFSCME MN Council 5	08/13/2019	
		PR Batch 51500.07.2019 Union Dues	PR Batch 51500.07.2019 Uni	204.64
			Total for Check Number 26529:	204.64
26530	33	City of Falcon Heights	08/13/2019	
	082019	June Fire Calls		2,695.82
			Total for Check Number 26530:	2,695.82
26531	36	City of Roseville	08/13/2019	
	0226429	July Phone Services		83.00
	0226463	July IT Services		1,096.00
			Total for Check Number 26531:	1,179.00

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
26532	29	City of St Anthony	08/13/2019	
	3825	August Police Services		59,433.67
			Total for Check Number 26532:	59,433.67
26533	25	County of Ramsey	08/13/2019	
		PR Batch 51500.07.2019 Life Insurance	PR Batch 51500.07.2019 Life	303.53
		PR Batch 51500.07.2019 Short Term Disability	PR Batch 51500.07.2019 Sho	61.76
		PR Batch 51500.07.2019 Long Term Disability	PR Batch 51500.07.2019 Lon	88.99
	RISK-001996	Insurance Processing Fee		25.00
			Total for Check Number 26533:	479.28
26534	145	Mary Gaasch	08/13/2019	
	082019	Dinner - Northern Waters Smokehaus		18.40
	082019	Dinner - Northern Waters Smokehaus		16.32
	082019	Parking at DECC for LMC Conference		5.00
	082019	Lunch - Pier B Resort Hotel		17.70
	082019	Budget Rental Car		413.81
	082019	Gasoline for Rental Car		28.27
	082019	Parking at DECC for LMC Conference		5.00
	082019	Pier B Resort Hotel		647.14
			Total for Check Number 26534:	1,151.64
26535	61	Gopher State One Call	08/13/2019	
	9070527	July 2019 Locates		74.55
			Total for Check Number 26535:	74.55
26536	82	Home Depot	08/13/2019	
	7023492	DIP Supplies		117.58
			Total for Check Number 26536:	117.58
26537	31	Kennedy & Graven Chartered	08/13/2019	
	149386	June Legal Services		1,628.60
			Total for Check Number 26537:	1,628.60
26538	185	Lauderdale Certified Auto Repair Inc	08/13/2019	
	082019	July Fuel		64.25
	082019	July Fuel		64.25
	082019	July Fuel		299.83
			Total for Check Number 26538:	428.33
26539	24	Metropolitan Council	08/13/2019	
	0001093119	April Waste Water		13,409.80
	0001099200	September Waste Water		13,409.80
			Total for Check Number 26539:	26,819.60
26540	163	Gordan Meyer	08/13/2019	
	082019	Farmers Market Music		200.00
			Total for Check Number 26540:	200.00
26541	79	Minnesota Department of Labor & Industry	08/13/2019	
	JUNE1230252019	2Q2019 Surcharge Report		239.24

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
			Total for Check Number 26541:	239.24
26542	271	Minnesota Department of Natural Resource	08/13/2019	
	22995	Natural Heritage Review		90.00
			Total for Check Number 26542:	90.00
26543	84	North Star Bank Cardmember Services	08/13/2019	
	082019	DIP Supplies		108.36
	082019	Card Stock & Post-it Notes		47.85
	082019	Target?		41.87
	082019	DIP - Raptor Center Visit		455.00
	082019	DIP - Jumpity Jump		141.53
	082019	DIP Supplies		14.95
			Total for Check Number 26543:	809.56
26544	12	North Suburban Access Corporation	08/13/2019	
	2019-107	June Webstreaming & Archiving		271.57
			Total for Check Number 26544:	271.57
26545	11	North Suburban Communications Commiss	08/13/2019	
	2019-512	2Q19 Contribution		1,159.32
			Total for Check Number 26545:	1,159.32
26546	5	Premium Waters Inc	08/13/2019	
	619861-07-19	July Water Bottles		7.73
			Total for Check Number 26546:	7.73
26547	80	Sam's Club	08/13/2019	
	006136	Truck Supplies		77.42
			Total for Check Number 26547:	77.42
26548	81	St Paul Regional Water Service	08/13/2019	
	082019	1915 Walnut St		22.75
	082019	1891 Walnut St		71.87
	082019	1885 Fulham St		56.07
			Total for Check Number 26548:	150.69
26549	4	The Neighborhood Recycling Company Inc	08/13/2019	
	18447	July Single Unit Dwelling		2,808.05
	18447	July Multi-Family Recycling Unit		389.85
			Total for Check Number 26549:	3,197.90
26550	3	US National Equipment Finance Inc	08/13/2019	
	391050028	Copier Contract		176.00
			Total for Check Number 26550:	176.00
26551	90	Verizon Wireless	08/13/2019	
	9835145635	July Cell Phone		32.71
	9835145635	July Cell Phone		16.36
	9835145635	July Cell Phone		16.35
			Total for Check Number 26551:	65.42

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
26552	7	Waste Management Inc	08/13/2019	
	8302622-0500-8	August Public Works		465.37
			Total for Check Number 26552:	465.37
26553	74	Xcel Energy	08/13/2019	
	647942172	Larpenteur Bridge Lights		28.85
	647954982	2430 Larpenteur Avenue W		20.80
	648309405	Larpenteur Avenue		37.04
	648454619	July Street Lighting		417.85
	648476537	1891 Walnut St		27.04
	648476537	1891 Walnut St		183.09
	648663129	1885 Fulham Street		13.16
	648663129	1917 Walnut Street		25.00
	648663129	1885 Fulham Street		25.00
	648663129	1917 Walnut Street		34.56
			Total for Check Number 26553:	812.39
26554	47	Public Employees Insurance Program	08/13/2019	
		PR Batch 51600.08.2019 Dental	PR Batch 51600.08.2019 Den	116.10
		PR Batch 51600.08.2019 Health Insurance	PR Batch 51600.08.2019 Hea	2,095.98
			Total for Check Number 26554:	2,212.08
			Total for 8/13/2019:	123,978.82
			Report Total (32 checks):	123,978.82

LAUDERDALE COUNCIL
ACTION FORM

Action Requested	
Consent	X
Public Hearing	
Discussion	
Action	
Resolution	
Work Session	

Meeting Date	August 13, 2019
ITEM NUMBER	Northdale Pay Request No. 3
STAFF INITIAL	
APPROVED BY ADMINISTRATOR	

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Northdale Construction submitted their third pay request for the 2019 Infrastructure Improvement Project. The request is for a payment of $741,616.13. This pays for improvements through August 2. The majority of the work has switched to road construction from water main installation so the City is responsible for the majority of this pay request. Staff will bill SPRWS per this split:

- SPRWS: $54,304.62
- Lauderdale: $687,311.51

STAFF RECOMMENDATION:

By approving the Consent Agenda, the Council approve pay request No. 3 for the 2019 Infrastructure Improvement Project payable to Northdale Construction in the amount of $739,195.90.

CITY OF LAUDERDALE

1891 WALNUT STREET
LAUDERDALE, MN 55113
Project 193804608 - 2019 INFRASTRUCTURE IMPROVEMENTS
Request for Payment No. 3

Contractor: Northdale Construction Co., Inc.
9760 71st Street NE
Albertville, MN 55301

Stantec Project No. 193804608
For Period: 6/22/2019 - 8/2/2019

Contract Amounts

Original Contract	$2,269,093.49
Contract Changes	$0.00
Revised Contract	$2,269,093.49

Funds Encumbered

Original	$2,269,093.49
Additional	N/A
Total	$2,269,093.49

Work Certified To Date

Base Bid Items	$1,424,216.72
Backsheet	$0.00
Change Order	$0.00
Supplemental Agreement	$0.00
Work Order	$0.00
Material On Hand	$0.00
Total	$1,424,216.72

	Work Certified This Request for Payment	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Request for Payment	Total Amount Paid To Date
193804608	$780,648.56	$1,424,216.72	$71,210.84	$611,389.75	$741,616.13	$1,353,005.88
		Percent Retained: 5.0000%			Percent Complete: 62.7659%	
				Amount Paid This Request for Payment	**$741,616.13**	

This is to certify that the items of work shown in this certificate of Request for Payment have been actually furnished for the work comprising the above mentioned projects in accordance with the plans and specifications heretofore approved.

Approved By
Kellie M. Schlegel
County/City/Project Engineer

8/9/19
Date

Approved By Northdale Construction Co., Inc.
Contractor

8-9-19
Date

Approved for Payment By
City of Lauderdale

8-9-19
Date

CITY OF LAUDERDALE
1891 WALNUT STREET
LAUDERDALE, MN 55113
Project No. 193804608
Request for Payment No. 3

193804608 Payment Summary

No.	From Date	To Date	Work Certified Per Request for Payment	Amount Retained Per Request for Payment	Amount Paid Per Request for Payment
1	05/01/2019	05/31/2019	$296,572.10	$14,828.61	$281,743.49
2	06/01/2019	06/21/2019	$346,996.06	$17,349.80	$329,646.26
3	06/22/2019	08/02/2019	$780,648.56	$39,032.43	$741,616.13
		Totals:	**$1,424,216.72**	**$71,210.84**	**$1,353,005.88**

193804608 Funding Category Report

Funding Category No.	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Request for Payment	Total Amount Paid To Date
SPRWS	594,463.38	29,723.17	510,435.59	54,304.63	564,740.21
Lauderdale	829,753.33	41,487.67	100,954.16	687,311.51	788,265.66
Totals:	**$1,424,216.71**	**$71,210.84**	**$611,389.74**	**$741,616.13**	**$1,353,005.87**

CITY OF LAUDERDALE
1891 WALNUT STREET
LAUDERDALE, MN 55113
Project No. 193804608
Request for Payment No. 3

193804608 Project Item Status

Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request for Payment	Amount This Request for Payment	Quantity To Date	Amount To Date
PART 1: GENERAL									
1	2021.501	MOBILIZATION	LS	$112,851.40	1	0.2	$22,570.28	0.9	$101,566.26
2	2563.601	TRAFFIC CONTROL	LS	$8,987.50	1	0.2	$1,797.50	0.9	$8,088.75
				Totals For Section PART 1: GENERAL:			**$24,367.78**		**$109,655.01**
PART 2: WATER MAIN									
3	2451.609	GRANULAR BACKFILL	TON	$15.56	10400	0	$0.00	10640	$165,558.40
4	2503.603	SANITARY SEWER SERVICE RECONNECTION	LF	$45.81	415	1	$45.81	179.1	$8,204.57
5	2504.603	SERVICE STOP BOX	EA	$306.73	9	11	$3,374.03	14	$4,294.22
6	2504.602	ADJUST SERVICE STOP BOX	EA	$135.00	13	0	$0.00	0	$0.00
7	2504.602.001	REPAIR VALVE BOX	EA	$350.00	2	0	$0.00	0	$0.00
8	2504.602	ADJUST VALVE BOX	EA	$245.00	8	0	$0.00	0	$0.00
9	2504.602.00999	REPLACE VALVE BOX	EA	$590.18	2	0	$0.00	2	$1,180.36
10	2504.602	WATER UTILITY HOLE	EACH	$1,250.00	3	0	$0.00	0	$0.00
11	2504.602.00998	EXCAVATION FOR UTILITY OFFSET	EA	$1,500.00	1	0	$0.00	1	$1,500.00
12	2502.604	2" INSULATION	S Y	$25.65	14	145	$3,719.25	149.6	$3,837.24
13	2504.602.00997	HYDRANT INSTALLATION	EA	$4,224.05	9	0	$0.00	9	$38,016.45
14	2515.0016	1" CORPORATION STOP	EA	$122.43	1	0	$0.00	3	$367.29
15	2503.603.9990	1" ORISEAL VALVE INSTALLATION	EA	$471.95	9	25	$11,798.75	31	$14,630.45
16	2503.603.9991	1.5" ORISEAL VALVE INSTALLATION	EA	$689.44	1	0	$0.00	0	$0.00
17	2504.603.9986	2" ORISEAL VALVE INSTALLATION (WASTING)	EA	$1,465.50	1	0	$0.00	0	$0.00
18	2503.603.9993	4" GATE VALVE INSTALLATION	EA	$1,145.72	1	0	$0.00	0	$0.00
19	2503.602.9991	6" GATE VALVE INSTALLATION	EA	$1,373.66	5	0	$0.00	6	$8,241.96

193804608 Project Item Status

Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request for Payment	Amount This Request for Payment	Quantity To Date	Amount To Date
20	2504.602.9990	8" GATE VALVE INSTALLATION	EA	$1,822.81	17	0	$0.00	17	$30,987.77
21	2504.603.9998	1" CP WATER SERVICE REPLACEMENT	LF	$28.89	115	270	$7,800.30	296	$8,551.44
22	2504.603.9988	1.5" CP WATER SERVICE REPLACEMENT	LF	$65.16	5	0	$0.00	0	$0.00
23	2505.603.9990	2" CP WATER SERVICE REPLACEMENT	LF	$69.20	10	0	$0.00	0	$0.00
24	2504.603.9985	6" DI WATER MAIN REPLACEMENT	LF	$58.32	70	0	$0.00	120.5	$7,027.56
25	2504.603.9983	8" DI WATER MAIN REPLACEMENT	LF	$78.63	3165	32.4	$2,547.61	2845.4	$223,733.80
26	2504.603.9981	8" HDPE (SDR 11) WATER MAIN - PIPE BURSTING	LF	$70.35	335	0	$0.00	327	$23,004.45
27	2504.603.9980	TELEVISE SANITARY SEWER SERVICE	EA	$752.50	3	3	$2,257.50	3	$2,257.50
28	2504.603.9979	TELEVISE STORM SEWER CROSSING	EA	$510.63	3	3	$1,531.89	3	$1,531.89
29	2504.603.9977	DUCTILE AND GREY IRON FITTINGS	LB	$6.83	1335	0	$0.00	1818	$12,416.94
Totals For Section PART 2: WATER MAIN:							**$33,075.14**		**$555,342.29**
PART 3: SANITARY SEWER									
30	2504.603.9975	ADJUST SANITARY SEWER CONNECTION	EA	$350.00	12	0	$0.00	0	$0.00
31	2504.603.9973	REMOVE AND REPLACE 4' DIA SANITARY SEWER MANHOLE	EA	$4,493.47	1	1	$4,493.47	1	$4,493.47
32	2504.603.9972	6" PVC SANITARY SEWER SERVICE PIPE	LF	$38.12	250	149.5	$5,698.94	337.5	$12,865.50
33	2504.603.9971	8" X 6" PVC WYE	EA	$1,292.41	5	4	$5,169.64	10	$12,924.10
34	2503.602	CONNECT TO EXISTING SANITARY SEWER SERVICE	EA	$183.65	2	6	$1,101.90	8	$1,469.20

193804608 Project Item Status

Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request for Payment	Amount This Request for Payment	Quantity To Date	Amount To Date
35	2504.603.9970	REMOVE AND REPLACE SANITARY MANHOLE CONE SECTION, CASTING AND RINGS	EA	$1,795.10	2	2	$3,590.20	2	$3,590.20
Totals For Section PART 3: SANITARY SEWER:							**$20,054.15**		**$35,342.47**
PART 4: STORM SEWER									
36	2504.603.9969	ADJUST STORM SEWER CASTING	EA	$325.00	9	0	$0.00	0	$0.00
37	25804.603.9968	REMOVE AND REPLACE STORM SEWER CASTING AND RINGS	EA	$790.75	2	0	$0.00	0	$0.00
38	2104.509	REMOVE STORM SEWER STRUCTURE	EA	$525.00	9	9	$4,725.00	9	$4,725.00
39	2504.603.9968	REMOVE AND REPLACE STORM SEWER STRUCTURE	EA	$2,610.24	1	1	$2,610.24	1	$2,610.24
40	2104.501	REMOVE STORM SEWER PIPE	LF	$11.50	300	192	$2,208.00	192	$2,208.00
41	2630.00056	CONNECT TO EXISTING STORM SEWER PIPE	EA	$650.00	4	4	$2,600.00	4	$2,600.00
42	2506.602	CONNECT TO EXISTING STRUCTURE	EA	$850.00	1	0	$0.00	0	$0.00
43	2503.603.9967	12" RCP STORM SEWER	LF	$59.50	750	294.5	$17,522.75	294.5	$17,522.75
44	2504.603.9966	15" RCP STORM SEWER	LF	$58.11	660	507	$29,461.77	507	$29,461.77
45	2503.603.9964	18" RCP STORM SEWER	LF	$60.27	1020	987	$59,486.49	987	$59,486.49
46	2320.00044	IMPROVED PIPE FOUNDATION	LF	$0.01	2430	0	$0.00	0	$0.00
47	2504.603.9961	27" CATCH BASIN	EA	$1,395.48	8	2	$2,790.96	2	$2,790.96
48	2506.602	2'x3' CATCH BASIN	EA	$1,793.11	6	6	$10,758.66	6	$10,758.66
49	2504.603.9960	4' DIAMETER CATCH BASIN MANHOLE	EA	$2,516.98	16	16	$40,271.68	16	$40,271.68
50	2630.0001	4' DIAMETER STORM SEWER MANHOLE	EA	$2,376.98	2	1	$2,376.98	1	$2,376.98

193804608 Project Item Status

Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request for Payment	Amount This Request for Payment	Quantity To Date	Amount To Date
		Totals For Section PART 4: STORM SEWER:					**$174,812.53**		**$174,812.53**
PART 5: ROADWAY/ALLEY									
51	2504.603.9965	SILT FENCE, MACHINE-SLICED	LF	$2.45	1400	0	$0.00	0	$0.00
52	2573.530	INLET PROTECTION	EA	$275.00	35	0	$0.00	31	$8,525.00
53	1570.0011	TEMPORARY ROCK CONSTRUCTION ENTRANCE	TN	$39.50	100	38.31	$1,513.25	59.7	$2,358.15
54	2130.610	WATER FOR DUST CONTROL	TGAL	$28.00	125	0	$0.00	0	$0.00
55	2504.603.9964	TEMPORARY MAILBOXES	LS	$0.01	1	0	$0.00	0	$0.00
56	2104.602	REMOVE TREE	EA	$333.25	15	2	$666.50	7	$2,332.75
57	2230.0002	CLEARING AND GRUBBING	LS	$3,440.00	1	0	$0.00	0	$0.00
58	2572.501	TEMPORARY FENCE	LF	$3.50	525	0	$0.00	0	$0.00
59	2504.603.9958	SALVAGE AND REINSTALL CHAIN LINK FENCE	LF	$21.50	175	0	$0.00	0	$0.00
60	2504.603.9957	SALVAGE AND REINSTALL WOOD PRIVACY FENCE	LF	$37.63	325	0	$0.00	0	$0.00
61	2504.603.9956	SALVAGE AND REINSTALL FENCE - OTHER	LF	$43.00	40	0	$0.00	0	$0.00
62	2504.603.9955	SALVAGE AND REINSTALL SIGN	EA	$182.75	30	0	$0.00	0	$0.00
63	2504.603.9954	STREET SWEEPER WITH PICKUP BROOM	HR	$145.00	50	85.5	$12,397.50	98.25	$14,246.25
64	2104.505	REMOVE BITUMINOUS PAVEMENT	S Y	$1.26	11000	5559	$7,004.34	10245.5	$12,909.33
65	2504.603.9952	CONCRETE PAVEMENT REPLACEMENT - SPECIAL	SF	$19.39	540	141	$2,733.99	141	$2,733.99
66	2104.603	MILL BITUMINOUS PAVEMENT - 2" DEPTH	SY	$1.51	7400	0	$0.00	0	$0.00
67	2225.00023	REMOVE BITUMINOUS DRIVEWAY	SY	$5.25	300	155.5	$816.38	166	$871.50

CITY OF LAUDERDALE
1891 WALNUT STREET
LAUDERDALE, MN 55113
Project No. 193804608
Request for Payment No. 3

193804608 Project Item Status

Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request for Payment	Amount This Request for Payment	Quantity To Date	Amount To Date
68	2504.603.9951	REMOVE CONCRETE DRIVEWAY OR APRON	SY	$7.50	400	240.5	$1,803.75	279.5	$2,096.25
69	2504.603.9950	REMOVE AND REPLACE CONCRETE CURB & GUTTER	LF	$32.12	400	0	$0.00	39	$1,252.68
70	2225.0001	SAWING BITUMINOUS PAVEMENT	LF	$4.75	350	0	$0.00	0	$0.00
71	2504.603.9949	REMOVE SIDEWALK	SF	$0.95	3000	2629.5	$2,498.03	2742.5	$2,605.38
72	2104.501	REMOVE CONCRETE CURB & GUTTER	LF	$2.65	700	511	$1,354.15	597	$1,582.05
73	2105.501	COMMON EXCAVATION (P)	CY	$21.33	8800	9100	$194,103.00	9100	$194,103.00
74	2504.603.9948	COMMON EXCAVATION - ALLEYS (P)	CY	$30.95	1500	0	$0.00	0	$0.00
75	2315.00041	SUBGRADE EXCAVATION (EV)	CY	$23.33	500	0	$0.00	0	$0.00
76	2315.00116	GEOTEXTILE FABRIC	SY	$1.98	13000	11869	$23,500.62	11869	$23,500.62
77	2105.522	SELECT GRANULAR BORROW (MODIFIED)	TN	$16.63	9200	9037.63	$150,295.79	9037.63	$150,295.79
78	2211.501	AGGREGATE BASE, CLASS 5	TN	$17.69	7100	4809.1	$85,072.98	4809.1	$85,072.98
79	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	$1.08	900	0	$0.00	0	$0.00
80	2504.603.9945	BITUMINOUS TRAIL PATCHING	SF	$7.99	250	0	$0.00	0	$0.00
81	2504.603.9946	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	TN	$70.95	1900	0	$0.00	0	$0.00
82	2503.603.9944	TYPE SP 9.5 WEARING COURSE MIXTURE FOR ALLEYS (2,B)	TN	$86.00	150	0	$0.00	0	$0.00
83	2503.603.9943	TYPE SP 12.5 NONWEARING COURSE MIXTURE (2,B)	TN	$68.26	1600	0	$0.00	0	$0.00

193804608 Project Item Status

Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request for Payment	Amount This Request for Payment	Quantity To Date	Amount To Date
84	2503.603.9942	FULL DEPTH ROADWAY PATCHING	SY	$86.40	400	0	$0.00	0	$0.00
85	2503.603.9941	BITUMINOUS PAVEMENT PATCHING - ROSELAWN	SY	$53.75	400	0	$0.00	0	$0.00
86	2503.603.9940	B618 CONCRETE CURB & GUTTER	LF	$13.81	5300	0	$0.00	0	$0.00
87	2503.603.9939	4" DRAINTILE	LF	$9.67	5200	4610	$44,578.70	4610	$44,578.70
88	2521.501	4" CONCRETE WALK	SF	$6.07	1750	0	$0.00	0	$0.00
89	2830.0014	MODULAR BLOCK RETAINING WALL	SF	$31.71	300	0	$0.00	0	$0.00
90	2503.603.9938	TYPE SP 9.5 BITUMINOUS MIXTURE FOR DRIVEWAYS (2,B)	TN	$193.50	100	0	$0.00	0	$0.00
91	2775.00421	6" CONCRETE DRIVEWAY APRON	SF	$6.83	4000	0	$0.00	0	$0.00
92	2531.504	7" CONCRETE DRIVEWAY APRON	SF	$7.42	1200	0	$0.00	0	$0.00
93	2503.603.9937	6" CONCRETE PEDESTRIAN CURB RAMP	SF	$10.48	260	0	$0.00	0	$0.00
94	2503.603.9935	TRUNCATED DOME SURFACE	SF	$64.50	20	0	$0.00	0	$0.00
95	2503.603.9934	SALVAGE HANDHOLE	EA	$989.00	2	0	$0.00	0	$0.00
96	2503.603.9933	INSTALL SALVAGED HANDHOLE	EA	$1,064.50	2	0	$0.00	0	$0.00
97	2503.603.9932	PREFORMED RIGID PVC CONDUIT LOOP DETECTOR 6' X 6'	EA	$1,612.50	3	0	$0.00	0	$0.00
98	2503.603.9930	PREFORMED RIGID PVC CONDUIT LOOP DETECTOR 12' X 12'	EA	$1,935.00	2	0	$0.00	0	$0.00
99	16110.0037	HANDHOLE	EA	$2,683.20	1	0	$0.00	0	$0.00
100	2503.603.9928	1.5" NON-METALLIC CONDUIT	LF	$13.55	80	0	$0.00	0	$0.00

CITY OF LAUDERDALE
1891 WALNUT STREET
LAUDERDALE, MN 55113
Project No. 193804608
Request for Payment No. 3

193804608 Project Item Status

Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request for Payment	Amount This Request for Payment	Quantity To Date	Amount To Date
101	2503.603.9927	DECIDUOUS TREE 6' HT B&B	EA	$376.25	15	0	$0.00	0	$0.00
102	2315.0009	TOPSOIL BORROW (LV)	CY	$30.10	1500	0	$0.00	0	$0.00
103	2503.603.9926	SOD	SY	$4.52	9000	0	$0.00	0	$0.00
104	2503.603.9924	METAL FENCE	LF	$38.43	50	0	$0.00	0	$0.00
105	2503.603.9929	LANDSCAPE FUND	LS	$12,000.00	1	0	$0.00	0	$0.00
106	2582.502	4" DOUBLE YELLOW LINE - PAINT	LF	$0.49	4200	0	$0.00	0	$0.00
107	2503.603.9921	4" SOLID WHITE LINE - PAINT	LF	$0.25	8400	0	$0.00	0	$0.00
108	2503.603.9920	24" SOLID WHITE LINE - PAINT	LF	$8.06	50	0	$0.00	0	$0.00
Totals For PART 5: ROADWAY/ALLEY:							**$528,338.98**		**$549,064.42**
Project Totals:							**$780,648.58**		**$1,424,216.72**

LAUDERDALE COUNCIL
ACTION FORM

Action Requested	
Consent	X
Public Hearing	
Discussion	
Action	
Resolution	
Work Session	

Meeting Date	August 13, 2019
ITEM NUMBER	August Farmers Market
STAFF INITIAL	Jim
APPROVED BY ADMINISTRATOR	

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Staff is asking the city council to consider approving the attached performance agreement with Blue Stratum for music at the August Farmers Market at a cost of $200.

OPTIONS:
Approve by adopting the consent agenda or remove for discussion.

Discuss and provide direction to staff and event organizers.

STAFF RECOMMENDATION:

By approving the consent agenda, the City Council approves the performance agreement with Blue Stratum as presented.

City of Lauderdale Performance Agreement
Event: Farmers Market
Date & Time: Thursday, August 15, 2019 from 4-7 p.m.
Location: Lauderdale Community Park, 1885 Fulham Street

Performance Time: 5:00-7:00 p.m.

ARTIST or GROUP INFORMATION

Artist or Group Name:	Blue Stratum
Artist/Group Leader:	Gordon Meyer
Daytime Phone:	Cell Phone: 612-270-9980
Email Address:	roadie@bluestratum.com
Website Address (if applicable):	http://www.bluestratummusic.com/
# Chairs Needed:	_____

PAYMENT INFORMATION

Performance Fee: $200.00

Name & Address for Payment of Fee: Gordon Meyer
4848 York Ave S
Minneapolis, MN, 55410

PERFORMANCE PROVISIONS

1) The Artist or Group is considered an independent contractor and is responsible for all appropriate insurance, income taxes, and the licensed use of any or all copyright music performed.
2) The Artist or Group understands the City does not hold a public performance license, thus the artist agrees not to play music registered with ASCAP, BMI, SESAC, or any other licensing entity.
3) The Artist or Group will supply their own sound system and the following items as needed: music stands, stage etc.
4) The City will provide chairs, electricity and an extension cord.
5) Cancellation/Inclement Weather Policy:
   - If the performance is cancelled by the City before Noon the day of the performance, the City will pay 50% of the agreed performance fee as compensation.
   - If the performance is cancelled by the City after Noon the day of the performance, the City will pay 100% of the agreed performance fee as compensation.
6) Sale of promotional merchandise is allowed at the concert site.
7) Payment Information: The City will make every effort to present payment to the Artist or Group the day of the performance, but may mail payment within 30 days after performance date.
8) Indemnification: The Artist or Group agrees to defend and indemnify the City, and its employees, officials, volunteers and agents from and against all claims, actions, damages, losses and expenses arising out of the Artist or Group's performance or failure to perform its duties under this Agreement.

Signature of Artist/Group Leader: _____ Date: _____

_____	_____	_____	_____
Mayor	Date	City Administrator	Date

LAUDERDALE COUNCIL
ACTION FORM

ACTION REQUESTED		MEETING DATE August 13, 2019
Consent		
Presentation		ITEM NUMBER Conditional Use Permit Application for Lauderdale BP
Public Hearing	X	
Discussion		
Action	X	STAFF INITIAL Jim
Resolution		
Work session		APPROVED BY ADMINISTRATOR

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:
See attached memo and comments received from a neighboring homeowner.

OPTIONS:
1) Deny the conditional use permit application, stating the rationale for denial.
2) Approve the conditional use permit application as presented.
3) Approve the conditional use permit application with conditions, as deemed necessary.

STAFF RECOMMENDATION:

COUNCIL ACTION:

M E M O

DATE: AUGUST 13, 2019

TO: HONORABLE MAYOR AND COUNCIL

FROM: JIM BOWNIK, ASSISTANT TO THE CITY ADMINISTRATOR

RE: CONDITIONAL USE PERMIT REQUEST FOR 2421 LARPENTEUR AVE

BACKGROUND

Proposal: The applicant is proposing to reopen three service bays for automobile service and repair at the Lauderdale BP.

Applicant: Scott Weber, 201 W. Co. Rd. E-2, New Brighton, MN 55112

Owner: Tony Rammer, 201 W. Co. Rd. E-2, New Brighton, MN 55112

- Attached is the conditional use permit application.

REQUIREMENTS FOR APPROVAL OF A CONDITIONAL USE PERMIT

Title 10-12-4 & 10-12-5 of the City Code allows the City Council to consider the following for the approval of a conditional use permit:

1) Does the use conform to the B-1 Community Business District?
2) Will the use provide a harmonious relationship with adjacent properties?
3) Is the visual impression & environment of the use consistent with the district?
4) Does the use organize vehicular access & parking in a way that minimizes traffic congestion in the district?
5) Does the use promote the objectives of Title 10 of the City Code: Zoning, and the Land Use & Tax Base section of the Lauderdale Comprehensive Plan?
6) Does the use comply with the following performance standards?
    a. Fire Protection.
    b. Electrical Disturbance.
    c. Noise.
    d. Vibrations.
    e. Odors.
    f. Air Pollution.
    g. Glare.
    h. Erosion.
    i. Water Pollution.

STAFF FINDINGS & REVIEW

1) Does the use conform to the B-1 Community Business District?

The use conforms in that the business has three service bays that used to be open.

2) *Will the use provide a harmonious relationship with adjacent properties?*

The business currently operates as a gas station, convenience store and car wash. Reopening the service bays will mean more traffic and noise. Thus, a fence needs to be reinstalled on the north or south side of the alley to provide screening from adjacent residential properties.

3) *Is the visual impression & environment of the use consistent with the district?*

The visual impression and environment of the site should not change significantly with the opening of the three service bays. The applicants are planning to move the garbage and recycling dumpsters to the northwest corner of the property as well as enclose and screen them.

4) *Does the use organize vehicular access & parking in a way that minimizes traffic congestion in the district?*

The applicants have indicated seventeen on-site parking spots. The ordinance requires fourteen spaces (four per service bay and two for retail).

5) *Does the use promote the objectives of Title 10 of the City Code: Zoning, and the Land Use & Tax Base section of the Lauderdale Comprehensive Plan?*

The use appears to promote these objectives by encouraging development and/or redevelopment of commercial and industrial properties for the purpose of increasing tax base.

6) *Does the use comply with the following performance standards?*
   a. *Fire Protection.*
   b. *Electrical Disturbance.*
   c. *Noise.*
   d. *Vibrations.*
   e. *Odors.*
   f. *Air Pollution.*
   g. *Glare.*
   h. *Erosion.*
   I. *Water Pollution.*

- The above performance standards are addressed by the applicant in the attached letter dated June 19, 2019.

SITE PLAN

- Attached is a survey of the property and a site plan that shows, among other things, defined parking spaces.

PUBLIC HEARING FOR THE CONDITIONAL USE PERMIT REQUEST

On August 2, 2019, property owners within 350 feet from the perimeter of the subject property were sent notice of tonight's public hearing. A Public Notice was also published in the _____ edition of the *Roseville Review*.

CITY COUNCIL ACTION REQUESTED

The requested action is to approve the reopening of three service bays at 2421 Larpenteur Avenue with the following conditions: 1) The applicant shall construct a fence along the alley for screening adjacent residential properties and; 2) The applicant shall enclose and screen the garbage and recycling dumpsters.

City of Lauderdale

MAIN 651-792-7650

LAND USE APPLICATION

Date: 6/19 6-4-19

Fee	Escrow	Type of Request
$100	$ 0	____ Lot Consolidation/Division
$150	$ 0	____ Variance
$200	$ 0	X Conditional Use
$500	$1,000	____ Zoning Amendment
$500	$1,000	____ Subdivision
$500	$1,000	____ PUD

Description of Request

Reopen Service Bays for Auto Repair at Lauderdale Certified Auto Repair, Inc. 2421 Largent Ave N

Applicant Information

Name: Scott Weber
Address: 201 W. Co. Rd E-2
C, S, Z: New Brighton, MN. 55112
Phone: 763-221-7810
Email: Scott@Autokingdom.com
Signature:

Owner Information (if different)

Name: Tony Ramser
Address: 201 W. Co. Rd E-2
C, S, Z: New Brighton, MN. 55112
Phone: 612-237-4851
Email: Tony@Stholzeviexxon.com
Signature:

By signing above, the applicant agrees to pay the application fee and deposit an escrow fee to cover the city's consultants' costs associated with reviewing the associated request. Prior to having the request considered by the city, the applicant must deposit an escrow fee in an amount that is estimated to cover the city's consultants' costs as determined by the city administrator. If the city's consultants' costs exceed the initial escrow deposited by the applicant, an additional escrow fee will be required to cover the additional costs. The city shall use the applicant's fees to cover the city's actual consultants' costs in reviewing the request regardless of the city's action on the applicant's request. If the applicant's escrow fees exceed the city's actual consultants' costs for reviewing the request, the remaining escrow fees shall be refunded to the applicant.

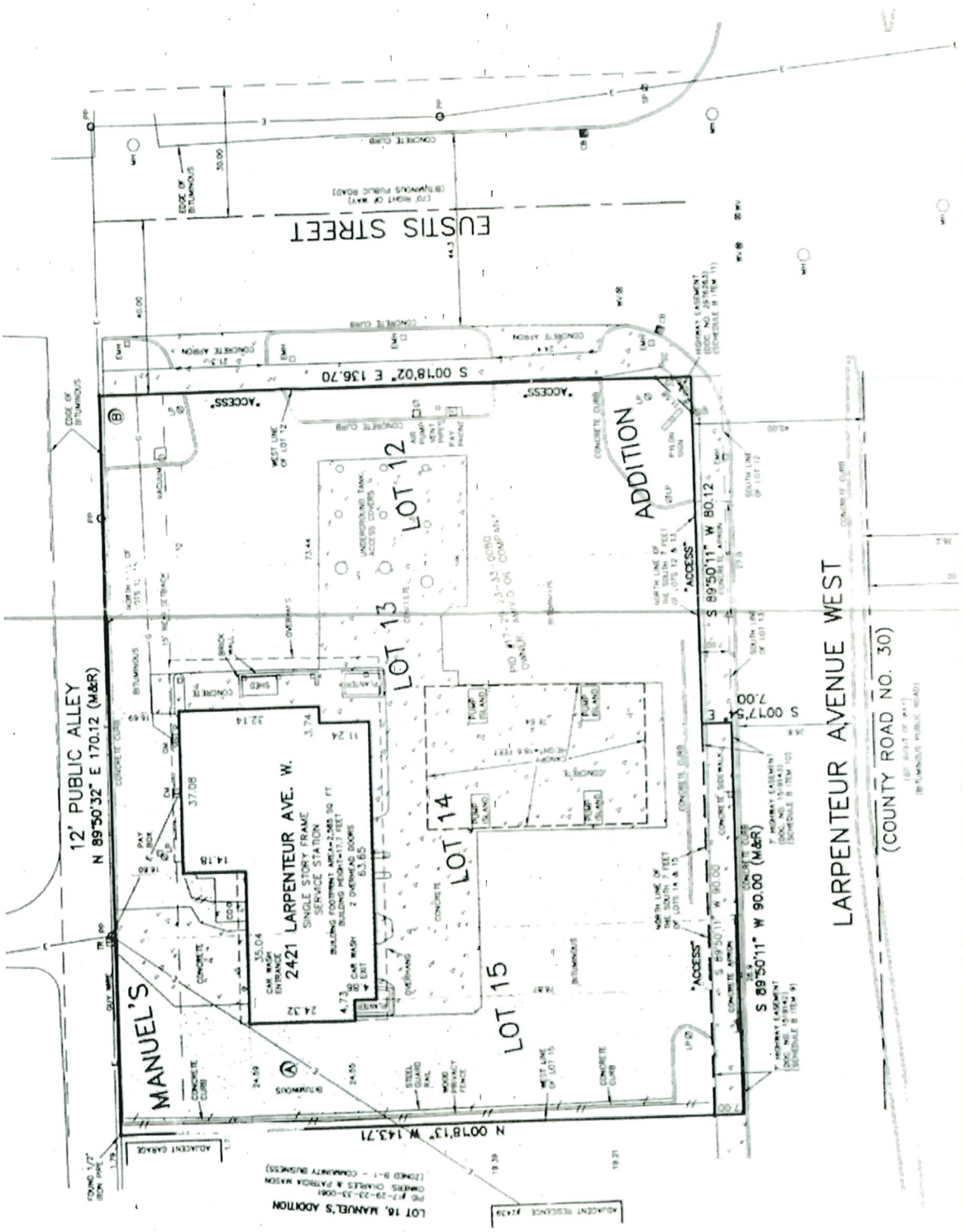
Review Timeline: All applications, other than concept plans, must be complete before being formally reviewed. Minnesota Statute provides 15 days to determine the application's completeness. Completeness depends on whether or not the checklist items are fulfilled.

Checklist: Please review the checklist for the type of application you are applying for.

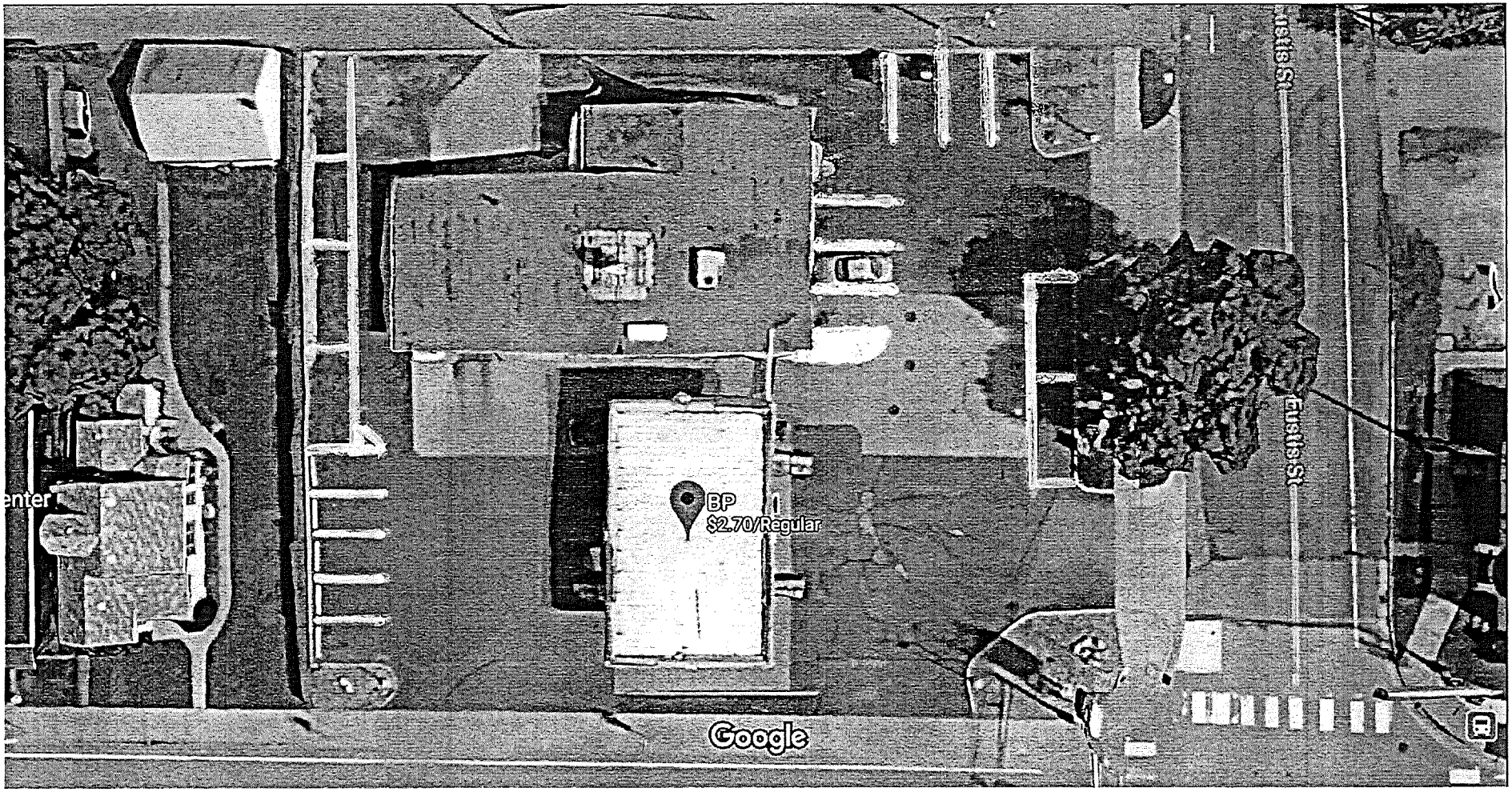
For Office Use Only PIN#:
Date of Complete Application: 6-19-19 Amount Paid: 200 Receipt #: 14359
Escrow Fee Paid: — Receipt # — Date Escrow Returned: —
PC Recommendation: (approve/deny) Meeting Date: N/A
Public Hearing Date: 8-13-19 CC Action: (approved/denied) Meeting Date:
Conditions?

Verizon 1:25 PM 45%

Done Survey Lauderdale.pdf



Google Maps BP



Imagery ©2019 Google, Map data ©2019 Google 20 ft

Scott Weber
Lauderdale BP
2421 Larpenteur Ave W
Lauderdale, MN 55113

06-19-2019

Jim Bownik
Assistant to the City Administrator
City of Lauderdale
1891 Walnut Street
Lauderdale, MN 55113

Dear Jim Bownik:

Here is a list of answers to the questions that you requested. I have also attached a map of the location with the proposed parking spaces needed.

- Hours of operation will be Monday through Friday 7am until 8pm and Saturdays 8am until 5pm.
- All 3 service bays will be operated by our employees.
- I have all the proposed parking spaces plotted out on the attached diagram.
- There will be no storage of supplies outside of the building.
- The fence on the west side of the building will be repaired and painted and a fence in the back of the building will be built to code or a variance will be applied for if necessary.
- We will contract with a fire extinguisher company to get the correct size and amount of fire extinguishers for the auto repair shop. We will also store and mark any flammable materials according to safety regulations.
- Electrical disturbances should not be an issue as the biggest electrical equipment we will use is already being used at the location. (Air Compressor)
- Noise will be kept to a minimum. Most air tools will be used inside of the building as to muffle the noise.
- Vibrations will not be an issue as we will not be operating any equipment large enough to cause vibrations.
- Odors and air pollution will not change at the location. All automobiles in for repairs have catalytic converters to keep the emissions to a minimum.
- We will not be adding any equipment that will cause any problems with glare or erosion.
- All waste batteries and waste oils and fluids will be recycled according to EPA regulations.

We have already contracted with a landscaping company to clean up the landscape and weeds around the building. Also, parking lot repairs will be done along with sealing and striping the lot. The fence and building repairs along with painting will be happening in the next few weeks.

Sincerely,

Scott W Weber

General Manager

Heather Butkowski

From: Paavo T <ptaipale@gmail.com>
Sent: Thursday, August 8, 2019 4:00 PM
To: Heather Butkowski
Subject: BP improvement concerns

Caution: This email originated outside our organization; please use caution.

Hi Heather,

I am not opposed to the improvements proposed to the BP Station but I do have a few concerns.
A fence on the north side of the gas station would be great to separate the business part of Lauderdale and the residential part of Lauderdale. The concern is that with recycling and garbage truck traffic turning from the south in the alley to east or west and from east or west, north into the alley. This is already a very tight corner and with a fence, some vehicles may not be able to make the turn as I often see large vehicles struggle. You will see from the photos attached that in the past these large vehicles have caused damage to my property including the garage and the pavement because of the tight turn.
Add to this, piles of snow during the winter. The northwest corner of the BP parking lot is where a lot of snow goes. Both snow from the BP lot and also snow plowed from the alley. Where will all the snow go if there is a fence on the BP north lot line?

In summary-
I am not opposed to improvements or a fence on the north side of the BP, in fact it would likely make my yard more quiet and reduce the amount of trash that blows into my yard from the BP (receipts, wrappers and chip bags are constantly found in my yard)
I am concerned about where snow will be plowed in the winter if there is a fence built.
I am concerned about the tighter space it will create for the garbage and recycling trucks that already struggle to turn in the confined space of the alley. And the possibility for more damage to my property.

I hope solutions can be found.

Heather Butkowski

From: Paavo T <ptaipale@gmail.com>
Sent: Friday, August 9, 2019 8:51 AM
To: Heather Butkowski
Subject: Re: BP improvement concerns
Attachments: image002.jpg; image001.jpg; image003.jpg; IMG_20190809_084935.jpg

Caution: This email originated outside our organization; please use caution.

Hi Heather,

I just witnessed a big truck run over the post on the corner of my lot as it stuggled to turn from south to west in the alley. They had to have heard me yelling but did not stop! It may have been Walters. It had a big green bin on the side of the box truck. May have been delivering bins. Also the post trying to protect my driveway and keep people away from hitting the garage is 10 or so feet from my south lot line.

I attached another picture below showing where the post is.

Damage to siding from garbage and recycling trucks

Damage to pavement from garbage and recycling vehicles

--
Paavo Taipale
1698 Malvern St
Lauderdale
ptaipale@gmail.com
651-210-5281

ROAD
CLOSED

LAUDERDALE COUNCIL
ACTION FORM

Action Requested	
Consent	
Public Hearing	
Discussion	X
Action	
Resolution	
Work Session	

Meeting Date	August 13, 2019
ITEM NUMBER	Luther Sem Development
STAFF INITIAL	
APPROVED BY ADMINISTRATOR	

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Cecile Bedor, Executive Vice President of Real Estate at CommonBond Communities will be at the meeting along with Max Heitzmann, President of Master Properties Minnesota, LLC. They would like to present to the City Council information about their vision for an affordable community on the Lauderdale side of the land Luther Seminary is selling. I have asked them to be direct about any financial asks they are making of the City Council to support this affordable housing project as Lauderdale has a limited tax base and one affordable housing project already in the works.

Keith Dahl of Ehlers and Associates will also be at the meeting as a resource. In anticipation of the meeting, I asked him to draft a memo addressing the 4d tax classifications that Ms. Bedor mentioned CommonBond would qualify for as it is different than what a market rate apartment would pay. Currently, the other apartments in Lauderdale do not qualify for this status even though most would be considered naturally occurring affordable housing.

Based on the discussion staff and consultants will consider the best next steps.

STAFF RECOMMENDATION:

EHLERS
LEADERS IN PUBLIC FINANCE

Memo

To: Heather Butkowski – City Administrator

From: Keith Dahl, Ehlers

Date: August 9, 2019

Subject: Market Rate vs. Low-Income Tax Classifications

This memo has been prepared by Ehlers, at the request of the City, to explain the difference between market rate and low-income tax classifications, and depict how both tax classifications can impact a residential rental project.

Tax law prescribes several tax classifications. Two of those tax classifications directly relate to residential rental properties. The first being a tax classification for market rate residential properties containing four or more units (commonly referred to as 4a). The market value of the property has a classification rate of 1.25 percent.

The second tax classification relates to low-income rental housing (commonly referred to as 4d) that meet certain requirements set forth by the IRS. In order for a residential rental property to qualify as a low-income housing project, it must meet one of two tests:

- 20% of the units must be occupied (or available for occupancy) to households whose incomes do not exceeding 50% of area-wide median income; or
- 40% at 60% of median income

If a property meets the requirements above, the first tier of market value has a classification rate of 0.75 percent, whereas the remaining value of the property has a classification rate of 0.25 percent. Currently, the first-tier limit is $150,000 but this value may vary on an annual basis.

Based on the information presented above, we have analyzed the potential tax impact of a residential rental project with 100 and 120 units at an estimated market value per unit of $160,000.

Tax Impact Examples				
	Scenario A	Scenario B	Scenario C	Scenario D
Number of Units	100	100	120	120
Tax Classification	4(a)	4(d)	4(a)	4(d)
Estimated Market Value Per Unit	$ 160,000	$ 160,000	$ 160,000	$ 160,000
Estimated Market Value	$ 16,000,000	$ 16,000,000	$ 19,200,000	$ 19,200,000
Project Tax Capacity	$ 200,000	$ 115,000	$ 240,000	$ 138,000
Local Tax Rate	122.178%	122.178%	122.178%	122.178%
City Tax Rate	29.347%	29.347%	29.347%	29.347%
Market Value Tax Rate	0.22529%	0.22529%	0.22529%	0.22529%
TOTAL PROPERTY TAX	**$ 280,402**	**$ 176,551**	**$ 336,483**	**$ 211,861**
TOTAL TAX REVENUE TO CITY	**$ 58,694**	**$ 33,749**	**$ 70,433**	**$ 40,499**

Please contact me at 651-697-8595 with any question.

LAUDERDALE COUNCIL
ACTION FORM

Action Requested	
Consent	_____
Public Hearing	_____
Discussion	___X___
Action	___X___
Resolution	_____
Work Session	_____

Meeting Date	August 13, 2019
ITEM NUMBER	Parking at 1811-1813 Eustis
STAFF INITIAL	
APPROVED BY ADMINISTRATOR	

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

As part of the 2019 Infrastructure Improvement Project, the City identified driveways that do not conform to code and researched whether the City and/or County had permitted these curb cuts and driveways. In cases where permit records didn't show the driveways and parking spots were lawful, city staff notified the owners that barrier curbing would be installed and that the City could help them remove gravel and reestablish the grassy area if they wished.

At 1811-1813 Eustis Street, the owner was informed barrier curbing would be installed at 1811 Eustis Street thereby eliminating their parking spaces for 1811 Eustis Street but they would receive a curb cut for 1813 Eustis Street as they had the ability to create a code compliant driveway and parking pad on that side of the duplex. After considering his options, the owner asked that both access points be closed so that he could create parking off the rear of his property via the alley. As it is a duplex, he would like to create adequate parking to get tenants vehicles off the street to comply with winter parking rules and because parking on the west side of Eustis Street was eliminated.

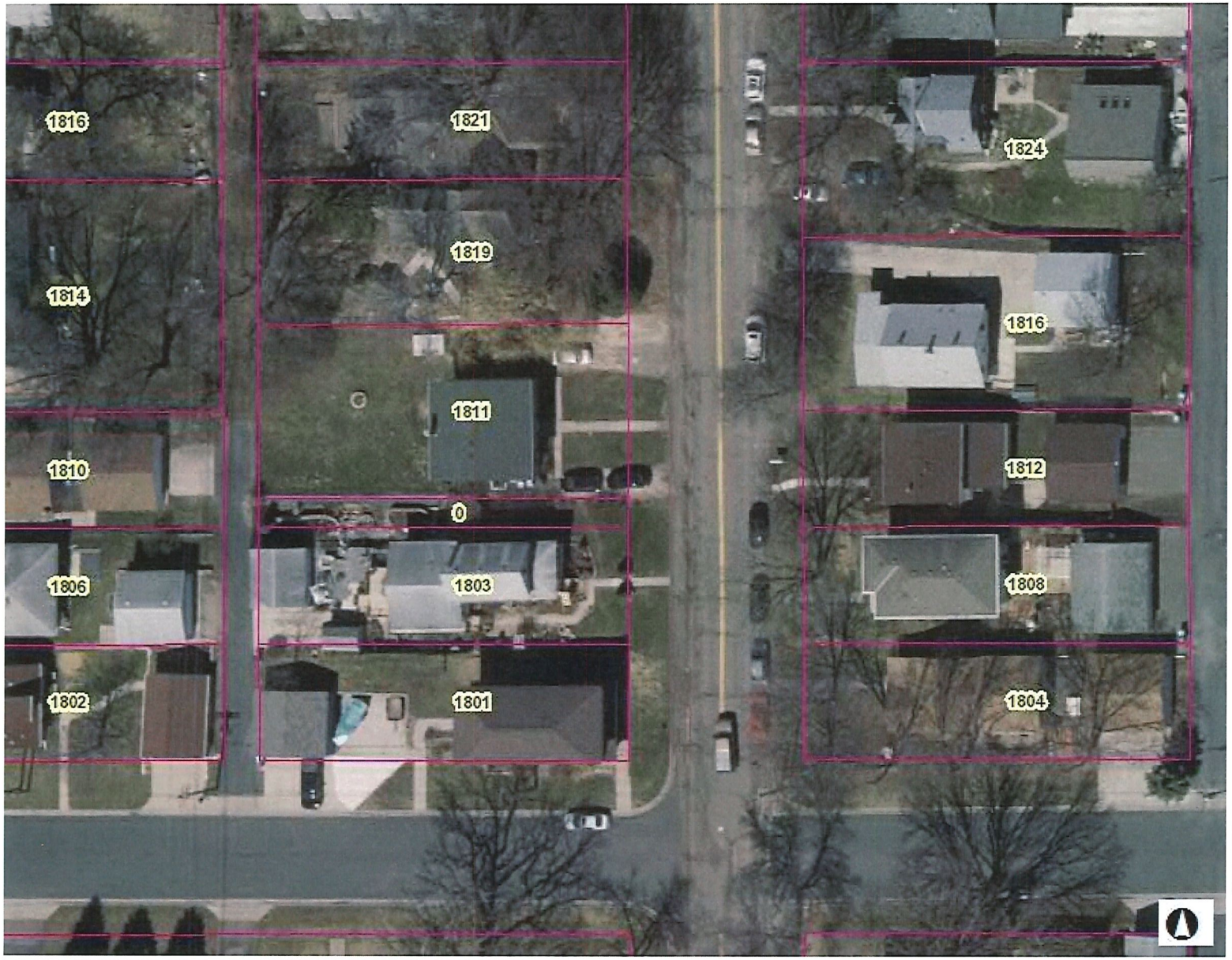
Previously, the City has encouraged this in other two to four unit dwellings in down. The issue has not arisen in some time and our recent revisions to the driveway and parking ordinance do not adequately address it. The limitations on parking pads size stem from the presumption that they supplement existing driveways and garages (creating 2-3 parking space on lots). In order to accommodate the necessary parking, the owner of the duplex would need to exceed the 240 square foot limit. He would like to create space for six vehicles.

Staff support this as it will allow for the parking of all vehicles on the subject property and eliminates two non-code compliance gravel driveways in the front yard. Following are three images of 1811-1813 Eustis Street. The first is an aerial showing where the existing parking is located. The second and third show the back yard. The fence would be moved back approximately 25 feet to accommodate parking and snow storage. The final picture is 1759 Pleasant Street where the City worked with the owner about ten years ago to create parking in the rear of the property. They created four parking spaces as they were limited by a telephone pole.

STAFF RECOMMENDATION:

Motion to allow for the creation of up to six parking space off the alley at 1811-1813 Eustis Street.

MapRamsey



Legend

- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

1811-1813 Eustis Street

100.0 0 50.00 100.0 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet

© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

5BW921

LAUDERDALE COUNCIL
ACTION FORM

Action Requested	
Consent	
Public Hearing	
Discussion	
Action	
Resolution	
Work Session	X

Meeting Date	August 13, 2019
ITEM NUMBER	Housing Bond Awarding
STAFF INITIAL	DAB
APPROVED BY ADMINISTRATOR	

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Last week the Council had a lengthy discussion on the State's method of allocating housing revenue bonds and tax credits. This is the process Real Estate Equities is working through to finance the redevelopment of 1795 Eustis Street. No information is available on the August awards as we go to print but Keith Dahl of Ehlers and Associates will be at the meeting to provide an update.

STAFF RECOMMENDATION:

LAUDERDALE COUNCIL
ACTION FORM

Action Requested	
Consent	_____
Public Hearing	_____
Discussion	_____
Action	_____
Resolution	_____
Work Session	___X___

Meeting Date	August 13, 2019
ITEM NUMBER	2020 Budget and Levy
STAFF INITIAL	
APPROVED BY ADMINISTRATOR	

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Staff were unable to complete in time. We will bring a rough draft of the budget to the next meeting for a discussion on where the levy is coming in at.

STAFF RECOMMENDATION: