TUESDAY, JULY 25, 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	CATT	MEETING	TO ORDER	AT 7:30 P. M.
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•	DOLL			
2.	ROLI	_:		k.
	Counc	ilmembers:	Gower Hawkinson Mayor Dains	Christensen Gill-Gerbig
	Staff:		Adm. Rick Getse	chow Adm. Analyst Bownik
3.	APPF	ROVAL		
	A. B. C.			7/11/00 City Council Meeting 2,349.33

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
 - A. Resolution 072500A: A Proclamation Supporting National Night Out 2000

7. INFORMATIONAL PRESENTATIONS

- A. 2000 Street and Utility Improvements Update- City Engineer
- B. Housing Programs and Initiatives (Housing Maintenance Compliance and Point-Sale Inspections)- City of Richfield

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.

A. Rear yard setback variance, Side yard setback variance and Lot coverage variance for the construction of a garage at 1806 Malvern Street

9. ACTION

- A. Rear yard setback variance, Side yard setback variance and Lot coverage variance for the construction of a garage at 1806 Malvern Street
- B. 2000-2001 Lauderdale Insurance Policy Renewal
- C. Resolution 072500B: A Resolution Appointing an LMCIT Insurance Agent
- D. Consideration of the Lauderdale Business Subsidy Policy

10. REPORTS

11. DISCUSSION

- A. Larpenteur Avenue Redevelopment
- 12. ITEMS REMOVED FROM THE CONSENT AGENDA
- 13. ADDITIONAL ITEMS
- 14. SET AGENDA FOR NEXT MEETING
- 15. ADJOURNMENT

Lauderdale City Council Meeting Minutes July 11, 2000

1. The meeting was called the meeting to order at 7:30 P.M.

2. ROLL

Council present:

Gill-Gerbig, Gower, Christensen, Hawkinson, and

Mayor Dains

Staff present:

City Administrator Getschow

3. APPROVAL

- A. Approval of Agenda. Motion by Hawkinson, second by Gower to approve the agenda with the addition of 10 (D)- Special Assessments relating to real estate sales. Roll: Yes: all. Motion carried.
- B. Approval of Minutes. Motion by Christensen, second by Gill-Gerbig to approve the minutes of the June 27, 2000 City Council meeting. Roll: Yes: all. Motion carried.
- C. Approval of Claims totaling \$ 51,033.46. Motion by Hawkinson, second by Gill-Gerbig to approve the claims totaling \$51,033.46. 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 ADDRESSSING THE 2000 STREET AND UTILITY IMPROVEMENTS

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.

8. PUBLIC HEARINGS

A. Business Subsidy Policy/Criteria. The City Administrator stated that this previous item was tabled as a result of recent legislative changes at the state level. The 1999 State Legislature enacted a new law regulating business subsidies that are provided by the state or local units of government. The law has annual reporting requirements, along with requirements calling for the establishment of a business subsidy policy and the use of business subsidy agreements. Subsidy agreements would be considered on a case-by-case basis when the City would provide a specific subsidy. But prior to the enactment of any specific subsidy agreements, all municipalities must adopt an overall policy on business subsidies. The policy would outline the criteria that the City would be use in granting business subsidies and entering into subsidy agreements.

The recent legislative change that affects the policy and the establishment of criteria is in regards to setting specific job and wage goals in the policy, as opposed to these goals being set on a case-by-case basis. Even though the City can deviate from the job and wage goals set in the policy when considering specific agreements (such as setting wage and job goals at zero), a wage floor must still be specified in the overall policy. The Administrator also noted that while the policy states that 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. Goals such as an increase in the city tax base or the redevelopment of blighted property may be just as important to Lauderdale as job and wage goals.

The Mayor opened the public hearing at 8:13 p.m. No one was present to address the Council. The Mayor closed the public hearing at 8:13 p.m.

9. ACTION

A. Lauderdale Business Subsidy Policy. The Council reviewed the draft of the policy. The Council discussed the \$8.50 wage floor that was proposed in the policy, and requested that the overall policy be tabled pending further research by the City Administrator of different livable wage amounts that may be considered.

Motion by Gill-Gerbig, second by Hawkinson to table the consideration of a Lauderdale Business Subsidy Policy. Roll: Yes: all. Motion carried.

10. REPORTS

- A. 2000 Legislative Summary. The City Administrator provided an update to the City Council on the actions of the state legislature that affected the City of Lauderdale. Some of the main issues that were discussed included: the repeal of levy limits, the omnibus tax bill, telecommunication issues, TIF legislation, local government sales tax repeal, and the business subsidies act.
- B. 2000-2001 Lauderdale Resident's Directory. The City Administrator stated that the intent of staff is to print and deliver the resident's guide by the end of July. Comments on the guide are still appreciated and worthwhile.

The Council provided feedback on the format and layout of the guide.

- C. Children's Home Society. The City Administrator reported that the Children's Home Society, 1605 Eustis Street, has retained consultants and architects to explore the possible expansion and growth of the administrative offices at the Lauderdale site, along with the future construction of a day care facility.
- D. Special Assessments Real Estate Sales. The City Administrator wanted to clarify a special assessment issue with the Council as it relates to real estate sales. A few real estate agents and underwriters have attempted to claim that future phases of Lauderdale capital improvements are "pending assessments" by city definition. The City feels that his description is inaccurate because those particular projects have not yet been ordered. Furthermore, these potential projects have not gone through the feasibility report, preliminary design, or public hearing process. It may be more accurate to describe these situations as "pending projects". At this time, the only special assessments that should be considered pending are the 2000 Street and Utility Improvements.

The Council concurred with the above rationale and felt that the above description was in harmony with real estate industry and municipal standards.

A break was taken at 9:15 p.m. The meeting resumed at 9:23 p.m.

Lauderdale City Council Meeting Minutes, July 11, 2000 Page 4

11. DISCUSSION

- A. Draft Zoning Ordinance. The Council discussed Chapters 8-14 of the draft zoning ordinance with the City Administrator.
- 12. ITEMS REMOVED FROM THE CONSENT AGENDA
- 13. ADDITIONAL ITEMS
- 14. SET AGENDA FOR NEXT MEETING
 - 1. 2000 Street and Utility Improvement Update
 - 2. Housing Presentation #1 Housing Maintenance Codes
 - 3. Lauderdale Insurance Policy Renewal
 - 4. Business Subsidy Policy
 - 5. MMRWMO Capital Budget
 - 6. Larpenteur Avenue Redevelopment

15. ADJOURNMENT

Motion by Christensen, second by Gill-Gerbig to adjourn at 10:00 P.M. Ayes: All.

The City of Lauderdale

Claims for Approval
7/25/00 City Council Meeting

July 21, 2000 Payroll # 6718 - 6722	\$5,153.59
July 25, 2000 Claims # 14657 - 14687	\$67,195.74
Total Claims for Approval	\$72,349.33

20 Jul 2000 Thu 9:18 AM

*Paid Register CITY OF LAUDERDALE CLAIMS FOR APPROVAL PAYROLL DATE: JULY 21, 2000

COUNCIL MEETING DATE: JULY 25, 2000

Check Employee Number Number	Employee Name	Social Security Number	Pay Period		Pay Group Description	Check Amount	Check Date	Status
006721 000000002	•		15 15 15 15 15	01 01 01 01 01	BI-WEEKLY BI-WEEKLY BI-WEEKLY	1,490.98 724.99 1,057.29	21-Jul-00 21-Jul-00 21-Jul-00	Outstanding Outstanding Outstanding Outstanding Outstanding

Grand Total

5,153.59

21 Jul 2000 Fri 2:14 PM * Paid Check Reg

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CITY OF LAUDERDALE
CLAIMS FOR APPROVAL
JULY 25, 2000
CITY COUNCIL MEETING

Check Invoice Number Number	Name	Account Code	Comments	Transaction Amount
Check Number 14657 1212228211	14657 AT & T AT & T	101-41200-391	JULY '00 LONG DISTANCE	8.24
Totals Check N	lumber 14657 AT & T			8.24
Check Number	14658 BOONESTROO, ROSENE, AND	DERLIK		
14658 REV070545	BOONESTROO, ROSENE, ANDERLIK	410-48410-304	MAY '00 ST/UTIL IMPROVE	32,851.80
Totals Check N	Humber 14658 BOONESTROO,	ROSENE, ANDERLIK		32,851.80
Check Number	14659 BRIGGS & MORGAN			
14659 7/25/008-0	D BRIGGS & MORGAN	410-48410-303	BOND COUNSEL SERVICES	2,750.00
Totals Check N	Number 14659 BRIGGS & MOR	GAN		2,750.00
Check Number	14660 CARL BOLANDER & SONS,	co.		
14660 53750	CARL BOLANDER & SONS, CO.	101-43100-225	GRAVEL/CEMENT PAD: GARAGE	10.21
Totals Check I	Number 14660 CARL BOLANDE	R & SONS, CO.		10.21
Check Number	14661 CCS CONTRACTING			
14661 7/25/00	CCS CONTRACTING	101-43100-225	BOBCAT/CEMENT PAD: GARAGE	137.50
Totals Check I	Number 14661 CCS CONTRACT	ING		137.50
Check Number	14662 CINTAS			
14662 754124028 14662 754125334		601-49000-425 601-49000-425	PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS	27.70 27.70
Totals Check	Number 14662 CINTAS			55.40
Check Number	14663 FIRSTAR TRUST SERVICES	3		
14663 529427	FIRSTAR TRUST SERVICES	410-48410-303	ADMIN SERV: \$930K BONDS	187.50
Totals Check	Number 14663 FIRSTAR TRUS	ST SERVICES		187.50
Check Number	14664 HUGHES & COSTELLO			
14664 7/25/00	HUGHES & COSTELLO	101-42300-305	JULY '00 RETAINER FEE	825.00

21 Jul 2000 Fri 2:14 PM * Paid Check Reg CITY OF LAUDERDALE CLAIMS FOR APPROVAL JULY 25, 2000 CITY COUNCIL MEETING

Check Invoice Number Number	Name	Account Code	Comments	Transaction Amount
Check Number 14664 7/25/00	14664 HUGHES & COSTELLO HUGHES & COSTELLO	101-42300-355	JULY '00 PRINT/PROCESS	91.00
Totals Check	Number 14664 HUGHES & COS	TELLO		916.00
Check Number	14665 ICMA RETIREMENT TRUST	- 457		
14665 7/25/00	ICMA RETIREMENT TRUST - 457	101-21705	7/21/00 PAYROLL	745.82
Totals Check	Number 14665 ICMA RETIREM	ENT TRUST - 457		745.82
Check Number	14666 INT'L SECURITY PRODUCTS	s		
14666 10404	INT'L SECURITY PRODUCTS	101-43100-202	SHADESCREEN/FENCE: GARAGE	203.75
Totals Check	Number 14666 INT'L SECURI	TY PRODUCTS		203.75
Check Number	14667 LMC - INSURANCE TRUST			
14667 7/25/00 14667 7/25/00 14667 7/25/00 14667 7/25/00	LMC - INSURANCE TRUST LMC - INSURANCE TRUST LMC - INSURANCE TRUST LMC - INSURANCE TRUST	101-41200-151 101-43100-151 101-45200-151 601-49000-151	'00 WORKER'S COMP PREMIUM '00 WORKER'S COMP PREMIUM '00 WORKER'S COMP PREMIUM '00 WORKER'S COMP PREMIUM	403.90 1,615.60 201.95 1,817.55
Totals Check	Number 14667 LMC - INSURA	NCE TRUST		4,039.00
Check Number	14668 LRC ELECTRONICS COMPAN	Υ		
14668 55671	LRC ELECTRONICS COMPANY	202-49500-409	TEST SYSTEM CONTROLLER	52.08
Totals Check	Number 14668 LRC ELECTRON	ICS COMPANY		52.08
Check Number	14669 MET-COUNCIL ENVIRONMEN	TAL SER.		
14669 707860	MET-COUNCIL ENVIRONMENTAL SER	. 601-49000-387	AUG '00 WASTEWATER SERV	10,944.00
Totals Check	Number 14669 MET-COUNCIL	ENVIRONMENTAL SER.		10,944.00
Check Number	14670 MINNESOTA AFSCME			
14670 7/25/00	MINNESOTA AFSCME	101-21709	JULY '00 UNION DUES	73.26
Totals Check	Number 14670 MINNESOTA AF	SCME		73.26
Check Number	14671 MN DEPARTMENT OF REVEN	UE		
14671 7/25/00	MN DEPARTMENT OF REVENUE	101-21702	JULY '00 STATE TAX	713.47

796.85

21 Jul 2000 Fri 2:14 PM * Paid Check Reg CITY OF LAUDERDALE CLAIMS FOR APPROVAL JULY 25, 2000 CITY COUNCIL MEETING

Check Invoice Number Number	Name	Account Code	Comments	Transaction Amount
Check Number	14671 MN DEPARTMENT OF REVENU	Е		
Totals Check N	umber 14671 MN DEPARTMENT	OF REVENUE		713.47
Check Number	14672 MN STATE TREASUER			
14672 7/25/00	MN STATE TREASUER	101-43400-443	2ND QTR '00 BLDG PERM SUR	74.07
Totals Check N	iumber 14672 MN STATE TREA	SUER		74.07
Check Number	14673 MOODY'S INVESTORS SERVI	CE		
14673 F1331378-0	MOODY'S INVESTORS SERVICE	410-48410-303	BOND RATING SERVICES	4,375.00
Totals Check N	Number 14673 MOODY'S INVES	STORS SERVICE		4,375.00
Check Number	14674 NORTH STAR STATE BANK			
14674 7/25/00	NORTH STAR STATE BANK	101-21703	JULY '00 FICA	2,511.14
Totals Check N	Number 14674 NORTH STAR ST	FATE BANK		2,511.14
Check Number	14675 NORTH STAR STATE BANK			
14675 7/25/00	NORTH STAR STATE BANK	101-21701	JULY '00 FED TAX	1,768.24
Totals Check	Number 14675 NORTH STAR S	TATE BANK		1,768.24
Check Number	14676 NORTHERN STATES POWER			
14676 117440600 14676 7/25/00	2 NORTHERN STATES POWER NORTHERN STATES POWER	101-43200-381 101-43100-383	MAY '00 STREET LIGHTING GAS: CITY HALL	436.92 20.22
14676 7/25/00	NORTHERN STATES POWER	601-49000-383	GAS: CITY HALL	6.74
14676 7/25/00	NORTHERN STATES POWER	101-43100-381	ELECTRIC: CITY HALL	142.93 47.64
14676 7/25/00	NORTHERN STATES POWER	601-49000-381	ELECTRIC: CITY HALL CITY PARK: GAS	20.27
14676 7/25/00	NORTHERN STATES POWER	101-45200-383	CITY PARK: GAS	7.76
14676 7/25/00	NORTHERN STATES POWER	101-45200-381	CITY PARK. ELLCTRIC	
Totals Check	Number 14676 NORTHERN STA	TES POWER		682.48
Check Number	14677 PUBLIC EMP RETIREMENT	ASSSOC		
14677 7/25/00	PUBLIC EMP RETIREMENT ASSSOC	101-21704	7/21/00 PAYROLL	796.85

14677 PUBLIC EMP RETIREMENT ASSSOC

Totals Check Number

21 Jul 2000 Fri 2:14 PM * Paid Check Reg JULY 25, 2000

CITY OF LAUDERDALE CLAIMS FOR APPROVAL CITY COUNCIL MEETING

Check Invoice Number Number	Name	Account Code	Comments	Transaction Amount
Check Number 14678 RISK000206	14678 RAMSEY COUNTY RAMSEY COUNTY	101-21706	JULY '00 EMPLOYEE BENNIES	811.16
Totals Check N	lumber 14678 RAMSEY COUNTY	•		811.16
Check Number	14679 RAMSEY COUNTY			
14679 PRRLG00017	RAMSEY COUNTY	101-41200-442	PROC POSTAL VERIF CARDS	5.52
Totals Check N	lumber 14679 RAMSEY COUNT	(5.52
Check Number	14680 SAM'S CLUB			
14680 7/25/00 14680 7/25/00	SAM'S CLUB SAM'S CLUB	101-43100-202 101-43100-228	6-PC FILE SET/WORK GLOVES SHOP TOWELS	31.45 15.73
Totals Check !				47.18
Check Number	14681 SPRINT PCS			
14681 7/25/00	SPRINT PCS	601-49000-391	CELL PHONE: PUBLIC WORKS	14.78
14681 7/25/00	SPRINT PCS	101-41200-391	CELL PHONE: CITY ADMIN	13.68
Totals Check	Number 14681 SPRINT PCS			28.46
Check Number	14682 SUPER CYCLE			
14682 175375	SUPER CYCLE	203-50000-389	JUNE '00 RECYCLING SERV	1,837.68
Totals Check	Number 14682 SUPER CYCLE			1,837.68
Check Number	14683 TRADE TOOLS			
14683 7/25/00	TRADE TOOLS	101-43100-227	REPAIR OF DRILL	45.05
Totals Check	Number 14683 TRADE TOOLS			45.05
Check Number	14684 TRUCK UTILITIES			
14684 70317 14684 70317	TRUCK UTILITIES TRUCK UTILITIES	101-43100-402 601-49000-402	DUMP TRUCK REPAIR/MAINT DUMP TRUCK REPAIR/MAINT	173.41 173.42
Totals Check	Number 14684 TRUCK UTILII	TIES		346.83
Check Number	14685 US WEST COMMUNICATIONS	3		
14685 7/25/00	US WEST COMMUNICATIONS	601-49000-391	AUTODIAL: MALV ST LIFT ST	59.35

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Check Invoice Number Number	Name	Account Code	Comments	Transaction Amount
Check Number	14685 US WEST COMMUNICATIONS			
Totals Check I	Number 14685 US WEST COMM	UNICATIONS		59.35
Check Number	14686 US WEST COMMUNICATIONS			
14686 7/25/00	US WEST COMMUNICATIONS	601-49000-391	AUTODIAL: LARP AVE LIFT	59.35
Totals Check	Number 14686 US WEST COMM	UNICATIONS		59.35
Check Number	14687 US WEST COMMUNICATIONS			
14687 7/25/00	US WEST COMMUNICATIONS	601-49000-391	AUTODIAL: WALNUT ST LIFT	59.35
Totals Check	Number 14687 US WEST COMM	UNICATIONS		59.35
Grand Total				67,195.74

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RESOLUTION NO. 072500A

CITY OF LAUDERDALE COUNTY OF RAMSEY STATE OF MINNESOTA

RESOLUTION PROCLAIMING NATIONAL NIGHT OUT 2000

WHEREAS, there is a nationwide, crime and drug prevention event on Tuesday evening, August 1, 2000, called National Night Out; and

WHEREAS, National Night Out provides an opportunity for Lauderdale to join thousands of other communities across the Country in promoting cooperative, police-community crime and drug prevention efforts; and

WHEREAS, the citizens of Lauderdale play a vital role in assisting the St. Anthony Police Department fight crime in the City through crime and drug prevention efforts; and

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

WHEREAS, the City of Lauderdale supports National Night Out;

NOW, THEREFORE, BE IT RESOLVED, the Mayor and City Council of the City of Lauderdale do hereby call upon all citizens to participate in this year's National Night Out by meeting with their neighbors and the Police Department.

Adopted by the City Cou 25 th day of July, 2000.	uncil of the City of Lauderdale, Minnesota this
(ATTEST)	Jeff Dains, Mayor
(SEAL)	Rick Getschow, City Administrator

City Council Memorandum

To:

Mayor and City Council

From:

Rick Getschow

Council Meeting Date:

July 25, 2000

Agenda Item:

Housing Presentation #1: Housing Maintenance Compliance

and Point of Sale Inspection Program

BACKGROUND:

The City of Richfield will have a representative at the meeting to begin the first in a series of planned housing presentations regarding different housing programs and initiatives.

The research of housing programs and initiatives is a major goal of the city in 2000, and is a preface to the drafting of a Lauderdale Housing Policy.

The focus of this first presentation is with the implementation and use of a Housing Maintenance Compliance program utilized with point-of-sale inspections. Inspectors and practitioners from the City of Richfield will be in attendance at the meetings to discuss their program in detail.

Enclosed in the packet is an assortment of materials used and provided by the City of Richfield that are a part of the presentations and can be discussed at the meeting.

ENCLOSURES:

- 1. Cover Letter describing the Housing Maintenance Compliance and Point-of-Sale Program (hereafter referred to as the "Program")
- 2. City Code provisions related to the Program
- 3. Brochure of the Program
- 4. Example Listing of Properties inspected as part of the Program
- 5. Electrical Certification requirements
- 6. HVAC Certification requirements
- 7. Plumbing Certification requirements



Dear Richfield Property Owner/Agent:

In 1989, the Richfield City Council passed an ordinance which requires that all single family homes and 2-family homes in the city that transfer title after October 1, 1990 be inspected by the City of Richfield Inspection Division and a Certificate of Housing Maintenance be obtained prior to transfer of ownership.

Areas of special interest in the ordinance are as follows:

- An application form must be completed and returned to the city, along with the appropriate fee. (We suggest that this be done early in the selling process.)
- A city inspector will conduct an inspection (by appointment) of the property. If violations exist, a notice will be given to the owner indicating the areas to be corrected and the time frame in which this is to be accomplished. When violations have been corrected, a follow-up inspection will be conducted and a Certificate of Housing Maintenance Compliance will be issued.
- During the period of one year following its issuance, a certificate may be accepted by the city in satisfaction of the requirements without the need for a second inspection unless alterations and remodeling have occurred which would warrant reinspection.
- The certificate is not a guarantee of the safety, fitness, or suitability of any dwelling in the city. Purchasers or occupants should take whatever steps they deem appropriate to protect their interests, health, safety and welfare prior to purchase or occupancy of the dwelling.

Please take some time to review the enclosed ordinance and brochure. If you have any questions, you may contact the Inspections Division at 861-9882.

Sincerely,

Richard P. Regnier Building Official

Richfield Public Safety Department

Richfield City Code

405.26 (Rev.3-24-90)

405.26. Certificate of Housing Maintenance Compliance for Single and two-Family Homes.

Subdivision 1. Certificate Required

- (1) No single or two family structure or dwelling unit which is a part of a multiple dwelling located within the City may be voluntarily conveyed for consideration by deed or contract for deed after October 1, 1990, unless the person relinquishing ownership or the agent of such person has first applied for and secured a Certificate of Housing Maintenance compliance.

 (Amended, Bill No. 1990-3)
- (2) This subsection shall not apply to any apartment house or rental home licensed under subsection 405.25 of this code, and shall have no effect upon the provisions of law or other ordinances related to the issuance of building permits.

Subd. 2. Application and Inspection.

- (1) Application for the Certificate of Housing Maintenance Compliance shall be executed upon forms provided by the City and accompanied by the initial fee established in Appendix D of this code.
- (2) Upon receipt of a properly executed application, the Director of Public Safety shall cause an inspection to be made of the premises to ensure the structure is in compliance with applicable provisions of subsections 405.01 through 405.23 of this code (the housing maintenance code).
- Subd. 3. Issuance of Certificate. If the structure is in compliance with the requirements of the housing maintenance code, a certificate shall be issued to the person relinquishing ownership or the agent thereof, stating that the structure has been inspected and is in compliance with the housing maintenance code. During the period of one year following its issuance, a certificate may be accepted by the city in satisfaction of the requirements of this subsection without the need for a second inspection.
- Subd. 4. Occupancy Prohibited. The person relinquishing ownership or their designated agent shall obtain the certificate from the City prior to transfer of ownership. The prospective owner shall not occupy the structure prior to issuance of the certificate, except persuant to subdivision 5.

Richfield City Code

405.26. Subd. 5 (Rev. 3-24-90)

- Subd. 5. Occupancy A person may be granted permission to occupy a dwelling prior to issuance of the certificate upon the approval of the Director of Public Safety. The approval shall be based upon undue hardship or other extraordinary or exaceptional circumstances, provided that no such occupancy constitutes an immediate hazard. Approval shall not be given until the prospective owner or designated agent has filed on forms supplied by the city, a statement of intent to comply with the housing maintenance code. Compliance dates in the statement of intent to comply shall be established by the Director of Public Safety. Failure to make the required corrections by the compliance dates shall constitute a violation of this code and shall render void any approval given pursuant to this subdivision.
- Subd. 6. <u>Additional Inspections</u> If following the issuance of a certificate, the City finds by complaint or otherwise that the structure may be maintained in a substandard manner, a new inspection will be required in order to satisfy the requirements of this subsection.
- Subd. 7. No warranty by City. By enacting and undertaking to enforce this subsection, neither the City nor its council, agents or employers warrant or guarantee the safety, fitness or suitability of any dwelling in the City, and any representation to the contrary by any person is a misdemeanor. Purchasers or occupants should take whatever steps they deem appropriate to protect their interests, health, safety and welfare prior to purchase or occupancy of the dwelling, without reliance on this certificate. A warning in substantially the foregoing language shall be printed on the face of the certificate.
- Subd. 8. Report. Prior to January 1, 1992, the City Manager shall submit to the City Council a report on the regulatory activities of the city undertaken pursuant to this subsection. The report shall include: the number of certificates issued; recommended amendments to the ordinance; recommended adjustments to city staff to ensure adequate enforcement; a summary description of enforcement activities undertaken to enforce the provisions of this section; and any other information or comments deemed by the manager to be appropriate.
- Subd. 9. <u>Remedies</u>. Any person who violates the provisions of this subsection, or who makes a knowingly false statement in the application, is guilty of a misdemeanor. In addition, the city may enforce the provisions of this section in any court of competent jurisdiction in law or equity. (Added, Subsection 405.26, Bill No. 1989-9)

CAN THE BUYER MAKE THE REPAIRS?

agreement form supplied by the City of Yes. Richfield. Funds will be escrowed at a rate of immediate hazards, and sign a cash escrow the time of occupancy and removal of all for completion of the work order, determine with the housing inspector, submit a schedule 1 1/2 times the cost of repairs. The buyer must review the work order

MUST I SHOW THE WORK ORDER TO A POTENTIAL BUYER?

are completed the work order is public No, only if you wish to do so. Under access. However, after the required repairs form is private unless the seller permits Minnesota Data Privacy Laws, the inspection

SAFETY

PUBLIC

the building's condition. representation, guarantee, or warranty about It should be noted that the code compliance "Certificate" does not constitute any

WHAT ABOUT RENTAL PROPERTY?

licenses should be directed to 861-9882. All residential rental property is required to be icensed and inspected. Questions on rental

HOW DO I ARRANGE A HOUSING INSPECTION?

WHERE Richfield Public Safety Richfield, MN 55423 -- by mail or 6700 Portland Ave. S. (City Hall) in person.

WHEN Office hours are 8:00 A.M. to Friday. Phone 861-9882. 4:30 P.M., Monday through

MOH Fill out application, schedule explanation, and submit fee hours for the inspection and inspection appointment allowing 2

OHW the inspection, if possible. repairs should be present during The person responsible for the

Questions Or Would Like To Call 861-9882 If You Have Schedule An Inspection

If You Have A Complaint About The Program Or Would Like To Appeal A Work Order, Call Building Official At 861-9860

POINT OF SALE NSPECTION PROGRAM HOUSING



DIVISION Inspections

HOUSING INSPECTION PROGRAM?

WHAT IS THE "POINT OF SALE"

neighborhoods. inspection before they are sold. Houses that seller, but are a community effort to maintain inspections are not for the benefit of buyer or before property title transfer. Housing Housing Code Compliance" which is required pass inspection are issued a "Certificate of properties pass a housing maintenance code This program requires that residential the quality of Richfield's houses and

WHEN IS AN INSPECTION REQUIRED?

conditions outlined on the back of this closing. If the buyer assumes responsibility the seller or buyer. Repairs done by the seller to meet the housing code, they can be done by title transfer (closing). If repairs are needed for repairs, the closing can proceed under the must be completed and reinspected prior to The inspection must be completed prior to

RICHFIELD PUBLIC SAFETY

responsibility of the owner and not necessarily sale. Arranging for the inspection is the recommended that the inspection be done by a City housing inspector prior to listing or advertising the dwelling for the selling process. However, it is strongly the real estate agent. The inspection is done The property can be inspected anytime during

> not required. where one name is being removed from the In cases such as divorce or death in the family title but no sale is occurring, an inspection is

WHAT DOES THE INSPECTOR LOOK FOR DURING THE INSPECTION?

exterior paint or covering, electrical system, provided at the end of the inspection listing heating/cooling system. A written report is plumbing system, chimney, and the roof, foundation, doors, and windows, items to be repaired. The inspector visually checks the condition of

codes that were in effect at the time the house standards. However, corrections must be safety hazard "built-in deficiencies" and do not present a exempt from the code if they are considered heights, floor area, and window size, may be or safety hazard. Many items, such as ceiling was built and to problems that pose a health made to deficiencies that violate the building to comply with today's stricter building This program does not require older houses

WHAT ARE THE MOST COMMON HOUSING CODE VIOLATIONS?

a permanent outlet, open spliced electrical Examples include, an extension cord used for heating, fuel piping, and electrical systems. Most violations are found in the plumbing,

> and improper gas lines to appliances wires, holes in the heating ductwork system,

and peeling paint are less common, and it is Maintenance problems such as leaking roofs rare to find a structural problem. There is a Housing Inspection Checklist available at City

WHAT ABOUT REPAIRS?

and inspected before the closing. If you own yourself. All repairs must meet City codes. and occupy the home, you may do the work Code violations must be corrected even if the Repairs made by the seller must be completed home does not sell and is taken off the

a permit is required. Repairs or alterations to specialized inspectors. A building permit may often require permits and inspections by electrical, plumbing, and heating systems Before beginning the work, please check with such as rerooting be required for remodeling and for repairs the Inspections Division at 861-9860 to see if

on a case by case basis. order. However if additional time is needed days is adequate time to complete the work 9882 for a reinspection. In most cases, 60 When the repairs are completed, call 861for completion, an extension may be granted

Common Housing Violations



The Richfield building code and city code provide minimum standards for creating an environment of health and safety for all Richfield residents.

The following are common violations of the housing code:

- Inoperable smoke detectors
- No handrail at stairways
- First floor windows that lack locks; windows that are stuck shut; operable windows that lack storm/screen panels
- Bare wood or peeling paint at exterior surfaces
- Storage sheds too close to lot lines [three (3) foot minimum]
 Storage sheds not secured to grade
- Any added and/or altered plumbing for which no permit history is on file, and which may be subject to certification by a licensed plumbing contractor
- Overflow pipe from temperature pressure relief valve on water heater not within 18 inches of floor
- Clean-out plug missing at floor drain
- Improper flex-type gas line to dryer, range, etc.
 Metal exhaust duct to exterior required at dryer
- Furnaces having signs of rust or over 20 plus years are subject to certification by a licensed heating contractor
- Transite chimneys (unless certified by a Heating System Certification)
- Any added and/or altered electrical work, for which no permit history is on file, and which may be subject to certification by a licensed electrician
- Ungrounded 3-prong outlets; reverse polarity 3-prong outlets
- Extension cords in place of permanent wiring; includes garage door openers, powered by extension cords or light fixture adapters
- Improper grounding of service and/or ground bond at water meter
- No open bulb light fixtures allowed in closets or storage rooms. Globed light fixtures must have a minimum of 12 inches of clearance from any potential storage items.

P.05

CITY OF RICHFIELD

6700 Portland Avenue South Richfield, Minnesota 55423 861-9882

APPLICATION FOR A CERTIFICATE OF HOUSING MAINTENANCE COMPLIANCE FEE: \$60.00 (Please include fee with application)

DWELLING ADDRESS	AMA	
Owner's Name		
Home Address	1	
Home Phone	Day Phone	
Owner may designate an agent who mag	y act on the owner's behalf. If ap	pplicable, enter agent here:
Agent's Name		
Agent's Address		
Home Phone		
Delinquent water and other utility bills inspection and are up to the property of heating plant, use a ladder to observe the or disassemble items. This checklist do any airborne gas (radon), asbestos, nor inspection or appraisal. The Certificate date of the initial inspection on the property of the owner named on the certificate.	wher to verify. The housing inspire condition of the roofing, evalutes not address formaldehyde, lead insect and animal pests. This in the of Housing Maintenance Compiler.	ector is not required to ignite the ate inaccessible or concealed areas ad paint certification of abatement, spection is not an FHA or VA liance is valid for one year from the odeling have occurred and only for
I HAVE RECEIVED A COPY OF THOUSING MAINTENANCE COMEDOES NOT INDICATE COMPLIANTHAT OF THE CITY OF RICHFIE BEEN MADE BY THE CITY AS A GUARANTEE OR WARRANTY TO INSPECTED. FURTHERMORE, INOT INTEND ANY RELIANCE TO ASSUME ANY RESPONSIBILITY CERTIFICATION OF COMPLIAN	PLIANCE AND I UNDERSTAINCE WITH AN INSPECTION L.D. I ALSO UNDERSTAND PUBLIC SERVICE AND DOE O ANY PERSON AS TO THE CUNDERSTAND THAT THE COME MADE ON THIS INSPECTOR LIABILITY IN THE INSPECTOR LIABILITY IN THE INSP	ND THAT THIS CERTICATE AL PROGRAM OTHER THAN THAT THIS INSPECTION HAS S NOT CONSTITUTE A CONDITIONS OF BUILDINGS CITY OF RICHFIELD DOES CTION AND DOES NOT
Signature(Property owner or d	esignated agent)	(Date)
	For Office Use Only	
Date Rec'd Payment	,	pection

Detail Listing of All Items Requiring Correction for 7339 RUSSELL AVE S

Application Number: 6353

This property was inspected by: David Wick

on: 6/30/2000 at 8:53:28 A

Deadline	Date	Unit/Floor	Location	Description	Action Required
B/29/2000	6/30/2000	1st Floor	All Areas	Window(s) lack locking device at: Check all	All windows, 1st floor and lower, require locks.
8/29/2000	6/30/2000	1st Floor	Bedroom	No smoke detector as required. In all bedrooms	Install smoke detector per manufacturers instructions to specified location.
8/29/2000	6/30/2000	1st Floor	Hallway	No smoke detector as required.	Install smoke detector per manufacturers instructions to specified location.
8/29/2000	6/30/2000	1st Floor	Kitchen	Faucets/spout leaking at: sink	Repair leaking faucets/spout
8/29/2000	6/30/2000	1st Floor	Kitchen	Appliance with grounding plug lacks proper outlet. Appliance: Refridge & range	Replace two prong outlet with properly grounded outlet.
8/29/2000	6/30/2000	Basement	All Areas	Added and/or altered electrical wiring/service. Basement all lights & outlets	Certify electrical wiring and service on City of Richfield form(requirements on form).
8/29/2000	6/30/2000	Basement	Basement	No smoke detector as required.	Install smoke detector per manufacturers instructions to specified location.
8/29/2000	6/30/2000	Basement	Basement	Open bulb lite fixture to close to potential storage at: closet west wall	Lite fixture to be replaced with enclosed globe type fixture, or removed with wires & box capped
8/29/2000	6/30/2000	Basement	Bathroom	Added and/or altered plumbing. No permit(s) on file. ALL FIXTURES	Plumbing certification form must be completed by licenced plumber. Another option is to call John Lacktorin 948-8957 plumb. Inspector City of Bloom.
8/29/2000	6/30/2000	Basement	Bathroom	GFI outlet not functioning properly	Wire GFI outlet to manufacturers instructions and/or replace.
8/29/2000	6/30/2000	Basement	Bathroom	Added and/or altered electrical wiring/service. Basement bath ALL	Certify electrical wiring and service on City of Richfield form(requirements on form).
8/29/2000	6/30/2000	Basement	Furnace Room	Outlet/switch cover damaged or missing west wall	Outlets/switches must have approved coverplates
8/29/2000	6/30/2000	Basement	Furnace Room	Combustion air duct disconnected	Reconnect combustion air duct
8/29/2000	6/30/2000	Basement	Furnace Room	Gasline-Open, uncapped gasline at: west wall to old yard light	Gasline-cap open/unused gasline. & cut line off at wall
8/29/2000	6/30/2000) Basement	Furnace Room	No record of final inspection for: Furnace permit # 17829	Verify final inspection. (Call 861-9860)
8/29/2000	6/30/2000) Basement	Furnace Room	No record of final inspection for: Electrical to furnace permit # 24006	Verify final inspection. (Call 861-9860)
[]] 8/29/2000	6/30/2000) Basement	Laundry	Tub faucet w/threads has a potential for	Install backflow preventer to

Detail Listing of All Items Requiring Correction for 7339 RUSSELL AVE S

				back-siphoning.	threads on laundry tub faucet spout or remove threads
8/29/2000	6/30/2000	Basement	Laundry	Dryer exhaust duct vented to interior.	Vent dryer exhaust to the exterior to code.
8/29/2000	6/30/2000	Basement	Office	Open bulb lite fixture to close to potential storage at: closet	Lite fixture to be replaced with enclosed globe type fixture, or removed with wires & box capped
8/29/2000	6/30/2000	Basement	Stair	Light fixture not functioning at: switch at top of stairs	Verify working condition of light fiture.
8/29/2000	6/30/2000	Outside	Exterior	Peeling paint at : Inside windows all	Refinish areas of peeling paint
8/29/2000	6/30/2000	Outside	Garage	Common wall between house & garage lacks proper fire protection.	Install/repair firewall to code. (one option is 5/8" sheetrock installed to garage side from floor to underside of roof sheeting or ceiling.
8/29/2000	6/30/2000	Outside	Garage	Door to house not self-closing	Door to house must self-close & latch tightly
8/29/2000	6/30/2000	Outside	Garage	Overhead door opener not functioning at push button	Repair or remove overhead door opener.
8/29/2000	6/30/2000	Outside	Garage	Electric cable not secured properly.	Cable shall be secured in place at intervals not exceeding 4 1/2 ft. & within 12 in. from every outlet box.
\$/29/2000	6/30/2000	Outside	Porch	No required landing at: back porch exit	Landing required at exterior doors & width not less than the width of the stairway or width of the door 8" or less step 3' x3' minimum.

Detail Listing of All Items Requiring Correction for 7339 RUSSELL AVE S

Application Numi	ber: 6353		This prop	erty was inspected by: David Wick	on: 6/30/2000 at 8:53:28 A
VIOLATIO	N TYPE:	Building			
Deadline	Date	Unit/Floor	Location	Description	Action Required
8/29/2000	6/30/2000	1st Floor	All Arcas	Window(s) lack locking device at: Check all	All windows, 1st floor and lower, require locks.
8/29/2000	6/30/2000	1st Floor	Bedroom	No smoke detector as required. In all bedrooms	Install smoke detector per manufacturers instructions to specified location.
8/29/2000	6/30/2000	1st Floor	Hallway	No smoke detector as required.	Install smoke detector per manufacturers instructions to specified location.
8/29/2000	6/30/2000	Basement	Basement	No smoke detector as required.	Install smoke detector per manufacturers instructions to specified location.
8/29/2000	6/30/2000	Outside	Garage	Door to house not self-closing	Door to house must self-close & latch tightly
8/29/2000	6/30/2000	Outside	Garage	Common wall between house & garage lacks proper fire protection.	Install/repair firewall to code.(one option is 5/8" sheetrock installed to garage side from floor to underside of roof sheeting or ceiling.
8/29/2000	6/30/2000	Outside	Porch	No required landing at: back porch exit	Landing required at exterior doors & width not less than the width of the stairway or width of the door 8" or less step 3' x3' minimum.
VIOLATIO	N TYPE:	Electrical			
Deadline	Date	Unit/Floor	Location	Description	Action Required
8/29/2000	6/30/2000	1st Floor	Kitchen	Appliance with grounding plug lacks proper outlet. Appliance: Refridge & range	Replace two prong outlet with properly grounded outlet.
8/29/2000	6/30/2000	Basement	All Arcas	Added and/or altered electrical wiring/service. Basement all lights & outlets	Certify electrical wiring and service on City of Richfield form(requirements on form).
8/29/2000	6/30/2000	Basement	Basement	Open bulb lite fixture to close to potential storage at: closet west wall	Lite fixture to be replaced with enclosed globe type fixture, or removed with wires & box capped
8/29/2000	6/30/2000	Basement	Bathroom	GFI outlet not functioning properly	Wire GFI outlet to manufacturers instructions and/or replace.
[] 8/29/2000	6/30/2000	Basement	Bathroom	Added and/or altered electrical wiring/scrvice. Basement bath ALL	Certify electrical wiring and service on City of Richfield form(requirements on form).
8/29/2000	6/30/2000	Basement	Furnace Room	Outlet/switch cover damaged or missing west wall	Outlets/switches must have approved coverplates
8/29/2000	6/30/2000	Basement	Furnace Room	No record of final inspection for:	Verify final inspection. (Call
			Page	:1	7/19/2000 16:30

Detail Listing of All Items Requiring Correction for 7339 RUSSELL AVE S

				Electrical to furnace permit # 24006	861-9860)
■ 8/29/2000	6/30/2000	Basement	Office	Open bulb lite fixture to close to potential storage at: closet	Lite fixture to be replaced with enclosed globe type fixture, or removed with wires & box capped
8/29/2000	6/30/2000	Basement	Stair	Light fixture not functioning at: switch at top of stairs	Verify working condition of light fiture.
8/29/2000	6/30/2000	Outside	Garage	Overhead door opener not functioning at push button	Repair or remove overhead door opener.
8/29/2000	6/30/2000	Outside	Garage	Electric cable not secured properly.	Cable shall be secured in place at intervals not exceeding 4 1/2 ft. & within 12 in. from every outlet box.
VIOLATIO	ON TYPE:	Mechanical			
Deadline	Date	Unit/Floor	Location	Description	Action Required
8/29/2000	6/30/2000	Basement	Furnace Room	Combustion air duct disconnected	Reconnect combustion air duct
8/29/2000	6/30/2000	Bascment	Furnace Room	No record of final inspection for: Furnace permit # 17829	Verify final inspection. (Call 861-9860)
8/29/2000	6/30/2000	Basement	Laundry	Dryer exhaust duct vented to interior.	Vent dryer exhaust to the exterior to code.
VIOLATIO	ON TYPE:	Plumbing			
Deadline	Date	Unit/Floor	Location	Description	Action Required
8/29/2000	6/30/2000	1st Floor	Kitchen	Faucets/spout leaking at: sink	Ropair leaking faucets/spout
8/29/2000	6/30/2000	Basement	Bathroom	Added and/or altered plumbing. No permit(s) on file. ALL FIXTURES	Plumbing certification form must be completeted by licenced plumber. Another option is to call John Lacktorin 948-8957 plumb. Inspector City of Bloom.
8/29/2000	6/30/2000	Basement	Furnace Room	Gasline-Open, uncapped gasline at: west wall to old yard light	Gasline-cap open/unused gasline. & cut line off at wall
8/29/2000	6/30/2000	Basement	Laundry	Tub faucet w/threads has a potential for back-siphoning.	Install backflow preventer to threads on laundry tub faucet spout or remove threads
VIOLATIC	ON TYPE:	Prop. Maint.			
Deadline	Date	Unit/Floor	Location	Description	Action Required
8/29/2000	6/30/2000	Outside	Exterior	Pecling paint at: Inside windows all	Refinish areas of peeling paint



ELECTRICAL CERTIFICATION

Contractor's Name	Address
License Number	Issued by Minnesota State Board of Electricity
This is to certify firm has inspected at:	that a licensed electrician employed by this the electrical system of the dwelling located
	(Address)
the current N.	on reveals this entire electrical system meets E.C. standards and/or the electrical requirements on the back of this form.
(please print) and duly bound under the	that, by the signature hereinafter made, (Name of company - please print) is terms and conditions of the certification.
address listed abov to be in nonconform	as to the conditions of the electrical system, nation and a visual inspection on the date and e. If the installation is subsequently found cance, such faulty conditions shall be occurred on or after the date of this
prospective, in the	that I have no interest, present or property, buyer, seller, broker, mortgagee, involved in the transaction.
	WARNING
knowing the same to attorney for prosec	rpose of, influencing in any way the action of passes, utters, or publishes any statement, be false, shall be turned over to the city ution. Also, the electrician's union and/or ard shall be notified for the appropriate
(DATE)	(SIGNATURE & TITLE)

Page 2 of 2

ELECTRICAL CERTIFICATION REQUIREMENTS

All wiring that conforms with N.E.C. requirements in effect, now or at the time of the installation, may remain, if maintained in good condition, is being used in a safe manner, and does not constitute a hazard. All hazardous wiring and all disconnected exposed wiring must be removed.

Services

- 1. An existing 60 Amp service may remain if:
 - a. it is in good, safe condition. Only one wire is permitted under each lug.
 - b. it is not overloaded (a basic rule which does not always apply is: a 60 Amp service is sufficient where no more than one major 230 volt appliance is connected. See N.E.C. article 220 for service calculations.).
- 2. All services must be properly grounded, including bonding around water meters.
- 3. All branch circuits must have proper sized overcurrent protection. Edison-base type fuses must be type S with adapters.
- 4. Overhead service conductors must have at least a 10' clearance above grade, open porches and decks. All other clearances are subject to N.E.C. requirements. (Exception: on services installed prior to 1962, the clearance above ground at the point of attachment cannot be less than 8'.)

Closet Light Fixtures

- 1. Incandescent fixtures must have a completely enclosed lamp and cannot be within 12" of the nearest storage shelf on clothes rack.
- 2. Fluorescent fixtures cannot be within 6" of the nearest storage shelf or clothes rack.

Electrical Outlets

- 1. Every habitable room in dwellings shall be provided with 2 separate duplex outlets. One electric light fixture controlled by a remote switch may be supplied in lieu of one required outlet in each habitable room.
- Every bathroom, laundry room, furnace room, public hall (and at outdoor entrances or exits) shall contain at least one light fixture.
- 3. All outlets must be wired with correct polarity. All grounding-type outlets must be grounded.
- 4. All bathrooms must contain an outlet or a new GFI protected outlet must be installed.
- 5. All light fixtures must be properly wired, in good repair, and secured tightly to the wall or ceiling. Any globes and shields that are required must be in place and not broken or cracked.
- Extension cords shall not be used as a substitute for fixed wiring.

Rev.8/91 Rev.6/92



HEATING, VENTILATION, AND COOLING CERTIFICATION

	actor's Name	Address
	se Number <u>HAVE CURRENT RICHFIE</u>	Issued By LD CITY LICENSE - SEE ATTACHED LIST)
insta.	is to certify that a ller employed by this e dwelling located at	licensed journeyman/master heating firm has inspected the heating system:
	the code enforcement jurisdiction. This proper chimney, prop	als that this system is consistent with standards applicable to this includes adequate heat supply, er sealed smoke stack, proper draft hood venting, cleaning and
I cert	tify that I am author f of the master heati	
		(PRINT NAME)
is dul This o based addres to be determ	certification as to t upon examination and as listed above. If t in nonconformance, s	hereinafter made, (PRINT COMPANY NAME) rms & conditions of the certification. he conditions of the heating system, is a visual inspection on the date and he installation is subsequently found uch faulty conditions shall be d on or after the date of this
I furt	ther certify that I h	ave no interest, present or ty, buyer, seller, broker, mortgagee or the transaction.
knowing attorn	office, makes, passes ng the same to be fal ney for prosecution. ng agent for the inst	WARNING f, influencing in any way the action of , utters or publishes any statement, se, shall be turned over to the city Also, the licensing authority and aller shall be notified for appropriate
Construction of the Constr	(DATE)	(SIGNATURE & TITLE) P. 1 of 2

Rev. 5-96

	ge 2 of 2 rtification of Heating, Vent:	ilation, and Cooling Systems				
Des	scription of Equipment:					
Tyţ	oe of Heating, Ventilation, o	or Cooling Equipment:				
		Make				
Mod	le1	Model				
Ser	rial Number:	Serial Number:				
Att	ach extra sheets, if necessa	ary.				
Des	cription of Service Performs	ed:				
1.	Cleaned and visually inspections.	cted combustion chamber for visible				
2.	Inspected vent connection(s) and chimney(s) for deterioration.					
З.	Tested control system and checked it's operation.					
4.	. Checked correct burner(s) input.					
5.	Submit Orsat Test.					
6.	Conducted visual inspection of heating unit(s) condition, including clearances to combustible materials.					
7.	Conducted visual inspection systems when required by Ho	of cooling and ventilation ousing Inspection Checklist.				
8.	The inspection was for the heating unit(s) only, unless additional requirements are stated by the Housing Inspection Checklist.					
9.	All wiring, including controperational condition.	ols, are to be in safe and				
ADD	ITIONAL WORK PERFORMED:					



PLUMBING CERTIFICATION

Contractor's Name	Address
License Number	Issued by MINNESOTA
This is to certify that a lice employed by this firm has insp dwelling located at:	ensed journeyman/master plumber sected the plumbing system of the
the provision of the Minnesota	his system is consistent with the licable to this jurisdiction and Department of Health. This stribution, gas piping, waste and
print) and that, by the signat	to sign this certification on ,(please ure hereinafter made, company-please print), is duly itions of this certification.
vesev upon examination and	onditions of the plumbing system, a visual inspection on the date and a stallation is subsequently found faulty conditions shall be or after the date of this
I further certify that I have a prospective, in the property, I any other party involved in the	nives celles besternes
ការ	ARNING
knowing the same to be false, sattorney for prosecution. Also	offluencing in any way the action of ters, or publishes any statement, shall be turned over to the city o, the licensing authority and c shall be notified for appropriate
(DATE) (S	SIGNATURE & TITLE)

The Urban Hometown

		in the second se
		•

MEMOS BY JAMES

DATE:

JULY 25, 2000

TO:

HONORABLE MAYOR AND COUNCIL

FROM:

JAMES BOWNIK, ADMINISTRATIVE ANALYST

RE:

VARIANCES TO THE ZONING ORDINANCE REQUEST FOR

James

1806 MALVERN STREET

BACKGROUND

Mr. Kyle Roggenbuck of 1806 Malvern Street is applying for three variances to build a new garage facing the alley. He is requesting a 3-foot variance to the rear yard setback (to go from 8 feet to 5 feet) and a 3-foot variance to the side yard setback (to go from 5 feet to 2 feet). The current garage, which is parallel to the alley, has a setback distance of 1 foot from the rear property line and a setback distance of 2 feet from the side property line. Attached as Exhibit A is Mr. Roggenbuck's current variance application for your review.

Mr. Roggenbuck did not indicate on the site plan how many feet there would be between his proposed garage and the principal building. According to the measurements by staff, there is currently 21.5 feet between the garage and the house. The new garage, with a five-foot setback, would leave 13.5 feet between the house and garage. The current Zoning Ordinance requires a setback distance of 6 feet between a detached garage and a principle building.

Mr. Roggenbuck also needs a third variance – an 8.03% variance to the lot coverage requirements. According to the current Zoning Ordinance, lot coverage cannot exceed 30% in an R-1 Suburban Residential District. The lot size of 1806 Malvern Street is 40 feet x 126.88 feet (5075.2 square feet). The current structures on the property – the house (including the enclosed porch) and the garage, total 1841.93 square feet. This translates to 36.29% lot coverage for the property.

Since the new garage would be 88 square feet larger than the current garage (506 vs. 418 square feet), Mr. Roggenbuck is proposing to increase the lot coverage to 38.03%. Attached as Exhibit B is the Table of Land and Yard Requirements from the current Zoning Ordinance.

SITE PLAN AND VARIANCE REQUEST

Exhibit A has a site plan provided by the applicant which details where the applicant proposes to build the new garage. The proposal is to face the garage towards the alley. The applicant is requesting that the 8-foot rear yard setback be reduced to 5 feet, and the 5-foot side yard setback be reduced to 2 feet.

POLICIES AND PROCEDURES FOR VARIANCE APPROVAL

In reviewing this variance request, the Council should consider the Zoning Ordinance requirements as well as relevant State Statutes. The following should be considered:

Chapter 3 of the Zoning Ordinance defines variances as follows:

"The Board shall hear requests for variances from the literal provisions of this Title in instances where their strict enforcement would cause undue hardship because of circumstances unique to the individual property under consideration, and to grant such variances only when it is demonstrated that such actions will be in keeping with the spirit and intent of this Title. The Board of Appeals and Adjustments may not permit as a variance any use that is not permitted under this Title for property in the zone where the affected person's land is located".

• According to State Statute 462.357, Subd. 6, the following regulations apply to variances:

The board of appeals and adjustments has the following powers with respect to the zoning ordinance: "To hear requests for variances from the literal provisions of the ordinance in instances where their strict enforcement would cause undue hardship because of circumstances unique to the individual property under consideration, and to grant such variances only when it is demonstrated that such actions will be in keeping with the spirit and intent of the ordinance. "Undue Hardship" as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance. Undue hardship also includes, but is not limited to, inadequate access to direct sunlight for solar energy systems".

PLANNING COMMISSION ACTION

At the July 18, 2000 Planning Commission meeting, the Commission recommended approval of all three variances with the condition that a firewall be installed on the south side of the garage because the garage would be built less than three feet from the side yard, per the State Building Code. (The distance between garages would remain the same at 11 feet).

The following is the rationale for the recommendation to approve the variances:

- 1) A hardship exists with the land in that the lot sits approximately 3 feet below the grade of the alley and the alley slopes down approximately 45% along the northerly portion of the property.
- 2) The new garage would constitute an improvement to the property because the property owner cannot access the current garage for parking due to the way the garage is positioned on the lot.
- 3) In regards to lot coverage:
 - A) The increase in lot coverage is less than 2%.
 - B) Exceeding the lot coverage is justifiable because the enclosed porch is on a cement slab instead of a foundation.
- 4) The Planning Commission prefers that the current rear yard setback requirement be reduced to 5 feet and the current side yard setback requirement be reduced to 3 feet in order to reduce requests for variances.

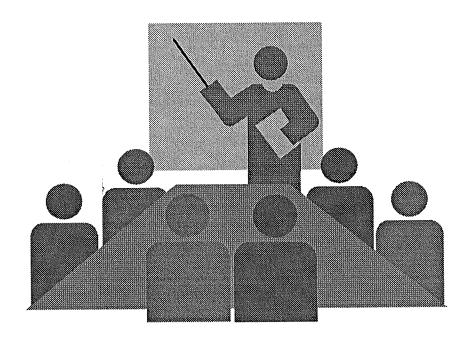
PUBLIC HEARING FOR THE VARIANCE REQUEST

On July 12, 2000 property owners adjacent to this property were sent notice of tonight's public hearing.

CITY COUNCIL ACTION REQUESTED

Approve or deny any or all of the three variances, attaching any conditions deemed necessary for approval. If the variances are approved, construction and design plans for the new garage will be submitted to the City Building Official for approval before the Building Permit is issued.

EXHIBIT A



CURRENT VARIANCE APPLICATION FOR 1806 MALVERN ST.

City of Lauderdale

1891 Walnut Street • Lauderdale • Minnesota 55113 Fax: 651.631.2066 Phone: 651.631.0300

ZONING APPLICATION

Identifying Information
Name of Applicant Kyle Roggenbuck Address 1806 Malvenn St.
City Lavel State Zip 55113
Name of Applicant Kyle Roggenbuck Address 1806 Malvern St. City Laud State Zip 55113 Phone (W) (651) 847-9845 Phone (H) (651) 917-8006 Fax — — — — — — — — — — — — — — — — — — —
(pager)
Information Requested
Type of Request:
∠ Variance (\$45) Zoning Amendment PUD
✓ Variance (\$45)Zoning AmendmentPUDConditional Use (\$165)Home Occupation (\$50)Other
Address of Property 1806 Malvenn St.
Description of Request (including proposed use of property)
Back rand + Garage remodeling. Reposition Garage
Back yard + Garage remodeling. Reposition Garage to allow for Full usage
My Roga Kyle Rogaenbuck 7/10/0
Signature Kyle Roggenbuck 7/10/00 Applicant's Signature Please Print Applicant's Name Date
SHADED AREA FOR OFFICE USE ONLY:
Date of Application 7-1/10 Fee Paid 45 CO Receipt No. 5678 Property I.D. (PIN) No.: Recommendation of Planning Commission:
Approved by the Planning Commission on
City Council Action:
Device builty Countillan 7-25-41
Hearing Date Approved Denied by the Council on 7-25-22 Conditions to be met

C:\MSOFFICE\WINWORD\CTYFORMS\APPLIC.DOC

SUPPLEMENTAL VARIANCE APPLICATION QUESTIONS

Application Number: 0000

A variance to the zoning ordinance is required to provide relief to a property owner when the strict enforcement of zoning regulations for lot size, setbacks, parking requirements, etc., imposes an undue hardship on the petitioner or denies the petitioner the reasonable use of the land.

- 1) Please provide a short narrative to the following questions:
- A) How does the ordinance deprive you of rights commonly enjoyed by other properties in the same zoning district, and leave the applicant with no reasonable use of the land, provided that the property owner shall not have created the hardship?
- B) Explain if there are exceptional or extraordinary circumstances applying to your property which do not apply to other properties in the same zoning district (such as small lot size or lot shape).
- C) Explain how granting the variance would be in keeping with the spirit and intent of the Zoning Ordinance.
- Please submit ten (40) capies of a site plan and supporting data which shall be drawn to scale showing the following: 7

structures for the subject property and adjacent properties; parking and leading areas, driveways, and property lines. the size and location of the site, existing land use, zoging, existing drainage, proposed public and private reads. The Zoning Administrator may also require additional information as needed. To: City of Lauderdale

From: Kyle T Roggenbuck

1806 Malvem St.

Date: 07/10/00

Re: Variance Application

A) Well over 20 years ago, a previous owner (BB Jasprow) erected a structure made out of cinder block to store tools and supplies. It was never intended to store or park a motor vehicle. Therefore, accessibility was not his concern. Today, that structure is in a terrible state of decay. I am also unable to park my light truck, or any other vehicle, in that structure. There is no way to access the door at its current size and position. However, even if the door were widened, I would be unable to access the space without tedious shuffling or driving across a portion of the next property. In addition, the structure is nearing failure. Pressure placed upon the unsupported wall from the alley has begun to buckle the wall and has already heaved the concrete pad and forced some of the wall from its foundation. Closer inspection of the structure yields many fissures in the walls as much as an inch in width. This buckling prevents either door (roll up & conventional) from closing or locking. This also creates a safety and security concern.

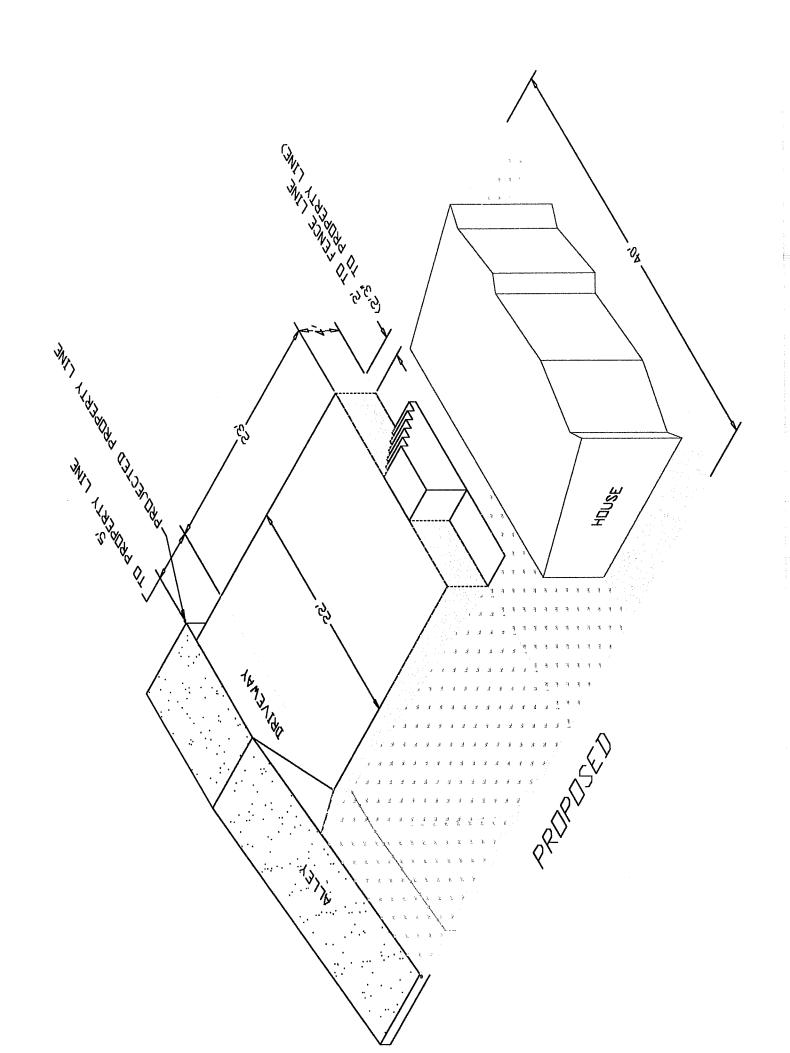
I would like to raze this structure and erect a new garage in its place with direct alley access. In order to do so, I will need the new structure to be facing and placed level with the alley segment. (This alley does not continue through to Summer St.) This would reflect similar access my immediate neighbors enjoy to their garages.

B) The slope of the alley along the rear of my property requires me to place the proposed garage as close to Joe Ima's (1802 Malvern St.) as is reasonable. Otherwise, the slope is too great to allow for a driveway. The height of the alley requires me to lift the structure so that drainage is away from the garage. The position of my house does not allow the structure to be longer than 28 feet from the alley's edge. (That figure uses the position of the supporting block of the current structure.) In order to access this garage without irritating my other neighbor (Arvid Fevig, 1810 Malvern St.) it will need to face the alley.

It is my belief that very few properties in Lauderdale have the combination of a 40-foot lot, and a steep & for-shortened alley. It would also be unfair to Mr. Fevig for me to need his driveway to turn around in.

C) It is my understanding that the Zoning Ordinance is intended to keep properties safe, secure, clean, cooperative with neighbors, and readily usable by its owner(s). I believe that granting me this Variance would accomplish all of the afore mentioned points. The new structure would be much more safe and secure. (I fear that we are a few good rains away from the supporting wall buckling.) As I am planning on re-siding the house to match the new garage, my property would look clean and new. Granting me this Variance would also allow Joe a new privacy fence and more land to plant tomatoes (or other). It would also ease future irritation to Mr. Fevig when I haul things in and out of my garage because I won't be blocking the alley with my vehicle. By allowing me a Variance, I can finally have a garage to park in. I would feel safer putting tools (etc.) into the garage without fear of theft, or damage.

Before I applied for the Variance, I thought about alternate solutions for almost 3 years. This is the only feasible solution to the satisfaction of all parties concerned. As I don't want to upset any neighbors, I first checked with the Irmas, Lamberts, and Fevigs to get their blessing on my idea. They all agree that this is an acceptable solution (to them.)



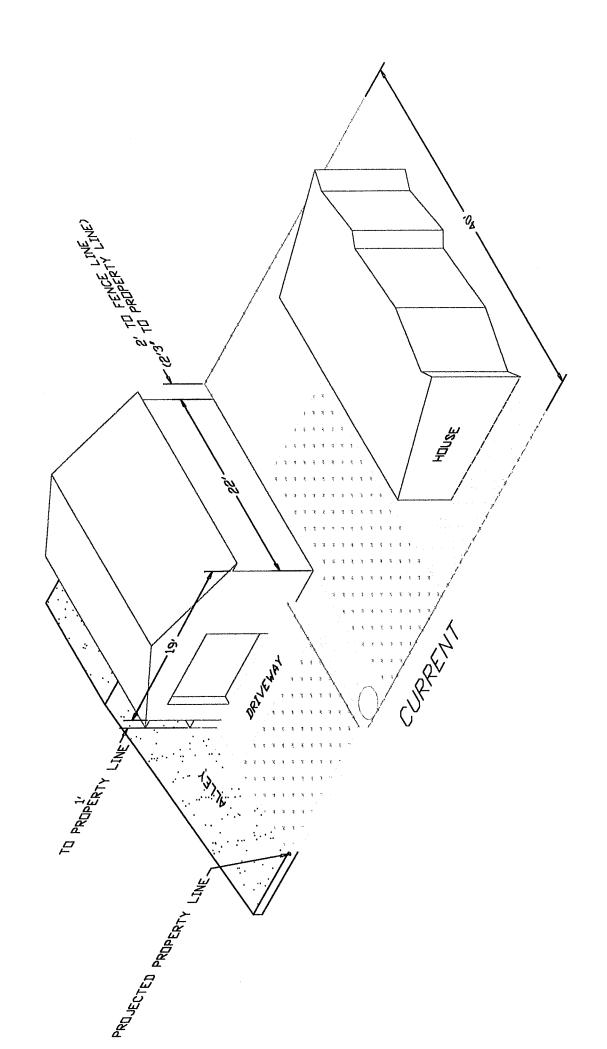


EXHIBIT B



TABLE OF LAND AND YARD REQUIREMENTS

10-8-8: TABLE:

	T	N:					.E		
	Lot 5	Size	Y	ard Setba	ck				
District	Area (sq. ft.)	Width (ft.)	Front (ft.)	Rear (ft.)	Side (ft.)	Site Area Per Dwelling (sq. ft.)	Maximum Coverage* (%)	Usable Open Space (%)	
R-1 Suburban Residential									
Single Family Dwellings	7,500	60	30	20	5	7,500	**30	_	
Two Family Dwellings	10,000	80	30	20	5	5,000	***30	_	
Other Uses	10,000	80	30	20	5	-	-	-	
R-2 Urban Residential									
Single Family Dwellings	5,000	40	25	20	5	5,000	**30	-	
Two Family Dwellings	7,500	60	25	20	5	3,750	***30	-	
Townhouses	2,500	20	25	20	-	5,000	20	52	
Multi Family Dwellings	7,500	60	25	20	10	1,875	28	44	
Other Uses	10,000	75	25	20	10	-	-	-	
R-3 Multiple Residential									
Single Family Dwellings	5,000	40	20	20	10	5,000	**30	-	
Two Family Dwellings	7,500	60	20	20	-	3,750	***30	-	
Townhouses	2,500	20	20	20	-	5,000	20	52	
Multi Family Dwellings	25,000	100	20	20	15	870	30	40	
Other Uses	5,000	50	20	20	10	-	-	-	
B-1 Community Business									
Multi Family Dwellings	5,000	50	-	15		1,675	28	44	
Other Uses	5,000	50	-	15	-	-	-	-	
I-1 Light Industrial									
All Uses	1 acre	150	30	30	20	-	-	-	
C-1 Conservation									
All Uses	2 acres	300	50	30	30	-	-		

(Zoning Ord. as amd.)

Figure includes assumed garage coverage of 1,252 sq. ft.

		1.1 1.1 1.1 1.1
Security of the second		

City Council Memorandum

To:

Mayor and City Council

From:

Rick Getschow

Council Meeting Date:

July 25, 2000

Agenda Item:

2000-2001 Insurance Policy Renewal 1.

Resolution 072500B: Appointing City Insurance Agent 2.

BACKGROUND:

The League of Minnesota Cities Insurance Trust (LMCIT) Property/Casualty program is designed to operate through a local agent. Each jurisdiction must designate an agent as a condition of participating in the program. Engberg, Schaber and Welch have been the City's insurance agency for a number of years. Mr. Bob Welch has prepared the attached premium quotation and will be in attendance at Tuesday evening's meeting to present the policy plan to the Council and answer any questions that the Council may have.

Enclosed is the premium summary for the 2000-2001 year and the resolution needed to appoint our LMCIT agent.

Property, Liability, and Automobile Policy

Good news

The overall costs are decreasing \$874 or 9% from the last policy year. This represents a 46% insurance premium decrease over the past two years. This is due to the continued decrease over the past two years in liability premiums. The decrease in liability rates and costs are due to the reduced claims of municipalities throughout the State of Minnesota and the lowered experience modification factor of the City of Lauderdale. Also, for 2000-2001 the slight increase in property premiums is offset by the slight decrease in automobile premiums.

As was the case the past two years, the City Council will once again have to take official action to waive the statutory tort limits.

Worker's Compensation Policy

The 2000-2001 policy premium before LMCIT audit is \$4039 The 1999-2000 premium was \$3197. This increase is due to rate changes and small claims that have been made. Even though the claims are very low in amount (i.e., under \$100), they are still included in the calculation of experience modification factors.

Agent's Compensation

There are two methods of compensating the agent. One is based on a percentage of the premium and the other method is to determine a flat fee. In discussing this with Bob Welch, he agreed that a flat fee for the 2000-2001 policy that is identical to the 1999-2000 fee (\$1045) would be acceptable.

ENCLOSURES:

2000-2001 Insurance Policy Summary 1.

Resolution 072500A: A Resolution Appointing the City Agent for the League of 2. Minnesota Cities Insurance Trust

COUNCIL ACTION REQUESTED:

- Motion to adopt Resolution 072500A: A Resolution Appointing the City Agent 1. for the League of Minnesota Cities Insurance Trust.
- Motion to waive the monetary limits on municipal tort liability and to not 2. purchase additional excess liability coverage for the coming year.
- Motion to approve the 2000-2001 property, liability, automobile, and worker's 3. compensation insurance policy.

PROP	ERTY		199)8 - 99	1999-2000	2000-2001
1.	1891 Walnut	Office Building	\$ 4	40,000	\$ 448,800	\$ 461,366
2.	1891 Walnut	Personal Property	\$	45,000	\$ 45,900	\$ 47,185
3.	1917 Walnut	City Garage	\$	23,000	\$ 23,460	\$ 24,117
4.	1885 Fulham	Warming House	\$	23,000	\$ 23,460	\$ 24,117
5.	1852 Lake	Lift Station	\$	11,000	\$ 11,220	\$ deleted
6.	Rosehill	Lift Station	\$	11,000	\$ 11,220	\$ 11,534
7.	1886 Malvern	Lift Station	\$	11,000	\$ 11,220	\$ 11,534
8.	1975 Malvern	Lift Station	\$	11,000	\$ 11,220	\$ 11,534
9.	City Park	Play Equipment	\$	35,000	\$ 35,700	\$ 36,700
199	AND MARINE 92 John Deere Tractor MMERCIAL GENER		\$	16,000 750,000	·	
	LIC OFFICIALS LI		\$	750,000		
	LIC EMPLOYEE D		\$	150,000		
OPE	EN MEETING LAW		\$	20,000		
199 199 Liab Pers Unit Con	FOMOBILE COVER 93 Chev 3/4T with plo 99 Ford F375 1Ton tra- bility sonal Injury Protection asured/Underinsured In aprehensive	ow uck	9	\$ 750,000 BASIC \$ 750,000 \$250 Dedu \$500 Dedu		Changed to \$1,000,000 \$1,000,000

PREMIUM SUMMARY

	1998-1999	1999-2000	2000-2001
Property Inland Marine Commercial General Liability Public Officials Liability	\$ 987.00 \$ 51.00 \$14316.00	\$ 984.00 \$ 51.00 \$ 7,237.00	\$ 1,002.00 \$ 50.00 \$ 6,129.00
Public Employees Dishonesty Bonds - \$150,000 Open Meeting Law Automobile Coverage	\$ 500.00 \$ 496.00	\$ 500.00 \$ 764.00	\$ 301.00 \$ 500.00 \$ 680.00
	\$16170.00	\$ 9,536.00	\$ 8,662.00

The rates are based on the option to waive the statutory tort limits. The approximent premium credit if the limit is not waived would be 3% of the general liability premium and the excess liability premiums.

OPTIONAL COVERAGE QUOTE

Excess Liability	\$1,000,000 limit
Excess Elability	¢ 1.424.00
Annual premium with waiver of immunity	\$ 1,434.00

League of Minnesota Cities Insurance Trust Group Self-Insured Workers' Compensation Plan 145 University Avenue West St. Paul, MN 55103-2044 Phone (651) 215-4173

Self-Insured Workers' Compensation Quotation

(RENEWAL of Agreement No. 02-000474-14)

LAUDERDALE

08/01/2000

08/01/2001

	CODE	RATE	ESTIMATED PAYROLL	DEPOSIT PREMIUM
STREET CONSTRUCTION & MAINTENANCE CLERICAL PARKS	5506 8810 9102	4.00 0.43 2.34	67993. 111878. 20116.	2720. 481. 471.
	Mana Dedu Discou	it / Debit Standa ged Care Cr ctible Crec Premit nted Standa ce Trust D:	al Premium Plan 1.10 urd Premium redit 0% dit 0% um Discount ard Premium iscount 0%	3672. 367. 4039. 0. 0. 4039. 0. 4039.

The foregoing quotation is for a deposit premium based on your estimate of payroll. Your final actual premium will be computed after an audit of payroll subsequent to the close of your agreement year and will be subject to revisions in rates, payrolls and experience modification. While you are a member of the LMCIT Workers' Compensation Plan, you will be eligible to participate in distributions from the Trust based upon claims experience and earnings of the Trust.

If you desire the coverage offered above, please complete the enclosed "Notice of Premium Options" and return it and your check for the deposit premium (made payable to the LMCIT) to:

Berkley Risk Administrators Company, LLC PO Box 581517 Minneapolis, MN 55458-1517

RESOLUTION NO. 072500B

CITY OF LAUDERDALE COUNTY OF RAMSEY STATE OF MINNESOTA

RESOLUTION APPOINTING CITY AGENT FOR LMCIT

WHEREAS, the League of Minnesota Cities Insurance Trust requires cities to use the services of an agent in order to participate in the LMCIT property/casualty program; and

WHEREAS, Bob Welch of Engberg, Schaber and Welch has provided a quote to the City for the services listed below under the terms and conditions listed below.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lauderdale resolves the following:

APPOINTMENT

The City of Lauderdale hereby appoints Bob Welch as its agent for the purposes of the City's participation in the League of Minnesota Cities Insurance Trust (LMCIT) property/casualty program.

<u>TERM</u>

This appointment shall remain effective for one year.

COMPENSATION

As compensation for services provided to the City as described below, the City will pay to the agent a fee of \$1045. The City hereby directs LMCIT not to include any allowance for an agent's fee in quoting and billing the City's premiums for property, liability and automotive coverage.

The agent will perform for the City the following services:

- a) advise and assist the City in assembling and accurately reporting underwriting data, including updating property values for rating purposes.
- b) advise and assist the City in evaluating and selecting among coverage alternatives such as deductibles, limits, optional coverage's, alternative coverage forms, etc.
- c) review coverage documents and invoices to assure coverage has been correctly issued and billed.
- d) advise the City on potential gaps or overlaps in coverages.
- e) assist the City as requested in submitting claims and interpreting coverage as applied to particular claims.
- f) review loss reports for correct reporting, appropriate reserves, etc.
- g) assist as requested with safety and loss control activities.
- h) assist the city in identifying risk exposures and developing appropriate strategies to address those exposures.

Adopted by the City Council of the City of Lauderdale, Minnesota this 25th day of July, 2000.

(ATTEST)	Jeff Dains, Mayor
(SEAL)	Rick Getschow, City Administrator

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City Council Memorandum

To:

Mayor and City Council

From:

Rick Getschow

Council Meeting Date:

July 25, 2000

Agenda Item:

Business Subsidy Policy

BACKGROUND:

At the last Council meeting, a public hearing was conducted on the business subsidy policy pursuant to State Statutes. Following the public hearing the Council discussed the draft policy. Further research was requested as it pertains to the actual wage floor that would be included in the policy. The wage floor of \$8.50/hour that was placed in the last draft was based on the wage structure that the Metropolitan Council uses in its annual reporting form for the wage and job goal reporting of the Tax Base Revitalization Account.

Research was conducted on livable wages in the Twin Cities for the City Council to consider. Both Minneapolis and Saint Paul establish livable wage guidelines as 110% of the United States poverty level in the given year for a family of four. This livable wage is used as a guide in setting wage floors, negotiating with labor unions, and granting any subsidies in their respective cities. Using this 110% poverty guideline from Minneapolis and Saint Paul would place the wage in 2000 at \$9.02 per hour. The 100% rate is \$8.20 per hour or \$17,050 per year.

If the Council chooses to use this figure or one similar it, it would need to be modified from time to time if a specific number is used. Another option could be to adopt a formula as opposed to a specific number in the policy.

Again, the Council has the ability and authority to use whatever number or formula that they choose as criteria for granting business subsidies.

ENCLOSURES:

1. Draft Business Subsidy Policy

COUNCIL ACTION REQUESTED:

Consider approval of the business subsidy policy following the establishment of a wage floor.

LAUDERDALE 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 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 in a manner that recognizes its importance and benefit to the community from all perspectives, including created or retained employment positions.
- 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 should 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. This being the case, the wage floor that shall be required of the recipient pursuant to the Act shall be _____
- 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.
- 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.

Adopted by the Lauderdale City Council on:

Date of Public Hearing: July 11, 2000

City Council Memorandum

To:

Mayor and City Council

From:

Rick Getschow

Council Meeting Date:

July 25, 2000

Agenda Item:

Larpenteur Avenue Redevelopment

BACKGROUND:

As a goal for 2000, the Council wishes to address the redevelopment of Larpenteur Avenue. At the May 23, 2000 meeting the Council discussed different approaches to analyzing and acting on this issue. The launching point of discussion was within the Lauderdale Comprehensive Plan itself. Some of those materials from the Comp Plan are again 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 overall Council action is 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.

At the last meeting, the Council displayed an interest in researching the Larpenteur Avenue redevelopment issue further. But the desire of the Council was to limit the discussion of the redevelopment efforts at this time to the apartment buildings that border Eustis Street, Carl Street, and Idaho Avenue. An enclosed map highlights this area.

At the meeting I recommended that I be allowed to conduct some research relating to current market values and potential costs before the Council considers hiring a specialized consultant. One of the main concerns dealt with the possibility that the costs outweigh the benefits of direct city involvement in redeveloping multiple-family property to commercial property. Issues such as relocation, demolition, and marketing costs could make an aggressive redevelopment campaign too costly and not advisable. Below are the beginnings of this research and analysis.

Larpentuer Avenue Market Analysis

I have conducted a preliminary analysis on the Larpenteur Avenue property that is enclosed in the packet. This analysis is strictly based on comparing current and potential tax base scenarios of development at this site based on property tax data and formulas that exist in 2000. I felt that this preliminary analysis should be undertaken prior to a more detailed discussion of redevelopment. Some of the other factors to consider in redevelopment are listed following this analysis overview on the next page.

Sheet A

The first spreadsheet delineates the market values of the property at this time including the changes in values that have occurred over the past five years. As you can see, the 2000 market value (for 2001 taxes payable) is \$5,898,100 for the entire apartment area. The average annual increase in market value over the past five years has been 3.88% per year.

Sheet B

The second spreadsheets takes those market values and calculates tax capacity and payable property taxes for the current apartment development that exists. The calculation of these figures becomes a little complex because a percentage of these buildings are classified as both low income and market rate for tax purposes. This results in these two classifications possessing different state class rates and different figures for the same building that need to be added together. The figures illustrate that in 2001, the total taxes payable by the apartment property will be \$136,427.

Sheet C

The third spreadsheet compares the current market values and taxes paid by the apartment property with that of a potential commercial development on the site. Project A uses the same value that currently exists on the site for commercial development. This equal value, but different use, provides an additional \$30,000 in tax capacity or \$52,000 in additional annual payable taxes.

The other projects listed illustrate the tax base increase and additional taxes generated (possibly more than twice the current status) from higher valued developments. In the case of a \$10,000,000 development in Project D, the taxes generated on an annual basis (\$322,000) could be more than twice the amount that are currently generated at the site.

But there are many issues that are not covered in this analysis. One can not assume that this redevelopment would naturally, even with a rezoning. The other tangible and intangible costs associated with redevelopment could be more than the amount of increased annual tax receipts over a twenty- (20) year period (i.e., \$3,720,000 on a \$10,000,000 development).

Other Important Factors to Consider

There are many other factors to consider in a redevelopment effort in conjunction with the tax base analysis presented here.

These issues include, but are not limited, to:

- Land and demolition costs;
- Relocation costs of displaced residents;
- State class rate changes in apartment property and commercial property in the future. Both of these classes of property have been targeted by the state for reform;
- Market values of different properties have different changes. For example, the current
 apartment buildings that exist on the site have increased in value by approximately 4% a
 year, while both commercial and single-family residential property in Lauderdale have
 market values that are increasing by approximately 7-10% annually;
- City Budget general operating costs (e.g., police services, fire services, etc.) associated with the current development on the site as compared to the potential development on the site; and
- To what extent would redevelopment at this site be spurred privately? In essence, how much city expense and city involvement would be necessary in this potential effort?

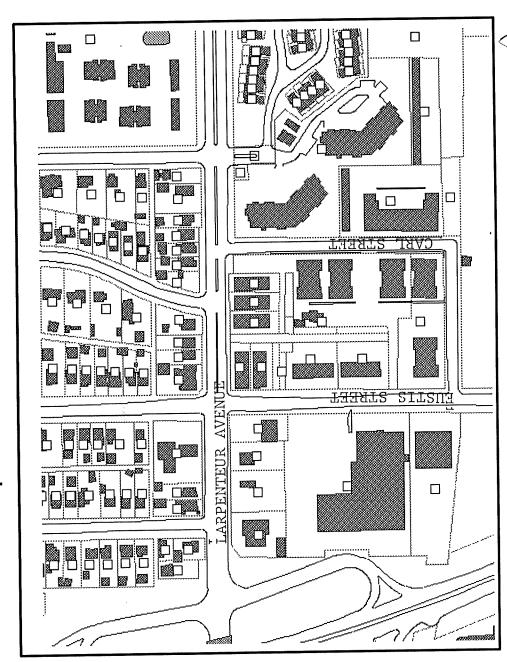
The goal of this meeting is to discuss some of the preliminary research that I have conducted before considering further action that may include either more research or the retention of a specialized consultant. Some possible strategies are presented for your consideration and discussion.

STRATEGIES:

- 1. Continue moving forward on the redevelopment of these properties. This is either through more research and discussion and/or the retention of a consultant.
- 2. Another strategy is to begin the process of undertaking the rezoning of the property that is part of the recommendations in the Lauderdale Comprehensive Plan without any other action. This could allow the redevelopment to occur without direct city involvement over the next several years and decades if at all.
- 3. The last strategy is to do nothing. If the Council feels that the tax base generated from the current development is adequate and seems stable into the future, and there are not any other major city issues surrounding the desire to redevelop besides tax base issues, the do nothing option is one to consider.

ENCLOSURES:

- 1. Lauderdale Comprehensive Plan; pages 16, 17, 18, 22, 28, 29, 44, 45
- 2. Map of the Apartment Area on Larpenteur Avenue
- 3. Larpenteur Avenue Redevelopment Tax Base Analysis



Larpenteur Avenue Redevelopment

LARPENTEUR AVENUE REDEVELOPMENT

	Address	NIA	# Units	Square Footage	Pay 1996 Market Value	Pay 2001 Market Value	Yearly Change in Market Value
Crossroads Apartments							
	1642 Eustis	20-29-23-21-0001	17	6,970	\$250,000	\$272,800	1.82%
	1634 Eustis	20-29-23-21-0002	17	8,276	\$250,000	\$272,800	1.82%
	2400 Larpenteur	20-29-23-21-0003	17	8,712	\$250,000	\$272,800	1.82%
Rosehill Apartments							
	2392 Larpenteur	20-29-23-21-0004	17	8,712	\$270,400	\$357,000	6.41%
	2384 Larpenteur	20-29-23-21-0005	17	9,148	\$270,400	\$357,000	6.41%
	, 1623 Carl	20-29-23-21-0006	72	79,279	\$1,261,200	\$1,512,000	3.98%
	1627 Carl	20-29-23-21-0006		•	ı	ı	
	1631 Carl	20-29-23-21-0006	ı	1	ı	1	
	1631 Carl (land)	20-29-23-21-0007	0		\$3,200	\$3,200	0.00%
Lauderdale Hollows							
	1630 Eustis	20-29-23-21-0008	17	19.602	\$303,300	\$362,800	3.92%
	1626 Fustis	20-29-23-21-0009	17	20,473	\$303,400	\$362,800	3.92%
	1618 Eustis	20-29-23-21-0010	48	50,530	\$856,600	\$1,024,500	3.92%
	1622 Carl	20-29-23-21-0012	48	54,902	\$856,600	\$1,024,500	3.92%
	1622 Carl (garage)	20-29-23-21-0013	0		\$64,500	\$74,900	3.22%
	1622 Carl (land)	20-29-23-21-0077	0		\$1,000	\$1,000	%00.0
GRAND TOTAL			287	266,604	\$4,940,600	\$5,898,100	3.88%

LARPENTEUR AVENUE REDEVELOPMENT

	:				Pay 2001
	Market Value	Class Rates	Tax Capacity	Total Tax Rate	Property Taxes
CURRENT:					
MULTIPLE-FAMILY	-				
Crossroads Apartments					
Low Income	\$319,176	1.00%	\$3,192	135.00%	\$4,308.88
Market Value	\$499,224	2.40%	\$11,981	135.00%	\$16,174.86
TOTAL	\$818,400		\$15,173		\$20,483.73
	Ŷ				
	t				
Rosehill Apartments					
Low Income	\$891,680	1.00%	\$8,917	135.00%	\$12,037.68
Market Value	\$1,337,520	2.40%	\$32,100	135.00%	\$43,335.65
TOTAL	\$2,229,200		\$41,017		\$55,373.33
Lauderdale Hollows					400 704 00
Low Income	\$1,681,795	1.00%		135.00%	\$22,704.23
Market Value	\$1,168,705	2.40%		135.00%	\$37,866.04
TOTAL	\$2,850,500		\$44,867		\$60,570.27
GRAND TOTAL	\$5,898,100		\$101,057		\$136,427.34

LARPENTEUR AVENEUE REDEVELOPMENT

				Pay 2001
Market Value	Class Rates	Tax Capacity	Total Tax Rate	Property Taxes

POTENTIAL: COMMERCIAL REDEVELOPMENT

Project A	\$150,000	1.40%	\$2,100	135.00%	\$2,835.00
	\$5,748,100	2.40%	\$137,954	135.00%	\$186,238.44
TOTAL	\$5,898,100		\$140,054		\$189,073.44
Note: This is the same as th	e current market value at	the site			
Project B	\$150,000	1.40%	\$2,100	135.00%	\$2,835.00
	\$6,850,000	2.40%	\$164,400	135.00%	\$221,940.00
TOTAL	\$7,000,000		\$166,500		\$224,775.00
Project C	\$150,000	1.40%	\$2,100	135.00%	\$2,835.00
	\$8,850,000	2.40%	\$212,400	135.00%	\$286,740.00
TOTAL	\$9,000,000		\$214,500		\$289,575.00
	Ž.				
Project D	\$150,000	1.40%	\$2,100	135.00%	\$2,835.00
	\$9,850,000	2.40%	\$236,400	135.00%	\$319,140.00
TOTAL	\$10,000,000		\$238,500		\$321,975.00

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, Rapit 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	Projected	Acres - Vacant	Acres -Infill,		
Households	Household Density	Developable Land	Redevelopment		
	(household/acre)				
2000	4.0/acre	0	.24		
2010	4.0/acre	0	0		
2020	4.0/acre	0	0		
Forecasted	Projected	Acres - Vacant	Acres -Infill,		
Employment	Employment Density (employee/acre)	Developable Land	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 <u>not</u> 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

	y Tax Distrib	% of	1000 m	
	Distribution	Total	1990 Tax Distribution	% of
Residential	\$32,352	36%	\$133,932	
Commercial	\$6,691	8%	\$29,442	10%
Industrial	\$7,356	8%		
Apartments	\$16,041	18%	\$51,832	3%
Other**	\$26,338	30%	\$64,385	18% 22%
City Levy 1980 Taxes were ** Railroad, Publi	\$88,778	100%	\$200 000	100%

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 Larpenteur.
 - 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 Brandychase 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

Table 14 Housing Inventory: 1980 to 1990						
e de la competitua de	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 Source: 1980 & 1990 Census	809	100%	1,166	100%		

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.

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-

	: 1980 to		
0 77 1	1980	1990	% inc
One-Unit Detached	466	498	7%
One-Unit Attached	5	52	• •
2 Units	29		940%
3 to 4 Units		35	21%
5 or more Units	11	21	91%
	314	614	96%
Total Source: 1980 & 1990 Census	825	1,220	48%

Occupied, 32.2% Renter-Occupied housing units.

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 a peak growth during the 1960s and 1970s.

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	
Total	21% 100%
Source: 1980 & 1990 Ce	nsus

peak growth during the 1960s and 1970s. These homes as well will need additional upkeep during the next decade.

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

Table 17 Lauderdale Housing Inve	ntory: 198	0 to 1990	
Median Monthly Contract Rent	1980 \$ 228	1980 P.V. \$ 363	
Median Value of Owner-Occupied Housing	\$ 52,700	\$ 83,793	
Source: 1980 & 1990 Cersus - P.V.	= the present v	alue in 1990	dollars

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: