

City of Falcon Heights

A G E N D A

Regular Meeting of the City Council
November 8, 1995

- I. CALL TO ORDER: 7 p.m.
- II. BALDWIN _____ GEHRZ _____ GIBSON TALBOT _____ HUSTAD _____
JACOBS _____ HOYT _____ ASLESON _____
ATTORNEY _____ ENGINEER _____
- III. COMMUNITY FORUM
- IV. APPROVAL OF MINUTES: October 25, 1995
- V. PUBLIC HEARING: None
- VI. CONSENT AGENDA:
 - C-1. Disbursements
 - a. General disbursements through 11/2/95, \$47,159.80
 - b. Payroll, 10/16/95 to 10/31/95, \$10,650.73
 - C-2. Licenses
 - C-3. Scheduling of public hearing on delinquent utility payments
 - C-4. Payment for Falcon Heights School playground improvements
 - C-5. Cancellation of Dec. 6 and Dec. 27, 1995 meetings and scheduling of Dec. 20, 1995 meeting
 - C-6. Request for use of community park shelter as a site for the Lions' Club Holiday Tree Sale
- VII. POLICY AGENDA:
 - P-1. Consideration of resolution certifying the city returns of November 7, 1995

ACTION: _____
 - P-2. Explanation and approval of the Larpenteur Avenue right-of-way plan

ACTION: _____
 - P-3. Adopt resolution joining the Metropolitan Livable Communities Act

ACTION: _____

P-4. Review of draft tax increment financing plan and scheduling a public hearing on the plan amendments

ACTION: _____

VIII. INFORMATION AND ANNOUNCEMENTS:

IX. ADJOURNMENT

**CITY OF FALCON HEIGHTS
REGULAR CITY COUNCIL MEETING
MINUTES OF OCTOBER 25, 1995**

DRAFT

Mayor Baldwin convened the meeting at 7:05 p.m.

PRESENT

Baldwin, Gehrz, Gibson Talbot, and Jacobs. Also present were Hoyt, Asleson, Iverson, Treeful, Rigdon, Kriegler, and Klingenberg.

ABSENT

Hustad.

COMMUNITY FORUM

There was no one wishing to take advantage of the community forum.

MINUTES OF OCTOBER 11, 1995

Minutes were approved by unanimous consent.

CONSENT AGENDA APPROVED

Motion was made by Councilmember Gehrz to approve the consent agenda. Motion passed unanimously.

1. Disbursements
2. Licenses
3. Appointment of Ms. Ann Gustafson to the Keeping Connected team

POLICY AGENDA

There was no policy agenda for consideration.

WORKSHOP

An informal workshop session was held where city staff members reported on activities within the city and different aspects of their respective positions. The persons reporting (with their respective topics): Carol Kriegler (recreation programs, playroom, school/park improvement project); Pete Klingenberg (public works projects); Terry Iverson (fire inspections, juvenile diversion/community service program); Linda Treeful (tree planting, grants, trimming); Joe Rigdon (budgeting, financial reporting); and Carla Asleson (building permit trends, licensing, recycling).

CITY INFORMATION AND ANNOUNCEMENTS

Administrator Hoyt announced that streetsweeping was scheduled to begin the following week, weather permitting.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Tom Baldwin, Mayor

Carla Asleson
Recording Secretary

Meeting Date: 11/8/95

Agenda Item: C - 1

CITY OF FALCON HEIGHTS
REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION: Disbursements

SUBMITTED BY: Joe Rigdon, City Accountant

EXPLANATION/SUMMARY:

- a. General disbursements through 11/2/95, \$47,159.80
- b. Payroll, 10/16/95 to 10/31/95, \$10,650.73

ACTION REQUESTED: Approval

a

APPROVAL OF BILLS
PERIOD ENDING: 11/08/95

| CHECK# | VENDOR NAME | DESCRIPTION | DEPT. | AMOUNT |
|--------|------------------------------------|----------------------------|----------|-----------|
| | A & L SUPERIOR SOD CO. | SOD INSTALLATION-SCHOOL | PARKS CI | 2,571.98 |
| | AERO ASPHALT, INC. | ELEMENTARY HARDCOURT | PARKS CI | 19,772.50 |
| | AMERICAN LINEN SUPPLY CO. | LINEN CLEANING | FIRE FIG | 46.87 |
| | BRYAN ROCK PRODUCTS | ROCK-CUMM PARK PATH | PARK MAI | 23.45 |
| | CHAMPION AUTO STORES | LIGHT BULBS, FUSES, LIGHTS | FIRE FIG | 25.35 |
| 31355 | CIERNIA, JASON | CABLE SUPPLIES | COMMUNIC | 19.66 |
| | COLONIAL INSURANCE | IVERSON PREMIUM | FIRE PRE | 36.45 |
| | COLONIAL INSURANCE | BAUMANN PREMIUM | FIRE FIG | 29.65 |
| | *** TOTAL FOR COLONIAL INSURANCE | | | 66.10 |
| | FOCUS NEWSPAPERS | LEGAL NOTICE | LEGISLAT | 27.28 |
| | FOCUS NEWSPAPERS | LEGAL NOTICE | LEGISLAT | 43.45 |
| | *** TOTAL FOR FOCUS NEWSPAPERS | | | 70.73 |
| | FULLER, JIM | DC POWER PLUG | RESCUE S | 16.33 |
| | FULLER, JIM | DC POWER PLUG | RESCUE S | 16.33 |
| | *** TOTAL FOR FULLER, JIM | | | 32.66 |
| | HART FORMS & SYSTEMS | ACCTS PAYABLE CHECKS | ADMINIST | 415.61 |
| | HART FORMS & SYSTEMS | YEAR-END PAYROLL FORMS | ADMINIST | 46.86 |
| | HART FORMS & SYSTEMS | UTILITY BILLS (11,000) | SANITARY | 517.81 |
| | *** TOTAL FOR HART FORMS & SYSTEMS | | | 980.28 |
| | INSTY-PRINTS PLUS | FALL NEWSLETTER | COMMUNIC | 581.79 |
| | INSTY-PRINTS PLUS | FALL NEWSLETTER | SOLID WA | 193.93 |
| | INSTY-PRINTS PLUS | COLLATE NEWSLTR INSERT | MCAD | 63.90 |
| | INSTY-PRINTS PLUS | LETTERHEAD | ADMINIST | 322.16 |
| | *** TOTAL FOR INSTY-PRINTS PLUS | | | 1,161.78 |
| | HENNEPIN TECH. COLLEGE | EMT REFRESHER | RESCUE S | 145.00 |
| | IVERSON, TERRY | 10/95 MILEAGE | ADMINIST | 27.90 |
| | IVERSON, TERRY | 10/95 MILEAGE | FIRE PRE | 55.80 |
| | IVERSON, TERRY | NORTH SUB GAVEL MEETING | FIRE PRE | 7.34 |
| | *** TOTAL FOR IVERSON, TERRY | | | 91.04 |
| | JAL CERTICARE | TIRE LABOR #754 | RESCUE S | 30.00 |
| | KNOX LUMBER COMMERCIAL CR | EXERCISE SIGN MATERIALS | PARK MAI | 35.03 |
| | KRIEGLER, MATTHEW | NEWSLETTER DELIVERY | SOLID WA | 37.50 |
| | KRIEGLER, MATTHEW | NEWSLETTER DELIVERY | COMMUNIC | 37.50 |
| | *** TOTAL FOR KRIEGLER, MATTHEW | | | 75.00 |
| | LEAGUE OF MN CITIES | 95 POLICY ADAPT. MEETING | ADMINIST | 25.00 |
| | LEONARD, STREET & DEINARD | LEGAL SVC THROUGH 9/30 | TIF #1 | 166.25 |

APPROVAL OF BILLS
PERIOD ENDING: 11/08/95

| CHECK# | VENDOR NAME | DESCRIPTION | DEPT. | AMOUNT |
|--------|--------------------------------|------------------------------------|---------------|----------|
| | LEONARD, STREET & DEINARD | LEGAL SVC THROUGH 9/30 | LEGAL | 142.50 |
| | | *** TOTAL FOR LEONARD, STREET & DE | | 308.75 |
| | LIFE LINK III | OUTREACH EDUC./CONF. | RESCUE S | 85.00 |
| | MCI TELECOMMUNICATIONS | 9/15-10/14 LONG DISTANCE | BUILDING | 28.00 |
| | M-75 BUILDING MAINTENANCE | 10/95 CLEANING | BUILDING | 154.42 |
| | MAIER STEWART & ASSOC. | 8/27-9/30 ENGINEERING | LARPENTE | 399.97 |
| | MAIER STEWART & ASSOC. | 8/27-9/30 ENGINEERING | 95 ALLEY | 767.99 |
| | MAIER STEWART & ASSOC. | 8/27-9/30 ENGINEERING | PARKS CI | 831.97 |
| | MAIER STEWART & ASSOC. | 8/27-9/30 ENGINEERING | ENGINEER | 48.34 |
| | MAIER STEWART & ASSOC. | 8/27-9/30 ENGINEERING | STORM SE | 875.67 |
| | MAIER STEWART & ASSOC. | 8/27-9/30 ENGINEERING | TREE PRO | 185.67 |
| | | *** TOTAL FOR MAIER STEWART & ASSO | | 3,109.61 |
| | METRO FIRE | 4 COATS, 5 PANTS | FIRE FIRE & R | 3,341.00 |
| | METRO FIRE | SUSPENDERS | FIRE FIG | 70.00 |
| | | *** TOTAL FOR METRO FIRE | | 3,411.00 |
| | MIDWEST BUSINESS PRODUCTS | BOND/MISC PAPER&SUPPLIES | ADMINIST | 300.03 |
| | MIDWEST BUSINESS PRODUCTS | A-Z FILES | ADMINIST | 38.66 |
| | | *** TOTAL FOR MIDWEST BUSINESS PRO | | 338.69 |
| | MN CONWAY FIRE & SAFETY | RECHARGE DRY CHEMICAL | FIRE FIG | 90.00 |
| | 31357 MN DEPARTMENT OF REVENUE | STATE WITHHELD 10/31/95 | ADMINIST | 656.23 |
| | MN RECREATION/PARK ASSOC. | ANNUAL CONFERENCE | PARK & R | 150.00 |
| | MINNESOTA STATE TREASURER | 1ST QTR PERMITS-REVISED | ----- | 49.16 |
| | 31354 MOORE MEDICAL CORP | RESCUE SUPPLIES | RESCUE S | 27.85 |
| | | LATEX GLOVES | RESCUE S | 26.00 |
| | MOORE MEDICAL CORP | AMBULANCE COT | RESCUE S | 1,699.00 |
| | | *** TOTAL FOR MOORE MEDICAL CORP | | 1,752.85 |
| | NSP | 10/95 ELECTRIC | EMERGENC | 6.28 |
| | NSP | 10/95 ELECTRIC | PARK MAI | 22.07 |
| | | *** TOTAL FOR NSP | | 28.35 |
| | NSP | 10/95 STREET LIGHTING | STR. LIG | 1,911.34 |
| | 31356 NORTH STAR STATE BANK | FED WITHHELD 10/31/95 | ADMINIST | 3,597.39 |
| | OFFICE MAX CREDIT PLAN | DISKS, INDEXES, PADS | ADMINIST | 28.51 |
| | OFFICE MAX CREDIT PLAN | RUBBER BANDS | ADMINIST | 19.14 |
| | | *** TOTAL FOR OFFICE MAX CREDIT PL | | 47.65 |
| | OLSON, MARK | NEWSLETTER DELIVERY | COMMUNIC | 75.00 |
| | OPTIMUM PROMOTIONS | OPEN HOUSE FIRE T-SHIRTS | ----- | 233.35 |

APPROVAL OF BILLS
PERIOD ENDING: 11/08/95

| CHECK# | VENDOR NAME | DESCRIPTION | DEPT. | AMOUNT |
|--------|------------------------------------|--------------------------|----------|-----------|
| | PERA | PERA WITHHELD 10/31/95 | ADMINIST | 1,231.32 |
| | CITY OF SAINT PAUL | USE OF FIRE TRAIN TOWER | FIRE FIG | 150.00 |
| | SUBURBAN HARDWARE | MISC. ITEMS | BUILDING | 31.18 |
| | SUPER AMERICA | FUEL 9/27-10/19/95 | RESCUE S | 52.00 |
| | SUPER AMERICA | FUEL 9/27-10/19/95 | FIRE FIG | 49.99 |
| | SUPER AMERICA | FUEL 9/27-10/19/95 | STREETS | 24.48 |
| | SUPER AMERICA | FUEL 9/27-10/19/95 | PARK MAI | 61.64 |
| | *** TOTAL FOR SUPER AMERICA | | | 188.11 |
| | TAFF, SUSAN HOYT | SUBURBAN CHAMBER MEETING | ADMINIST | 15.00 |
| | TAFF, SUSAN HOYT | FILM, COOKIES | ADMINIST | 12.47 |
| | *** TOTAL FOR TAFF, SUSAN HOYT | | | 27.47 |
| | TOLL GAS & WELDING SUPPLY | COMPRESSED AIR | FIRE FIG | 36.22 |
| | UNITED LABORATORIES | TAR REMOVER | STREETS | 332.25 |
| | U.S. POSTMASTER | 5000 32 CENT STAMPS | ADMINIST | 1,600.00 |
| | U.S. POSTMASTER | 500 23 CENT STAMPS | ADMINIST | 115.00 |
| | *** TOTAL FOR U.S. POSTMASTER | | | 1,715.00 |
| | USWEST CELLULAR | 9/95 CELLULAR PHONE | RESCUE S | 15.95 |
| | USWEST COMMUNICATIONS | 10/95 PHONE | PARK & R | 55.97 |
| | ST. PAUL WATER UTILITY | 10/95 WATER | BUILDING | 37.87 |
| | ST. PAUL WATER UTILITY | 10/95 WATER | PARK MAI | 20.84 |
| | *** TOTAL FOR ST. PAUL WATER UTILI | | | 58.71 |
| | BERNARDY, CONNIE LANNERS | 11/15/95 MCAD SERVICES | MCAD | 1,470.86 |
| | RIGDON, JOE | 10/95 BANK MILEAGE | FINANCE | 16.50 |
| | IRON MOUNTAIN FORGE | 2 PARK BENCHES | PARKS CI | 592.74 |
| | LUCAS, CORRINE | OVERPMT AMBULANCE BILL | ----- | 25.00 |
| | AT&T WIRELESS SERVICES | PUBLIC WORKS PAGER 11/95 | BUILDING | 13.30 |
| | *** TOTAL FOR BANK 01 | | | 47,159.80 |
| | *** GRAND TOTAL *** | | | 47,159.80 |
| | *** GRAND TOTAL *** | | | 47,159.80 |

b.

PERIOD END DATE 10/31/95
SYSTEM DATE 10/30/95

***FILE NOT UPDATED**

PAGE 1

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

| CHECK TYPE | CHECK DATE | EMPLOYEE NAME NUMBER | CHECK NUMBER | CHECK AMOUNT |
|------------|------------|------------------------------|--------------|--------------|
| COM | 10 30 95 | 1 THOMAS BALDWIN | 23782 | 300.31 |
| COM | 10 30 95 | 6 SUSAN GEHRZ | 23783 | 217.05 |
| COM | 10 30 95 | 8 SAM JACOBS | 23784 | 277.05 |
| COM | 10 30 95 | 10 JAN GIBSON TALBOT | 23785 | 200.00 |
| COM | 10 30 95 | 11 JOHN HUSTAD | 23786 | 247.05 |
| COM | 10 30 95 | 30 NICHOLAS BAUMANN | 23787 | 122.78 |
| COM | 10 30 95 | 34 CLEMENT KURHAJETZ | 23788 | 294.37 |
| COM | 10 30 95 | 40 KEVIN ANDERSON | 23789 | 46.17 |
| COM | 10 30 95 | 42 MICHAEL D. CLARKIN | 23790 | 27.70 |
| COM | 10 30 95 | 48 JOHN H. HOLMGREN | 23791 | 69.26 |
| COM | 10 30 95 | 50 JOSEPH L. MARTINEZ | 23792 | 64.64 |
| COM | 10 30 95 | 56 GREGORY S. PETERSON | 23793 | 44.64 |
| COM | 10 30 95 | 59 GREGORY M. FULLER | 23794 | 36.17 |
| COM | 10 30 95 | 61 DENNIS G. LEMAY | 23795 | 104.67 |
| COM | 10 30 95 | 1002 SUSAN HOYT TAFF | 23797 | 1443.58 |
| COM | 10 30 95 | 1003 TERRY IVERSON | 23798 | 949.16 |
| COM | 10 30 95 | 1005 CAROL KRIEGLER | 23799 | 516.18 |
| COM | 10 30 95 | 1006 JAY MORGAN | 23800 | 868.05 |
| COM | 10 30 95 | 1007 PATRICIA PHILLIPS | 23801 | 777.51 |
| COM | 10 30 95 | 1008 DELORIS SWENSON | 23802 | 753.75 |
| COM | 10 30 95 | 1010 CARLA ASLESON | 23803 | 910.67 |
| COM | 10 30 95 | 1011 LAWRENCE A. KLINGENBERG | 23804 | 979.45 |
| COM | 10 30 95 | 1012 JOSEPH M. RIGDON | 23805 | 835.90 |
| COM | 10 30 95 | 1026 JASON CIERNIA | 23806 | 38.79 |
| COM | 10 30 95 | 1031 LINDA TREEFUL | 23807 | 41.87 |
| COM | 10 30 95 | 1033 DAVE TRETSEVEN | 23808 | 483.96 |

****TOTALS****

10650.73

Meeting Date: 11/8/95

Agenda Item: C-2

CITY OF FALCON HEIGHTS

REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION: Licenses

SUBMITTED BY: Dee Swenson

MECHANICAL CONTRACTORS

Northern Mechanical, Inc. #3249

Hearth Services, Inc. #3248

CHRISTMAS TREE SALES

Conklin Tree Farms #3250

(sell at Hermes Floral)

* Denotes new business

Meeting Date: 11/8/95

Agenda Item: C - 3

CITY OF FALCON HEIGHTS

REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION: Scheduling of public hearing on delinquent utility payments

SUBMITTED BY: Joe Rigdon, City Accountant

EXPLANATION/SUMMARY: In December of each year, the city assesses property owners who are delinquent in payment of their utility bills. By assessing the delinquent amount to the property tax rolls, the city can collect the fees to cover sewer and recycling costs that it incurs throughout the year.

It is necessary to hold a public hearing prior to requiring the county to assess the delinquent amount. Staff recommends holding the public hearing on December 7, as the information must go to the county by the end of December. Property owners will be notified of their delinquency prior to the public hearing.

ACTION REQUESTED: Schedule a public hearing on delinquent utility assessments on Thursday, December 7, 1995, to begin on or after 7:45 p.m.

Meeting Date: 11/8/95

Agenda Item: C - 4

CITY OF FALCON HEIGHTS

REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION: Payment for Falcon Heights School playground improvements

SUBMITTED BY: Mark Graham, Project Engineer
MSA Consulting Engineers

REVIEWED BY: Susan Hoyt, City Administrator

EXPLANATION/SUMMARY: Payment for final construction costs of the hardcourt surface at Falcon Heights School is being recommended by the project engineer. The cost of the improvements is \$19,772.50, payable to Aero Asphalt, Inc. The payment has been approved by the city engineer.

ACTION REQUESTED: Approve payment of \$19,772.50 to Aero Asphalt, Inc. for Falcon Heights Elementary School site improvements.

FINAL PAY ESTIMATE

NO. 1 (FINAL)

FROM: SEPTEMBER 11, 1995
TO: OCTOBER 10, 1995

CONTRACTOR: AERO ASPHALT, INC.
ADDRESS: 14310 NORTHDALE BLVD., ROGERS, MN 55374
OWNER: CITY OF FALCON HEIGHTS
PROJECT: ELEMENTARY SCHOOL SITE IMPROVEMENTS (330-038-70)

COMPLETION DATE ORIGINAL: AMOUNT OF CONTRACT: \$ 19,772.50
REVISED: REVISED \$

| ITEM NO. | DESCRIPTION | CONTRACT ITEMS | | | THIS PERIOD | | TOTAL TO DATE | |
|--------------------------------------|---------------------------------------|----------------|------|------------|-------------|-----------|---------------|-----------|
| | | UNIT | QTY. | UNIT PRICE | QTY. | AMOUNT | QTY. | AMOUNT |
| <u>SCHEDULE 1.0 BASKETBALL COURT</u> | | | | | | | | |
| 1 | REMOVE BITUMINOUS PAVEMENT | SY | 225 | 4.50 | 225.00 | 1,012.50 | 225.00 | 1,012.50 |
| 2 | SAW CUT BITUMINOUS PAVEMENT | LF | 50 | 2.00 | 50.00 | 100.00 | 50.00 | 100.00 |
| 3 | REMOVE BASKETBALL STANDARDS & HOOPS | EA | 5 | 150.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4 | COMMON EXCAVATION (P) | CY | 150 | 4.00 | 405.00 | 1,620.00 | 405.00 | 1,620.00 |
| 5 | AGGREGATE BASE, CLASS 5 | TON | 180 | 20.00 | 153.80 | 3,076.00 | 153.80 | 3,076.00 |
| 6 | TYPE 41A, WEAR COURSE MIXTURE | TON | 50 | 60.00 | 51.80 | 3,108.00 | 51.80 | 3,108.00 |
| 7 | TYPE 31B, BASE COURSE MIXTURE | TON | 45 | 60.00 | 47.60 | 2,856.00 | 47.60 | 2,856.00 |
| 8 | BITUMINOUS MATERIAL FOR TACK COAT | GAL | 20 | 2.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | INSTALL BASKETBALL STANDARDS | EA | 4 | 1,625.00 | 4.00 | 6,500.00 | 4.00 | 6,500.00 |
| 10 | COLOR COATING | SY | 400 | 3.75 | 400.00 | 1,500.00 | 400.00 | 1,500.00 |
| T | SCHEDULE 1.0 BASKETBALL COURT - TOTAL | | | | | 19,772.50 | | 19,772.50 |

| | TOTAL THIS PERIOD | TOTAL TO DATE |
|-------------------|-------------------|---------------|
| AMOUNT EARNED | \$19,772.50 | \$19,772.50 |
| AMOUNT RETAINED | \$0.00 | \$0.00 |
| MATERIAL ON SITE | \$0.00 | \$0.00 |
| MATERIAL DEDUCT. | \$0.00 | \$0.00 |
| PREVIOUS PAYMENTS | ----- | \$0.00 |
| AMOUNT DUE | \$19,772.50 | \$19,772.50 |

Meeting Date: 11/8/95

Agenda Item: C - 5

CITY OF FALCON HEIGHTS

REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION: Cancellation of Dec. 6 and Dec. 27, 1995 meetings and scheduling of Dec. 20, 1995 meeting

SUBMITTED BY: Susan Hoyt, City Administrator

EXPLANATION/SUMMARY: The regular city council meeting in December conflicts with the Ramsey County League Annual Meeting (Dec. 13) and the holiday week (Dec. 27). Therefore, cancelling the December 6 and December 27, 1995 meetings make sense. However, a brief December 20, 1995 meeting will allow the city to do its end-of-the year business. The city's Truth-in-Taxation hearing is already scheduled for December 7, 1995. The first council meeting in 1996 is January 10.

ACTION REQUESTED: Cancel Dec. 6 and Dec. 27, 1995 meetings and schedule December 20, 1995 meeting.

Meeting Date: 11/8/95

Agenda Item: C - 6

CITY OF FALCON HEIGHTS

REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION: Request for use of Community Park shelter and site for Lions Club holiday tree sales

SUBMITTED BY: John Brynildson, Vice-President, Falcon Heights/Lauderdale Lions Club

REVIEWED BY: Carla Asleson, Administrative Assistant/Planner

EXPLANATION/SUMMARY:

The Lions Club is requesting use of the Community Park shelter and some of the grounds to the west of the shelter for its annual holiday tree sale. The Lions Club has used the area in the past and agrees to the attached conditions.

ATTACHMENT: Agreement for Lions Club use of Community Park

ACTION REQUESTED: Approve the use of Community Park shelter and site for the Lions Club holiday tree sale.

LIONS CLUB AGREEMENT FOR COMMUNITY PARK USE

The Falcon Heights/Lauderdale Lions Club is granted permission to use the area north of the free skating rink at the Falcon Heights Community Park for Christmas tree sales from November 11, 1995 through December 23, 1995. The Falcon Heights/Lauderdale Lions Club agrees to the following terms and conditions:

1. The bituminous pathways and concrete walkways shall be used only for the purpose of the initial tree delivery and for pedestrians. Vehicles shall not be allowed on the pathway for the purpose of tree pick-up or parking.
2. Use of the park building shall be limited to use as a warming shelter for Lions Club members and storage.
3. The Lions Club shall vacate the area by December 23 and do so by leaving the property in the same good condition. All remaining trees, associated materials, equipment and signs shall be removed no later than January 15, 1996.
4. Two temporary signs are allowed at the site, provided that they are not posted on the public right-of-way. Off-site directional signs will not be used.
5. A business license will be obtained by the Lions Club.

THE CITY OF FALCON HEIGHTS

LIONS CLUB

By: _____

By: _____

Meeting Date: 11/8/95

Agenda Item: C - 7

CITY OF FALCON HEIGHTS

REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION: Community Playroom Staff Appointments

SUBMITTED BY: Carol Kriegler, Parks and Rec Director

EXPLANATION/SUMMARY: Staff recommends the appointment of the following individuals to the community playroom staff. The playroom attendant is a part-time temporary position with a salary range of \$6-\$8/hour. The responsibilities for the attendants include the following: Serving as program host, being of general assistance to users, collecting user fees, enforcing program policies, light clean up, administering of first aid and accident/injury reporting.

Diane Meyer
978 Sherren St. W.
Roseville, MN 55113

Kathy/Greg Schaefer
1834 Holton St.
Falcon Heights, MN 55113

Julie Obermiller
1144 Idaho Ave.
St. Paul, MN 55108

Wendy Teisberg
1460 Simpson
St. Paul, MN 55108

Nan Knutsen
1825 Arona St.
Falcon Heights, MN 55113

ACTION REQUESTED: Approval of above staff appointments to the community playroom for '95-'96 season.

Meeting Date: 11/8/95

Agenda Item: P - 1

CITY OF FALCON HEIGHTS

REQUEST FOR COUNCIL CONSIDERATION

ITEM DESCRIPTION: Consideration of resolution certifying the city returns of November 7, 1995

SUBMITTED BY: Carla Asleson, Administrative Assistant/Planner

EXPLANATION/SUMMARY:

After a city election, the city council (acting as the canvassing board) is responsible for certifying the election returns prior their being sent to the Ramsey County Auditor.

A resolution with the final election results will be distributed at the council meeting.

ACTION REQUESTED:

Approval of Resolution 95-29, certifying the city election returns of November 7, 1995.

CITY OF FALCON HEIGHTS
COUNCIL RESOLUTION

Date: November 8, 1995

A RESOLUTION CERTIFYING THE CITY ELECTION RETURNS OF NOVEMBER 7, 1995

WHEREAS, the City of Falcon Heights election judges tabulated the votes in Precinct I and Precinct II for one mayor position and two councilmember positions, all four-year terms effective January 1, 1996, with the following results:

MAYOR POSITION

| | Precinct I | Precinct II | Total |
|-----------------|------------|-------------|-------|
| Sue Gehrz | 374 | 344 | 718 |
| Robert E. Uhler | 80 | 156 | 236 |
| Write-Ins | 1 | 1 | 2 |
| TOTAL | 455 | 501 | 956 |

COUNCILMEMBER POSITIONS

| | Precinct I | Precinct II | Total |
|-------------------|------------|-------------|-------|
| Sam L. Jacobs | 261 | 358 | 619 |
| Jan Gibson Talbot | 364 | 396 | 760 |
| Write-Ins | 11 | 7 | 18 |
| TOTAL | 636 | 761 | 1397 |

NOW, THEREFORE, BE IT RESOLVED by the city Canvassing Board that Sue Gehrz is duly declared elected to the office of mayor for a four-year term beginning January 1, 1996; and

BE IT FURTHER RESOLVED that Sam L. Jacobs and Jan Gibson Talbot are each duly elected to the office of councilmember for four-year terms beginning January 1, 1996; and

BE IT FURTHER RESOLVED that the city clerk be directed to certify such election returns to the Ramsey County Auditor.

Moved by: _____

BALDWIN
GEHRZ ___ In Favor
GIBSON TALBOT
HUSTAD ___ Against
JACOBS

Approved by: _____

Mayor
November 8, 1995
Date

Attested by: _____

City Clerk
November 8, 1995
Date

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

ITEM DESCRIPTION: Explanation and approval of the Larpenteur Avenue right-of-way plan

SUBMITTED BY: Dan Soler, Ramsey County Project Engineer

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

EXPLANATION/SUMMARY:

For over the past three years city officials have been meeting with Ramsey County officials to discuss the plans for the reconstruction of Larpenteur Avenue. In order to fulfill the federal funding requirements for the roadway, the county is required to get approval of its right-of-way plan at this time. The plan includes the acquisition of some right-of-way in Falcon Heights.

Terry Maurer will introduce Dan Soler, who will describe the right-of-way needs of the Larpenteur Avenue project.

ACTION REQUESTED:

- Terry Maurer introduce Dan Soler
- Discuss and approve the Larpenteur Avenue right-of-way plan

CITY OF FALCON HEIGHTS
COUNCIL RESOLUTION

Date: November 8, 1995

A RESOLUTION CERTIFYING THE CITY ELECTION RETURNS OF NOVEMBER 7, 1995

WHEREAS, the City of Falcon Heights election judges tabulated the votes in Precinct I and Precinct II for one mayor position and two councilmember positions, all four-year terms effective January 1, 1996, with the following results:

MAYOR POSITION

| | Precinct I | Precinct II | Total |
|-----------------|------------|-------------|-------|
| Sue Gehrz | 374 | 344 | 718 |
| Robert E. Uhler | 80 | 156 | 236 |
| Write-Ins | 1 | 1 | 2 |
| TOTAL | 455 | 501 | 956 |

COUNCILMEMBER POSITIONS

| | Precinct I | Precinct II | Total |
|-------------------|------------|-------------|-------|
| Sam L. Jacobs | 261 | 358 | 619 |
| Jan Gibson Talbot | 364 | 396 | 760 |
| Write-Ins | 11 | 7 | 18 |
| TOTAL | 636 | 761 | 1397 |

NOW, THEREFORE, BE IT RESOLVED by the city Canvassing Board that Sue Gehrz is duly declared elected to the office of mayor for a four-year term beginning January 1, 1996; and

BE IT FURTHER RESOLVED that Sam L. Jacobs and Jan Gibson Talbot are each duly elected to the office of councilmember for four-year terms beginning January 1, 1996; and

BE IT FURTHER RESOLVED that the city clerk be directed to certify such election returns to the Ramsey County Auditor.

Moved by: _____

BALDWIN
GEHRZ In Favor
GIBSON TALBOT
HUSTAD Against
JACOBS

Approved by: _____

Mayor
November 8, 1995
Date

Attested by: _____

City Clerk
November 8, 1995
Date

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

ITEM DESCRIPTION: Explanation and approval of the Larpenteur Avenue right-of-way plan

SUBMITTED BY: Dan Soler, Ramsey County Project Engineer

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

EXPLANATION/SUMMARY:

For over the past three years city officials have been meeting with Ramsey County officials to discuss the plans for the reconstruction of Larpenteur Avenue. In order to fulfill the federal funding requirements for the roadway, the county is required to get approval of its right-of-way plan at this time. The plan includes the acquisition of some right-of-way in Falcon Heights.

Terry Maurer will introduce Dan Soler, who will describe the right-of-way needs of the Larpenteur Avenue project.

ACTION REQUESTED:

- Terry Maurer introduce Dan Soler
- Discuss and approve the Larpenteur Avenue right-of-way plan

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

ITEM DESCRIPTION: Adopt resolution joining the Metropolitan Livable Communities Act

SUBMITTED BY: Susan Hoyt, City Administrator

EXPLANATION/SUMMARY:

The Metropolitan Council is encouraging cities to participate in the Metropolitan Livable Communities Act, which was passed by the state legislature in 1995. The bill is designed to provide financial incentives to communities throughout the metropolitan area to accommodate affordable housing. Joining the Livable Communities Act is entirely voluntary and is a one year commitment to the program. The resolution must be adopted by November 15, 1995. Specific goals and an action plan must be adopted by June, 1996.

Since the City of Falcon Heights nearly meets or exceeds all benchmarks for housing affordability, the Metropolitan Council staff indicated that the city will not be required to expand its affordability measures. There are no property tax implications nor revenue demands from joining the metropolitan Livable Communities Act.

The city can renew or withdraw from its participation in the program in 1996.

ATTACHMENTS:

- 1 Resolution to participate in the Metropolitan Livable Communities Act
- 2 Table on city benchmarks
- 3 Information on Livable Communities

ACTION REQUESTED:

Adopt resolution to participate in the Metropolitan Livable Communities Act.

CITY OF FALCON HEIGHTS
C O U N C I L R E S O L U T I O N

Date: Nov. 8, 1995

RESOLUTION ELECTING TO PARTICIPATE IN
THE LOCAL HOUSING INCENTIVES ACCOUNT PROGRAM
UNDER THE METROPOLITAN LIVABLE COMMUNITIES ACT

CALENDAR YEAR 1996

WHEREAS, the Metropolitan Livable Communities Act (1995 Minnesota Laws Chapter 255) establishes a Metropolitan Livable Communities Fund which is intended to address housing and other development issues facing the metropolitan area defined by Minnesota Statutes section 473.121; and

WHEREAS, the Metropolitan Livable Communities Fund, comprising the Tax Base Revitalization Account, the Livable Communities Demonstration Account and the Local Housing Incentives Account, is intended to provide certain funding and other assistance to metropolitan area municipalities; and

WHEREAS, a metropolitan area municipality is not eligible to receive grants or loans under the Metropolitan Livable Communities Fund or eligible to receive certain polluted sites cleanup funding from the Minnesota Department of Trade and Economic Development unless the municipality is participating in the Local Housing Incentives Account Program under Minnesota Statutes section 473.254; and

WHEREAS, the Metropolitan Livable Communities Act requires the Metropolitan Council to negotiate with each municipality to establish affordable and life-cycle housing goals for that municipality that are consistent with and promote the policies of the Metropolitan Council as provided in the adopted Metropolitan Development Guide; and

WHEREAS, by June 30, 1996, each municipality must identify to the Metropolitan Council the actions the municipality plans to take to meet the established housing goals; and

WHEREAS, the Metropolitan Council must adopt, by resolution after a public hearing, the negotiated affordable and life-cycle housing goals for each municipality by January 15, 1996; and

WHEREAS, a metropolitan area municipality which elects to participate in the Local Housing Incentives Account Program must do so by November 15 of each year; and

WHEREAS, for calendar year 1996, a metropolitan area municipality can participate under Minnesota Statutes section 473.254 only if: (a) the municipality elects to participate in the Local Housing Incentives Account Program by November 15, 1995; (b) the Metropolitan Council and the municipality successfully negotiate affordable and life-cycle housing goals for the municipality; and (c) by January 15, 1996 the Metropolitan Council adopts by resolution the negotiated affordable and life cycle housing goals for each municipality;

NOW, THEREFORE, BE IT RESOLVED THAT the City of Falcon Heights hereby elects to participate in the Local Housing Incentives Program under the Metropolitan Livable Communities Act during calendar year 1996.

Moved by: _____

BALDWIN
GEHRZ ____ In Favor
GIBSON TALBOT
HUSTAD ____ Against
JACOBS

Approved by: _____

Mayor
November 8, 1995
Date

Attested by: _____

City Clerk
November 8, 1995
Date

**DRAFT
HOUSING GOALS AGREEMENT
METROPOLITAN LIVABLE COMMUNITIES ACT**

PRINCIPLES

The city of Falcon Heights supports:

1. A balanced housing supply, with housing available for people at all income levels.
2. The accommodation of all racial and ethnic groups in the purchase, sale, rental and location of housing within the community.
3. A variety of housing types for people in all stages of the life-cycle.
4. A community of well-maintained housing and neighborhoods, including ownership and rental housing.
5. Housing development that respects the natural environment of the community while striving to accommodate the need for a variety of housing types and costs.
6. The availability of a full range of services and facilities for its residents, and the improvement of access to and linkage between housing and employment.

GOALS

To carry out the above housing principles, the City of Falcon Heights agrees to use benchmark indicators for communities of similar location and stage of development as affordable and life-cycle housing goals for the period 1996 to 2010, and to make its best efforts, given market conditions and resource availability, to remain within or make progress toward these benchmarks.

| | CITY INDEX | BENCHMARK | GOAL |
|-----------------------------------|------------|--------------------|------|
| Affordability | | | |
| Ownership | 60% | 68-77% | |
| Rental | 85% | 45-48% | |
| Life-Cycle | | | |
| Type (Non-single family detached) | 45% | 36-41% | |
| Owner/renter Mix | 56/44% | (64-74) / (26-36)% | |
| Density | | | |
| Single-Family Detached | 3.4/acre | 1.8-2.9/acre | |
| Multifamily | 17/acre | 12-15/acre | |

To achieve the above goals, the City of Falcon Heights elects to participate in the Metropolitan Livable Communities Act Local Housing Incentives Program, and will prepare and submit a plan to the Metropolitan Council by June 30, 1996, indicating the actions it will take to carry out the above goals.

CERTIFICATION

Mayor

Date



An Investment in Our Region

*The
Metropolitan
Livable
Communities
Act*

The Facts about the Metropolitan Livable Communities Act

Who: Individual communities, working in partnership with the Metropolitan Council.

What: An investment in the health and vitality of the region. The Legislature established a fund for communities to invest in local economic revitalization and affordable housing initiatives. The fund has three separate accounts dedicated to cleaning up polluted land; revitalizing communities and promoting efficient development; and providing housing that's affordable to people living on low and moderate incomes.

The new law is cited as unique in the nation. Its benefits are clear:

- cities and towns are eligible for dollars to improve communities, and,
- local units of government are in the driver's seat to guide local planning and decision-making.

Communities choose whether to participate and help determine how to use the resources available.

When: To be eligible for funding, communities, by Nov. 15, must declare their intent to participate in the housing program.

Where: Communities in the Twin Cities metro area.

Why: The "Livable Communities Act" is an investment in the region. It will contribute to the economic well-being of the central cities and surrounding suburbs. It will expand affordable and life-cycle housing opportunities where job growth is highest. And, it will encourage communities to be creative about development and redevelopment efforts and promote growth that is more compact and transit-oriented.

The emphasis is on cooperation and incentives to achieve regional goals. Local units of government are best suited to make decisions about how their cities and towns will grow and develop. However, the law recognizes it will take partnerships and shared responsibility in the region to continue our economic successes.

Communities are encouraged to include housing diversity and choice among their primary objectives. Priority for infrastructure investments is given to communities that choose to participate and further their commitment to providing housing that is affordable to low- and moderate-income families, families just starting out, single people and elderly residents. These basic principles championed in the Livable Communities Act are also supported by the Council's *Regional Blueprint*.

Affordable Housing

You might ask, "How will housing that's more affordable improve my community?" Affordable and life-cycle housing is an economic investment we make in communities and their residents. It is a commitment to young families, single people and older residents that they can afford a home

in the community of their choice. It is an opportunity for families living on low and moderate incomes and single people pursuing independence. Couples young and old won't have to move out of their community simply because they can't afford to live there.

Housing affordability allows people who commute to work in growing suburbs to live near their jobs. It allows unemployed and underemployed people to have better access to developing jobs and livable wages. It provides a labor supply for businesses in growing cities and towns.

Closing the gap between where the jobs are—and where the people live who need jobs—will help ensure continued prosperity and community stability in the Twin Cities area.

The Metropolitan Livable Communities Fund

To help pay for the programs outlined in the new law, the Legislature created the Metropolitan Livable Communities Fund. The fund is made up of three accounts administered by the Metropolitan Council.

The **Local Housing Incentives Account** is at the heart of the Livable Communities Act. It is the Legislature's answer, with bipartisan and wide-ranging local support, to one of the most hotly-debated issues of the decade—affordable housing.

Communities that want to apply for any of the loans or grants available through the Metropolitan Livable Communities Fund must first choose to participate in the housing incentives program outlined in this section of the new law and must work toward housing goals developed in cooperation with the Council.

One source of funding to help achieve housing goals is the "Affordable and Life-Cycle Housing Opportunities Amount," calculated for each community according to a formula prescribed in the law. These are locally-generated dollars cities and towns can apply toward affordable and life-cycle housing within their own communities.

Beginning in 1998, however, participating communities that aren't meeting housing goals, or spending their affordable and life-cycle housing opportunities amount to meet their goals, must distribute this amount to their city or county housing authority or to the regional housing fund.

A second source of funding is the account itself, which is a regional fund to help participating communities that have not met their housing goals, but are actively working to create affordable and life-cycle housing opportunities. This account will generate about \$1 million in 1996, \$500,000 in 1997 and approximately \$1.5 million a year beginning in 1998. Funds from the Minnesota Housing Finance Agency totaling \$3.5 million and \$600,000 from the Mpls.-St. Paul Family Housing Fund will increase resources to \$5.1 million for 1996. All three agencies will work together to coordinate housing investment in the region. Communities that receive funding must match these grant dollars.

The **Tax Base Revitalization Account** provides grants to communities to help clean up polluted land and pave the way for economic development and job growth. Dollars available through this account total an estimated \$6.5 million a year and come from a Council levy for the Right-of-Way Acquisition Loan Fund (RALF) and a portion of the fiscal disparities pool.

To be eligible for funds from this account, communities must choose to participate in the housing incentives program and work toward housing goals developed in cooperation with the Council. Grants from this account may be used as a local match for clean up funds of \$7.8 million from the

Department of Trade and Economic Development totaling \$20.5 million in resources.

The **Livable Communities Demonstration Account** provides loans and grants to revitalize neighborhoods and promote efficient development. Dollars available through this account total \$4.6 million a year initially and are generated by taxes formerly levied by, and payments formerly made to, the Metropolitan Mosquito Control District. (Beginning in 1997, \$500,000 a year will be transferred into the Local Housing Incentives Account.)

Dollars in this account will provide opportunities for metro-area communities to be creative about development and redevelopment initiatives. To lend greater perspective to this part of the program, the Council will work with an advisory committee to set criteria for determining which projects qualify for funds from this account, based on guidelines in the legislation. Demonstration projects eligible for funding, for example, must foster more compact development, housing diversity and development within close proximity to transit and other existing services.

To be eligible for funds from this account communities must choose to participate in the housing incentives program and work toward housing goals developed in cooperation with the Council.

Urban Homestead Program

A final component of the Livable Communities Act is the urban homestead program, which will give income tax exemptions to people who purchase and move into homes in certain declining neighborhoods.

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

The law establishes a maximum exemption and subjects the exemption to certain income limits.

Progress Report

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

The Council must also report to the Legislature on the probable development patterns in the metro area over the next 25 years and their impact on the region. This is an effort that has been underway at the Council since early 1995.

Questions?

The Metropolitan Livable Communities Act is a complex piece of legislation. The Council will often look to communities to help define and interpret various aspects of the law. Direct your questions to your Livable Communities staff team. Also, check the Metro Information Line by calling 229-3780. Or check the Twin Cities Computer Network for on-line program information. You can access TCCN with your computer by dialing (612) 337-5400, or contact TCCN Client Support at (612) 332-2101.

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

ITEM DESCRIPTION: Review of draft tax increment financing plan and scheduling a public hearing on the plan amendments

SUBMITTED BY: Susan Hoyt, City Administrator

REVIEWED BY: Bob Thistle, Mark Wikelhake, Springsted Public Finance Advisors
Richard Martin, Leonard, Street and Deinard (in process)

EXPLANATION/SUMMARY:

BACKGROUND

The city's tax increment financing plan was last amended in 1988. In order to prudently plan for the use of tax increment revenue, particularly with the upcoming Larpenteur Avenue improvements scheduled for 1997, it is time to review and revise the plan to represent up-to-date activities and expenditures. While making these revisions, the city financial advisors suggest that the city conservatively estimate revenues and expenditures.

PROPOSED PLAN CHANGES

The draft tax increment financing plan covers the anticipated project expenditures from tax increment revenue in the city's two development districts one and two. (See Attachment 1). The public improvements included in the plan are eligible activities. The private assistance is also likely an eligible activity, but the city's attorney is reviewing this to make a final determination.

1. Larpenteur Avenue improvements in districts one and two. This activity is included in the 1988 plan without any start date or cost because it was premature to estimate that at the time the plan amendment was adopted. However, the city is now able to roughly estimate the cost of this project and to itemize more of the activities that it will include. Therefore, the Larpenteur Avenue project continues to be included in the draft tax increment financing plan with the future estimated costs of the project at \$2,500,000.

The draft plan also includes a hypothetical bond issue of \$2.5 million dollars for the Larpenteur Avenue project. This demonstrates that the anticipated tax increment revenue will cover the costs of the anticipated project costs through 2011.

2. Programs for upgrading private commercial property tax base in development districts one and two. (Eligibility needs confirmation.)

The draft plan includes two project activities that involve public assistance for private property that would occur between 1998 and 2011 with the estimated available increment beyond the anticipated total costs of the Larpenteur Avenue improvements accumulated over that time period. (The current estimate is approximately \$700,000 by 2011).

It is important to understand that the private assistance to these properties will not create tax increment revenue for the city because they are not part of a specific tax increment district. In other words, the property taxes on the private property will not go into a tax increment fund. The city will receive a return on its investment of tax dollars from its 12% share of any increased property taxes that result from a market value increase on these properties after they are upgraded with the public dollars.

- a. Substantially upgrading the property tax base through the redevelopment or major renovation/partial replacement of the physical structures in the 1940's and 1950's commercial retail centers in the community business district.

This is a revision in the 1988 plan which included the general statement "the upgrading of the southeast corner of Snelling and Larpenteur" as a future project with no anticipated date or cost. It expands the area to the community business district as a whole and specifies redevelopment or major renovation rather than general upgrading.

- b. The development of a revolving business loan program for business rehabilitation is also included in the proposed activities between 1998 and 2011. The city would need to define the guidelines for this program and determine an interest rate (anywhere from 0% and up) and a pay-back period.

This is a new project activity that was not listed in the 1988 plan.

PROCESS

At this time it is appropriate to discuss and suggest revisions in the draft plan and to schedule a public hearing on the plan. Any changes can be incorporated into the document and brought back to the council prior to the public hearing. Finally, just like any other city capital planning or land use planning document, this document should be revisited and changes made in the future. This may be particularly important once the Larpenteur Avenue project is completed when the full cost of the project is known and the city's debt obligation is fully understood.

As of this writing, staff understands that at least one public hearing is required on the proposed amendment. Due to notice requirements and some changes in the city's December meeting dates, staff recommends scheduling the hearing for 7:10 PM on December 20, 1995.

Furthermore, since the city is fully developed and sees few requests for tax increment assistance, the diagram in attachment 4 outlines the process for private requests for tax increment financing, a diagram generally outlining the steps that are typically gone through when a request is made are outlined in attachment 4.

ATTACHMENTS:

1. Draft tax increment financing plan
2. 1988 tax increment financing plan
3. Resolution scheduling a public hearing on a proposed amendment to the 1988 tax increment financing plan.
4. Outline of the general process for requesting tax increment assistance for private projects

ACTION REQUESTED:

- Staff review of the proposed amendments
- Discussion and revisions
- Adopt resolution scheduling public hearing

POLICY POLICY POLICY POLICY POLICY POLICY POLICY POLICY

11/03/95
draft

City of Falcon Heights
Tax Increment Financing Plan
Amendment to the 1988 Plan Section III

III. PLAN ELEMENTS

The following projects that meet the tax increment plan's goals and objectives have been or will be accomplished.

A. Development District Number One

1. Completed activities.

a. Economic Development District No. 1 -1

- 1) Gortner storm sewer and connection to St. Paul storm sewer through the University of Minnesota

cost: \$ 408,696

completed: 1982

- 2) Connection fees to the University of Minnesota and St. Paul storm sewer

cost:
university \$ 33,230
St. Paul \$ 300,000

completed: 1982

- 3) 1982 street, storm sewer, sanitary sewer and utilities (Prior Avenue)

cost: \$ 327,810

completed: 1983

b. Housing District No. 1 - 2

- 1) Looping of water main on Larpenteur and Cleveland to serve the west portion of the development district, site preparation, soil preparation, sanitary sewer, storm sewer and street improvements.

cost: \$ 1,300,000

completed: 1985

c. Economic Development District 1 - 3

1) Site acquisition for office park

cost: \$ 447,000

completed: 1985

2. Future activities.

a. Larpenteur Avenue improvements

Ramsey County is planning to reconstruct Larpenteur Avenue. The project will entail reconstructing the street, storm sewer, curb/gutter and protected left turn lanes as well as upgrading utilities and sanitary sewer as needed. The project also includes streetscape amenities for making the roadway an integral part of the community and an asset for economic and community development in this fully developed city. Because of its location in the development district, Lindig Street may be included in the Larpenteur Avenue project. In general the Larpenteur Avenue project will include at least the following activities with possibly more related items.

1) Street reconstruction will minimally include the removal and repaving of the concrete roadway, adding protected left turn lanes, replacing curb and gutter, and adding permanent traffic signals at Fairview and Gortner Avenues. Necessary utility and sanitary sewer improvements will be handled as part of this work.

2) Storm sewer improvements along Larpenteur Avenue stormwater improvements may require additional stormwater drainage facilities to be constructed. If necessary, additional stormwater capacity will be purchased from St. Paul.

3) Streetscape amenities include the process and plans associated with preparing a streetscape plan with identification signs and structures, landscaping, public pathways, an underground walkway, miscellaneous amenities and decorative pavement along the Larpenteur Avenue roadway.

city share of
estimated project cost: \$ 1,500,000
(outside Development
District 2)

estimated start date:
engineering/
planning 1994
construction 1997

- b. Upgrading commercial properties and property tax base
 - 1) Business rehabilitation loan program
 - city share of estimated project cost: (for development district one and two) As available
 - current estimate of city share by 2011: \$700,000
 - estimated start date: 1997 or 1998 through 2011

B. Development District Number Two

1. Completed activities.

- a. Redevelopment District 2 - 1
 - Land acquisition, demolition and write down for redevelopment cost: \$ 600,000
 - completed: 1985

2. Future activities.

- a. On-going planning for economic development, redevelopment and public improvements in the community business district
 - estimated project cost: \$20,000
 - estimated start date: 1995, 1999
- b. Business district public improvements and identification including planning, engineering and construction as part of the Larpenteur Avenue corridor activities. The project will use signs, landscaping, decorative pavement, streetlighting, pedestrian walkways, amenities and underground utility wiring to upgrade and enhance the business district.
 - city share of estimated project cost: \$ 1,000,000
 - estimated start date: 1997

c. Upgrading of commercial properties and property tax base

- 1) Substantially upgrading the property tax base through redevelopment or major renovation / partial replacement of the physical structures in the 1940's and 1950's commercial retail centers in the community business district.
- 2) Business rehabilitation loan program

Estimated cost and start date
are under development district one
[see A. 2.b.(1)]

ANTICIPATED INCREMENT IN DEVELOPMENT DISTRICT ONE AND TWO AND
HYPOTHETICAL BOND COSTS ASSOCIATED WITH LARPENTEUR AVENUE

TIF DISTRICT SCENARIO

| YEAR | ESTIMATED TAX INCREMENT & HACA MAKEUP TIF#1 & #2 | DEBT SERVICE TIF #1 & #2 | LARPENTEUR AVE HYPOTHETICAL \$2,500,000 DEBT SERVICE | INTEREST EARNINGS @ 4% | ESTIMATED FUND BALANCE TIF #1 & #2 |
|------|---|-----------------------------|---|------------------------------|---|
| 1994 | | | | | 1,047,699 |
| 1995 | 274,809 | 268,818 | | 41,908 | 1,095,598 |
| 1996 | 274,809 | 265,353 | | 43,824 | 1,148,878 |
| 1997 | 274,809 | 266,011 | 54,875 | 45,955 | 1,148,756 |
| 1998 | 274,809 | 344,581 | 355,750 | 45,950 | 769,184 |
| 1999 | 251,161 | 61,882 | 347,188 | 30,767 | 642,043 |
| 2000 | 251,161 | 59,883 | 337,688 | 25,682 | 521,314 |
| 2001 | 251,161 | 67,500 | 327,500 | 20,853 | 398,328 |
| 2002 | 251,161 | 59,978 | 316,750 | 15,933 | 288,694 |
| 2003 | 251,161 | 57,453 | 305,563 | 11,548 | 188,387 |
| 2004 | 251,161 | 49,024 | 293,875 | 7,535 | 104,184 |
| 2005 | 251,161 | 47,691 | 281,688 | 4,167 | 30,134 |
| 2006 | 200,000 | | 269,188 | 1,205 | -37,849 |
| 2007 | 200,000 | | 256,438 | -1,514 | -95,801 |
| 2008 | 200,000 | | | -3,832 | 100,367 |
| 2009 | 200,000 | | | 4,015 | 304,382 |
| 2010 | 200,000 | | | 12,175 | 516,557 |
| 2011 | 150,000 | | | 20,662 | 687,219 |

START
← FUND
BALANCE

Last
year →

↑
REVENUE
FROM TAX INCREMENT
estimated 4.4% overall rate on debt service

↑
EXISTING
DEBT

↑
NEW
DEBT
FOR
LARPENTEUR
IN 1996

↑
INTEREST
REVENUE

FINAL
FUND
BALANCE
ESTIMATE
AFTER
ALL
DEBT
LARP.
PAID.

1988 PLAN.

SECTION III. ITEMS RELATED TO DEVELOPMENT PLAN AND FINANCING PLANS

A. Development Projects Completed or in Progress

| <u>Description of Project</u> | <u>Contractor</u> | <u>Cost</u> | <u>Completion Date</u> |
|---|---------------------------------------|-------------|------------------------|
| Gortner Storm Sewer and Connection to St. Paul Storm Sewer through the University of Minnesota | Erwin Montgomery Construction Company | \$408,696 | 10/29/82 |
| 1982 Street & Utilities (Prior Ave.) Storm Sewer, Sanitary Sewer, Water Main and Streets (25% assessed) | Austin P. Keller Construction Company | \$327,810 | 6/30/83 |
| Looping of Water Main on Larpenteur and Cleveland to Serve West Portion of Development District | | \$133,000 | 5/85 |
| Coffman Housing Development | | \$9,200,000 | 5/85 |
| Office Park Development | | \$1,100,000 | Completed |

B. Other Development Projects That May Take Place Within Development District

| <u>Description of Project</u> | <u>Cost</u> | <u>Beginning Date</u> |
|--|-------------------------|-----------------------|
| Extension of Trunk Storm Sewer to Serve East portion of Development District (Lindig and Tarum Streets and North Area) <i>N.A.</i> | \$ 445,000 | Future Discussions |
| <i>LARP.?</i> Additional Purchase of Storm Water Capacity from St. Paul | \$ 95,000 | Future Discussions |
| <i>Business District</i> Upgrading of the Commercial Area on the Southeast Corner of Snelling Avenue and Larpenteur Avenue | Estimates not available | Future Discussions |
| <i>LARP.</i> Reconstruction of Larpenteur Avenue | Estimates not available | Future Discussions |
| Reconstruction of Gortner/Cleveland Avenues Interchange <i>N.A.</i> | Estimates not available | Future Discussions |

Economic Development District No. 1-1

The preceding objectives will be promoted by constructing the following public improvements and appurtenances thereto within the Economic Development District:

- a) Construction of sanitary sewer, water main, storm sewer and storm water retention area, streets, curb and gutter in the development area, specifically along Prior, Lindig, Tatum and Larpenteur Avenues and adjacent streets, including the cost of necessary easements for such construction.

Construction Cost - \$750,000

- b) Connection to the University of Minnesota storm system (which is a part of the St. Paul storm sewer system) with a 21 inch diameter sewer. The construction will be fenced and the road will be replaced with a 9-ton design bituminous surface.

Construction Cost - \$176,000

- c) Connection charge to the University System.

Connection Charge - \$33,230

- d) Connection charge (purchase of capacity) to the City of St. Paul system.

Connection Charge - \$300,000

Housing District No. 1-2

The preceding objectives will be promoted by constructing the following public improvements and appurtenances thereto within the Housing Districts:

- a) Public utility and street improvements.

Estimated Construction Cost - \$420,000

- b) Soil preparation costs

Estimated Correction - \$230,000

- c) Site preparation costs

Estimated Costs - \$307,500

Economic Development District 1-3

The preceding objectives will be promoted by constructing the following public improvements and appurtenances thereto within the Economic Development Districts:

- a) Site acquisition - \$447,000
- b) Lindig Area storm sewer improvements - \$160,000
- c) Lindig sanitary sewer improvements - \$50,000
- d) Larpentaur Avenue reconstruction improvements - final costs to be determined
- e) Gortner/Cleveland Avenue reconstruction - final costs to be determined

Redevelopment District 2-1

The preceding objectives will be promoted by constructing the following public improvements and appurtenances thereto within the Economic Development Districts:

- a) Land acquisition, demolition, write down - \$800,000

No. 95-31

CITY OF FALCON HEIGHTS
COUNCIL RESOLUTION

Date: November 8, 1995

A RESOLUTION SETTING A PUBLIC HEARING REGARDING AMENDMENTS TO THE 1988 TAX
INCREMENT FINANCE PLAN

WHEREAS, the city council wishes to consider amendments the city's 1988 tax
increment financing plan;

NOW, THEREFORE, BE IT RESOLVED that the city council of the City of Falcon Heights
will conduct a public hearing regarding proposed amendments to the city's 1988 tax increment
finance plan on December 20, 1995 at 7:10 p.m.

Moved by: _____

BALDWIN
GEHRZ ___ In Favor
GIBSON TALBOT
HUSTAD ___ Against
JACOBS

Approved by: _____

Mayor
November 8, 1995
Date

Attested by: _____

City Clerk
November 8, 1995
Date

OUTLINE FOR APPLICATIONS FOR CITY FINANCIAL ASSISTANCE

Overriding Principles

1. To be eligible for city assistance, a project must demonstrate that it has a compelling public benefit to be gained from the taxpayers' dollars.
2. Each project/property is considered separately.
3. The council will receive an analysis including, but not limited to, the financial, legal and land use implications of the request prior to being asked to make a decision.
4. The applicant must cover all costs associated with collecting and reviewing the information the request.
5. The applicant must provide all the information requested by the city to have the request considered.
6. Applications will be handled as part of the public process like any other request for council consideration.
7. If at any time during the process, the council finds that the request is not in the best interest of the city, the council can deny the request.

First step. Meeting between the potential applicant and staff to give the applicant an opportunity to explain the nature of the project and generally the type of assistance being requested.

Staff primarily listens but also informs the applicant that projects are at a minimum reviewed for:

- the eligibility of the proposal for tax increment/public dollars
- the compelling public benefit from the investment of tax dollars
- consistency with the comprehensive plan
- consistency with the zoning code
- available funds
- the financial return to the city on investment of tax dollars

Second step. Staff does some preliminary research on the proposal then gets back to the applicant about how the proposal fits/doesn't fit with the city's goals for public benefit, current and future land use and other general criteria.

Third step. If the applicant wants to proceed with the request, the applicant must submit the request in writing and pay an escrow fee of \$3,000 for the project analysis including, but not necessarily limited to, a legal and financial review which may include the pro forma on the property. Additional analysis may be required later (step 5A).

Fourth step. The council will review the request and analysis to determine if the project demonstrates a compelling public benefit that warrants the council proceeding. If planning issues are involved, the planning commission will review the land use portions of the proposal.

Fifth step - A. Following council review of the proposal and the related analysis, if the council wants to continue with consideration of the request, the applicant will enter into a preliminary agreement. This may require providing additional information related to the request including the financial condition of the applicant as well as other relevant items. An additional escrow fee will be required to cover costs of proceeding with the proposal.

Fifth step - B. The council determines that there is not a compelling public benefit.