

LAUDERDALE CITY COUNCIL MEETING AGENDA
TUESDAY, MAY 23, 2000
CITY HALL, 7:30 P.M.

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 MEETING TO ORDER AT 7:30 P. M.

2. ROLL:

Councilmembers:

Gower _____	Christensen _____
Gill-Gerbig _____	Hawkinson _____
Mayor Dains _____	

Staff:

Adm. Rick Getschow _____

3. APPROVAL

- A. Approval of agenda
- B. Approval of the minutes of the 5/9/00 City Council Meeting
- C. Approval of claims totaling \$ 25,455.64

4. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS NOT ON THE AGENDA

Any member of the public may speak at this time on any item NOT on the agenda. In consideration of the public attending the meeting for specific items on the agenda, 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 under Additional Items 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 Council's 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.

5. CONSENT

**6. SPECIAL ORDER OF BUSINESS/ RECOGNITIONS/ PROCLAMATIONS/
CITIZEN'S ADDRESSING THE 2000 STREET AND UTILITY
IMPROVEMENTS**

7. INFORMATIONAL PRESENTATIONS

- A. 2000 Street and Utility Improvements Update- City Engineer *(no memorandum)*

8. 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.

9. ACTION

- A. 1999 Year-end Financial and Investment Report
- B. Second Amendment to the Ramsey County Housing and Redevelopment Authority Joint Cooperation Agreement
- C. Business Subsidies Criteria Policy/Set Public Hearing Date for Policy
- D. Parking on Fulham Street (south of Larpenteur Avenue)- Wayne Sisel

10. REPORTS

11. DISCUSSION

- A. Zoning Ordinance: Remainder of Chapter 6 and Chapter 7
- B. Larpenteur Avenue Corridor Redevelopment

12. ITEMS REMOVED FROM THE CONSENT AGENDA

13. ADDITIONAL ITEMS

14. SET AGENDA FOR NEXT MEETING

15. ADJOURNMENT

**Lauderdale City Council
Meeting Minutes
May 9, 2000**

1. Meeting called to order at 7:30 P.M.

2. ROLL

Council present: Gower, Christensen, Hawkinson, and Mayor Dains

Council absent: Gill-Gerbig

Staff present: City Administrator Getschow

3. APPROVAL

A. *Approval of Agenda.* Motion by Hawkinson, second by Christensen to approve the agenda. Roll: Yes: all. Motion carried.

B. *Approval of Minutes.* Motion by Gower, second by Hawkinson to approve the minutes of the April 25, 2000 City Council meeting. Roll: Yes: all. Motion carried.

The City Engineer presented payment request #1 from Northdale Construction Company for the 2000 Street and Utility Improvements. He recommends approval of the pay request in the amount of \$237,411.75. This request is included in the claims.

C. *Approval of Claims totaling \$268,196.16.* Motion by Hawkinson, second by Christensen to approve the claims totaling \$268,196.16. Roll: Yes: all. Motion carried.

4. OPPORTUNITY FOR THE PUBLIC TO ADDRESS ITEMS NOT ON THE AGENDA
5. CONSENT

6. SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS/
CITIZEN'S ADDRESSING THE 2000 STREET AND UTILITY
IMPROVEMENTS

A. *Citywide Garage Sale and City History Event.* Park and Community Involvement Committee Co-Chair Mary Croteau announced that Citywide Garage Sale and City History Event will take place on May 20 and May 21. She discussed with the Council the progress that the 50th Anniversary Committee has made on these events.

7. INFORMATIONAL PRESENTATIONS

A. *2000 Street and Utility Improvements.* The City Engineer updated the City Council on the progress of the street and utility improvement project.

The City Engineer also requested input and direction from the Council regarding the plans for the new hockey rink and lighting in the park. For purposes of lighting, grading, drainage, fill, and parking, it is recommended that the rink would be better located further to the south of its current location and rotated to run east to west as opposed to north and south. The Council agreed to these changes, and also requested that the contractor grade the boulevard on Summer Street adjacent to the park in a manner that allows for future trail construction.

B. *Capitol Region Watershed District.* Shelly Schreffler, of the Capitol Region Watershed District, presented the Council with information regarding the watershed district, which lies in the southwestern corner of Lauderdale and also includes portions of the cities of Roseville, Saint Paul, Maplewood, and Falcon Heights.

C. *Peace and Community Together (PACT).* Kristin Anderson gave a brief presentation to the City Council regarding an initiative called PACT. This is a time-exchange program that allows its members to exchange services for time.

8. PUBLIC HEARINGS

9. ACTION

A. *Resolution 050900A: A Resolution Initiating the Process for the Sale of the City's General Obligation Improvement Bonds, Series 2000A.* Sue Hartman, the city's financial and bond consultant from Springsted Incorporated, presented the Council with detailed information regarding the cash flow for the street and utility improvements that are planned throughout Lauderdale for the next four years, including financial information regarding the 2000 project that is currently underway. She also presented the Council with a recommendation for the issuance of \$930,000 in general obligation improvement bonds for the 2000 Street and Utility improvement project. She requested that the Council approve a resolution initiating the issuance the bonds. A sale for the bonds would be set for June 13, 2000.

Motion by Hawkinson, second by Christensen to approve Resolution 050900A: A Resolution Initiating the Process for the Sale of the City's General Obligation Improvement Bonds, Series 2000A. Roll: Yes: all. Motion carried.

A break was taken at 8:50 p.m. The meeting resumed at 9:00 p.m.

10. REPORTS

A. *Ramsey County Community Development Block Grant (CDBG) Project.* The City Administrator reported that the city has received the \$80,000 in grant funds that was applied for from Ramsey County for the utility portion 2000 Street and Utility improvement project.

11. DISCUSSION

12. ITEMS REMOVED FROM THE CONSENT AGENDA

13. ADDITIONAL ITEMS

14. SET AGENDA FOR NEXT MEETING

1. 2000 Street and Utility Improvement Update
2. Business Subsidies Policy
3. Larpenteur Avenue Redevelopment
4. Draft Zoning Ordinance

15. ADJOURNMENT

Motion by Hawkinson, second by Gower to adjourn at 9:20 P.M. Ayes: All.

The City of Lauderdale

Claims for Approval

5/23/00 City Council Meeting

May 12, 2000 Payroll # 6677 - 6681	\$4,946.85
May 23, 2000 Claims # 14534 - 14564	\$20,508.79
Total Claims for Approval	\$25,455.64

*Paid Register
CITY OF LAUDERDALE
CLAIMS FOR APPROVAL
PAYROLL DATE: MAY 12, 2000
COUNCIL MEETING DATE: MAY 23, 2000

11 May 2000
Thu 10:16 AM

Check Number	Employee Number	Employee Name	Social Security Number	Pay Period	Pay Group Number	Pay Group Description	Check Amount	Check Date	Status
006677	000000011	BOWNIK, JAMES		10	01	BI-WEEKLY	846.38	12-May-00	Outstanding
006678	000000030	GOYETTE, SHANNON		10	01	BI-WEEKLY	726.52	12-May-00	Outstanding
006679	000000003	Getschow, Rick		10	01	BI-WEEKLY	1,372.79	12-May-00	Outstanding
006680	000000002	HINRICH, DAVID C		10	01	BI-WEEKLY	1,044.75	12-May-00	Outstanding
006681	000000005	HUGHES, JOSEPH A		10	01	BI-WEEKLY	956.41	12-May-00	Outstanding

4,946.85

Grand Total

19 May 2000
Fri 3:23 PM

* Paid Check Reg
CITY OF LAUDERDALE
CLAIMS FOR APPROVAL
MAY 23, 2000
CITY COUNCIL MEETING

Check Invoice Number Number	Name	Account Code	Comments	Transaction Amount
Check Number	14534 BANYON DATA SYSTEM	101-41200-308	UTIL BILL TRAIN: DEP CLK	200.00
14534 7145	BANYON DATA SYSTEM			-----
				200.00
Totals Check Number	14534 BANYON DATA SYSTEM			
Check Number	14535 BIFFS, INC.	101-45200-427	PARK RESTROOM RENTAL	70.26
14535 W93913	BIFFS, INC.			-----
				70.26
Totals Check Number	14535 BIFFS, INC.			
Check Number	14536 CINTAS	601-49000-425	PUBLIC WORKS UNIFORMS	27.70
14536 754110941	CINTAS	601-49000-425	PUBLIC WORKS UNIFORMS	27.70
14536 754112254	CINTAS	601-49000-425	PUBLIC WORKS UNIFORMS	27.70
14536 754113540	CINTAS			-----
				83.10
Totals Check Number	14536 CINTAS			
Check Number	14537 CITY OF FALCON HEIGHTS	101-42200-321	APRIL '00 FIRE CALL	718.00
14537 5/23/00	CITY OF FALCON HEIGHTS			-----
				718.00
Totals Check Number	14537 CITY OF FALCON HEIGHTS			
Check Number	14538 CROTEAU, MARY	201-45600-377	REIMB: 50TH HISTORY EVENT	105.01
14538 5/23/00	CROTEAU, MARY			-----
				105.01
Totals Check Number	14538 CROTEAU, MARY			
Check Number	14539 GETSCHOW, RICK	101-41200-331	REIMB: '00 MCMA AN CONF	191.33
14539 5/23/00	GETSCHOW, RICK			-----
				191.33
Totals Check Number	14539 GETSCHOW, RICK			
Check Number	14540 HUGHES & COSTELLO	101-42300-305	MAY '00 RETAINER FEES	825.00
14540 5/23/00	HUGHES & COSTELLO	101-42300-355	MAY '00 PRINT & PROCESS	123.50
14540 5/23/00	HUGHES & COSTELLO			-----
				948.50
Totals Check Number	14540 HUGHES & COSTELLO			
Check Number	14541 ICMA RETIREMENT TRUST - 457			

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Fri 3:23 PM

* Paid Check Reg
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CLAIMS FOR APPROVAL
MAY 23, 2000
CITY COUNCIL MEETING

Check Invoice Number Number	Name	Account Code	Comments	Transaction Amount
Check Number	14541 ICMA RETIREMENT TRUST - 457		5/12/00 PAYROLL	745.82
14541 5/23/00	ICMA RETIREMENT TRUST - 457	101-21705		-----
				745.82
Totals Check Number	14541 ICMA RETIREMENT TRUST - 457			
Check Number	14542 KENNEDY & GRAVEN			429.00
14542 32907	KENNEDY & GRAVEN	101-41400-305	APRIL '00 LEGAL SERVICES	1.00
14542 32907	KENNEDY & GRAVEN	101-41400-355	APRIL '00 PRINT & PROCESS	-----
				430.00
Totals Check Number	14542 KENNEDY & GRAVEN			
Check Number	14543 KNOX LUMBER			15.13
14543 0209439132	KNOX LUMBER	101-43100-202	HATCHET & PICK	-----
				15.13
Totals Check Number	14543 KNOX LUMBER			
Check Number	14544 LILLIE SUBURBAN NEWS			509.00
14544 5/23/00	LILLIE SUBURBAN NEWS	101-41600-309	APRIL '00 ROSE REV DELIV	-----
				509.00
Totals Check Number	14544 LILLIE SUBURBAN NEWS			
Check Number	14545 MCM SPORTS, INC.			216.00
14545 460	MCM SPORTS, INC.	201-45600-377	RE-ORDER 50TH T-SHIRTS	-----
				216.00
Totals Check Number	14545 MCM SPORTS, INC.			
Check Number	14546 MEDTOX LABORATORIES			30.00
14546 4200016121	MEDTOX LABORATORIES	101-41200-442	DRUG SCREEN: DEP CLK	-----
				30.00
Totals Check Number	14546 MEDTOX LABORATORIES			
Check Number	14547 MET-COUNCIL ENVIRONMENTAL SER.			10,920.00
14547 703095	MET-COUNCIL ENVIRONMENTAL SER. 601-49000-387		JUNE '00 WASTEWATER SERV	-----
				10,920.00
Totals Check Number	14547 MET-COUNCIL ENVIRONMENTAL SER.			
Check Number	14548 NATIONAL MEDICAL REVIEW OFFICE			10.00
14548 12435-IN	NATIONAL MEDICAL REVIEW OFFICE 101-41200-442		COLLECTION FEES: DEP CLK	-----
				10.00
Totals Check Number	14548 NATIONAL MEDICAL REVIEW OFFICE			

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CITY OF LAUDERDALE
CLAIMS FOR APPROVAL
MAY 23, 2000
CITY COUNCIL MEETING

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Check Invoice Number Number	Name	Account Code	Comments	Transaction Amount
Check Number	14549 NORTH STAR STATE BANK			14.58
14549 5/23/00	NORTH STAR STATE BANK	101-41200-201	COFFEE FOR CITY HALL	18.11
14549 5/23/00	NORTH STAR STATE BANK	101-41200-331	MILEAGE: SHANNON	24.00
14549 5/23/00	NORTH STAR STATE BANK	201-45600-440	PIZZA: 50TH & PCIC	33.00
14549 5/23/00	NORTH STAR STATE BANK	101-41200-203	STAMPS FOR CITY HALL	80.00
14549 5/23/00	NORTH STAR STATE BANK	101-45200-384	DISPOSAL: HOCKEY BOARDS	-----
Totals Check Number	14549 NORTH STAR STATE BANK			169.69
Check Number	14550 NORTHERN STATES POWER			
14550 1174406002	NORTHERN STATES POWER	101-43200-381	APRIL '00 ST LIGHTING	440.95
14550 5/23/00	NORTHERN STATES POWER	101-43100-383	GAS: CITY HALL	67.18
14550 5/23/00	NORTHERN STATES POWER	601-49000-383	GAS: CITY HALL	22.39
14550 5/23/00	NORTHERN STATES POWER	101-43100-381	ELECTRIC: CITY HALL	121.59
14550 5/23/00	NORTHERN STATES POWER	601-49000-381	ELECTRIC: CITY HALL	40.53
14550 5/23/00	NORTHERN STATES POWER	101-43100-383	GAS: CITY GARAGE	28.52
14550 5/23/00	NORTHERN STATES POWER	601-49000-383	GAS: CITY GARAGE	28.52
14550 5/23/00	NORTHERN STATES POWER	101-43100-381	ELECTRIC: CITY GARAGE	12.10
14550 5/23/00	NORTHERN STATES POWER	601-49000-383	ELECTRIC: CITY GARAGE	12.10
14550 5/23/00	NORTHERN STATES POWER	101-45200-383	GAS: CITY PARK	30.17
14550 5/23/00	NORTHERN STATES POWER	101-45200-381	ELECTRIC: CITY PARK	7.98
Totals Check Number	14550 NORTHERN STATES POWER			-----
Check Number	14551 NORTHERN STATES POWER			
14551 5/23/00	NORTHERN STATES POWER	601-49000-381	LIFT STATIONS: ELECTRIC	228.78
14551 5/23/00	NORTHERN STATES POWER	601-49000-383	LIFT STATIONS: GAS	21.41
Totals Check Number	14551 NORTHERN STATES POWER			-----
Check Number	14552 PARK HARDWARE HANK			
14552 5/23/00	PARK HARDWARE HANK	101-43100-202	PUBLIC WORKS SUPPLIES	29.53
Totals Check Number	14552 PARK HARDWARE HANK			-----
Check Number	14553 POSTMASTER			
14553 5/23/00	POSTMASTER	101-41200-203	STAMPS FOR CITY HALL	99.00
Totals Check Number	14553 POSTMASTER			-----
Check Number	14554 PREMIUM WATERS, INC.			
14554 303517-4	PREMIUM WATERS, INC.	101-41200-208	BOTTLED WATER: CITY HALL	27.87

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CITY OF LAUDERDALE
CLAIMS FOR APPROVAL
MAY 23, 2000
CITY COUNCIL MEETING

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Fri 3:23 PM

Check Invoice Number Number	Name	Account Code	Comments	Transaction Amount
Check Number	14554 PREMIUM WATERS, INC.			----- 27.87
Totals Check Number	14554 PREMIUM WATERS, INC.			
Check Number	14555 PUBLIC EMP RETIREMENT ASSSOC		5/12/00 PAYROLL	761.89
14555 5/23/00	PUBLIC EMP RETIREMENT ASSSOC	101-21704		----- 761.89
Totals Check Number	14555 PUBLIC EMP RETIREMENT ASSSOC			
Check Number	14556 RAMSEY COUNTY		MAY '00 EMPLOYEE BENEFITS	811.16
14556 RISK000183	RAMSEY COUNTY	101-21706		----- 811.16
Totals Check Number	14556 RAMSEY COUNTY			
Check Number	14557 SPRINT PCS		CELL PHONE: CITY ADMIN	15.01
14557 5/23/00	SPRINT PCS	101-41200-391	CELL PHONE: PUBLIC WORKS	18.75
14557 5/23/00	SPRINT PCS	601-49000-391		----- 33.76
Totals Check Number	14557 SPRINT PCS			
Check Number	14558 ST. PAUL WATER UTILITY		CITY HALL WATER BILL	2.76
14558 5/23/00	ST. PAUL WATER UTILITY	101-43100-382	CITY HALL WATER BILL	2.76
14558 5/23/00	ST. PAUL WATER UTILITY	601-49000-382		----- 5.52
Totals Check Number	14558 ST. PAUL WATER UTILITY			
Check Number	14559 STORK TWIN CITY TESTING CORP		'00 ENG: STREET & UTIL	127.68
14559 9785-IN	STORK TWIN CITY TESTING CORP	401-48401-304	'00 ENG: STREET & UTIL	40.32
14559 9785-IN	STORK TWIN CITY TESTING CORP	407-48407-304	'00 ENG: STREET & UTIL	56.00
14559 9785-IN	STORK TWIN CITY TESTING CORP	403-48403-304		----- 224.00
Totals Check Number	14559 STORK TWIN CITY TESTING CORP			
Check Number	14560 SUPER CYCLE		APRIL 2000 RECYCLING	1,837.68
14560 175300	SUPER CYCLE	203-50000-389		----- 1,837.68
Totals Check Number	14560 SUPER CYCLE			
Check Number	14561 US WEST COMMUNICATIONS		AUTODIAL: MALV ST LFT ST	59.48
14561 5/23/00	US WEST COMMUNICATIONS	601-49000-391		

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CITY OF LAUDERDALE
CLAIMS FOR APPROVAL
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CITY COUNCIL MEETING

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Check Invoice Number Number	Name	Account Code	Comments	Transaction Amount
Check Number	14561 US WEST COMMUNICATIONS			----- 59.48
Totals Check Number	14561 US WEST COMMUNICATIONS			
Check Number	14562 US WEST COMMUNICATIONS			59.48
14562 5/23/00	US WEST COMMUNICATIONS	601-49000-391	AUTODIAL: LARP AVE LFT ST	----- 59.48
Totals Check Number	14562 US WEST COMMUNICATIONS			
Check Number	14563 US WEST COMMUNICATIONS			58.50
14563 5/23/00	US WEST COMMUNICATIONS	601-49000-391	AUTODIAL: WALNUT ST LFT S	----- 58.50
Totals Check Number	14563 US WEST COMMUNICATIONS			
Check Number	14564 VIKING DISCOUNT BLINDS			76.86
14564 17974	VIKING DISCOUNT BLINDS	101-43100-327	BLINDS FOR CITY HALL	----- 76.86
Totals Check Number	14564 VIKING DISCOUNT BLINDS			
Grand Total				----- 20,508.79

CITY OF LAUDERDALE

MEMORANDUM

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: JAMES BOWNIK

RE: YEAR-END 1999 FINANCIAL & INVESTMENT REPORT

DATE: MAY 23, 2000

BACKGROUND

There have been no unusual expenditures or revenues during this year. This yearly report reflects an accurate financial picture of the City's expenditures and revenues. No changes to the accounting procedures are foreseen for future years.

Combined Funds 101-601

	1998 1/1 - 12/31 Actual	1998 Budget	% of Budget	1999 1/1 - 12/31 Actual	1999 Budget	% of Budget
Revenues	\$2,398,842	\$1,782,871	135%	\$ 1,368,897	\$ 1,352,589	101%
Expenditures	\$2,029,036	\$1,630,120	124%	\$ 1,113,698	\$ 1,185,830	94%

The above table gives an overall picture of the City's finances compared to last year.

General Fund 101 - Revenues

	1998 1/1 - 12/31 Actual	1998 Budget	% of Budget	1999 1/1 - 12/31 Actual	1999 Budget	% of Budget
Property Tax	\$ 426,673	\$ 424,173	101%	\$ 404,150	\$ 411,956	98%
Licenses & Permits	\$ 19,170	\$ 4,350	441%	\$ 17,059	\$ 4,510	378%
Intergovernmental	\$ 653,064	\$ 181,477	360%	\$ 205,687	\$ 207,232	99%
Public Safety	\$ 52,599	\$ 29,443	179%	\$ 39,689	\$ 29,468	135%
Charges for Services	\$ 6,796	\$ 2,160	315%	\$ 3,755	\$ 1,160	324%
Interest	\$ 29,116	\$ 20,000	146%	\$ 27,093	\$ 20,000	135%
Miscellaneous	\$ 16,431			\$ 6,884		
Total	\$1,203,849	\$ 661,603	182%	\$ 704,316	\$ 674,326	104%

The above figures indicate that revenue for Fund 101 was slightly higher than anticipated, with building permit fees well above expectations. Other revenues include Ramsey County tax settlements, LGA, and HACA.

General Fund 101- Expenditures

	1998 1/1 - 12/31 Actual	1998 Budget	% of Budget	1999 1/1 - 12/31 Actual	1999 Budget	% of Budget
General Government	\$ 606,958	\$ 153,408	396%	\$ 133,834	\$ 152,921	88%
Public Safety	\$ 229,254	\$ 244,494	94%	\$ 240,960	\$ 254,837	95%
Public Works	\$ 84,010	\$ 107,511	78%	\$ 59,104	\$ 89,456	66%
Park & Recreation	\$ 35,272	\$ 45,678	77%	\$ 37,861	\$ 44,007	86%
Contingency		\$ 10,000		\$ 1,690	\$ 10,000	17%
Transfers	\$ 90,000	\$ 90,000	100%	\$ 110,000	\$ 110,000	100%
Total	\$1,045,494	\$ 651,091	161%	\$ 583,449	\$ 661,221	88%

Expenditures for Fund 101 were less than anticipated. Public works expenditures were down due to a decrease in street patching. There was also a decrease in the number of fire calls. Contingency funds were used to purchase a generator.

Special Revenue Funds 201-204

Revenues	1998 1/1 - 12/31 Actual	1998 Budget	% of Budget	1999 1/1 - 12/31 Actual	1999 Budget	% of Budget
201 Community Events	\$ 1,556	\$ 2,457	63%	\$ 7,603	\$ 13,300	57%
202 Cable T.V.	\$ 12,428	\$ 10,885	114%	\$ 22,632	\$ 13,550	167%
203 Recycling	\$ 23,552	\$ 22,243	106%	\$ 23,456	\$ 22,205	106%
Total	\$ 37,536	\$ 35,585	105%	\$ 53,691	\$ 49,055	109%

Expenditures	1998 1/1 - 12/31 Actual	1998 Budget	% of Budget	1999 1/1 - 12/31 Actual	1999 Budget	% of Budget
201 Community Events	\$ 1,654	\$ 2,350	70%	\$ 10,461	\$ 15,400	68%
202 Cable T.V.	\$ 10,842	\$ 10,081	108%	\$ 6,741	\$ 12,620	53%
203 Recycling	\$ 21,384	\$ 22,662	94%	\$ 22,192	\$ 22,748	98%
Total	\$ 33,880	\$ 35,093	97%	\$ 39,394	\$ 50,768	78%

- 201 Community Events** – The City spent \$8,336.33 on the Day in the Park/50th Anniversary Event, bringing in revenue of \$5,152.46. 50th Anniversary t-shirts produced \$1460.00.
- 202 Cable T.V.** - Cable franchise fees produced \$12,799.78, and Cable Commission contributions were \$3,168.55.
- 203 Recycling** – This year, the City received a tax settlement of \$16,825.45.

Debt Service Fund (TIF) 301

	1998 1/1 - 12/31 Actual	1998 Budget	% of Budget	1999 1/1 - 12/31 Actual	1999 Budget	% of Budget
Revenues	\$ 183,786			\$ 230,616	\$ 236,000	
Expenditures	\$ 142,150	\$ 141,000	101%	\$ 142,338	\$ 143,068	99%

The City continued to make a TIF Bond payment - \$105,000 (principle) & \$3,7067.50 (interest).

Capital Improvement Funds 401 – 409

Revenues	1998 1/1 - 12/31 Actual	1998 Budget	% of Budget	1999 1/1 - 12/31 Actual	1999 Budget	% of Budget
401 Street Impr.	\$ 84,288	\$ 60,000	140%	\$ 44,320	\$ 60,000	74%
402 General Impr.	\$ 15,985	\$ 11,600	138%	\$ 2,710	\$ 16,600	16%
403 Storm Water Impr.	\$ 92,722	\$ 86,719	107%	\$ 69,088	\$ 86,719	80%
404 Park Impr.	\$ 1,933	\$ 900	215%	\$ 5,934	\$ 900	659%
405 TIF Project	\$ 608,601	\$ 700,134	87%			
406 Fulham Street Impr.	\$ 3,978	\$ 2,500		\$ 3,996	\$ 2,500	
407 Sanitary Sewer	\$ 23,175	\$ 13,300	174%	\$ 12,775	\$ 13,300	96%
408 33rd Ave. Project	\$ 3,278	\$ 2,500	NA	\$ 3,292	\$ 2,500	
409 Water Impr. Fund	\$ 9,417	\$ 7,700	NA	\$ 10,941	\$ 7,700	
Total	\$ 830,682	\$ 875,153	95%	\$ 138,823	\$ 180,019	77%

Expenditures	1998 1/1 - 12/31 Actual	1998 Budget	% of Budget	1999 1/1 - 12/31 Actual	1999 Budget	% of Budget
401 Street Impr.					\$ 12,000	
402 General Impr.	\$ 43,974	\$ 56,500	78%	\$ 96,616	\$ 29,000	333%
403 Storm Water Impr.	\$ 16,271	\$ 30,134	54%	\$ 16,442	\$ 29,358	56%
404 Park Impr.	\$ 2,284	\$ 4,100	56%	\$ 3,717	\$ 4,500	83%
405 TIF Project	\$ 46,298	\$ 5,933	780%	\$ 8,526	\$ 7,612	112%
406 Fulham Street Impr.						
407 Sanitary Sewer	\$ 1,594	\$ 36,500		\$ 70,478	\$ 19,000	
408 33rd Ave. Project						
409 Water Impr. Fund						
Total	\$ 110,421	\$ 133,167	83%	\$ 195,779	\$ 101,470	193%

The City continued to accrue interest & continued to make transfers to the Capital Improvement Funds in preparation for the street & utility projects. Fund 404 received reimbursement for 1998 expenditures from the Outdoor Recreation (Lawcon) grant. Fund 402 saw expenditures of \$75,500 on City Hall remodeling and \$35,500 for a new truck.

Sewer Utility Fund 601

	1998 1/1 - 12/31 Actual	1998 Budget	% of Budget	1999 1/1 - 12/31 Actual	1999 Budget	% of Budget
Revenue	\$ 215,400	\$ 200,330	108%	\$ 219,893	\$ 202,809	108%
Expenditures	\$ 232,457	\$ 205,435	113%	\$ 247,171	\$ 220,493	112%

Expenditures outpaced revenue slightly due to Metropolitan Council sewer charges.

INVESTMENTS

The City's investments as of December, 1999 are attached for your review.

For your reference, the following is a comparison of the amount of funds the City has invested for the past 3 years:

December, 1997:	\$ 2,342,368.00
December, 1998:	\$ 2,744,407.00
December, 1999:	\$ 2,810,638.78

CITY COUNCIL ACTION REQUESTED

Motion to approve the Year End 1999 Financial & Investment Report

City of Lauderdale

Current Investments - December, 1999

Maturity Date	Purchase Date	Invested With	Investment Type	Interest Rate	Days Held	Amount Invested	Estimated Interest	Monthly Interest Received	Interest Dates
3/17/2000	3/17/99	Dain	Colonial Bank CD	5.10%	365	\$97,000.00	\$4,942.10		Maturity
3/17/2000	3/17/99	Dain	Cenlar Bank CD	5.10%	365	\$97,000.00	\$4,942.10		Maturity
5/19/2000	5/21/99	Norwest	Community Bank C.D.	5.25%	363	\$95,024.87	\$4,958.58		Maturity
8/31/2000	8/31/99	Norwest	Yardville N.B. CD	6.00%	365	\$94,325.00	\$5,653.85		Maturity
11/10/2000	11/26/99	Dain	Providian National Bank CD	6.15%	350	\$94,235.55	\$5,554.50		Maturity
12/1/2000	12/2/99	Norwest	Guaranty Bank CD	6.25%	364	\$94,117.65	\$5,864.04		Maturity
12/1/2000	12/2/99	Norwest	Citizens Deposit Bank CD	6.25%	364	\$90,216.57	\$9,757.56		Maturity
12/1/2000	12/2/99	Norwest	CIB Bank CD	5.40%	732	\$90,134.93	\$9,838.08		Maturity
2/26/2001	2/24/99	Norwest	Key Bank CD	5.45%	728	\$97,000.00	\$10,148.32		Maturity
3/5/2001	3/3/99	Dain	MBNA America CD	5.25%	732	\$105,000.00	\$11,324.04		Maturity
3/27/2001	3/25/99	Dain	FNMA	5.38%	547	\$100,000.00	\$8,024.49	\$2,680.00	Maturity
6/29/2001	12/29/98	Smith	FHLB	6.05%	728	\$100,033.61	\$12,958.40	\$3,025.00	Maturity
6/29/2001	7/1/99	Smith	Freddie Mac	5.50%	913	\$150,000.00	\$20,615.54	\$7,875.00	Maturity
10/15/2001	4/15/99	Dain	FHLB	5.25%	1095	\$300,000.00	\$31,704.12		Maturity
12/14/2001	12/14/98	US Bank	FNMA	5.30%	1094	\$199,718.75	\$38,595.83		Callable 7/3/2000
12/20/2001	12/21/98	Norwest	FNMA	6.49%	1079	\$201,338.94	\$83,071.63		Callable 5/12/2000
7/3/2002	7/19/99	Smith	Federal Farm Credit	6.22%	1403	\$247,667.25	\$64,696.25	\$6,474.50	Maturity
5/12/2003	7/8/99	Norwest	FHLB	5.63%	1825	\$230,000.00	\$31,225.75		Maturity
12/8/2003	12/8/98	Smith	FNMA	6.25%	1825	\$100,000.00		\$152.89	
5/18/2004	5/18/99	Smith	Freddie Mac			\$33,708.01			
		Norwest	Wells Fargo Prime Investment MM Fund	5.68%		\$2,810,638.78		\$20,207.39	
				Average Rate		Total Investments		Monthly Interest Received	

Investments as of 12/31/99		
Smith	\$ 731,372.55	26%
Norwest	\$ 1,139,030.68	41%
US Bank	\$ 300,000.00	11%
Dain	\$ 640,235.55	23%
	\$ 2,810,638.78	100%

Investments as of 12/31/99		
Fed Agency	\$ 1,833,758.55	65%
Commercial Paper		0%
Treas & 100% Agency		0%
Certified Deposit	\$ 943,172.22	34%
Public Entity Fund	\$ 33,708.01	1%
	\$ 2,810,638.78	100%

Investments as of 12/31/99		
Term	\$ 1,897,924.58	68%
2 yr & under	\$ 879,006.19	31%
2-5 yr	\$ 0.00	0%
5-10 yr	\$ 33,708.01	1%
No time limit	\$ 2,810,638.78	100%

City Council Memorandum

To: Mayor and City Council
From: Rick Getschow
Council Meeting Date: May 23, 2000
Agenda Item: Ramsey County HRA Joint Cooperation Agreement

BACKGROUND:

The enclosed agreement between Ramsey County and the City of Lauderdale is in regards to the Community Development Block Grant (CDBG) program that we have participated in. HUD has federal regulations that must be re-adopted for the submittal of funds to the county, and then to the City as a sub-grantee. Lauderdale, and all other cities in suburban Ramsey County, have chosen to be a competitive sub-grantee under the County. This agreement keeps this arrangement in place. Since some of the regulations have been revised since we approved our prior agreement with the County in 1985, there is a need for the approval of this second amendment.

ENCLOSURES:

1. Second Amendment to the Ramsey County Housing and Redevelopment Authority Joint Cooperation Agreement

COUNCIL ACTION REQUESTED:

Motion to approve the second amendment to the Ramsey County Housing and Redevelopment Authority Joint Cooperation Agreement



Office of the County Manager

Paul L. Kirkwold, County Manager

250 Court House
15 West Kellogg Boulevard
St. Paul, MN 55102-1614

Tel: 651-266-8000

Fax: 651-266-8039

e-mail: www.co.ramsey.mn.us

April 28, 2000

Rick Getschow
City of Lauderdale
1891 Walnut St.
Lauderdale, MN 55113

Dear Mr. Getschow:

Fifteen years ago, the U.S. Department of Housing and Urban Development, hereinafter referred to as HUD, determined that Ramsey County would be eligible to become an Entitlement Urban County and receive an annual allocation of Community Development Block Grant (CDBG) dollars in excess of one million dollars. This money would be used to undertake housing and community development activities primarily benefiting the residents of suburban Ramsey County. In 1992, the Home Investment Partnership Act (HOME) program was also added as a resource for the County.

Seventeen suburban communities have chosen to participate in the agreement process over the past fifteen years, thus, ensuring that a guaranteed annual allocation would be earmarked for the County and those suburban municipalities that desire to actively participate in the program.

Recently, HUD has notified us that we remain eligible to continue our participation in this federal program. Our eligibility and the actual dollar amount we receive is based upon the population accumulated through the number of jurisdictions that join with us.

Our records show that since 1985 your community has signed cooperation agreements with the County to ensure our eligibility.

This year it will be necessary to execute a second amendment to our Joint Cooperation Agreement, due to HUD requirements. A copy of the amendment is attached to this letter. Please have it approved by your City Council or Town Board and return a fully executed copy to us no later than June 2, 2000. The County Attorney's Office has advised us that the first two paragraphs of this amendment are clarifications of existing language in our existing Cooperation Agreements but have been included to satisfy the local HUD office. The third paragraph may be a new requirement for your municipality. It requires that you have adopted certain policies that are clearly set out in the amendment. You may have already adopted one or both of these policies as a condition of some other program or agreement, but if you have not they must be in place by the time the amendment is executed.

As has been the case in the past, federal regulations require that we advise you of your opportunity to "opt out" of the County's Entitlement and compete directly with other cities in the State's Small Cities program. We, of course, hope that you will not choose this route, as we feel that the County program is your best opportunity of receiving an allocation for an eligible project.

If, however, you do choose to "opt out", please be advised that you may not have an opportunity to participate with us for the next three years. "Opt out" notification must be made to both the County and the local HUD office **no later than June 2, 2000**.

INCLUSION IN THE COUNTY ENTITLEMENT DOES NOT REQUIRE THAT YOU ACTIVELY PARTICIPATE IN THE PROGRAM. IT DOES PROVIDE THE COUNTY WITH THE NEEDED POPULATION TO QUALIFY AND INFLUENCES OUR ANNUAL ALLOCATION.

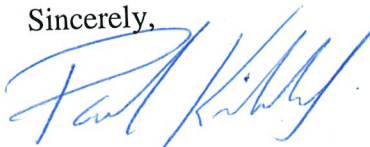
We are pleased with the active participation of a number of our municipalities over the past several years. Our suburban communities, as a group, have set county-wide priorities the past six years for use of CDBG and HOME funds. These priorities have resulted in the creation/retention of over 200 jobs, and over 900 low-income, suburban homeowners receiving rehabilitation funding.

The HOME funds, which are utilized exclusively for affordable housing, have resulted in the addition of several large-scale rehabilitation projects, many new rental units, and expanded homeownership opportunities in suburban Ramsey County for families and senior citizens.

We would like to see more communities that believe they have an eligible project contact us about the possibility of funding.

Should you have any questions, or need assistance, please contact Judy Karon, Director of Community and Economic Development, at 651-266-8006. She will be happy to assist you.

Sincerely,



Paul Kirkwold
County Manager

cc: Commissioner Weissner

SECOND AMENDMENT
TO RAMSEY COUNTY HOUSING AND REDEVELOPMENT AUTHORITY
JOINT COOPERATION AGREEMENT

The Joint Cooperation Agreement between the County of Ramsey and _____ ("MUNICIPALITY") commencing August 31, 1991, and the First Amendment to that Agreement, effective July 1, 1997, (collectively "AGREEMENT") is further amended as follows:

1. The effective date of this Second Amendment is July 1, 2000.
2. The AGREEMENT is amended by the addition of the following language:
 - A. By executing this AGREEMENT the MUNICIPALITY understands that it:
 1. May not apply for grants from appropriations under the Small Cities or State Community Development Block Grant (CDBG) Programs for fiscal years during the period in which it participates in the AUTHORITY's CDBG program; and
 2. May participate in a Home Investment Partnership Act (HOME) Program only through the AUTHORITY. Thus, even if the AUTHORITY does not receive a HOME formula allocation, the MUNICIPALITY cannot form a HOME consortium with other local governments.
 - B. Both the AUTHORITY and MUNICIPALITY are obliged to take all actions necessary to assure compliance with the AUTHORITY's certification required by section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 109 of Title I of the Housing and Community Development Act of 1974, and other applicable laws. The AUTHORITY is prohibited from funding for activities, in or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes its actions to comply with its fair housing certification. This provision is required because noncompliance by the MUNICIPALITY may constitute noncompliance by the AUTHORITY which can, in turn, provide cause for funding sanctions or other remedial actions by the Department
 - C. The MUNICIPALITY has adopted and is enforcing:
 1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions.
3. Except as expressly modified herein, the AGREEMENT remains in full force and effect.

RAMSEY COUNTY HOUSING AND
REDEVELOPMENT AUTHORITY

By: _____
Paul Kirkwold
Ramsey County Manager

Dated: _____

MUNICIPALITY

By: _____

Its: _____

Dated: _____

RECOMMENDED FOR APPROVAL

Judy A. Karon, Director
Community and Economic Development

APPROVED AS TO FORM

Harry D. McPeak
Assistant Ramsey County Attorney

This Document Drafted By:

Office of the Ramsey County Attorney
St. Paul, Minnesota

City Council Memorandum

To: Mayor and City Council
From: Rick Getschow
Council Meeting Date: May 23, 2000
Agenda Item: Business Subsidy Policy

BACKGROUND:

The 1999 State Legislature enacted a new law regulating business subsidies entered into or authorized on or after August of 1999 by a municipality. This law has annual reporting requirements, along with requirements calling for the enactment of a business subsidy policy and the use of business subsidy agreements. The policy must be adopted by the municipality following a public hearing that is conducted by the City Council.

Enclosed is a draft business subsidy policy that meets the requirements and specifications of the State Statute language. It is important to note that the policy states that while the establishment of job and wage goals within a business subsidy may be beneficial and is required, it should not be the only litmus test used in granting a subsidy. Cities have many other goals and unique characteristics in granting business subsidies such as TIF or tax abatement. Goals such as an increase in the city tax base or the redevelopment of blighted property may be just as important to a city as having job and wage goals, especially in Lauderdale.

This draft policy must be considered by residents at a public hearing before the policy is adopted. If the Council is agreeable to the draft policy, a public hearing should be scheduled for input. Notice of public hearing must be published in the official newspaper. The recommendation is to schedule the public hearing for the June 13, 2000 Council meeting. Following the public hearing, the Council may subsequently adopt the policy.

ENCLOSURES:

1. Draft Business Subsidy Policy
2. Fact Sheet: 1999 Business Subsidies Law

COUNCIL ACTION REQUESTED:

Review and comment on the draft business subsidy policy. Motion to set a public hearing on the policy for the June 13, 2000 City Council meeting.

Business Subsidy Policy

This Policy is adopted for purposes of the business subsidies act (the "Act"), which is Minnesota Statutes, Sections 116J.993 through 116J.995. Terms used in this Policy are intended to have the same meanings as used in the Act, and this Policy shall apply only with respect to subsidies granted under the Act if and to the extent required thereby.

While it is recognized that the creation of good paying jobs is a desirable goal which benefits the community, it must also be recognized that not all projects assisted with subsidies derive their public purposes and importance solely by virtue of job creation. In addition, the imposition of high job creation requirements and high wage levels may be unrealistic and counter-productive in the face of larger economic forces and the financial and competitive circumstances of an individual business.

With respect to subsidies, the determination of the number of jobs to be created and the wage levels thereof shall be guided by the following principles and criteria:

- Each project shall be evaluated on a case by case basis, recognizing its importance and benefit to the community from all perspectives, including created or retained employment positions.
- If a particular project does not involve the creation of jobs, but is nonetheless found to be worthy of support and subsidy, it may be approved without any specific job or wage goals, as may be permitted by applicable law.
- In cases where the objective is the retention of existing jobs, the recipient of the subsidy shall be required to provide reasonably demonstrable evidence that the loss of those jobs is imminent.
- The setting of wage and job goals must be sensitive to prevailing wage rates, local economic conditions, external economic forces over which neither the grantor nor the recipient of the subsidy has control, the individual financial resources of the recipient and the competitive environment in which the recipient's business exists.
- Because it is not possible to anticipate every type of project which may in its context and time present desirable community building or preservation goals and objectives, the governing body must retain the right in its discretion to approve projects and subsidies which may vary from the principles and criteria of this Policy.

FACT SHEET: 1999 Business Subsidies Law

Laws of Minnesota 1999, Chapter 243, Article 12; to be codified as Minn. Stat. §116J.993 to §116J.995

What is the 1999 Business Subsidies Law?

- ✓ Minnesota Statutes (Minn. Stat.) §116J.993 through §116J.995 regulate business subsidy agreements signed on or after August 1, 1999, and replace Minn. Stat. §116J.991.
- ✓ Agencies are no longer subject to reporting requirements for agreements signed under Minn. Stat. §116J.991, but businesses must still comply with agreements signed before August 1, 1999.

Who does the law apply to, and for what types of subsidies?

- ✓ State and local government agencies with the authority to provide business subsidies with state or local government funds, and entities created or authorized by a local government with this authority, are subject to the law. The law gives a complete description of applicable agencies (i.e. "grantors").
- ✓ The law covers business subsidies to for-profit businesses, and to nonprofits with at least 100 full-time equivalent positions and a ratio of highest to lowest paid employee, determined on the basis of full-time equivalent positions, exceeding 10 to 1.
- ✓ Types of assistance meeting the definition of a "business subsidy" include:
 - state or local government agency grants;
 - contributions of personal property, real property, or infrastructure;
 - the principal amount of a loan at rates below those commercially available;
 - reductions or deferrals of taxes or fees, including tax increment financing (TIF);
 - guarantees of any payment under any loan, lease, or other obligation;
 - and preferential use of government facilities.
- ✓ The law explicitly excludes 18 types of assistance from the definition of business subsidies, including all awards of less than \$25,000.
- ✓ Four of the types of financial assistance excluded from the definition of business subsidies are subject to different reporting requirements under Minn. Stat. §116J.994, subdivision 7. These types of assistance include:
 - property polluted by contaminants as defined in Minn. Stat. §116J.552, subdivision 3 (i.e. brownfields);
 - assistance provided for the sole purpose of renovating building stock or bringing it up to code, if the assistance is 50 percent or less of the total cost;
 - assistance for pollution control or abatement;
 - and assistance for a TIF soils condition district as defined in Minn. Stat. §469.174, subdivision 19.

What is required in order to award a business subsidy?

- ✓ A business subsidy agreement may not be signed on or after August 1, 1999, until the grantor has held a public hearing on, and adopted criteria for, awarding business subsidies. The criteria must include a wage policy for jobs created by a recipient.
- ✓ The law outlines 8 elements that must be included in business subsidy agreements:
 - a description of the subsidy, including the amount and type of subsidy, and type of district if the subsidy is TIF;
 - a statement of the public purposes for the subsidy;
 - goals for the subsidy;
 - a description of the financial obligation of the recipient if goals are not met;
 - a statement of why the subsidy is needed;
 - a commitment to continue operations at the site where the subsidy is used for five years;
 - the name and address of the parent corporation of the recipient, if any;
 - and a list of all financial assistance by all grantors for the project.
- ✓ All business subsidy agreements must include job and wage goals with specific goals to be attained within two years of the benefit date. The law does not specify minimum criteria for these goals.

- ✓ Business subsidies must meet a public purpose other than increasing the tax base. The law specifies that job retention may be used as a public purpose only where job loss is imminent and demonstrable, but does not otherwise restrict allowable public purposes (see examples on page 4).
- ✓ Grantors must determine that the recipient is eligible to receive assistance by reviewing DTED's list of past recipients ineligible to receive a business subsidy because they failed to meet the terms of another subsidy agreement. (This will not take effect until DTED makes the first list available after receiving the 1999 reports in 2000.)
- ✓ Before granting a business subsidy that exceeds \$500,000 for a state government grantor and \$100,000 for a local government grantor, the grantor must provide public notice and hold a hearing on the subsidy unless a hearing and notice on the subsidy is otherwise required by law.
- ✓ If a business subsidy benefits more than one recipient, the grantor must assign a proportion of the subsidy to each recipient signing the agreement. If the grantor is a local government agency, the agreement must be approved by the local elected governing body, except for the St. Paul Port Authority and a seaway port authority. Also, subsidies in the form of grants must be structured as forgivable loans, and agreements for other types of business subsidies must state the fair market value of the subsidy or other in-kind benefits.
- ✓ In addition to any criteria developed in compliance with this law, agencies may be subject to additional criteria required by specific assistance programs such as the Community Development Block Grant (HUD) and Minnesota Investment Fund programs. Agencies may or may not choose to address specific program criteria in the criteria developed in compliance with this law.

What happens if a recipient does not meet business subsidy goals?

- ✓ Business subsidy agreements must specify the recipient's obligation if the recipient does not fulfill the agreement. At a minimum, a recipient failing to meet goals must pay back the assistance plus interest, although repayment may be prorated to reflect partial fulfillment of goals. The interest rate must be set at the Implicit Price Deflator rate as defined in Minn. Stat. §275.70, subdivision 2. DTED will provide information on the Implicit Price Deflator on its website.
- ✓ Recipients failing to fulfill business subsidy agreements may not receive business subsidies from any grantor for five years or until they have satisfied their repayment obligation, whichever occurs first.

Who is required to report business subsidies, and how?

- ✓ Recipients must provide grantors with information on their progress toward goals outlined in the agreement, and will be subject to a penalty as defined in Minn. Stat. §116J.994, subdivision 7(d) for failing to report.
- ✓ Grantors must submit the annual Minnesota Business Assistance Form (MBAF) to DTED for each business subsidy agreement signed on or after August 1, 1999. DTED will ask grantors to file an MBAF each year for each agreement for two years after the benefit date or until all goals outlined in the agreement have been met, whichever is later.
- ✓ Local government agencies in communities with a population of more than 2,500 and state government agencies must submit an MBAF regardless of whether they have awarded business subsidies. The form will ask agencies whether they have awarded any subsidies. Local government agencies in communities with a population of 2,500 or less are exempt from filing the MBAF if they have not awarded a subsidy in the past five years (i.e. those with a population of 2,500 or less who have not signed an agreement after December 31, 1994, will be exempt from reporting in 2000).
- ✓ DTED will develop a new MBAF in fall 1999. This form will ask grantors to report, at a minimum, the information that Minn. Stat. §116J.994, subdivision 7 requires recipients to provide to them, including:
 - the type, public purpose, and amount of the subsidy, and type of district if the subsidy is TIF;
 - the hourly wage of each job created with separate bands of wages;
 - the sum of the hourly wages and cost of health insurance provided by the recipient, broken down by wage level;
 - the date(s) by which job and wage goals will be met;
 - a statement of goals identified in the agreement and an update on progress toward them;
 - the location of the recipient prior to receiving the business subsidy;
 - information on why the recipient did not complete the project outlined in the subsidy agreement at its previous location, if previously located at another site in Minnesota;
 - the name and address of the parent corporation of the recipient, if any;
 - and a list of all financial assistance by all grantors for the project.

- ✓ With their reports, DTED will ask grantors to include a list of recipients that did not report, as well as a list of those failing to meet any goals outlined in the agreement and a description of the steps being taken to bring them into compliance or recoup the subsidy.
- ✓ DTED will post an MBAF on DTED's website this fall and mail the form in February. If DTED has not received an MBAF by April 1 from an entity required to report, DTED must issue a warning. If DTED has still not received the MBAF by June 1, the agency in default may not award any business subsidies until the report has been filed.
- ✓ State funds passed through local agencies to businesses (e.g. Minnesota Investment Fund awards) are reported by the state grantor. However, local agencies must report on applicable local funds awarded in conjunction with state funds and on state funds which have been repaid to and reinvested by the local agency (e.g. revolving funds).

How is non-business subsidy financial assistance reported?

- ✓ Recipients of the four types of financial assistance with different reporting requirements must provide grantors with the information outlined in Minn. Stat. §116J.994, subdivision 7(c), and will be subject to a penalty as defined in Minn. Stat. §116J.994, subdivision 7(d) for failing to report.
- ✓ DTED will ask grantors to report, at a minimum, the information that Minn. Stat. §116J.994, subdivision 7(c) requires recipients to provide to them on these four types of financial assistance.
- ✓ DTED will determine this fall whether to develop a separate form or ask grantors to use the MBAF for reporting on these agreements. The form(s) will be posted on DTED's website this fall and mailed to agencies in February. As with their business subsidy reports, grantors will have until April 1 to file these reports with DTED.

How will information reported by agencies be used?

- ✓ DTED is required to publish a report summarizing information reported through the MBAF each year by July 1. DTED's report must include a list of recipients that have failed to meet the terms of a subsidy agreement in the past five years and have not satisfied their repayment obligations. Copies of the report will be submitted to the Legislature and posted on DTED's website.

Where can I find the law?

- ✓ The law can be found on DTED's website at www.dted.state.mn.us on the News and Information/Business and Economic Development page and may be printed from your web browser.

Clarifications to the law

- ✓ The following clarifications are in response to commonly asked questions about the law:
 - Regarding Minn. Stat. §116J.994, subdivision 7(b), the statute's author agrees that recipients should continue reporting to the granting agency, not to DTED. The granting agency will be responsible for reporting to DTED.
 - DTED will be collecting information only on public funds originating in Minnesota; therefore, DTED will not ask agencies to report on federal funds they administer unless the funds have been repaid to the agency and reinvested according to local policies.

This fact sheet is intended to help agencies understand the 1999 business subsidies law, and does not serve as a substitute for statute language. Agencies are responsible for complying with the law and should view the law for questions and specific details and requirements that are not outlined in this fact sheet. Questions about the law can be directed to DTED:

Minnesota Department of Trade and Economic Development
Analysis and Evaluation Office
500 Metro Square
121 7th Place East
St. Paul, MN 55101-2146
Phone: (651) 296-3646 | Fax: (651) 215-3841 | E-mail: caryn.mohr@state.mn.us

www.dted.state.mn.us

Developing Criteria and Stating Public Purposes for Business Subsidies

Under Minn. Stat. §116J.993 through §116J.995, granting agencies must develop criteria for awarding business subsidies after a public hearing. In addition, each business subsidy agreement must indicate a public purpose. The law allows grantors flexibility in stating public purposes appropriate for their communities, but requires that agreements meet a public purpose other than increasing the tax base and that job retention be used as a public purpose only when job loss is imminent and demonstrable. Although the law does not require public purposes to be addressed in the criteria, grantors may want to refer to the public purposes below for criteria ideas. The following public purposes and criteria were recommended by the legislatively established Corporate Subsidy Reform Commission.

Enhancing Economic Diversity

- ✓ In what ways does the project improve the mix of businesses in the area so as to: (1) allow the area to participate in fast-growing industries; (2) protect the area from adverse economic consequences caused by slow growth or declining industries that are dominant in the area; and (3) provide essential consumer services, or develop a network of local suppliers to businesses within the community where they otherwise do not exist?

Creating High-Quality Job Growth

- ✓ How many new jobs will be created, and what will they pay?
- ✓ How do wages proposed to be paid compare to community wage levels?
- ✓ How many jobs will be created with opportunities for career advancement, educational opportunities, or occupational training?
- ✓ What are the projections for job growth at the project over the next period of two to five years?
- ✓ What are the fringe benefits that are payable for the jobs (particularly, is there child care, health care, and pension coverage)?

Providing for Job Retention, Where Loss is Imminent and Demonstrable

Note: Under the 1999 law, job retention can be used as a public purpose only in cases where job loss is imminent and demonstrable.

- ✓ After collecting the necessary documents, is there substantial evidence that the company will have to shut down involuntarily?
- ✓ After collecting the necessary documents, is there substantial evidence that the company has received an offer to move to another state or community that is attractive enough that a reasonable person would seriously consider a move for business reasons?
- ✓ What potential negative effect would the subsidy have on other competing businesses and overall area job quality?

Stabilizing the Community

- ✓ How will the project constitute a significant investment in an area that (1) has not historically received similar investments; (2) is a blighted area; or (3) is an economically depressed area?
- ✓ How will the project stimulate other investment or create spinoff businesses and jobs in the area?

Increasing the Tax Base

Note: The law requires business subsidies to meet a public purpose other than increasing the tax base, but grantors may use increasing the tax base in conjunction with another public purpose.

- ✓ How will the project uniquely affect the property tax base for all taxing jurisdictions, both short term and long term and both directly and indirectly?
- ✓ How will the project affect other local business and individual property tax bills?

SOURCE: Corporate Subsidy Reform Commission, 1997 Corporate Subsidy Reform Commission Report, February 6, 1998.

City Council Memorandum

To: Mayor and City Council
From: Rick Getschow
Council Meeting Date: May 23, 2000
Agenda Item: Parking on Fulham Street (South of Larpenteur)

BACKGROUND:

Wayne Sisel, 1567 Fulham, would like to address the City Council on issues related to parking problems and the university on Fulham Street, south of Larpenteur Avenue.

Included in the packet is information submitted by the affected residents for Council consideration.

ENCLOSURES:

1. Letter from Lauderdale residents on Fulham Street between Folwell and Hoyt

May 12, 2000

To: The Mayor and Lauderdale City Council
From: Lauderdale Residents on Fulham Street Between Folwell and Hoyt

Re: Parking Problems on Fulham Street

We have been experiencing parking problems on our (west) side of Fulham Street during weekdays (7 am to 7 pm) by students on the St. Paul Campus.

We are frequently unable to park in front of our houses to unload groceries or have daytime guests.

Currently there are parking restrictions in Falcon Heights/University Grove (east side of Fulham St.) and in St. Paul (south of Hoyt). See attached photos for wording of the respective signs.

Prior to the Fulham Street reconstruction a few years ago, we had parking restriction signs and resident parking permits on our side of the street. The signs were removed and not replaced after the construction was finished.

We are asking the city for assistance by providing signs and permits consistent with the adjacent cities.

Cyndee and Steven Ahlgren, 1563 Fulham

Cyndee (Cyndee) Ahlgren

Ann and Wayne Sisel, 1567 Fulham

Ann Sisel

Wayne Sisel

Andy and Robert Banks, 1573 Fulham

Andy Banks

Liz and Clarence Ooten, 1577 Fulham

Elizabeth Ooten

Lynn Abrahamsen, 1583 Fulham

Sue and Tom Brown, 1589 Fulham

Karen and Rick Sundeen, 1599 Fulham

Karen Sundeen

Myrna and Charles Smith, 1605 Fulham

Charles Smith



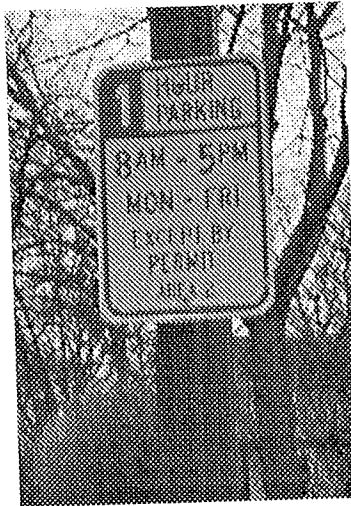
Falcon Heights sign east side of Fulham St.



St. Paul sign sign on Hoyt Ave



FALCON HTS - UNIV GROVE
EAST SIDE OF FULHAM



ST PAUL ON
HOYT AVE

City Council Memorandum

To: Mayor and City Council
From: Rick Getschow
Council Meeting Date: May 23, 2000
Agenda Item: Zoning Ordinance Review – Finish Chapter 6, Chapter 7

BACKGROUND:

The intent at the meeting is to discuss the remainder of Chapter 6 that deals with fences, and all of Chapter 7. Chapters 7-14 cover the actual zoning districts within the City of Lauderdale. Chapter 7 starts the process with the R-1 Suburban Residential District.

Please again read this final section Chapter 6, and then read all of Chapter 7 before next Tuesday for discussion at the meeting.

Please contact me if you have any questions or concerns about the relevant chapters, because I can research and address any concerns or issues in these sections prior to the meeting.

In terms of the fence discussion from Chapter 6, I have included information compiled by the previous Zoning Administrator for the Plan Commission at past meetings that I will briefly discuss at the meeting. This includes fence ordinances from other communities that have been obtained. Depending on Council direction, I can conduct further research on this issue.

A representative from the Plan Commission will be in attendance at the meeting as a part of this continuing discussion on the draft zoning ordinance.

ENCLOSURES:

1. December 17, 1996 Plan Commission fence memorandum
2. May 18, 1999 Joint City Council/Plan Commission meeting minutes (page 4)
3. Other City fence ordinances:
 - a. Falcon Heights
 - b. St. Louis Park
 - c. Mounds View
 - d. St. Anthony
 - e. South St. Paul
 - f. Minneapolis

ITEM F -2

CITY OF LAUDERDALE

MEMORANDUM

TO: PLANNING COMMISSION MEMBERS
FROM: DAN OLSON, ZONING ADMINISTRATOR
RE: REVISION TO THE ZONING ORDINANCE: FENCES
DATE: DECEMBER 17, 1996

PURPOSE

This item was originally on the November Planning Commission agenda, but was tabled for lack of time to review the item. At the October 15, 1996 Planning Commission meeting, Commission members asked Staff to perform research relating to the fence requirements of the Zoning Ordinance. The following information is provided in response to this request.

At the May 21, 1996 Planning Commission meeting, Commission members decided that fences needed further definition in a revised Zoning Ordinance. At the October 15, 1996 meeting, Commission members decided to establish the side and rear yard setback for a fence to 0 feet from the property line. A front yard setback was not established.

WHAT SHOULD GUIDE THE ESTABLISHMENT OF FENCE POLICIES?

In deciding what the fence requirements are to be, the Planning Commission should consider the State Building Code and the proposed Lauderdale Comprehensive Plan. These documents have been specifically written to guide fence policies.

State Building Code Requirements:

- The State Building Code does not require a Building Permit for fences that are less than 6 feet in height.
- The Code has established requirements for fences as they relate to swimming pools and hot tubs. The Code requires these fences to be at least 4 feet in height.

Comprehensive Plan Goals and Policies:

Although the City's Comprehensive Plan is still in its Final Draft stages, it can nonetheless serve as a guide for the Planning Commission in establishing fence requirements. According to the Land Use and Tax Base section of the Comprehensive Plan, one fence goal and policy has been identified. It is as follows:

Goal: Eliminate, where possible, the need for variances.

- Change Ordinances to accommodate fences in the side yard to the front yard of a house.

Goal: Reduce the encroachment of structures, plantings, and fences on public property.

- Develop a plan for removal of fences in the public property right-of-way

STAFF RECOMMENDATIONS

- There is nothing in the Ordinance which determines the type or style of fence to be built. For example, should a chain link fence be built in a front yard? Is the vision of the City to have a wide variety of styles, heights, and types of fences (especially in the front yard). There should be policies in the Ordinance to address fence style restrictions.
- The Building Code requires a Building Permit for fences over 6 feet in height. For fences less than 6 feet in height, only a Zoning Permit is required by the City. The current Ordinance allows fences to be 7 feet in height. If we limited fences to 6 feet in height, we could process all fence applications with a Zoning Permit, which is less expensive, does not require an inspection, and does not require a plan review.
- Fences adjacent to alleys should have a reasonable setback to allow for snow storage. We recommend that a 16 foot alley have a 1 foot rear setback, and 12 foot alley have a 3 foot setback. (Note: this differs from what was proposed at the October 15th meeting).
- Fences on corner lots should have a setback on the long lot side so as not to interfere with site lines at the intersections of streets and alleys.
- Fences adjacent to 30 foot street right-of-ways should be setback from the improved portion of the street at least 5 feet to accommodate snow storage.

- Fences or walls adjacent to conflicting zoning uses (for example, residential property next to a commercial property) should be allowed to be higher than 6 feet in height. This would allow the fence or wall to act as a "buffer" between the 2 land uses.
- Fences should not be allowed in the public right-of-way.
- Keep the requirement for 6 foot high fences for swimming pools.

ACTION REQUESTED

Staff requests that the Planning Commission decide if the current Lauderdale fence Ordinance be revised, and then make a recommendation to the City Council. The Planning Commission should also decide if the Fence Ordinance should be placed in the Zoning Ordinance Section of the City Code.

FRONT AND CORNER YARD FENCES

Currently, City Council approval is required to allow a fence in the front and corner yard of the property.

Currently, there are no specific criteria for allowing these fences. Our attorney has stated that because of this, some would view this approval as arbitrary. The Commission has recommended developing some specific criteria for approval, and then the City Staff could approve these fences based on whether the homeowner has met these criteria. City Council approval would no longer be necessary. The Commission has developed one criteria for these fences:

- 1). Established visibility requirements for fences (see Section 10-6-2 of the Draft)
- 2). Fences limited to 4 feet in height

PLANNING COMMISSION / CITY COUNCIL ACTION REQUESTED

Give staff direction as to how you want to proceed on these issues.

FALCON HEIGHTS

2.06 Fences

Subdivision 1. Fences may be allowed in any zone and are subject to the following:

a. All fences shall be kept in good repair, painted, trimmed and well maintained. In the event a front yard fence is adjacent to and parallel with the front lot line (or side lot line on the street side of a corner lot), such fence shall be set-back at least one (1) foot from the street R/W or property line.

b. Solid walls in excess of six (6) feet above adjacent ground grades shall be prohibited.

c. That side of the fence considered to be the face (finished side as opposed to structural supports) shall face abutting property.

d. All fences shall require a building permit in addition to any other required permits.

e. No fences shall be permitted on public rights-of-way.

f. Fences may be permitted along property lines subject to the following:

1. Fences may be placed along property lines provided no physical damage of any kind results to abutting property.

2. Fences in commercial and industrial districts may be erected on the lot line to a height of six (6) feet plus two (2) feet for a security (barbed wire or other) arm.

3. Where the property line is not clearly defined, a certificate of survey may be required by the Zoning Administrator to establish the property line.

4. Fences located within the side and rear yard non-buildable setback areas beginning at the rear building line and fences located within the buildable area of a lot shall not exceed six (6) feet in height from finished grade.

5. In residential districts, no fence along or within the front non-buildable setback area shall be in excess of thirty-six (36) inches in height.

ST. LOUIS PARK

SECTION 14: 4-4 FENCES

The height of fences and walls permitted in required yards shall be limited. The height shall be measured from the ground level to the top of the fence or wall section. Fence posts may extend no more than eight (8) inches above the required height limit of a fence. In the case where the fence section has variable heights, the height of the fence shall be the average height. Fence heights shall be limited as follows:

1. A fence or wall shall not exceed six (6) feet in height if it is located in any side or rear yard.
2. A fence, wall, or hedge shall not exceed three and one-half (3 1/2) feet in height if located in a front yard.
3. A fence or wall shall not exceed eight (8) feet in height if the yard in which it is placed abuts State Highway 100, Interstate 394, State Highway 7, State Highway 169 or their adjacent frontage roads.
4. A fence or wall shall not exceed eight (8) feet in height if placed in any side or rear yard in an "R" Use District which abuts property in a "C", "O", or "I" District or abuts a railroad right of way, school, church or other public building.
5. A fence or wall may exceed six (6) feet in height in any side or rear yard when it is required as part of a bufferyard, but may not exceed (8) feet in height.
6. A fence or wall in one front yard of any through lot may be at the height permitted in a rear yard if it complies with all of the provisions of Section 14:4-6, is used as a rear yard, and the fenced yard used as the rear yard does not adjoin a yard used as a front yard.

No fence, hedge, or wall, or visual obstruction of any kind shall be permitted which is not in compliance with Section 14:4-6.

Any fence or wall over six (6) feet in height constructed as a result of this section shall be constructed of a nonmetallic material and shall be 90 percent opaque. It shall be considered a structure, shall require a building permit, and shall meet all Uniform Building Code requirements for a structure.

1103.08: FENCING, SCREENING AND LANDSCAPING:

Subd. 1. Height: No fence shall exceed eight feet (8') in height, and in the case of grade separation, such as the division of properties by a retaining wall, the height shall be determined on the basis of measurement from the average point between the highest and lowest grade.

Subd. 2. Intersections: No fences, structures or planting of trees or shrubs shall be permitted within thirty feet (30') of any corner formed by the intersection of street property lines or the right of way of a railway intersecting a street¹, except properly constructed chain link fences. Such chain link fences shall not exceed forty eight inches (48") in height from the grade level at the lot line and shall have openings in the wire mesh of not less than one and five-eighths inches ($1\frac{5}{8}$ ") nor more than two and one-fourth inches ($2\frac{1}{4}$ "). Such fences may follow the lot line to the lot corner. The thirty feet (30') restriction noted above shall consist of the triangle formed by connecting the two (2) points on intersecting lot lines that are each thirty feet (30') from the lot corner.

Subd. 3. Location:

a. Except as provided in subdivision 2 above, fences not to exceed forty eight inches (48") in height may be located on any part of a lot. Fences not to exceed ninety six inches (96") in height may be erected on any part of a lot behind the front line of the principal building.

b. A fence shall be installed on the applicant's property. The fence shall not be installed directly over the property line.

Subd. 4. Landscaping Required: In all zoning districts, the lot area remaining after providing for off-street parking, off-street loading, sidewalks, driveway, building site and/or other requirements shall be planted and maintained in grass, sodding, shrubs or other acceptable vegetation or treatment generally used in landscaping.

1. See also subdivisions 604.03(3)b, 604.03(3)n, 1008.08(3)e and 1008.08(6) of this Code.

Subd. 5. Surface of Fences: Any fence shall be so constructed that the surface facing adjoining properties or public rights of way shall be of finished construction.

Subd. 6. Required Screening: The fencing and screening required by this Title shall be subject to subdivisions 1 through 5 hereof and shall consist of either a fence or a green belt planting strip the height of which shall be sufficient to adequately shield the activity from the abutting properties.

a. A green belt planting strip shall consist of evergreen ground cover and shall be of sufficient width and density to provide an effective screen. This planting strip shall contain no structures or other use. Such planting strips shall not be less than eight feet (8') in height. Earth mounding or berms may be used but shall be limited to an average of five feet (5') of the height of the required screen. The planting plan and type of shrub shall require the approval of the Planning and Zoning Commission based upon a recommendation of the Director of Public Works/City Engineer and Building Inspector.

b. A required screening fence shall be constructed of masonry, brick, wood or steel. Such fence shall provide a solid screening effect and not exceed eight feet (8') in height or be less than six feet (6') in height. The design and materials used in constructing a required screening fence shall be subject to the approval of the Planning and Zoning Commission based upon a recommendation by the Director of Public Works/City Engineer and Building Inspector.

ST. ANTHONY VILLAGE

Section 1320 - FENCES

1320.01 Definition. For purposes of this Section, "fence" means a partition, structure, wall or gate erected as a dividing marker, barrier, enclosure or visual obstruction, but excluding buildings and bushes, hedges, trees and other living landscaping.

1320.02 Building Permits Required. A building permit is required for the construction or alteration of a fence, and for any additions to a fence. The permit must be obtained in the name of the owner of the property on which the fence is or will be located. Application must be made on forms provided by the City. The applicant must provide the Building Inspector with a set of plans and specifications for the fence. Permit fees must be paid in accordance with the Uniform Building Code.

1320.03 Requirements.

Subd. 1. Location. Any fence constructed or altered after June 3, 1982 must be located entirely upon the private property of the owner to whom the building permit was issued. Ownership of the permit passes with ownership of the property. The fence must be set back a distance from the owner's property line sufficient to avoid encroachment onto adjoining private or public property or a public right-of-way.

Subd. 2. Abutting Public Property. If a fence is or is to be adjacent to a street, alley, public right-of-way or other public property, the City may require the applicant for the permit to locate and mark the property line abutting the public property by having a registered surveyor place permanent survey pins or stakes on the property line. If the survey information is not available and the applicant elects not to establish the property line by survey, the permit will not be issued unless the applicant signs an affidavit stating that the applicant is the owner of the premises upon which the fence exists or is to be located.

Subd. 3. Fence Size. No fence shall be over 6 feet in height, and no fence in a front yard shall be over 4 feet in height. Height shall be measured from the natural grade, except that the height of a railing, wall, fence or screening affixed to a deck constructed on the ground but raised above ground level, will be measured from the elevation of the raised deck for that portion which is affixed to the raised deck.

Subd. 4. Traffic View. No fence along a public street may be constructed or altered so as to visually obstruct the view from a vehicle on that street of approaching traffic on that street or another street.

1320.04 Construction and Maintenance. Every fence must be constructed in a substantial manner and of substantial material, reasonably suitable for the purpose for which the fence is intended. The finished side or fencing material of a fence must face toward adjacent property or a street or alley and the posts and framework for the fence must be on the inwardly facing side. Every fence must be maintained in a condition of reasonable repair and may not by reason of age, decay, accident, or otherwise, be allowed to become or remain in a state of disrepair so as to be or tend to be a nuisance to the injury of the public or any abutting property. Any fence which is dangerous by reason of its construction or state of disrepair or is otherwise injurious to public safety, health or welfare is hereby declared to be a nuisance.

1320.05 Prohibitions. It is unlawful for any person to construct and maintain or allow to be constructed or maintained upon any property located within the City limits any barbed wire fence, spiked fence or any fence which is charged or connected with electrical current in a manner as to transmit current to a person or animal which might come in contact with the fence.

Subd. 5. Fence Maintenance. Fences may consist only of metal, wood, masonry, or other decay resistant material, maintained in good condition both in appearance and in structure, solely on the owner's property, with all wood material other than decay resistant varieties with paint or other preservatives. Painting is required if 25% or more of the exterior surface is unpainted or determined by the Compliance Official to be paint blistered, and repair is required if 25% or more of the exterior surface of the pointing of any brick, block or stone wall is loose or has fallen out. Posts and framework must face the owner's property, with the finished material facing the street or adjacent property.

SOUTH ST. PAUL

Subd. 14. Fences.

(a) Fences may be allowed in any district and are subject to the following:

- (1) All fences shall be kept in good repair, painted, and well maintained. In the event a front yard fence is adjacent to and parallel with the front lot line (or side lot line on the street side of a corner lot), such fence shall be set back at least one foot from the street right-of-way line.

- (2) Solid walls in excess of four feet above adjacent ground grades are prohibited.
- (3) That side of the fence considered to be the face (finished side as opposed to structural supports) shall face abutting property.
- (4) All fences shall require a fence permit. The fee for this permit shall be set forth in Appendix B.
- (5) No fences shall be permitted on public rights-of-way.
- (6) Fences may be permitted along property lines subject to the following:
 - (a) Fences may be placed along property lines provided no physical damage of any kind results to abutting property.
 - (b) Fences in Industrial Districts may be erected up to the lot line to a height of eight feet or to a height of ten feet with a security arm for barbed wire.
 - (c) Fences in Residential Districts may be located on any side or rear lot line to a height of six feet above finished grade.
 - (d) Fences along side and rear interior lot lines beginning at the rear building line of the principal structure shall be a maximum of six feet in height.
 - (e) Should the rear lot line of a lot be common with the side lot line of an abutting lot, that portion of the rear lot line equal to the required front yard setback of the abutting lot shall not be fenced to a height of more than 42 inches.
- (7) Fences may be permitted within required yards subject to the following:
 - (a) Fences located within the side and rear yard non-buildable setback area beginning at the rear building line shall not exceed six feet in height from the finished grade.
 - (b) In Residential Districts, fences along or within the front non-buildable setback area may be no more than 42 inches in height.

- (c) Fences located within the buildable area of a lot or eight feet or more from the rear lot line may be up to six feet in height.
 - (d) Fences in Industrial Districts located within non-buildable setback areas shall not exceed six feet in height from finished grade to a height of eight feet with a security arm for
- (8) Plans for the fence must be submitted to the Code Enforcement Office for approval at the time of permit application prior to the beginning of construction. The plans shall include the location of the fence, type of material, method of anchoring, attaching and/or securing the fence and fencing material.
- (9) The following materials are approval for fence construction:
- (a) Wroght iron
 - (b) Aluminum (wrought iron design)
 - (c) Wood
 - (d) Vinyl
 - (e) Chain link with approval posts and cap
- (10) The following materials are not approved for fence construction:
- (a) Farm fence of any kind
 - (b) T-posts and pipes

MINNEAPOLIS CODE

522.210. Fences. Fences may be erected, placed and maintained along a lot line or adjacent thereto on residentially zoned property. Maximum fence height shall be limited by its location as follows:

- (1) Any fence located in a required front or corner side yard shall have a maximum height of three (3) feet above ground level, except that in the corner side yard the fence height may be six (6) feet from the back end of the principal building to the rear lot line. (See section 427.280 of this Code of Ordinances.)
- (2) Fences located along interior lot line within the limits of the depth of the principal building on the adjoining lot shall not exceed four (4) feet in height, except in those cases where the adjoining dwelling has a minimum side yard of five (5) feet, in which case the fence shall not exceed a maximum of six (6) feet in height.
- (3) Fences located in other portions of required yard spaces shall not exceed eight (8) feet in height.

The above mentioned fence height may be increased by two (2) feet in height if of open wire mesh construction provided that in no case shall the fence height exceed eight (8) feet and provided further that where other ordinances of the City of Minneapolis require a fence higher than five (5) feet in height to be located in a required corner side yard, said fence shall be allowed if of open wire construction. Materials not specifically manufactured for fencing, such as railroad ties, landscape timbers or utility poles, may not be used in the construction of a fence in the city. Fences not in compliance with the requirements of this paragraph that are in existence in the city at the time of enactment of this paragraph must be removed or brought into compliance with the requirements hereof not later than one (1) year after enactment. (Code 1960, As Amend., § 251.160; Ord. of 12-14-73, § 1; 90-Or-284, § 1, 11-9-90)

City Council Memorandum

To: Mayor and City Council
From: Rick Getschow
Council Meeting Date: May 23, 2000
Agenda Item: Larpenteur Avenue Redevelopment

BACKGROUND:

CITY OF LAUDERDALE COMPREHENSIVE PLAN – LARPENTEUR AVENUE

As a goal for 2000, the Council wishes to address the redevelopment of Larpenteur Avenue. The best place to start a discussion on this issue is within the Lauderdale Comprehensive Plan. Most of the discussion and planning for the Larpenteur Avenue redevelopment is in the *Land Use and Tax Base* section and in the *Housing* section because the majority of the multi-family housing in all of Lauderdale is in this corridor.

These sections are included in the packet for your review. I have highlighted and shaded those areas that pertain specifically to the Larpenteur Avenue redevelopment.

The focus of Council action in on the attached and highlighted pages 28 and 29 of the Comprehensive Plan. These pages delineate a future land use plan for the area that includes the establishment of a commercial corridor directly fronting both sides of Larpenteur Avenue. The rezoning of this plan area is one of the first steps in the overall redevelopment. In the Housing section on page 44, the discussion goes beyond rezoning and deals with possibly acquiring certain multi-family parcels in the Larpentuer Corridor that are not in good condition.

PLAN OF ACTION

1. DO YOU AGREE WITH ALL OF THIS?

The first plan of action is to revisit the information contained in the Comp Plan and discuss its compatibility with current Council goals and city conditions.

2. HOW WILL YOU DO IT?

The second plan of action or a concurrent plan of action besides the rezonings deals with the actual undertaking of redevelopment. One possible strategy would be to implement, at a minimum, the recommendations in the Comp Plan and allow the redevelopment to occur without direct city involvement over the next several years and decades. Another strategy, which is more proactive and aggressive, is to attempt to begin the process of redevelopment beyond zoning controls.

Most communities at this point in the process retain a consultant to assist in the undertaking of this effort. This would be done by sending out a request for proposals to consultants for the development of a corridor redevelopment plan. Before this strategy is undertaken, extensive research should be conducted as to the feasibility and probability of an overall redevelopment of the area within a reasonable time frame and possibly with city resources.

3. *WHEN WILL YOU START DOING IT?*

The next plan of action is to discuss a timetable for implementing the facets of the comprehensive plan that call for the planning and zoning actions that are recommended, along with any other more proactive measures that may be undertaken.

ENCLOSURES:

1. Lauderdale Comprehensive Plan; pages 16, 17, 18, 22, 28, 29, 44, 45
2. Lauderdale Comprehensive Plan Maps
 - a. Zoning
 - b. Existing Land Use
 - c. Proposed Land Use – Staging

LAND USE & TAX BASE

Land Use & Tax Base Issue Questions

- What can the City do to increase its tax base?
- How can the City increase its tax base without increasing the burden on residential properties?
- Can the City receive more revenue from tax exempt properties for City services?
- What can the City do to ensure the best possible use of its remaining commercial and industrial areas?
- Where does the City need to correct land use inconsistencies?

Goals, Policies, and Action Steps

GOAL I. EXPAND THE CITY'S REVENUE AND TAX BASE.

- 1. Encourage development and/or redevelopment of commercial and industrial properties.**
 - Use tax increment financing, and other mechanisms where applicable, to encourage the clean-up and development of polluted sites.
 - Create a plan for the best utilization of available property in the Commercial and Industrial zoning districts.
 - Develop alternatives for encouraging economic development, such as creating an Economic Development Authority.
 - Create a redevelopment plan for the City's commercial area along Larpenteur Avenue.
 - Study the potential for commercial development along Larpenteur Avenue in the Single Family and Multiple Family Areas. (Plan Area 1)
 - Allow what is left of the Goodwill/Easter Seal site after the Highway 280 reconstruction to be used for commercial/industrial development.
- 2. Ensure that commercial/industrial development within the City does not have a negative impact on residential areas.**
 - Revise zoning ordinances regarding setbacks, signs, and screenings to ensure an adequate buffer between residential and commercial/industrial areas.
 - Rewrite zoning ordinances to include performance standards that encourage businesses that would not significantly increase traffic and noise, but would contribute to the City's tax base.
 - Survey residents to see what types of businesses would be most desired.

3. Fairly distribute the City's expenses among all benefiting properties, including those not currently paying property taxes.

- Assess non-profit organizations for infrastructure improvements adjacent to their properties according to the City Assessment Policy.
- Research other methods for distributing the costs of providing City services, such as user fees for storm water and street lighting.

4. Maintain and/or increase property values.

- Create reasonable housing maintenance code options for single family housing.
- Enforce multi-family housing maintenance codes.
- Develop ways to encourage property owners to remodel and maintain their homes, such as providing remodeling ideas through a Remodeling Fair at City Hall or facilitating the availability of federal and state grants to Lauderdale residents.
- Encourage and facilitate the development of higher-valued housing in compliance with the Metropolitan Livable Communities Act.
- Encourage infrastructure improvements that will add value to Lauderdale properties.

GOAL II. CREATE LAND USE LAWS & CITY ORDINANCES THAT ARE EASY TO INTERPRET AND CONSISTENT WITH LAUDERDALE'S GOALS.

- Review City ordinances to ensure they are easy to interpret and consistent with the goals and policies herein.
- Combine ordinances that duplicate regulations on the same or similar issues.
- Eliminate ordinances that are redundant, no longer used, or no longer enforced.
- Develop alternatives for regulating non-conforming uses and structures.

1. Correct inconsistencies between the current zoning ordinance, existing land use and the land use plan.

- Study the implications of changing the Industrial zone (I-1) south of Larpenteur between 280 and Eustis to a business zone that allows light industrial uses.
- Study the implications of changing the Business (B-1) area north of Larpenteur to a Neighborhood Business Zone that would not allow light industrial uses.

2. Establish effective and reasonable criteria for land use within each zoning district.

- Develop requirements for landscaping and beautification in commercial and industrial areas.
- Develop performance standards that encourage uses the City desires and discourage uses the City does not desire.
- Evaluate the zoning criteria for each district to establish what is effective and reasonable within each zoning district.
- Reevaluate setback requirements in all districts.
- Re-evaluate conditional uses in each district and create criteria for determining conditional use requirements.

3. **Maintain sufficient open space around homes and businesses to allow for adequate air, access by emergency vehicles, sunlight, and drainage.**
 - Study the implications of maintaining the current side yard setbacks.
 - Consider setback alternatives that increase open space.
4. **Eliminate, where possible, the need for variances.**
 - Change ordinances to accommodate fences in the side yard to the front of a house.
 - Address setback requirements for corner lots.
 - Create alternatives for simplifying lot combinations.
 - Review setback requirements for garages on alleys.
5. **Specify lot requirements that accommodate a large variety of lot sizes and situations.**
 - Revise setbacks requirements for corner lots.
 - Explore different setbacks and lot coverage requirements for different sized lots.
6. **Minimize the impact of adjacent and distinct land uses.**
 - Enforce home occupation requirements.
 - Study the potential for redeveloping the residential areas along Larpenteur Avenue to create a buffer between the Single and Multi Family areas and Larpenteur Avenue.
(Plan Area 1)
7. **Reduce the encroachment of structures, plantings and fences on public property.**
 - Develop new criteria for allowable plantings on City Boulevards.
 - Develop a plan for removal of unauthorized structures, plantings, and fences in the public property right of way.

GOAL III. MAINTAIN AND IMPROVE THE CHARACTER AND QUALITY OF RESIDENTIAL AREAS.

1. **Limit the expansion of any non-residential use into the Single Family Residential (R-1) districts.**
 - Create standards in R-1 areas that limit the expansion of non-residential uses.
 - Preserve existing R-1 areas.
2. **Encourage the redevelopment of housing.**
 - Hold a remodeling fair at City Hall.
 - Provide incentives for those who increase their residential property values.
 - Create and enforce a Housing Maintenance Code.
 - Provide information to residents about housing programs, such as the "This Old House" law.
 - Research alternative methods for encouraging housing redevelopment, such as "truth in housing" requirements or additional point of sale requirements.

Current and Proposed Land Use - By Section

- Address ordinance issues affecting the upgrading and redevelopment of the housing stock.
- Minimize storm water run-off problems by addressing issues such as setback requirements, restrictions on fences, and limits on amount of impervious surface.
- Address other ordinance issues, such as off- and on- street parking.

South of Larpenteur

The section of Lauderdale south of Larpenteur Avenue has a fairly diverse make-up of existing land uses. There are 42 condominiums, 371 apartment units and 142 dormitory units within 9% of Lauderdale's total land area. Hence, this is Lauderdale's most densely populated area. This high concentration of population and limited open space prompted the City Council, in the previous Comprehensive Plan, to zone a portion of the remaining area east of Eustis and south of the Rosehill condominiums as C-1 conservation. This area, owned primarily by the Seminary, is used to take care of storm water run-off and to preserve a small nature area for residents to enjoy. On the west side of Eustis is an area currently zoned B-1 and I-1. This area houses NewMech Companies, a large commercial/industrial company, and the Children's Home Society, a large non-profit social service organization. In 1986, a portion of this area was zoned I-1 to accommodate the expansion of NewMech. Implementation of this plan will address the need to further clarify the future zoning and development of this area.

Larpenteur Commercial Area

This area is a subsection of the areas north and south of Larpenteur between Highway 280 and Eustis Street. Recently, the City Council added light manufacturing to the B-1 area along this stretch to accommodate an existing use and additional development. Further definition of this area is needed. There is some desire to reduce any heavy use that would directly abut the R-1 area to the north. This could mean eliminating light manufacturing as an option as well as other conditional uses. On the south side of Larpenteur, west of Eustis, there is greater opportunity for a wide range of uses. This section could continue to allow light manufacturing and is the City's best alternative for significant commercial development.

West of Trunk Highway 280

This area is Lauderdale's only industrial area. Currently this area is made up of 39% non-taxable commercial and industrial property, 31% taxable commercial industrial and 30% taxable utility. Goodwill and the former U of M computing center make up the non-tax producing area and Twin City Die Casting, Bolger Publishing, Midwest Editions, Rapi Print and NSP make up the remainder of the area. There still is potential for additional commercial/industrial development south of Broadway Drive and north of the NSP power sub-station. An additional opportunity for development or redevelopment may be the Goodwill/Easterseal (G/E) site if the property is sold. However, much of this property is proposed to be taken with the reconstruction of Trunk Highway 280. The City needs to carefully monitor this issue to ensure that land will be available for development after the reconstruction of Trunk Highway 280.

Table 7

PROJECTING FUTURE LAND NEEDS

Future Growth Within the Existing Urban Service Area			
Forecasted Households	Projected Household Density (household/acre)	Acres - Vacant Developable Land	Acres -Infill, Redevelopment
2000	4.0/acre	0	.24
2010	4.0/acre	0	0
2020	4.0/acre	0	0
Forecasted Employment	Projected Employment Density (employee/acre)	Acres - Vacant Developable Land	Acres -Infill, Redevelopment
2000	18/acre	0	7.74
2010	14/acre	0	0
2020	14/acre	0	0

Future Land Use - Staging Plan

As shown on Map #3, the City has developed a land use map showing the future land uses. In order to accomplish these future land use goals, the City has also developed a staging plan (Map #4) which are the proposed timeframes for these goals to be achieved. Starting in the year 2005 and ending in the year 2020, the following are these proposed timelines. The following numbers correspond to the numbers on Map #4.

By the year 2005:

1. Rezone the property at 1631 Eustis Street from I-1 (Industrial) to B-1 (Community Business).
2. Redevelop the former Rosehill Dairy Store at 2436 Larpenteur Avenue as a commercial property.
3. Rezone these properties north of Larpenteur Avenue from a commercial zoning district that includes light industrial to a commercial zoning district that does not include light industrial.
4. Redevelop this former University of Minnesota property and Brownfield site to a light industrial use.

By the year 2010:

5. Minnesota Department of Transportation (MnDOT) will reconstruct Trunk Highway 280. This reconstruction will include the taking of a portion of the Goodwill/ Easter Seal site at 2543 Como Avenue as well as the possible taking of land on the north end of Walnut Street. Any land left at the north end of Walnut Street after the highway reconstruction would be developed as a park/open space.

By the year 2015:

6. Rezone these properties north of Larpenteur Avenue from a residential zoning district to a commercial zoning district that does not include light industrial.

7. Rezone these properties south of Larpenteur Avenue from a residential zoning district to a commercial zoning district that does not include light industrial.

8. Redevelop the properties at 1769 and 1771 Walnut Street from vacant land to a park/open space use.

By the year 2020:

9. Redevelop the properties south of 1738 Ione Street from vacant land to a park/open space use.

10. Redevelop the properties west of Walsh Lake from vacant land to a park/open space use.

Historic Preservation

The City acknowledges the importance of maintaining historic integrity. For this reason, the City will look at relative historic importance of properties within the city on a case by case basis. At present, no properties within the city are listed on the National Register of Historic Places.

Tax Base Analysis

Lauderdale has a strong interest in remaining an independent City. To do this, Lauderdale needs to maintain a tax base that can support City services without increasing the burden on residential properties. Many tax base issues are directly linked to the land use issues presented in the first part of this section. This linkage demonstrates that many issues and goals in this Comprehensive Plan are interconnected.

Table 9 City Property Tax Distribution				
	1980* Tax Distribution	% of Total	1990 Tax Distribution	% of Total
Residential	\$32,352	36%	\$133,932	46%
Commercial	\$6,691	8%	\$29,442	10%
Industrial	\$7,356	8%	\$8,497	3%
Apartments	\$16,041	18%	\$51,832	18%
Other**	\$26,338	30%	\$64,385	22%
City Levy	\$88,778	100%	\$288,088	100%
*1980 Taxes were reduced by 23,385 for HACA & ag. credits				
** Railroad, Public Utilities(NSP) & Personal Property				
Source: Ramsey County Dept. of Property Records and Revenue				

II. MAINTAIN AND IMPROVE THE QUALITY OF EXISTING RENTAL HOUSING UNITS.

1. Discourage any future expansion of rental property or turnover of non-rental property into rental.
 - Create a licensing procedure for residential rental property.
 - Research the limitation of allowable conditional uses in R-1 areas.
2. Encourage rental owners to maintain rental units in good condition.
 - Better enforce the multi-family maintenance code.
 - Create a licensing procedure for all rental property.
3. Improve the quality and appearance of rental housing units.
 - Require additional landscaping and better parking facilities for multi-family properties.
 - Facilitate the creation of park areas in the high density apartment area.
4. Minimize the impact or reduce the number of high-density apartment complexes south of Larpentour.
 - Work with property owners to create more landscaping and recreational facilities.
 - Research the possibility of acquiring apartment buildings in poor conditions for demolition or rehabilitation.

Housing Inventory

From 1980 to 1990, the total number of housing units increased by 394 units. This included 104 units from the Brandy Chase condominium development, 42 units from Rosehill Townhomes, 84 units from the City Gables Apartments, and 142 units from the Seminary Dorms. From 1980 to 1990, there was a significant increase in vacant homes, due to a

number of vacant rental units. Lauderdale Renter-Occupied property nearly doubled over the past ten years. Renter-Occupied units make up half of the total units in the City. Issues concerning Lauderdale's large renter population may need to be addressed during the next ten years.

Table 14
Housing Inventory: 1980 to 1990

	1980	% of Total	1990	% of Total
Occupied	809	97.7%	1,166	95.4%
Vacant	19	2.3%	56	4.6%
Total Housing Units	828	100%	1,222	100%
Owner-Occupied	437	54%	564	48.4%
Renter-Occupied	372	46%	602	51.6%
Total Occupied Units	809	100%	1,166	100%

Source: 1980 & 1990 Census

As shown in Table 14, Lauderdale has 48.4 % Owner-Occupied and 51.6% Renter-Occupied housing units. Based on the total occupied units, the metro average is 67.8 % Owner-Occupied, 32.2% Renter-Occupied housing units.

Table 15 Housing units by type: 1980 to 1990			
	1980	1990	% inc.
One-Unit Detached	466	498	7%
One-Unit Attached	5	52	940%
2 Units	29	35	21%
3 to 4 Units	11	21	91%
5 or more Units	314	614	96%
Total	825	1,220	48%

Source: 1980 & 1990 Census

Lauderdale is considered fully developed by the Metropolitan Council, and a significant change in the number of housing units is not expected during the next ten years. The City is, however, concerned about the density of the Apartment buildings between

Larpenteur and Idaho, especially if families begin to make up a larger percentage of the occupants. Currently, the apartments and condominiums south of Larpenteur account for 555 of the City's total units, which is 45% of the total housing units in the City. With the addition of the Brandychase Condominiums and the Seminary dormitories, multiple housing units (buildings with 5 or more units) are now the most predominant type of housing unit in Lauderdale.

Housing Conditions

This has been a topic addressed in each of the previous Comprehensive Plans. In 1973, a housing survey was conducted showing considerable need for improving the overall condition of the housing stock. In 1978, another survey was conducted which showed significant signs of improvement in the housing stock. According to Table 16, 43 % of the housing is 35 years or older. These older homes will be in need of significant upkeep and repair during the next decade. Table 16 reflects Lauderdale's peak growth during the 1960s and 1970s. These homes as well will need additional upkeep during the next decade.

Table 16 Age of Housing Units in 1990	
Year Built	Lauderdale
1939 or earlier	19%
1940 to 1959	24%
1960 to 1979	36%
1980 to 1990	21%
Total	100%

Source: 1980 & 1990 Census

Housing Cost

During the 1980s, Lauderdale encouraged the development of lower- to moderate-income housing. As a result of this, there was a relative drop in the value of owner-occupied housing, as illustrated in Table 17. For comparison, the Metro median average housing value in 1990 was \$89,211; in Falcon Heights, 1990 median home value was \$104,500. The Metro median monthly rent was \$447. The City is also a participant in the Metropolitan Council's Metropolitan Livable Communities Program. This program establishes goals for the City in the area of affordability, types of life-cycle housing available, and housing density. Lauderdale's goals for this program are shown in Table 18:

Table 17 Lauderdale Housing Inventory: 1980 to 1990			
	1980	1980 P.V.	1990
Median Monthly Contract Rent	\$ 228	\$ 363	\$ 424
Median Value of Owner-Occupied Housing	\$ 52,700	\$ 83,793	\$ 74,700

Source: 1980 & 1990 Census - P.V. = the present value in 1990 dollars