

FILE

Mayor: Dean Johnston Council members: Rita Conlin Steve DeLapp Liz Johnson Anne Smith	Lake Elmo City Council TUESDAY, May 16, 2006	3800 Laverne Avenue No. Lake Elmo, MN 55042 777-5510 777-9615 (fax)
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Please read:

Since the City Council does not have time to discuss every point presented, it may appear that decisions are preconceived. However, staff provides background information to the City Council on each agenda item in advance; and decisions are based on this information and experience. In addition, some items may have been discussed at previous council meetings.

If you are aware of information that has not been discussed, please fill out a "Request to Appear Before the City Council form; or, if you came late, raise your hand to be recognized. Comments that are pertinent are appreciated. Items may be continued to a future meeting if additional time is needed before a decision can be made.

Agenda

City Council Meeting Convenes 7:00 PM

Pledge of Allegiance		
1. Agenda		
2. Minutes:	April 18, 2006, May 2, 2006	
3. <u>PUBLIC INQUIRIES/INFORMATIONAL:</u> A. PUBLIC INQUIRIES: B. PUBLIC INFORMATIONAL: (1) Village Are Master Plan Presentation: Engstrom and Company	Public Inquiries/Informational is an opportunity for citizens to bring the Council's attention any items not currently on the agenda. In addressing the Council, please state your name and address for the record, and a brief summary of the specific item being addressed to the Council. To allow adequate time for each person wishing to address the Council, we ask that individuals limit their comments to three (3) minutes. Written documents may be distributed to the Council prior to the meeting or as bench copies, to allow a more timely presentation.	
4. <u>CONSENT AGENDA</u> A. Resolution No. 2006-046: Approving Claims B. Monthly Operating Report C. Water Meter Vendor D. Partial Payment No. 2, Ellingson Drainage – Water System Interconnect Phase IV	Those items listed under the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion under a Consent Calendar format. There will be no separate discussion of these items unless a Council member so requests, in which event, the item will be removed from the general order of business and considered separately in its normal sequence on the agenda.	
5. <u>FINANCE:</u>	Tom Bouthilet	
6. <u>NEW BUSINESS:</u>		
7. <u>MAINTENANCE/PARK/FIRE/BUILDING:</u> A. Parks Dept.: Parks Recommendation on Playground Equipment – Carriage Station - verbal B. Fire Dept.-Sprinkling Ordinance; Ordinance No. 97-171		

C. Update on Building Dept.:Jim McNamara		
8. <u>CITY ENGINEER'S REPORT:</u> A. Stop Sign at the intersection of Lake Jane Trail and Jane Road N. B. Street Repair and Maintenance C. Trail Quotes D. Tablyn/LE Heights/31 st Street Water Main Bids – Resolution No. 2006-047 E. New NPDES Permit	Tom Prew	
9. <u>PLANNING, LAND USE & ZONING:</u> A. Zoning Variance, 8009 Hill Trail, Tacheny (Continued) Resolution No. 2006-041 B. Final Plat & Development Agreement – Hidden Meadows (formerly Deer Glen), Resolution No. 2006-048 C. Village Area Master Plan Presentation: Engstrom and Company – See Agenda Item 3B(1) D. Zoning Ordinance Text Amendment – Outdoor Social Events, Ordinance No. 97-167 E. Park Plan Update – Request for Proposals	C. Dillerud	
10. <u>CITY ATTORNEY'S REPORT:</u> A.		
11. <u>CITY ADMINISTRATOR'S REPORT:</u> A.		
12. <u>CITY COUNCIL REPORTS:</u> A. Mayor Johnston-Update on Family Center B. Council Member Conlin C. Council Member DeLapp D. Council Member Johnson E. Council Member Smith		
ENVIRONMENTAL COMMITTEE Informational Meeting on the City's Surface Water Pollution Prevention Plan: May 17, 7:00 p.m.	CLEAN UP DAY:June 3, 8 a.m. to Noon, Washington County Fairgrounds	

**CITY OF LAKE ELMO
CITY COUNCIL MEETING
APRIL 18, 2006**

1. AGENDA
2. MINUTES: March 21, 2006, City Council, April 4, 2006, City Council, January 10, 2006 and February 14, 2006 Council Workshop Minutes
3. PUBLIC INQUIRIES/INFORMATIONAL:
 - A. PUBLIC INQUIRIES:
 - (1) John McPherson – Chair of West Lakeland Township (added)
 - B. PUBLIC INFORMATIONAL:
 - (1) Lake Elmo Jaycees–Charitable Gambling License:
Resolution 2006-033
4. CONSENT AGENDA:
 - A. Resolution No. 2006-034: Approving Claims
 - B. Monthly Operating Report
5. FINANCE:
 - A. Animal Control Contract
 - B. Payment to Robert Engstrom Company (added)
6. NEW BUSINESS:
7. MAINTENANCE/PARK/FIRE/BUILDING:
 - A. Update on Building Dept.: Jim McNamara
8. CITY ENGINEER'S REPORT:
 - A. Public Hearing: Tablyn Park Neighborhood Street Construction Project:
Resolution No. 2006-035
 - B. Approve Plans and Authorize ad for bid for Tablyn Park/Lake Elmo Heights Watermain Project: Resolution 2006-036
9. PLANNING, LAND USE & ZONING:
 - A. Final Plat and Development Agreement – Discover Crossing:
Resolution 2006-037
 - (1) Letter of Credit Reduction for Discover Crossing (added)
 - B. OP Development Stage Plan/Preliminary Plat and CUP – Hidden Meadows:
Resolution 2006-028
 - C. Zoning Ordinance Text Amendment – Outdoor Social Events: Refer to Planning Commission
 - D. Update on Met Council (added)
10. CITY ATTORNEY'S REPORT:
 - A. Opinion on Drive-Up Facilities
11. CITY ADMINISTRATOR'S REPORT:
12. CITY COUNCIL REPORTS:

Mayor Johnston called the Council meeting to order at 7:00 p.m. in the Council Chambers. COUNCIL MEMBERS PRESENT: Conlin, DeLapp, Johnson, and Smith, STAFF PRESENT: Administrator Rafferty, City Planner Dillerud, Finance Director Bouthilet, City Engineer Prew, Attorney Filla, Recording Secretary Freeman.

Pledge of Allegiance

1. AGENDA:

Mayor Johnston asked to add John McPherson, Chair of West Lakeland Township; City Planner to add Letter of Credit Reduction for Discover Crossing 9A (1); Council Member DeLapp asked to add payment to Robert Engstrom Company (5B), and update of Met Council (9D).

M/S/P Johnson/Conlin – approved as amended. (Motion passed 5-0)

2. MINUTES:

M/S/P Johnson/Smith - approved March 21, 2006, Council minutes as amended with changes from DeLapp.

(Motion passed 3-2: Johnson/Johnston)

M/S/P Johnson/Smith – approved April 4, 2006, Council minutes as amended

(Motion passed 4-1: DeLapp – **lacked adequate information to create a legal trail and hold Council Members accountable for contributions to decisions impacting City**)

M/S/P Johnson/Conlin – approved January 10, 2006, Council Workshop minutes.

(Motion passed 4-0:1 DeLapp-Abstained-out-of-town)

M/S/P Johnson/Smith – approved February 4, 2006, Council Workshop minutes as amended by Conlin. (Motion passed 5-0)

3. PUBLIC INFORMATIONAL:

A. Public Inquiries:

John McPherson, Chair of West Lakeland Township, requested the City's **financial** support to oppose the Fly Ash site in their township. Traffic and pollution are concerns. Xcel is working with the PCA, which has no guidelines to follow. Six mayors and two townships have offered **financial** support.

Council Member DeLapp asked who has authority over this site and was told Met Council. Council Member Smith agrees with financial support but a plan of attack is first needed. Mayor Johnston asked when their Township was meeting again. McPherson proposed another meeting to discuss their goal and action needed.

Resident Mark Busta, 8810 27th St. Ct. N., Tablyn Park area. He proposed a 96' cul-de-sac be landscaped for a 42' diameter landscaped in the middle with a 27' wide street. It would possibly reduce City snowplowing and removal, and beautify the neighborhood. Three driveways already exist but the neighbors would be willing to maintain the landscaping; possibly have a decorative light installed. Since water is coming in, have a

pipe added with neighbors maintaining the cul-de-sac. Mr. Busta asked if concrete curbs could also be installed in the newer section, as streets are wider.

Council Member DeLapp suggested talking with neighbors. Council Member Smith stated there are three cul-de-sacs in Carriage Station, which are maintained by the neighbors living in that cul-de-sac and water is not supplied.

Mayor Johnston requested clarification of the formal process. Administrator Rafferty stated that a Public Hearing was being held tonight (8A).

Resident Susan Dunn wanted to remind residents about the April 19, 2006, Open House at Lake Elmo Elementary regarding the Village Master Plan. Dramatic changes are proposed and residents should attend.

B. Resolution 2006-033, Charitable Gambling License to Lake Elmo Jaycees
The Lake Elmo Jaycees requested renewal of its lawful Gambling License. The Jaycees operate its lawful gambling at the Twin Point Tavern located at 11199 Stillwater Boulevard.

M/S/P Smith/Conlin – to adopt Resolution 2006-033, a Resolution granting permission to the Lake Elmo Jaycees to conduct Charitable Gambling at the Twin Point Tavern.
(Motion passed 5-0)

4. CONSENT AGENDA:

A. Resolution No. 2006-034: Approving Claims
M/S/P Johnson/Conlin– to adopt Resolution No. 2006-034 approving Claim Numbers 320, 321, DD695 through DD714, 28949 through 28973, which were used for staff payroll dated April 13, 2006; claims 28974 through 29022, in the total amount of \$108,482.29. (Motion passed 5-0)

B. Monthly Operating Report:
M/S/P Johnson/Smith– to accept the March 2006 Monthly Operating Report.
(Motion passed 5-0)

5. FINANCE:

A. Animal Control Contract:
Finance Director Bouthilet provided an Animal Control Services Proposal Comparison schedule, summarizing the three bids received and the rates quoted. **No recommendation was provided.** Two bids provided “service call” and “on-call” quotes.

Administrator Rafferty reviewed the results with Finance Director Bouthilet for on demand vs. patrol services. Ms. Pelnar had not changed her rates from 2005. Rick Ruzicki, ACSI, talked to the Council about proactive service and enforcement of licensing ordinances.

Council Members Smith inquired about cats, especially in Cimarron Park.

M/S/P Conlin/Smith – to award the bid to ACSI for the remainder of 2006. A letter notifying Ms. Pelnar of her 30-day notice terminating her contract will be sent April 19, 2006. Council directed staff to place cat enforcement at the May 9, 2006, Council Workshop. (Motion passed 5-0)

B. Payment to Robert Engstrom Company

Council Member DeLapp requested that Robert Engstrom Companies provide the City a list of expenses to date, **associated with changes made to the scope of the original contract** ~~plus any additional charges~~. Council Member Smith asked if charges had submitted yet.

Council Member Johnson suggested looking at the current contract of services before meeting with the developer. Administrator Rafferty has met with the developer and discussed the work scope and costs. Proposals for ongoing work and justifications of changes have been discussed. **Discussion centered around initial contract scope and terms, and whether or not additional compensation has been requested retroactively for supplemental work included changes in property conditions and extension of the schedule.**

M/S/F Smith/DeLapp – to direct Staff to meet with the team hired and discuss current contract. (Motion Failed 2-3: Conlin, Johnston, Johnson)

6. NEW BUSINESS:

None

7. MAINTENANCE/PARK/FIRE/BUILDING:

A. Update on Building Dept.: Jim McNamara

Building Official McNamara updated Staff that Washington County Park Reserve had been issued a permit for a new Picnic Shelter and Restroom area. The Building Dept. continues to remove illegal signs. He stated, again, that portable basketball hoops **have been seen in streets and the ends of cul-de-sacs. He said this practice is unsafe and in violation of City ordinances.** ~~are illegally being placed in the street, which is illegal and very dangerous to children.~~

B. Fire Dept. Updates: Chief Malmquist

None

8. CITY ENGINEER'S REPORT:

A. Resolution 2006-035: Resolution Ordering Improvement and Preparation of Plans for the 2006 Street Repairs – Tablyn Park Neighborhood.

City Engineer Prew summarized the Feasibility Report for the 2006 Street Repairs – Tablyn Park Neighborhood. He would like to proceed as follows: May 12-open bids; May 16-award bid; July 2006-start work; August 2006-complete.

Mayor Johnston opened the Public Hearing at 8:35 p.m.

Daniel Novak, 8520 Ironwood Trail N., had concerns about the cost; road width; assessment repayment; water and road construction; corner lots; bituminous vs. cement curb and height; underground electricity.

~~Administrator Rafferty suggested petitioning the neighborhood supporting this action.~~

City Engineer Prew responded that cost would be divided equally between the 63 buildable lots with assessment costs of R1 zoning with an assessment cost \$1309. Road widths will remain the same. Water and road resurfacing will be done simultaneous. Owners of corner lots will decide where to place the curb, but cannot change the water flow. Bids will be for bituminous curbing only, but can be changed to include concrete. Prew will contact Xcel Energy about the possibility and cost of installing underground electricity. Another Public Hearing would be required if underground electricity were to be installed.

Mark Busta thought the assessment amount was fair.

Public Hearing Closed at 8:48 p.m.

M/S/P Johnson/Smith - to amend Resolution 2006-035, a Resolution Ordering Improvement and Preparation of Plans for the Tablyn Park Neighborhood, and to include an alternate bid for two landscaped islands. (Motion passed 5-0)

B. Resolution 2006-036: Approve Plans and Authorize Advertisement for Bids – Tablyn Park / Lake Elmo Heights Watermain Project

In his letter dated April 13, 2006, the City Engineer reported that Plans and Specifications are complete on the Tablyn Park/Lake Elmo Heights Watermain Project. This project will provide water for over 200 residences in an area of the City that has many contaminated wells with PFOA and PFOS. Following water service installation, each residential well will be sealed.

M/S/P Johnson/Conlin – to adopt Resolution 2006-037, approving Plans and Authorizing the Advertisement for Bids for Tablyn Park/Lake Elmo Heights Watermain Project. This bid does not include well abandonment and plumbing connections. (Motion passed 5-0)

9. PLANNING, LAND USE & ZONING:

A. Final Plat & Development Agreement – Discover Crossing: Resolution 2006-037.

City Planner recommended approval of Final Plat and Development Agreement – Discover Crossing. There are several outlots, three of which are going to be converted into lots after approved zoning changes. Staff has prepared a draft Development Agreement for the plat that has also been reviewed by and concurred in by the City Engineer.

Council Member DeLapp would like to see the three lots be put into conservation easements, and a copy of the covenants for the landscaping plan.

M/S/P Conlin/Smith - to adopt Resolution 2006-037 approving the Final Plat, OP Final Plat and Development Agreement for Discover Crossing, with the additional condition of compliance with the recommendations as determined by the City Forester and approved by the City Planner. (Motion passed 5-0)

A (1). Discover Crossing Letter of Credit Reduction:

City Planner recommended the Letter of Credit for Discover Crossing be reduced from \$1,811,325.00 to \$1,006,075.00, as presented in Memorandum 9A (1).

M/S/P Johnson/DeLapp – to approve the Escrow reduction for Discover Crossing from \$1,811,325.00 to \$1,006,075.00. (Motion passed 5-0)

B. OP Development Stage Plan / Preliminary Plat and CUP - Hidden Meadows:
Resolution 2006-038

City Planner presented the second step of the residential portion of a 68-acre portion of Hidden Meadows. The Public Hearing brought several concerns about several infrastructure design issues and the screening plan along the east property line. The property abuts to an OP, requiring a 200' buffer, but can be reduced to 100' if the developer proposes a landscape replacement buffer on a year-round basis.

landscaping that will serve as a year round visual buffer acceptable to the City
~~replacement-buffer on a year-round basis.~~

Council Member DeLapp wants "Resident" or nothing

Residents Joan and Steve Ziertman's property abuts the development. ~~Ms.~~ **Joan and Steve Ziertman** questioned the setback requirements for the proposed trail.

The drainfield proposed is 50' from their property line, and they expressed concerns about the health, safety and welfare if the **wetland treatment system proposed for the development and an off church was** system were to fail. They are requesting more than a 60' ~~100'~~ setback. OP ordinance states that a drainfield is a structure and is entitled to a 200' buffer zone, and a paved trail are added to that. City Planner clarified that a Pump Station is not a structure. Setback requirements are 50'/200' on-site.

City Planner Dillerud stated there are no trail setback requirements, but the trail can be moved.

The ~~Ziertmans~~ would like to know how the size of the wetlands compares to the Fields I development. City Engineer will provide that information to them this week. Developer confirmed that the alternate drainfield is north of the church and is a constructed wetland. **He further stated that restriction will be placed on this site to maintain its continued suitability as a back-up location.**

The ~~Ziertmans~~ would also like to see screening provided to their property line, buffering them the project. City Planner Dillerud stated the City would be receiving the final landscape plan next week.

Council Member DeLapp stated that the required trail systems are expected to be integral components of OP development and not tacked on to meet the City Code.

~~Mrs. Ziertman~~ asked why the trail couldn't be put on the second drainfield site, with a 15'-20' watermain easement granted from the developer. The developer agreed that language could be added granting a watermain easement of 10-20 feet to the east.

M/S/P Johnson/Conlin - to adopt Resolution 2006-038, approving the OP Development Stage Plan/OP Conditional Use Permit and Preliminary Plat for Hidden Meadows of Lake Elmo per plans staff dated April 13, 2006, with the addition of the following:

1) trail setback language be added regarding a watermain easement on the easterly side 15-20 feet; 2) confirm drainfield setback is to be 100' feet from property line; 3) provide size and delineation of the alternate drainfield; 4) drainfield setback be met; 5) trail setback and screening be reviewed; 6) secondary drainfield have the appropriate easement; 7) a trail and water easement to the secondary drainfield. **which will eventually allow the trail system to connect Keats Avenue to Lake Elmo Avenue.** (Motion passed 5-0)

C. Zoning Ordinance Text Amendment – Outdoor Social Events:

City Planner Dillerud recommended referring back to the Planning Commission. This is dealing with ordinance as part of a CUP, and would be dealt with on an individual basis. No applications have been received yet.

Council Member DeLapp saw the point of customized AG CUP's; police should not be required to be there. Council Member Johnson focused on any potential AG use.

Resident Carol Palmquist wanted to clarify the number of people and vehicles. Her staff would control loud music, security and safety. Two hundred people or less would be attending.

M/S/P Johnson/Conlin -- to refer the draft **language for the proposal** Outdoor Social Events **CUP** in the AG District back to the Planning Commission with direction to consider and make recommendations regarding the issues raised at the April 11 Council Workshop, and to include **a the** bullet for traffic impact analysis. (Motion passed 5-0)

D. Update on Met Council Meeting

Council Member DeLapp asked for Council support in his effort to develop a parallel plan option through the state legislature as an alternative to the Met Council process for comprehensive planning.

Council Member Conlin asked him what is being asked, and to submit a proposal.

Council Member DeLapp left the table at 10:28 p.m. **after being denied the right by the Council to respond to Council Member Conlin's question.**

M/S/P Johnston/Johnson - to table to the next Council meeting with a written proposal to discuss. (Motion passed 4-0: DeLapp Absent)

10. CITY ATTORNEY'S REPORT:

Attorney Filla provided a legal opinion handout to Council regarding Drive-In, Drive-Up and Drive-Through Facilities. Equal Protection Standards cannot distinguish in a GB zone based on what is an interior business vs. exterior business. Recommendation is for the City to determine the concerns relating to the food industry prior to amending current or adopting new regulations.

Mayor Johnston is willing to allow a walk-up/pick-up window based as code regulates accessory use not listed as business. City Planner recommends allowing of a drive-up window. Business owner Ed Gorman had requested a drive-up window, menu board and intercom.

M/S/P Johnson/Smith -- to direct the Planning Commission to allow walk-up window for consideration and refer back to the next Council meeting. (Motion passed 4-0: DeLapp Absent)

11. CITY ADMINISTRATOR'S REPORT:

None.

12. CITY COUNCIL REPORTS:

Mayor Johnston informed the Council that Washington County Library is sponsoring a 9-week reading program. Reminder that the Board of Review will be held on Wednesday, May 3rd, 4-6 pm in the Council Chambers; Clean Up Day is Saturday, June 3rd, 8-noon; the Old Village Presentation Open House is Wednesday, April 19, 6:30-8:30 pm at Lake Elmo Elementary School.

Council Member Conlin commented on the condition of the tennis courts and that repair was designated in the CIP for July.

Council Members commented in regard to Council Member DeLapp's behavior of leaving in the midst of a Council Meetings. Attorney Filla said unless a Rule of Conduct is adopted, there is no course of action. **Council Member Conlin asked Attorney Filla about common practice to leave City Council meetings, and how behavior is treated. Mayor Johnston stated that the City adopted Robert's Rule of Order. Council Member Conlin said Council Member DeLapp was not doing his job, behavior was out-of-order and was not being responsible.**

Council Member Johnson congratulated the Lake Elmo Lions on a wonderful and successful Cadillac Dinner Monday night.

Council Meeting adjourned at 10:50 p.m.

Respectfully submitted by Carole Freeman, Recording Secretary

Resolution No. 2006-033: Charitable Gambling License

Resolution No. 2006-034: Claims

Resolution No. 2006-035: Tablyn Park Neighborhood Street Construction Project

Resolution No. 2006-036: Authorize ad for bid for Tablyn Park/Lake Elmo Heights
Watermain Project

Resolution No. 2006-037: Final Plat & Development Agreement-Discover Crossing

Resolution No. 2006-038: OP Development Stage Plan/Preliminary Plat & CUP-Hidden
Meadows

Council Member DeLapp returned at 10:52 pm

DRAFT

**CITY OF LAKE ELMO
CITY COUNCIL MEETING
MAY 2, 2006**

1. AGENDA
2. MINUTES: April 18, 2006
3. PUBLIC INQUIRIES/INFORMATIONAL:
 - A. PUBLIC INQUIRIES:
 - B. PUBLIC INFORMATIONAL:
 1. Independent Governor Candidate-Peter Hutchinson
4. CONSENT AGENDA:
 - A. Resolution No. 2006-039: Approving Claims
 - B. Resolution No. 2006-040: Approving Claim
 - C. Resolution No. 2006-044: Partial Payment No. 1-Water System Interconnect Phase IV, Ellingson Drainage
 - D. Resolution No. 2006-045: Partial Payment No. 4-Elevated Water Storage Tank No. 2
5. FINANCE: None
6. NEW BUSINESS:
 - A. Land Partnership Grant (Add)
7. MAINTENANCE/PARK/FIRE/BUILDING:
 - A. Public Works:
 - (1) Vacuum Excavator
 - B. Parks Dept:
 - (1) Tablyn and Lions Park Tennis Courts
 - (2) VFW Electrical Service
 - (3) Swing Set Tablyn Park
 - C. Fire Dept. Update
8. CITY ENGINEER'S REPORT:
 - A. Trail Construction Update: Verbal
9. PLANNING, LAND USE & ZONING:
 - A. Variance for 8009 Hill Trail, Jason Tacheny: Resolution 2006-041
 - B. Permission for Temporary Office Trailer – Lake Elmo Pines
 - C. Zoning Ordinance Text Amendment - PF District Performance Standards: Ordinance No. 97-168
 - D. Rockpoint Church – Variance for Sidewall Height: Resolution 2006-042; Section 520 Site Plan: Resolution No. 2006-043
 - E. Outdoor Social Event: Ordinance No. 97-167
 - F. Fences as Screening and Security: Ordinance No. 97-169
 - G. Review of Rural Residential Setback
 - H. Restaurant Drive-Up Facilities in the GB Zone: Ordinance No. 97-170
 - I. Metro Transit Park & Ride
 - J. Comprehensive Plan Amendment – 10th Street (Add)
 - K. Performance Zoning (Add)

10. CITY ATTORNEY'S REPORT:
11. CITY ADMINISTRATOR'S REPORT:
 - A. Village Mater Plan: Verbal
12. CITY COUNCIL REPORTS:

DRAFT

Mayor Johnston called the Council meeting to order at 7:00 p.m. in the Council Chambers. COUNCIL MEMBERS PRESENT: DeLapp, Johnson, and Smith (arrived at 7:08 am). Council Member Conlin: Absent. STAFF PRESENT: Administrator Rafferty, City Planner Dillerud, Finance Director Bouthilet, City Engineer Prew, Attorney Miller, Recording Secretary Freeman.

Pledge of Allegiance

1. AGENDA:

Additions: Fire Dept. (8C) moved to follow Public Inquiries; Comp Plan Amendment on 10th Street (9K); Land Partnership Grant (6A)

M/S/P Johnson/DeLapp - to approve the Agenda as amended. (Motion passed 3-0)

2. MINUTES:

M/S/P DeLapp/Smith -- to table the March 18, 2006, City Council and Workshop minutes for Staff review to include Council Member DeLapp's comments.

(Motion passed 4-0)

3. PUBLIC INFORMATIONAL:

A. Public Informational: None

B. Public Inquiries:

Independent Governor Candidate Peter Hutchinson spoke to Council. He mentioned some of the goals he would like to see occur: someone to speak for the cities/townships/counties and that person is the final decision maker; the State Auditor act responsibly when collecting data from the cities; develop a relationship between state and local government offices. Basic information needs to be shared.

Resident Susan Dunn stated that after the Village Plan Open House she had heard that people don't understand the difference between REC units and population densities.

4. CONSENT AGENDA:

A. Resolution No. 2006-039: Approving Claims

Mayor Johnston questioned the Dorsey & Whitman LLP Claim regarding the fee amount.

M/S/P DeLapp/Johnson - to adopt Resolution No. 2006-039 approving Claim Numbers 322, 323, DD715 through DD727, 29023 through 29033, were used for Staff Payroll dated April 27th, 2006; claims 324, 2934 through 29063, in the total amount of \$357,380.72. (Motion passed 4-0)

B. Resolution No. 2006-040: Approving Claim

M/S/P Smith/DeLapp - to adopt Resolution No. 2006-040 approving Claim Number 29064, in the total of \$270.00. (Motion passed 3-0-1: Johnson recluse)

C. Resolution No. 2006-044: Partial Payment No. 1 to Ellingson Drainage for Water System Interconnect - Phase IV

M/S/P Johnson/Smith - to adopt Resolution No. 2006-044 approving Partial Payment No. 1 to Ellingson Drainage in the amount of \$187,011.87, for work improvements to the Water System Interconnect Project-Phase IV, verified by the City Engineer in his memo dated April 27, 2006. (Motion passed 4-0)

D. Resolution No. 2006-045: Partial Payment -- Elevated Water Storage Tank No. 2:

M/S/P Johnson/Smith - to adopt Resolution No. 2006-045: Partial Payment No. 4 to CB & I Constructors, Inc., in the amount of \$152,000.00, for work improvements to the Elevated Water Storage Tank No. 2, verified by the City Engineer in his memo dated April 26, 2006. (Motion passed 4-0)

5. FINANCE: None

6. NEW BUSINESS:

A. Partnership Grant from MnDOT for Landscaping

Council Member Smith spoke with Todd O'Donnell, MnDOT, about landscaping along Hwy 5 and would like Council support in applying for a Partnership Grant. This Grant is volunteer-driven and a great opportunity for various groups to assist. Deadline is July 31, 2006.

M/S/P Johnson/Smith - to send to CIC for review of Partnership Grant, identify feasibility and return to Council with recommendation. (Motion passed 4-0)

7. MAINTENANCE/PARK/FIRE/BUILDING:

A. Public Works:

The Public Works Dept. is requesting to purchase a vacuum excavator unit to help facilitate work and tasks currently being performed, in addition to work that is years behind in maintenance.

M/S/P Smith/Johnson - to purchase the vacuum excavator from Ditch Witch of MN for \$37,669.05. (Motion passed 4-0)

B. Parks Depts:

(1) The Tennis courts at Lions Park and Tablyn Park both need maintenance and repairs. Public Works Supt. Bouthilet presented an update on price quotes obtained. Both projects are in the 2006 Parks CIP. The price for Tablyn is \$28,910, and Lions 7,920.00.

M/S/P Smith/Johnson - to accept the bid from Tennis West for reconstruction on the two tennis courts recommended by the Public Works Supt. (Motion passed 4-0)

(2) The Lake Elmo Baseball Association presented a request to the Parks Commission for electrical service, lighting and outlet to the dugout and storage building at VFW Park. This requires a transformer and service line trenched from the current field lighting panel. The Parks Commission reviewed the request at the April 18, 2006, Parks Commission meeting. It was budgeted in the CIP, and recommended for approval at the April 18, 2006, meeting for installation.

M/S/P DeLapp/Smith - to accept the low bid from Webster Electrical Construction for \$2,980.00, as proposed by the Parks Commission. (Motion passed 4-0)

(3) The Parks Commission recommended the purchase and installation of a new swing set at Tablyn Park, and the removal of the 17-year old wood play structure and swing set. This swing set was budgeted in the 2006 CIP. Price quotes were obtained from Miracle Recreation with the low bid of \$1,159.64. The Play structure has already been replaced with a modular system.

M/S/P Johnson/Smith - to accept the swing set bid from Miracle Recreation of \$1,159.64 for the purchase and installation at Tablyn Park. (Motion passed 4-0)

C. Fire Dept:

Fire Chief Malmquist informed the City about two resignations from Station No. 1 – Ty Jacobson (moved out of City) and Chad Sonmor (work commitments). They are accepting applications, with hiring in July. Primary focus is for daytime. He also reminded everyone about the 50th Anniversary and shared that if anyone wanted to help with the celebration to let him know.

8. CITY ENGINEER'S REPORT:

A. Trail Construction Update:

City Engineer Prew will be a getting quote for two trails -- 55th Street and Carriage Station Park Trail. He will provide information at the next Council meeting.

9. PLANNING, LAND USE & ZONING:

A. Variance for 8009 Hill Trail, Jason Tacheny: Resolution 2006-041:

The City Planner reported that the Planning Commission conducted a Public Hearing and adopted a recommendation for approval of this application to remodel and enlarge an existing home on a substandard lot (by area). Two variances are requested and recommended for approval: home enlargement on substandard lot and street setback to Hill Trail.

Council discussion concerned the setting of a potential precedent, the character of the neighborhood, if the scale of the house after the improvements would be in keeping with the neighborhood; and, the nature of the hardship.

City Attorney Filla stated that State Law prescribes, "reasonable use of the property" among the general standards for granting zoning variances. He also advised the Council that each variance application is unique and the Council's decisions on variances tend to be subjective, and need not necessarily be consistent as long as specific findings are made by the Council regarding the variance standards in each case. He concluded that the Council should not be concerned with precedent as long as there are specific findings to support their variance decisions.

M/S/P Johnston/Johnson -- to table to the next meeting to continue consideration of the applications with the full Council in attendance.

(Motion passed 3-1: DeLapp-believed everything was presented)

B. Permission for Temporary Office Trailer -- Lake Elmo Pines

The City Planner reported that Staff recommends the Council approve a temporary office/clubhouse at Lake Elmo Pines (formerly Mulligan Masters) with the condition that the temporary structure be removed by November 30, 2006.

M/S/P DeLapp/Smith - to approve amending the Mulligan Masters Section 520 Site Plan approval to permit a temporary office/clubhouse facility similar to that previously approved, and to be removed by November 30, 2006. ((Motion passed 4-0))

C. Zoning Ordinance Text Amendment - PF District Performance Standards: Ordinance No. 97-168:

The City Planner reported that the Planning Commission conducted a Public Hearing on April 24, 2006, to consider correcting; amending PF district standards by adding to the PF zone the same new performance standards that were adopted for all of the commercial zoning districts in 2002. He noted that it was the intent to include the PF zone in the 2002 amendments due to the similarity of most PF structures to those of the commercial zones.

City Attorney Filla recommended several numbering modifications to the ordinance draft before the Council.

Council Member DeLapp suggested technical terms modifications to the description of "brick veneer" and "wood siding."

The City Planner recommended that the suggested technical working modifications be brought back to the Council with the same modifications applicable to the commercial zone performance standards in a separate action to maintain consistency of standards zone-to zone.

M/S/P Johnson/Johnston - to adopt Ordinance No. 97-168 amending the Performance Standards to the PF Zoning District. (Motion passed 4-0)

M/S/P DeLapp/Smith - to send the design standards for commercial and public facilities zoning districts to the Planning Commission to evaluate recommended changes for wood and veneer brick definitions. (Motion passed 4-0)

M/S/P Johnson/Smith - to approve the Summary of Performance Standards of the Public Facilities zoning district in Ordinances and Standards as amended, authorizing publication of the summary. (Motion passed 4-0)

D. Rockpoint Church - Variance for Sidewall Height: Resolution 2006-042;
Section 520 Site Plan: Resolution No. 2006-043

The City Planner reported that a Public Hearing was held by the Planning Commission on April 24, 2006, regarding a variance for the height of sidewall for the proposed church structure of 50,000+ square feet on a 20-acre site. The Commission had previously tabled the application pending proper Notice regarding the variance issues that had been raised by Staff (April 10, 2006) regarding the Section 520 Site Plan for this facility.

The Planner advised that no building permit can be issued for this project until a Final Plat has been recorded. For the parcel on which the project is proposed, he advised that there remains no clear understanding regarding the responsibility for the private septic system that is to be shared by the church and the adjacent OP residential development. He recommended that the Site Plan approval resolution included conditions related to both matters.

Richard Stuhlman, architect for Rockpoint Church, presented a 3-D model of the church as originally designed. He reviewed with the Council the alternatives to the high sidewall on a portion of the building as now designed.

M/S/P Johnson/Johnston - to adopt Resolution 2006-042 approving a variance for sidewall height for Rockpoint Church based on the findings and recommendation of the Planning Commission per plans staff dated April 24, 2006. (Motion passed 4-0)

M/S/P Johnson/DeLapp - to adopt Resolution 2006-043 approving a Site Plan for Rockpoint Church per plans staff dated April 24, 2006, with two additional conditions: 1. No Building Permit shall be approved until Final Plat and Development Agreement are approved by City Council; and 2. Developers Agreement shall reflect responsibility for the joint septic system with the OP Plat. (Motion passed 4-0)

E. Zoning Text Amendment - Outdoor Social Events: Ordinance 97-167:
The City Planner reported that the Planning Commission considered the Council's concerns stated at the April 18, 2006, meeting and adopted 3 additional recommendations as mandatory CUP conditions.

Additional conditions to be added: Tents are to be allowed; events only during the months of May to the end of October; limited to 250 people, hours will be from 10:00am

to 10:00 pm with all activities stopped and event attendees/staff off the site; and lighting will have to follow City ordinances.

M/S/P Smith/Johnston - to table until a version of the ordinance with the Council's modifications included is presented at the May 16, 2006, Council meeting.
(Motion passed 4-0)

F. Zoning Text Amendment - Fences Standards: Ordinance 97-169

The City Planner reported that the Planning Commission conducted a Public Hearing on April 24, 2006, to consider amendment to the screening provisions of the new fence regulations that would permit residential property owners abutting commercial uses to them, construct fencing that would be effective screening of the adjoining commercial site. The amendment would allow 72 inch screen fencing at the property line where residential property abuts commercial property. He advised that, as written, where a residential lot backs up to commercial zoning or use, all three yards behind the home could utilize the property line screen fencing. He reported that the Planning Commission recommended adoption of the zoning text amendment.

Council discussion of the amendment addressed the screening of the whole backyard creating a boxy effect. It was concluded that it would be best to only allow screen fencing along the residential property line that directly abuts the commercial zone or use rather than all three property lines.

M/S/P DeLapp/Johnson - to adopt Ordinance 97-169 amending the Zoning Ordinance Fence Standards to permit screen fencing of residential yard where residential properties abut commercial uses only on the common property line. (Motion passed 4-0)

G. RR District Setbacks

The City Planner reported that the Planning Commission reviewed the existing setback provisions in the RR and RE districts, and the recommendation by the Planning Commission to make no amendments to those existing standards.

M/S/P Smith/Johnston - to direct staff to proceed with preparing an amendment to the RR zoning district standards to incorporate the RE setback standards.
(Motion passed 3-1: Johnson opposed)

Council Member Johnson advised that her vote reflects her belief that the existing RR setback standards were adopted to preserve rural character and should be maintained for that reason. She also noted that RR-zoned property owners have relied on the existing standards as they have placed structures on their land, and planned the locations of future structures.

H. Restaurant Drive-Up Facilities in the GB Zone: Ordinance 97-170:

The City Planner presented the Planning Commission recommendation for amendment to the GB district Permitted Uses that had been tabled by the City Council on April 18, 2006.

M/S/P Johnson/Johnston - to adopt Ordinance 97-170 amending the GB zoning district standards to permit drive-up windows at restaurant facilities, but prohibiting menu boards and intercom systems. (Motion passed 4-0)

I. Metro Transit Park & Ride:

The Planning Commission reviewed and discussed the Park & Ride proposal at its April 24, 2006, meeting. City Engineer Prew advised that only the Keats Avenue site would "probably" work for a water tower co-locate. The Commission adopted a Motion that the City continue to work with Metro Transit and the Keats Avenue site as the preferred option.

Administrator Rafferty received a letter from Met Council about the possibility of constructing a park-and-ride facility in Lake Elmo. Mayor Johnston stated that Met Council implied we had to accept at the time of the Comprehensive Plan but it was successfully removed. He believes that a transit system is an asset to communities in the long-term in high density areas, and would benefit the City.

M/F Johnson/Johnston - to direct Staff to meet with Metro Transit to continue discussion to build a Park & Ride facility along Keats Avenue. (Motion Failed 2:2-DeLapp and Smith)

Council Member DeLapp disagreed, asking why we are even considering it. Council Member Smith questioned why we should even consider it as it shows an interest on the part of the City. Lake Elmo does not need or want a park-and-ride. Give it to another community if it is such a benefit.

J. Comprehensive Plan Amendment on 10th Street:

Council Member DeLapp requested that PF zoned parcel north of 10th Street be brought into conformity with the Land Use Plan and zoning of the other lands in the vicinity of the site - Land Use Plan guiding of RAD and zoning of either RR or AG.

M/S/P DeLapp/Johnston - to direct Staff to bring the PF to RAD proposal to the next Council Workshop for discussion. (Motion passed 4-0)

K. Performance Zoning:

Council Member Smith inquired about the status of work on a new zoning ordinance.

The City Planner advised that he had been in contact with Lane Kendig regarding a workshop on Performance Zoning – as previously directed by City Council – but no date could be available for Kendig until early June.

The City Council then discussed the several alternative zoning ordinance structures that could be the template for a new Lake Elmo zoning ordinance – Performance, Euclidian, and Design Based, and the relative advantages and disadvantages of each structure.

M/F Smith/DeLapp – to forgo Lane Kendig conducting a seminar about PF Zoning.
(Motion Failed 2-2: Johnson and DeLapp)

10. **CITY ATTORNEY'S REPORT:** None

11. **CITY ADMINISTRATOR'S REPORT:**

A. Village Master Plan:

Administrator Rafferty informed the Council there will be a meeting on May 16, 2006, with the Consultants summarizing the Council's comments and public information received from the Open House. Another presentation will be held with them asking the Council for direction.

12. **CITY COUNCIL'S REPORT:**

Council Member Johnson: Congratulations on the City 2005 Tree City USA Award. Thank you to Kathy Widin and Staff for submitting the necessary information.

Council Member DeLapp: Mpls. Star Tribune Editorial, written by former Governor's wifeshould not be separated

Mayor Johnston reminded that the Board of Review will be held on Wednesday, May 3rd, 4-6 pm. in the Council Chambers; Clean Up Day is Saturday, June 3rd, 8-noon; Environmental Meeting on the City's Surface Water Pollution Prevention Plan on May 17, 2006.

Council Meeting adjourned at 11:12 pm

Respectfully submitted by Carole Freeman, Recording Secretary

Resolution No. 2006-039: Approving Claims

Resolution No. 2006-040: Approving Claim

Resolution No. 2006-042: Approve Variance for Sidewall Height for Rockpoint Church

Resolution No. 2006-043: Approve Site Plan for Rockpoint Church

Resolution No. 2006-044: Partial Payment No.1-Ellingson Drainage for Water System Interconnect - Phase IV

Resolution No. 2006-045: Partial Payment No. 4-Elevated Water Storage-Tank No. 2

Ordinance No. 97 – 168: Amend the Lake Elmo Municipal Code Section 300.07.

Subd.4/M.f.(a) and Subdivisions Relating to Architectural Performance Standards in Public Facilities Zoning District

Ordinance No. 97-169: Amend Section 302.06, Subd. 1. "Fences as Screening and Security as Required by this Code"

Ordinance No. 97-170: Amend GB District Standards to Permit Drive-up Windows at Restaurant Facilities

DRAFT

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

**RESOLUTION NO. 2006-046
RESOLUTION APPROVING CLAIMS**

BE IT RESOLVED THAT Claim Numbers 325, 326, DD728 through DD749, 29065 through 29083, 29085, 29086 were used for Staff Payroll dated May 11th, 2006; claims 29084, 29087 through 29147, in the total amount of \$624,781.27 are hereby approved.

ADOPTED, by the Lake Elmo City Council on the 16th day of May, 2006.

Dean A. Johnston
Mayor

ATTEST:

Martin J. Rafferty
City Administrator

Accounts Payable Computer Check Proof List

User: administrator
Printed: 05/11/2006 - 2:59 PM

SPRINGBROOK SOFTWARE

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:ACEHARD 20242 23208	Ace Hardware Painting Supplies - Public Works Fire Dept - Supplies Check Total:	22.14 24.15 46.29	05/16/2006 05/16/2006	Check Sequence: 1 101-430-3100-42150 101-420-2220-42400	ACH Enabled: No
Vendor:ALLBLAC 9404	Allied Blacktop Co. Street Sweeping Check Total:	12,476.25 12,476.25	05/16/2006	Check Sequence: 2 101-430-3100-43150	ACH Enabled: No
Vendor:ARAM 629-5973294	Aramark Mats, Linen - City Hall Check Total:	65.94 65.94	05/16/2006	Check Sequence: 3 101-410-1940-44010	ACH Enabled: No
Vendor:BOYER 861690	Boyer Trucks Air/Oil Filters - Public Works Check Total:	360.00 360.00	05/16/2006	Check Sequence: 4 101-430-3100-42210	ACH Enabled: No
Vendor:BRAUN 261148	Braun Intertec Corporation Testing, Proj. Mgmt - Public Works Check Total:	2,151.75 2,151.75	05/16/2006	Check Sequence: 5 410-480-8000-43030	ACH Enabled: No
Vendor:BURBBLAC 7560	Burberl Black Dirt, Inc. Dirt - Street Maint. Check Total:	93.72 93.72	05/16/2006	Check Sequence: 6 101-430-3100-42240	ACH Enabled: No
Vendor:CARQUEST 36562 36563	Car Quest Auto Parts Oil Filters, Valves - Public Works Cleaner - Public Works	61.58 18.90	05/16/2006 05/16/2006	Check Sequence: 7 101-430-3100-42150 101-430-3100-42150	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	80.48			
Vendor:CB & I 13253.000	CB & I Constructors, Inc. Water Tank - Pmt # 4 Check Total:	152,000.00 152,000.00	05/16/2006	Check Sequence: 8 601-494-9400-45200	ACH Enabled: No
Vendor:COPYMAG 71873 72086	Copy Images, Inc. Copier Staples Monthly Copier Maint. Check Total:	119.28 255.60 374.88	05/16/2006 05/16/2006	Check Sequence: 9 101-410-1320-42000 101-410-1940-44040	ACH Enabled: No
Vendor:CPTLECO 651-207-1000	CP Telecom Telephone Service - City Hall Check Total:	516.18 516.18	05/16/2006	Check Sequence: 10 101-410-1940-43210	ACH Enabled: No
Vendor:DEEPRCK 3988100	Deep Rock Water Company Water - Public Works Check Total:	77.00 77.00	05/16/2006	Check Sequence: 11 101-430-3100-44300	ACH Enabled: No
Vendor:DTI 105930 105930 105930 105930	DTI Telephone Service - Fire Dept Telephone Service - Public Works Telephone Service - Well 1 Telephone Service - Lift Stations Check Total:	120.25 70.66 35.25 105.74 331.90	05/16/2006 05/16/2006 05/16/2006 05/16/2006	Check Sequence: 12 101-420-2220-43210 101-430-3100-43210 601-494-9400-43210 602-495-9450-43210	ACH Enabled: No
Vendor:EARLANDE 0071240-IN	Earl F. Andersen, Inc. Signs Check Total:	71.46 71.46	05/16/2006	Check Sequence: 13 101-430-3100-42260	ACH Enabled: No
Vendor:ELLISON Proj. 13186.000	Ellison Drainage Water Sys Phase IV - 1st Pmt Check Total:	187,011.87 187,011.87	05/16/2006	Check Sequence: 14 601-494-9400-46400	ACH Enabled: No
Vendor:ELMOLUM 034306-01	Elmo's Lumber & Plywood Rope Check Total:	5.96 5.96	05/16/2006	Check Sequence: 15 101-450-5200-44030	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:F.I.R.E. 04821	Fire Instruction & Rescue Education Inc Training - Fire Dept Check Total:	350.00 350.00	05/16/2006	Check Sequence: 16 101-420-2220-44370	ACH Enabled: No
Vendor:FARMERS 141352	River Country Cooperative Fuel - Fire Dept Check Total:	117.00 117.00	05/16/2006	Check Sequence: 17 101-420-2220-42120	ACH Enabled: No
Vendor:GENESIS IVC 01113 IVC 01113	Next Genesis Productions Monthly Software Support Monitor Check Total:	900.00 255.00 1,155.00	05/16/2006 05/16/2006	Check Sequence: 18 101-410-1520-43180 101-420-2220-45800	ACH Enabled: No
Vendor:GRUBER 30290	Gruber's Power Equipment Caps, Gaskets, Knobs - Parks Check Total:	91.56 91.56	05/16/2006	Check Sequence: 19 101-450-5200-42210	ACH Enabled: No
Vendor:HAGBERGS Account 10	Hagbergs Country Market Supplies - City Hall Check Total:	36.37 36.37	05/16/2006	Check Sequence: 20 101-410-1320-44300	ACH Enabled: No
Vendor:HAWKINS 803054	Hawkins, Inc. HFS Acid Check Total:	457.54 457.54	05/16/2006	Check Sequence: 21 601-494-9400-42160	ACH Enabled: No
Vendor:HUMANRIG 2006 Dues	League of MN Human Rights Com Annual Dues Check Total:	55.00 55.00	05/16/2006	Check Sequence: 22 101-410-1110-44330	ACH Enabled: No
Vendor:INTERSTA MD3850 MD3860	Interstate All Battery Ctr Batteries - Fire Dept Batteries - Fire Dept Check Total:	11.04 37.79 48.83	05/16/2006 05/16/2006	Check Sequence: 23 101-420-2220-42400 101-420-2220-43230	ACH Enabled: No
Vendor:LEOIL S01203	Lake Elmo Oil, Inc. Fuel - Fire Dept Check Total:	524.53 524.53	05/16/2006	Check Sequence: 24 101-420-2220-42120	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:MALMQ Claim 05/02 Claim 05/09	GregMalmquist Lodging - Int'l FD Conference - Indpls Markers - Fire Dept Check Total:	674.10 30.31 704.41	05/16/2006 05/16/2006	Check Sequence: 25 101-420-2220-43310 101-420-2220-42000	ACH Enabled: No
Vendor:MARONEYS 147505 147505 147505	Maroney's Sanitation, Inc Refuse - City Hall Refuse - Public Works Refuse - Parks Check Total:	95.89 95.89 183.96 375.74	05/16/2006 05/16/2006 05/16/2006	Check Sequence: 26 101-410-1940-43840 101-430-3100-43840 101-450-5200-43840	ACH Enabled: No
Vendor:MCFOA 2006 Dues	MCFOA 2006 Dues - Carole Freeman Check Total:	35.00 35.00	05/16/2006	Check Sequence: 27 101-410-1320-44330	ACH Enabled: No
Vendor:MCLEOD 5687617	McLeod USA Telephone Service - Well 2 Check Total:	43.32 43.32	05/16/2006	Check Sequence: 28 601-494-9400-43210	ACH Enabled: No
Vendor:MENARDSO 78000	Menards - Oakdale Materials for Vegetation Barrier Check Total:	22.76 22.76	05/16/2006	Check Sequence: 29 101-450-5200-44030	ACH Enabled: No
Vendor:METCOU 0000823148	Metropolitan Council Wastewater Charge - Met Council Check Total:	942.77 942.77	05/16/2006	Check Sequence: 30 602-495-9450-43820	ACH Enabled: No
Vendor:METROCA P0318076D	Metrocall Pagers - Fire Dept Check Total:	74.00 74.00	05/16/2006	Check Sequence: 31 101-420-2220-43210	ACH Enabled: No
Vendor:MILLEREX 11492 11493	Miller Excavating, Inc. Grading Roads Access Rd to Water Tower off Hwy 5 Check Total:	1,336.00 6,400.00 7,736.00	05/16/2006 05/16/2006	Check Sequence: 32 101-430-3100-43150 601-494-9400-45300	ACH Enabled: No
Vendor:MNLABOR 351R087090I	DEPT of LABOR & INDUSTRY Boiler Certification	10.00	05/16/2006	Check Sequence: 33 101-430-3100-44300	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	10.00			
Vendor:MSFCB Eder	MN Fire Service Cert. Board Certification - John Eder Check Total:	15.00 15.00	05/16/2006	Check Sequence: 34 101-420-2220-44330	ACH Enabled: No
Vendor:Nail Wat 3436066	National Waterworks Hyd Wrench Check Total:	53.68 53.68	05/16/2006	Check Sequence: 35 601-494-9400-42400	ACH Enabled: No
Vendor:NORTHL GO Water 05A	Northland Trust Services, Inc. Water Bond 2005A Check Total:	161,687.50 161,687.50	05/16/2006	Check Sequence: 36 601-494-9400-46110	ACH Enabled: No
Vendor:NOSTPAUL 200605090483	City of North St Paul Generator - Public Works Check Total:	10,000.00 10,000.00	05/16/2006	Check Sequence: 37 410-480-8000-45800	ACH Enabled: No
Vendor:OAKDALE 1000039700 1000046000	City of Oakdale North Pit South Pit Check Total:	305.00 2,382.62 2,687.62	05/16/2006 05/16/2006	Check Sequence: 38 601-494-9400-43820 601-494-9400-43820	ACH Enabled: No
Vendor:OAKDRC 43848	Oakdale Rental Center Propane Fill Check Total:	14.40 14.40	05/16/2006	Check Sequence: 39 101-430-3100-42150	ACH Enabled: No
Vendor:OFFICEMX 420890	OfficeMax Paper, Envelopes Check Total:	145.79 145.79	05/16/2006	Check Sequence: 40 101-410-1320-42000	ACH Enabled: No
Vendor:ONECALL 6040532	Gopher State One-CallOne Call Concepts, Inc Line Locates Check Total:	221.50 221.50	05/16/2006	Check Sequence: 41 101-430-3100-44300	ACH Enabled: No
Vendor:PARKNU 18	Park Nursery Trees - Arbor Day	384.43	05/16/2006	Check Sequence: 42 101-450-5200-44030	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	384.43			
Vendor:PELNAR April 2006	KathiPelhar Animal Control April 2006 Check Total:	265.50 265.50	05/16/2006	Check Sequence: 43 101-420-2700-43150	ACH Enabled: No
Vendor:PRESS 05/02/06	StevenPress Cablecast - City Council Check Total:	62.55 62.55	05/16/2006	Check Sequence: 44 101-410-1320-43620	ACH Enabled: No
Vendor:REED 3239123 3245729	Reed Business Information Bid Publication for LE Htgs/Tab Pk Main Bid Publication for LE Htgs/Tab Pk Main Check Total:	207.76 207.76 415.52	05/16/2006 05/16/2006	Check Sequence: 45 101-410-1320-43510 101-410-1320-43510	ACH Enabled: No
Vendor:Rivertwn 50035963	RiverTown Newspaper Group Legal Publishing Check Total:	882.18 882.18	05/16/2006	Check Sequence: 46 101-410-1320-43510	ACH Enabled: No
Vendor:ROGERS 13689 13689	Rogers Printing Services Business Cards - TB Business Cards - CD Check Total:	35.15 35.14 70.29	05/16/2006 05/16/2006	Check Sequence: 47 101-410-1520-42000 101-410-1910-42000	ACH Enabled: No
Vendor:RUD 05/01-05/10 05/01-05/10 05/01-05/10	DianePrince-Rud Cleaning - City Hall Cleaning - Fire Hall Mop Head Check Total:	240.00 240.00 3.46 483.46	05/16/2006 05/16/2006 05/16/2006	Check Sequence: 48 101-410-1940-44010 101-420-2220-44010 101-410-1940-42110	ACH Enabled: No
Vendor:S&T 01KV0847	S&T Office Products, Inc. Pads, Labels Check Total:	40.79 40.79	05/16/2006	Check Sequence: 49 101-410-1320-42000	ACH Enabled: No
Vendor:SATELLIT 24180634	Satellite Shelters, Inc. Bldg Dept Trailer Rental Check Total:	319.50 319.50	05/16/2006	Check Sequence: 50 101-420-2400-44120	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor: SENSIBLE 05/31	Sensible Land Use Coalition Conference Reg - Chuck Dillerud Check Total:	42.00 42.00	05/16/2006	Check Sequence: 51 101-410-1910-44370	ACH Enabled: No
Vendor: TREMM Tvl Claim	Michael Tremain Food, Limo - Fire Dept Conf - Indpls Check Total:	129.00 129.00	05/16/2006	Check Sequence: 52 101-420-2220-43310	ACH Enabled: No
Vendor: TWINCIT 2516	Twin City Water Clinic, Inc. Bacteria Analysis - April 2006 Check Total:	20.00 20.00	05/16/2006	Check Sequence: 53 601-494-9400-43030	ACH Enabled: No
Vendor: USBANK 33404800	US Bank Trust N.A. Bond Interest - GO Water 2002B Check Total:	13,958.75 13,958.75	05/16/2006	Check Sequence: 54 601-494-9400-46110	ACH Enabled: No
Vendor: VISALE32 8032 8032	VISA Planning Urban Dest. Sid Easel, Adj. Tripod Rental Check Total:	175.00 64.12 239.12	05/16/2006 05/16/2006	Check Sequence: 55 101-410-1910-44350 101-410-1910-44300	ACH Enabled: No
Vendor: WASHACC 49281	Washington County Spec Assmnt Billing Check Total:	490.00 490.00	05/16/2006	Check Sequence: 56 101-410-1520-44300	ACH Enabled: No
Vendor: WASHFAIR 8x8 Bldg C	WASHINGTON COUNTY FAIR Booth Rental - Wash Cty Fair Check Total:	180.00 180.00	05/16/2006	Check Sequence: 57 101-450-5200-44120	ACH Enabled: No
Vendor: WORKWELL 057919	Workwell Occupational Health Physicals - Fire Dept Check Total:	370.00 370.00	05/16/2006	Check Sequence: 58 101-420-2220-43050	ACH Enabled: No
Vendor: XCEL 51-4504807-7 51-4504807-7 51-4504807-7 51-4576456-3 51-4580376-5	Xcel Energy Softball Field Traffic @ I94 & Inwood Hudson Lift Station 4259 Jamaca Ave City Hall	38.81 23.69 48.92 218.87 364.56	05/16/2006 05/16/2006 05/16/2006 05/16/2006 05/16/2006	Check Sequence: 59 101-450-5200-43810 101-430-3160-43810 602-495-9450-43810 101-430-3100-43810 101-410-1940-43810	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
51-4733556-8	Tennis Courts	7.97	05/16/2006	101-450-5200-43810	
51-5044219-0	11194 Upper 33rd St	57.45	05/16/2006	101-450-5200-43810	
51-5275289-3	Pebble Park	7.97	05/16/2006	101-450-5200-43810	
51-5356323-8	Wells @ 3303 Langly/11975 55th St	1,174.58	05/16/2006	601-494-9400-43810	
51-5522332-2	Traffic @ 998 Inwood	14.66	05/16/2006	101-430-3160-43810	
51-5747685-4	3585 Laverne Ave	96.07	05/16/2006	101-450-5200-43810	
51-6429583-8	2759 Legion Ave	13.07	05/16/2006	101-430-3100-43810	
51-6433976-2	Fire Hall 1 - 3510 Laverne	268.65	05/16/2006	101-420-2220-43810	
51-6625457-1	Fire Hall 2 - 3511 Laverne	124.86	05/16/2006	101-420-2220-43810	
51-6736544-2	City Lights	1,715.48	05/16/2006	101-430-3160-43810	
51-6928283-3	Traffic @ 998 Stillwater/Manning Ave	22.84	05/16/2006	101-430-3160-43810	
51-6956201-4	3675 Layton Ave	8.06	05/16/2006	101-450-5200-43810	
	Check Total:	4,206.51			
Vendor: YARUSSO	Raymond Yarusso, Sr.				
Tvl Claim 0428	Lodging, Food - Fire Dept Conf.	171.90	05/16/2006	Check Sequence: 60	ACH Enabled: No
	Check Total:	171.90		101-420-2220-43310	
Vendor: ZACK	Zack's, Inc.				
21653	Paper Towels - City Hall	95.83	05/16/2006	Check Sequence: 61	ACH Enabled: No
21653	Vests, Hooks, Brushes - Public Works	173.41	05/16/2006	101-410-1940-42110	
21654	Pry Bar, Gloves, Asphalt Remover - PW	146.88	05/16/2006	101-430-3100-42150	
	Check Total:	416.12		101-430-3100-42150	
	Total for Check Run:	566,416.62			
	Total Number of Checks:	61			

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Monthly Operating Report - Revenue

As of April 2006	Description	Budget	Amount	Variance
	Current Ad Valorem Taxes	2,149,940	50,819	2,099,121
	Mobile Home Tax	0	0	0
	Fiscal Disparities	12,000	0	12,000
	Liquor License	9,000	0	9,000
	Wastehauler License	420	100	320
	General Contractor License	175	1,180	-1,005
	Heating Contractor License	1,000	1,140	-140
	Blacktopping Contractor Licenses	100	0	100
	Building Permits	478,387	74,381	404,006
	Surcharge	35,900	0	35,900
	Heating Permits	23,500	4,230	19,270
	Plumbing Permits	23,500	3,270	20,230
	Sewer Permits	18,000	950	17,050
	Animal License	1,500	1,136	364
	Utility Permits	6,500	250	6,250
	Burning Permit	1,200	770	430
	CDBG Old Village	60,200	10,108	50,093
	Local Government Aid	0	0	0
	MSA - Maintenance	0	0	0
	State Fire Aid	54,000	0	54,000
	PERA Aid	2,749	0	2,749
	Miscellaneous State Grants	0	3,030	-3,030
	Gravel Tax	4,000	3,253	747
	Recycling Grant	15,270	0	15,270
	Cable Franchise Revenue	17,102	0	17,102
	Zoning & Subdivision Fees	20,000	2,625	17,375
	Plan Check Fees	283,181	24,234	258,947
	Sale of Copies, Books, Maps	1,500	201	1,299
	Assessment Searches	500	60	440
	Clean Up Days	5,700	0	5,700
	Cable Operation Reimbursement	2,670	1,268	1,402
	Fines	65,000	20,774	44,226
	Miscellaneous Revenue	10,000	10,224	-224
	Interest Earnings	50,000	4,142	45,858
	Interfund Operating Transfers	213,610	0	213,610
	General Fund Total	3,566,604	218,144	3,348,460
	Water Sales	238,747	81,529	157,218
	Tower Rent	26,500	6,870	19,630
	Total Water Enterprise	265,247	88,399	176,848
	Total Sewer Enterprise Fund	39,877	0	39,877
	Total Surface Enterprise Fund	78,000	0	78,000
	Total Report	3,949,728	306,543	3,643,185

Monthly Operating Report				
As of 05/16/2006 (Period 5)	Budget	Amount	Variance	Comments
Mayor & Council				
Part-time Salaries	12,100	0	12,100	
FICA Contributions	750	0	750	
Medicare Contributions	175	0	175	
Travel Expense	4,000	140	3,860	
Miscellaneous	10,000	1,000	9,000	
Dues & Subscriptions	9,000	2,864	6,136	
Conferences & Training	4,000	728	3,272	
Sub-Total	40,025	4,732	35,293	
Administration				
Full-time Salaries	133,933	48,704	85,229	
PERA Contributions	8,036	2,433	5,603	
FICA Contributions	8,304	3,061	5,243	
Medicare Contributions	1,942	711	1,231	
Health/Dental Insurance	29,854	6,236	23,618	
Workers Compensation	2,424	2,319	105	Annual Premium Paid
Office Supplies	9,000	2,989	6,011	
Printed Forms	900	119	781	
Newsletter/Website	15,000	2,251	12,749	
Postage	10,500	1,490	9,010	
Travel Expense	5,100	304	4,796	
Legal Publishing	6,500	2,288	4,212	
Insurance	41,357	39,210	2,147	
Cable Operation Expense	4,500	629	3,871	
Miscellaneous	15,000	6,739	8,261	
Dues & Subscriptions	3,000	1,010	1,990	
Books	1,000	213	787	
Conferences & Training	3,000	296	2,704	
Professional Development	2,000	18	1,982	
Transfer Out	160,439	0	160,439	
Sub-Total	461,789	121,019	340,770	
Elections				
Part-time Salaries	9,900	0	9,900	
FICA Contributions	614	0	614	
Medicare Contributions	144	0	144	
Office Supplies	400	0	400	
Printed Forms	500	0	500	
Travel Expense	125	0	125	
Miscellaneous	600	0	600	
Conferences & Training	50	0	50	
Other Equipment	1,000	340	660	
Sub-Total	13,333	340	12,993	

	Budget	Amount	Variance	Comments
Finance				
Full-time Salaries				
PERA Contributions	66,829	20,428	46,401	
FICA Contributions	4,010	1,199	2,811	
Medicare Contributions	4,143	1,268	2,875	
Health/Dental Insurance	969	297	672	
Workers Compensation	11,079	3,873	7,206	
Office Supplies	1,122	745	377	Annual Premium Paid
Printed Forms	1,500	413	1,087	
Software Support	2,250	1,015	1,235	
Hardware Support	16,000	11,961	4,039	
Software Programs	2,000	249	1,751	
Travel Expense	2,000	0	2,000	
Miscellaneous	1,000	24	976	
Dues & Subscriptions	2,000	949	1,051	
Books	150	275	-125	
Conferences & Training	200	94	106	
	800	40	760	
Sub-Total	116,052	42,829	73,223	
Accounting Services				
Assessing Services	30,000	23,057	6,943	
City Attorney - Civil	41,000	26,452	14,548	
City Attorney - Criminal	60,600	17,096	43,504	
	49,500	19,630	29,870	
Planning & Zoning				
Full-time Salaries	116,259	26,774	89,485	
PERA Contributions	6,976	2,684	4,292	
FICA Contributions	7,208	1,670	5,538	
Medicare Contributions	1,686	391	1,295	
Health/Dental Insurance	21,911	5,392	16,519	
Workers Compensation	1,266	840	426	
Office Supplies	1,500	253	1,248	
Printed Forms	500	83	417	
Comm Facilities Planning-CDBG	0	0	0	
Old Village Design Study-CDBG	0	0	0	
Zoning Ordinance Dev - CDBG	5,000	0	5,000	
Cimarron Study - CDBG	60,200	276	59,924	
Comprehensive Planning	0	5,312	-5,312	Comp Plan Amendment - Expenditure funded by reserves.
Engineering Services	3,000	0	3,000	
Legal Services	0	1,640	-1,640	
Infiltration Project	0	0	0	
Old Village Tax Abatement	0	0	0	
Travel Expense	3,700	168	3,532	
Cable Operation Expense	1,450	445	1,005	
Miscellaneous	500	103	397	
Dues & Subscriptions	450	0	450	
Books	650	175	475	
Conferences & Training		737	2,013	
	2,750			
Sub-Total	235,006	46,942	188,064	

	Budget	Amount	Variance	Comments
Engineering Services	30,000	20,499	9,501	
Gov't Building				
Cleaning Supplies	1,000	137	863	
Building Repair Supplies	1,000	66	934	
Telephone	5,500	2,959	2,541	
Insurance	0	0	0	
Electric Utility	10,000	3,240	6,760	
Refuse	2,500	542	1,958	
Repairs/Maint Contractual Bldg	10,000	4,697	5,303	
Repairs/Maint Contractual Eqpt	10,000	1,279	8,721	
Miscellaneous	1,000	432	568	
Sub-Total	41,000	13,362	27,648	
Law Enforcement Services	365,200	172,415	192,785	
Fire				
Full-time Salaries	66,561	10,122	56,439	
Part-time Salaries	139,713	65,684	74,029	Chief's Salary needs to be adjusted into Full-time Fire Salary
PERA Contributions	3,994	3,019	975	
FICA Contributions	12,789	4,701	8,088	
Medicare Contributions	2,991	1,100	1,892	
Health/Dental Insurance	24,321	9,800	14,521	
Workers Compensation	6,838	4,538	2,300	Annual Premium Paid
Office Supplies	1,000	809	191	
Printed Forms	500	0	500	
EMS Supplies	1,600	660	940	
Fire Prevention	4,000	1,176	2,824	
Fuel	5,400	2,014	3,386	
Equipment Parts	500	247	253	
Building Repair Supplies	400	148	252	
Small Tools & Equipment	1,500	674	826	
Physicals	5,100	1,015	4,085	
Telephone	6,000	1,913	4,087	
Radio	7,900	3,126	4,774	
Internet	700	0	700	
Travel Expense	3,500	3,321	179	
Vehicle Insurance	15,836	14,025	1,811	
Electric Utility	12,200	4,257	7,943	
Repairs/Maint Contractual Bldg	20,000	2,623	17,377	
Repairs/Maint Contractual Eqpt	35,000	1,093	33,907	
Rentals - Building	1,188	540	648	
Uniforms	4,500	2,365	2,135	
Miscellaneous	4,000	453	3,547	
Dues & Subscriptions	2,800	840	1,960	
Books	250	0	250	
Conferences & Training	15,000	7,032	7,968	

	Budget	Amount	Variance	Comments
Pension Contribution	0	0	0	
Fire State Aid	54,000	0	54,000	
Vehicle	0	0	0	
Equipment	10,000	9,728	272	
Transfer Out	98,443	0	98,443	
Sub-Total	568,524	157,024	411,500	
Building Inspection				
Full-time Salaries	129,938	47,696	82,242	
PERA Contributions	7,796	2,494	5,302	
FICA Contributions	8,056	2,963	5,093	
Medicare Contributions	1,884	693	1,191	
Health/Dental Insurance	28,030	6,212	21,818	
Workers Compensation	2,276	1,510	766	Annual Premium Paid
Office Supplies	1,400	406	994	
Printed Forms	2,250	163	2,087	
Fuel	6,000	138	5,862	
Engineer Serv Utility Permits	6,500	0	6,500	
Plan Review Charges	10,000	0	10,000	
Surcharge Payments	35,900	7,849	28,051	
Inspector Contract Services	0	225	-225	Outside Inspector for New Public Works
Telephone	1,135	166	969	
Travel Expense	2,000	100	1,900	
Insurance	1,200	895	305	
Repairs/Maint Contractual Eqpt	700	689	11	
Rentals - Building	4,500	1,598	2,903	
Uniforms	700	68	632	
Miscellaneous	4,600	100	4,500	
Dues & Subscriptions	500	0	500	
Books	500	0	500	
Conferences & Training	3,000	525	2,475	
Equipment	2,300	0	2,300	
Transfer Out	7,000	0	7,000	
Sub-Total	268,165	74,490	193,675	
Civil Defense	9,000	0	9,000	
Animal Control				
Printed Forms	250	0	250	
Contract Services	9,200	1,855	7,345	
Impounding	10,000	5,160	4,840	
Miscellaneous	200	0	200	
Sub-Total	19,650	7,016	12,634	

	Budget	Amount	Variance	Comments
Public Works				
Full-time Salaries	120,077	36,902	83,175	
Part-time Salaries	5,160	0	5,160	
PERA Contributions	7,205	2,194	5,011	
FICA Contributions	7,445	2,289	5,156	
Medicare Contributions	1,741	535	1,206	
Health/Dental Insurance	31,931	7,912	24,019	
Workers Compensation	9,014	5,982	3,032	Annual Premium Paid
Office Supplies	350	0	350	
Fuel, Oil and Fluids	19,550	6,896	12,654	
Shop Materials	3,000	756	2,244	
Equipment Parts	6,000	2,015	3,985	
Building Repair Supplies	2,000	610	1,390	
Street Maintenance Materials	14,000	1,072	12,928	
Landscaping Materials	2,500	0	2,500	
Sign Repair Materials	4,240	1,260	2,980	
Sand/Salt	30,000	13,062	16,938	
Small Tools & Minor Equipment	3,000	579	2,421	
Engineering Services	7,000	0	7,000	
Sealcoating & Crack Sealing	105,000	0	105,000	
Contract Services	61,750	20,812	40,938	
Telephone	4,000	601	3,399	
Radio	600	0	600	
Travel Expense	1,250	313	937	
Insurance	14,000	12,030	1,970	
Electric Utility	13,500	5,164	8,336	
Refuse	2,400	526	1,874	
Repairs/Maint Contractual Bldg	5,000	0	5,000	
Repairs/Maint Imp Not Bldgs	7,000	3,510	3,490	Xmas lights set-up, take down
Repairs/Maint Contractual Eqpt	6,000	1,894	4,106	
Rentals - Buildings	500	0	500	
Uniforms	500	421	79	
Miscellaneous	6,000	985	5,015	
Dues & Subscriptions	500	0	500	
Conferences & Training	1,500	115	1,385	
Clean-up Days	12,000	0	12,000	
Buildings	0	0	0	
Vehicles	0	0	0	
Other Equipment	12,250	2,908	9,342	
Transfer Out	200,439	0	200,439	
Sub-Total	728,402	131,343	597,059	
Street Lighting	23,000	9,241	13,759	
Sanitation				
Recycling Supplies	6,000	0	6,000	
Newsletter	5,000	0	5,000	
Miscellaneous	7,100	0	7,100	
Sub-Total	18,100	0	18,100	

	Budget	Amount	Variance	Comments
Parks				
Full-time Salaries	54,569	17,624	36,945	
Part-time Salaries	31,946	3,763	28,184	
PERA Contributions	3,971	1,187	2,784	
FICA Contributions	5,364	1,329	4,035	
Medicare Contributions	1,254	311	943	
Health/Dental Insurance	12,224	2,959	9,265	
Workers Compensation	4,763	3,161	1,602	Annual Premium Paid
Office Supplies	450	0	450	
Fuel, Oil and Fluids	2,640	58	2,582	
Shop Materials	1,000	17	983	
Chemicals	2,500	0	2,500	
Equipment Parts	5,000	272	4,728	
Building Repair Supplies	500	131	369	
Landscaping Materials	7,000	96	6,904	
Small Tools & Minor Equipment	2,000	1,457	543	
Engineering Services	0	0	0	
Telephone	1,000	82	918	
Travel Expense	0	40	-40	
Insurance	3,000	3,904	-904	
Electric Utility	8,800	3,171	5,629	
Refuse	2,640	920	1,720	
Repairs/Maint Contractual Bldg	1,200	0	1,200	
Repairs/Maint Imp Not Bldgs	7,500	5,428	2,072	
Repairs/Maint Contractual Eqpt	1,000	0	1,000	
Rentals - Buildings	4,000	571	3,429	
Uniforms	413	0	413	
Miscellaneous	500	0	500	
Dues & Subscriptions	100	0	100	
Conferences & Training	0	0	0	
Transfer Out	20,000	0	20,000	
Sub-Total	185,334	46,482	138,852	
Total General Fund	3,303,680	933,960	2,369,720	

Water Enterprise Operating	Budget	Amount	Variance	Comments
Full-time Salaries	73,382	36,498	36,884	
PERA Contributions	4,403	2,034	2,369	
FICA Contributions	4,550	2,269	2,281	
Medicare Contributions	1,064	530	534	
Health/Dental Insurance	11,974	5,338	6,636	
Workers Compensation	5,442	3,611	1,831	Annual Premium Paid
Office Supplies	505	0	505	
Printed Forms	2,562	0	2,562	
Chemicals	6,532	646	5,886	
Utility System Maintenance	7,640	151	7,489	
Water Meters & Supplies	100,100	761	99,339	
Small Tools & Minor Equipment	2,000	164	1,836	
Engineering Services	22,737	185,348	-162,611	Revenue Offset from 3M due
Software Support	13,976	0	13,976	
Telephone	4,515	393	4,122	
Postage	2,140	0	2,140	
Travel Expense	3,150	420	2,730	
Insurance	14,797	6,104	8,693	
Electric Utility	39,446	6,072	33,374	
Water Utility	53,045	17,138	35,907	
Repairs/Maint Imp Not Bldgs	10,210	2,758	7,453	
Miscellaneous	15,917	9,597	6,320	
Conferences & Training	2,057	180	1,877	
Building and Structures	1,200,000	353,638	846,363	Water tower related expenditures
Other Equipment	6,655	0	6,655	
Sub-Total	1,608,799	633,649	975,150	
Sewer Operating Enterprise				
Full-time Salaries	12,586	8,673	3,913	
PERA Contributions	755	482	273	
FICA Contributions	780	539	241	
Medicare Contributions	182	126	56	
Health/Dental Insurance	2,151	1,247	904	
Workers Compensation	960	637	323	Annual Premium Paid
Utility System Maint Supplies	650	0	650	
Small Tools & Minor Equipment	600	0	600	
Engineering Services	1,500	56	1,444	
Telephone	1,775	529	1,246	
Travel Expense	750	28	722	
Electric Utility	2,300	315	1,985	
Sewer Utility - Met Council	11,400	23,314	-11,914	Offset by Revenue
Repairs/Maint Imp Not Bldgs	500	0	500	
Miscellaneous Expenses	1,000	0	1,000	
Conferences & Training	1,500	0	1,500	
Sub-Total	39,389	35,946	3,443	

	Budget	Amount	Variance	Comments
Surface Water Utility				
Full-time Salaries	31,089	0	31,089	Payroll Coding Issue- See Sewer & Water Operating Enterprise
PERA Contributions	1,865	0	1,865	
FICA Contributions	1,928	0	1,928	
Medicare Contributions	451	0	451	
Health/Dental Insurance	5,718	0	5,718	
Workers' Compensation	3,358	2,228	1,130	Annual Premium Paid
Office Supplies	500	0	500	
Utility System Maint Supplies	2,500	0	2,500	
Small Tools & Minor Equipment	1,000	0	1,000	
Engineering Services	7,000	2,211	4,789	
Erosion Control	3,000	0	3,000	
Software Support	4,000	0	4,000	
Postage	1,100	0	1,100	
Contract Services	2,500	0	2,500	
Repairs/Maint Not Bldg	2,500	0	2,500	
Miscellaneous Expenses	500	0	500	
Conferences & Training	0	0	0	
Transfer Out	9,000	0	9,000	
Sub-Total	78,009	4,439	73,570	

Lake Elmo City Council 05-16-2006	Agenda Section: CONSENT	<u>No . 4C</u>
<u>Agenda Item: Water Meter Vendor</u>		
<p><u>Background Information for May 16, 2006:</u></p> <p>The City currently has approximately 220 water meters with "phone read" equipment. This method of meter reading collection has become out dated due to a variety of reasons such as utilization of cell phones in lieu of land lines, digital lines through cable service and increased line draws. As a result of phone read failures and our current radio read issues (wiring disconnected during remodels, failures in splices, etc.) resulted in the water department experiencing a high percentage of no reads.</p> <p>Due to the installation of approximately 275 new meters this year and the high "no read" issues, City staff decided to explore the latest technology available and solicit price proposals. With the assistance of TKDA, staff invited three vendors to present their systems and price proposals. After careful review of all proposals, the staff recommends purchase of the Neptune system based on the following points: 1) <u>Meter noise</u>; the City has received numerous complaints with regards to meter noise. Neptune meters are configured without internal mechanical parts thus eliminating ticking noise issues. 2) <u>Installation</u>; No labor costs related to installation. Entire unit is self contained. 3) <u>Wiring</u>; Neptune Meters do not require external wiring. This will remedy issues related to wire related failures. 4) <u>Meter Reading</u>; Our current radio system causes the reader to have to stop, input each location and wait for the reading to return. Neptune will allow the reader to "drive by" and obtain readings automatically. This will substantially reduce meter reading labor. 5) <u>Upgrades</u>; Neptune allows upgrades to a fixed point system without any changes to their meters. 6) <u>Compatibility</u>; Neptune's reading equipment does not require meter change out. It is compatible with our existing meters.</p> <p>With the reduction in labor related to installation, repairs and meter reading time, it is anticipated that the Neptune system is the most cost effective system. It should be noted that all capital equipment purchases related to water will come from the water enterprise fund and will not affect the General Fund supported by Ad Valorem taxes.</p>		
<p><u>Action Items:</u></p> <p>1. Motion to purchase Neptune's Meter reading Equipment at a total cost of \$19,502.81</p>	<p><u>Person responsible:</u> Tom Bouthilet</p>	
<p><u>Attachments:</u> Meter Comparison Analysis</p>		

Meter Comparison Analysis

	Neptune	Badger	Sensus
Meter	109.00	77.73	82.00
Transmit Unit	87.00	72.00	100.00
Sub-Total	196.00	149.73	182.00
Cost per 1000 units	196000.00	149730.00	182000.00
Drive By	18312.50	18000.00	13000.00
Handheld		9999.00	Current
Fixnet-Point to Tower	No quote	No quote	128925.00
Upgrade Existing Meter to Radio	87.00	120.00	N/A
Cost Per Households (1000)	213.89	167.73	195.00
Labor to install	0.00	28.19	28.19
	213.89	195.92	223.19
Maintenance	1743.00	3595.00	1000.00

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

40.
1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140

(651) 292-4400
(651) 292-0083 Fax
www.tkda.com

May 12, 2006

Ellingson Drainage
56113 State Highway 56
P.O. Box 68
West Concord, Minnesota 55985-0068

Re: Water System Interconnect - Phase IV
City of Lake Elmo, Minnesota
TKDA Project No. 13186.000

Dear Sir or Madam:

Enclosed please find three copies of Partial Payment Certificate No. 2 in the amount of \$192,737.03 for the above-referenced project. Please sign all three copies where indicated and return all three copies to this office for further processing. An executed copy will be returned to you when payment is made.

Sincerely,



Thomas D. Prew, P.E.
Project Manager

TDP:bas
Enclosures

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

1600 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140(651) 292-4400
(651) 292-0083 Fax
www.tkda.com

Proj. No. 13186.000 Cert. No. 2 St. Paul, MN, May 12, 2006

To City of Lake Elmo, Minnesota Owner

This Certifies that Ellingson Drainage Contractor

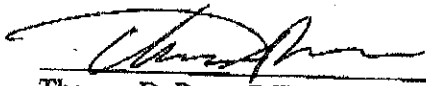
For Water System Interconnect - Phase IV

Is entitled to One Hundred Ninety-Two Thousand Seven Hundred Thirty-Seven Dollars and 03/100 (\$192,737.03)

being 2nd estimate for partial payment on contract with you dated March 21, 2006

Received payment in full of above Certificate.

TKDA


Thomas D. Prew, P.E.

Ellingson Drainage
_____, 20____

RECAPITULATION OF ACCOUNT

	CONTRACT PLUS EXTRAS	PAYMENTS	CREDITS
Contract price plus extras	\$ 412,758.68		
All previous payments		\$ 187,011.87	
All previous credits			
Extra No.			
" "			
" "			
" "			
" "			
Credit No.			
" "			\$ -
" "			
" "			
" "			
AMOUNT OF THIS CERTIFICATE		\$ 192,737.03	
Totals	\$ 412,758.68	\$ 379,748.90	\$ -
Credit Balance		\$ -	
There will remain unpaid on contract after payment of this Certificate		\$ 33,009.78	
	\$ 412,758.68	\$ 412,758.68	\$ -

TKDA
Engineers-Architects-Planners

PERIODICAL ESTIMATE FOR PARTIAL PAYMENTS

Estimate No. 2 Period Ending May 9, 2006 Page 1 of 1 Proj. No. 13186.000
Contractor Ellingson Drainage Original Contract Amount \$412,758.68
Project Water System Interconnect - Phase IV
Location City of Lake Elmo, Minnesota

Total Contract Work Completed	\$	<u>399,735.68</u>
Total Approved Credits	\$	<u>0.00</u>
Total Approved Extra Work Completed	\$	<u>0.00</u>
Approved Extra Orders Amount Completed	\$	<u>0.00</u>
Total Amount Earned This Estimate	\$	<u>399,735.68</u>

Less Approved Credits	\$	<u>0.00</u>
Less <u>5</u> % Retained	\$	<u>19,986.78</u>
Less Previous Payments	\$	<u>187,011.87</u>
Total Deductions	\$	<u>206,998.65</u>
Amount Due This Estimate	\$	<u>192,737.03</u>

Contractor Ellingson Drainage
Engineer Thomas D. Prew, P.E.

Date _____
Date May 12, 2006

ESTIMATE NO. 2

PERIOD ENDING: May 9, 2006

WATER SYSTEM INTERCONNECT - PHASE IV
CITY OF LAKE ELMO, MINNESOTA
TKDA PROJECT NO. 19186.000

ITEM NO. DESCRIPTION	UNIT	CONTRACT QUANTITY		UNIT PRICE	AMOUNT TO DATE
		QUANTITY	TO DATE		
1 MOBILIZATION	LS	1	1.0	\$ 17,458.20	\$ 17,458.20
2 TRAFFIC CONTROL	LS	1	1.0	\$ 3,100.00	\$ 3,100.00
3 JACK/AUGER 30" STEEL CASING	LF	175	175.0	\$ 414.00	\$ 72,450.00
4 CONNECT TO EXISTING 8" WATERMAIN	EA	1	1.0	\$ 1,190.00	\$ 1,190.00
5 16" MJDIP, CL.52 WATERMAIN IN CASING PIPE	LF	350	303.0	\$ 72.50	\$ 21,967.50
6 DIR. DRILL 16" HDPE SDR 17	LF	4586	4,581.0	\$ 50.50	\$ 231,845.50
7 6" DIP, CL.52 WATERMAIN	LF	82	99.0	\$ 34.00	\$ 3,368.00
8 16" BUTTERFLY VALVE & BOX	EA	4	3.0	\$ 3,415.00	\$ 10,245.00
9 WET TAP 16" BUTTERFLY VALVE	EA	1	1.0	\$ 9,035.18	\$ 9,035.18
10 6" GATE VALVE & BOX	EA	4	4.0	\$ 830.00	\$ 3,320.00
11 HYDRANT	EA	4	4.0	\$ 3,470.00	\$ 13,880.00
12 DIP WATERMAIN FITTINGS	LB	2,372	3,090.0	\$ 3.50	\$ 10,815.00
13 SILT FENCE	LF	658	343.0	\$ 3.10	\$ 1,063.30
14 TOPSOIL	CY	185	-	\$ 19.50	\$ -
15 SEED & WOOD FIBER BLANKET	SY	1500	-	\$ 3.40	\$ -
16 WATERMAIN MARKING SIGNS	EA	5	-	\$ 50.00	\$ -
SUBTOTAL					\$ 399,735.68

Lake Elmo City Council May 16, 2006	Agenda Section: MAINTENANCE/PARK/FIRE/BUILDING:	<u>No 7B.</u>
<u>Agenda Item: Sprinkling Ordinance</u>		
<p><u>Background Information for May 16, 2006:</u></p> <p>Staff is recommending adoption of Chapter 1306 under the Minnesota State Building Code. This recommendation is based on review and discussion with the City Administrator, City Attorney, Building Official and Fire Chief. Given the position Lake Elmo is in regarding the amount and type of development that is planned, we feel that this is an opportune time to adopt Chapter 1306 to help reduce future fire loss.</p>		
<u>Action Items:</u> M/S/ to adopt Ordinance No. 97-171, Sprinkling Ordinance		<u>Person responsible:</u> Greg Malmquist/Jim McNamara
<u>Attachments:</u> Ordinance No. 97-171 MN Rules, Chapter 1306 -- Special Fire Protection Systems		

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 97-171

AN ORDINANCE RELATING TO THE ADOPTION OF THE MINNESOTA STATE BUILDING
CODE

The Lake Elmo City Council hereby ordains that Section 500.01 and its subdivisions are amended to read as follows:

500.01 State Building Code

- A. Adoption. The Minnesota State Building Code, as adopted by the Minnesota Commissioner of Administration, pursuant to Minn. Stat. Chapter 16B.59 to 16B.75, including all optional chapter(s) hereinafter specifically adopted; and including all amendments, rules and regulations established, adopted and published from time to time by the Minnesota Commissioner of Administration through its Building Codes and Standards Division is hereby adopted by reference and incorporated as if fully set forth herein, and shall be known as the "Lake Elmo Building Code".
- B. Optional Chapter. The following optional provisions, as identified in the most current addition of the Minnesota State Building Code, are hereby adopted and incorporated as part of the Lake Elmo Building Code:

1306.0020 Subpart 2 - Existing and New Buildings. Automatic sprinklers for new buildings, buildings increased in total floor area (including the existing building), or buildings in which the occupancy classification has changed, must be installed and maintained in operational condition within the structure. The requirements of this subpart apply to structures that fall within the occupancy classifications established in Part 1306.0030, items (A) through (E)

1306.0030(E)(1) Group R-1 and R-2 occupancies with 8,500 or more square feet of floor area or dwelling units or guest rooms on three (3) or more floors; and attached R-3 occupancies and attached town houses built to the International Residential Code with 8,500 or more gross square feet of floor area. All floors, basements and garages are included in this floor area threshold.

ADOPTION DATE: Passed by the Lake Elmo City Council on the ____ day of _____, 2006.

EFFECTIVE DATE: This Ordinance shall be effective the day following its publication.

PUBLICATION DATE: Published on the ____ day of _____, 2006.

CITY OF LAKE ELMO

By: _____
Dean Johnston
Its: Mayor

ATTEST:

Martin Rafferty, City Administrator

MINNESOTA RULES, CHAPTER 1306 SPECIAL FIRE PROTECTION SYSTEMS

1306.0010 GENERAL.

This chapter authorizes optional provisions for the installation of on-premises fire suppression systems that may be adopted by a municipality in addition to the State Building Code. If the municipality adopts them, the sprinkler system requirements of this chapter become part of the State Building Code and are applicable throughout the municipality. This chapter, if adopted, must be adopted without amendment.

STAT AUTH: MS s 16B.59; 16B.61; 16B.64
HIST: 27 SR 1479

1306.0020 MUNICIPAL OPTION.

Subpart 1. **Requirement.** The sprinkler system requirements of this chapter, if adopted, must be adopted with the selection of either subpart 2 or 3, without amendment.

Subp. 2. **Existing and new buildings.** Automatic sprinkler systems for new buildings, buildings increased in total floor area (including the existing building), or buildings in which the occupancy classification has changed, must be installed and maintained in operational condition within the structure. The requirements of this subpart apply to structures that fall within the occupancy classifications established in part 1306.0030, items A to E.

Exceptions:

1. The floor area of minor additions that do not increase the occupant load does not have to be figured into the square footage for occupancy classifications established in part 1306.0030, items A to E.

2. The existing portion of R-2 apartment occupancies, attached R-3 occupancies, and attached townhomes is not required to be sprinklered under this chapter.

Subp. 3. **New buildings.** Automatic sprinkler systems for new buildings, additions to existing buildings, or buildings in which the occupancy classification has changed must be installed and maintained in operational condition within the structure. The requirements of this subpart apply to structures that fall within the occupancy classifications established in part 1306.0030, items A to E.

Exception: The floor area of minor additions that do not increase the occupant load does not have to be figured into the square footage for occupancy classifications established in part 1306.0030, items A to E.

STAT AUTH: MS s 16B.59; 16B.61; 16B.64
HIST: 27 SR 1479

1306.0030 REQUIREMENTS.

For purposes of this chapter, area separation, fire barriers, or fire walls do not establish separate buildings. Gross square footage (gsf) means the floor area as defined in the International Building Code. The floor area requirements established in items A to E are based on the gross square footage of the entire building and establish thresholds for these requirements. The following occupancy groups must comply with sprinkler requirements of this chapter, unless specified otherwise:

A. Group A-1, A-2, A-3, and A-4 occupancies;

B. Group B, F, M, and S occupancies with 2,000 or more gross square feet of floor area or with three or more stories in height;

C. Group E occupancies with 2,000 or more gross square feet of floor area or with two or more stories in height;

D. Group E day care occupancies with an occupant load of 30 or more;

E. Optional occupancy group-municipality may choose option 1 or option 2.

1. Group R-1 and R-2 occupancies with 8,500 or more gross square feet of floor area or dwelling units or guestrooms on three or more floors; and attached R-3 occupancies and attached townhouses built to the International Residential Code with 8,500 or more gross square feet of floor area. All floors, basements, and garages are included in this floor area threshold.

2. Attached R-3 occupancies and attached townhouses built to the International Residential Code with more than 16 dwelling units or more than three stories in height.

STAT AUTH: MS s 16B.59; 16B.61; 16B.64
HIST: 27 SR 1479

1306.0040 STANDARD.

Automatic sprinkler systems must comply with the applicable standard referenced in the State Building Code. If a public water supply is not available, the building official and fire chief shall approve the use of an alternate on-site source of water if the alternate source provides protection that is comparable to that provided by a public water supply. If an adequate alternate water supply sufficient for hose stream requirements is provided or available, the building official and fire chief may permit the water supply requirements for the hose stream demands to be modified.

STAT AUTH: MS s 16B.59; 16B.61; 16B.64
HIST: 27 SR 1479

1306.0050 SUBSTITUTE CONSTRUCTION.

The installation of an automatic sprinkler system, as required by this chapter, would still allow the substitution of one-hour fire-resistive construction as permitted by the International Building Code, Table 601, footnote d.

STAT AUTH: MS s 16B.59; 16B.61; 16B.64

HIST: 27 SR 1479

1306.0060 EXEMPTION.

The building official, with the concurrence of the fire official, may waive the requirements of this chapter if the application of water has been demonstrated to constitute a serious life, fire, or environmental hazard, or if the building does not have an adequate water supply and the building is surrounded by public ways or yards more than 60 feet wide on all sides.

STAT AUTH: MS s 16B.59; 16B.61; 16B.64
HIST: 27 SR 1479

1306.0070 REPORTING.

A municipality must submit a copy of the ordinance adopting this chapter to the Department of Administration, Building Codes and Standards Division, within 15 days of its adoption.

REPEALER. Minnesota Rules, part 1306.0100, is repealed.

STAT AUTH: MS s 16B.59; 16B.61; 16B.64
HIST: 27 SR 1479

1306.0100 Repealed, 27 SR 1479

Lake Elmo City Council May 16, 2006	Agenda Section: Building/Fire/Maintenance	<u>No.</u> 7C.
AGENDA 1) Construction activity update for April 2) Miscellaneous		
<u>Action Items:</u> Informational. No action needed.	<u>Person responsible:</u> J. McNamara	

Summary Building Report

April-2006			Year to Date		
	Permits Issued	Valuation		Permits Issued	Valuation
New Residential	3	\$1,200,000.00	New Residential	8	\$3,381,988.00
New Commercial	0	\$0.00	New Commercial	2	\$1,108,080.00
Other Residential	34	\$542,189.00	Other Residential	94	\$2,236,948.00
Other Commercial	1	\$2,657.00	Other Commercial	8	\$180,561.00
Total	38	\$1,744,846.00	Total	112	\$6,907,577.00

Total Building Fees Collected \$37,454.53

Total Building Fees Collected \$121,051.98

Summary Plumbing Report

Plumbing	12	\$502,100.00
Total Plumbing Fees Collected		\$2,175.50

Summary Plumbing Report

Plumbing	24	\$656,400.00
Total Plumbing Fees Collected		\$3,331.50

Summary HVAC Report

HVAC	9	\$118,290.00
Total HVAC Fees Collected		\$1,235.20

Summary HVAC Report

HVAC	34	\$459,545.00
Total HVAC Fees Collected		\$4,447.25

Summary Grand Total Fees \$40,865.23

Surcharge Fee Paid to State \$980.07
 SAC Fees Paid to Met Council \$18,600.00
 WAC Fees Paid to Oakdale \$6,000.00
 Misc. Expenses

Total Fees Retained \$15,285.16

Credit Fees to Bldg \$15,285.16
 Credit Fees to Water
 Credit Fees to Sewer

Summary Grand Total Fees \$128,830.73

Surcharge Fee Paid to State \$4,100.81
 SAC Fees Paid to Met Council \$18,600.00
 WAC Fees Paid to Oakdale \$6,000.00
 Misc. Expenses \$0.00

Total Fees Retained \$100,129.92

Credit Fees to Bldg \$80,804.92
 Credit Fees to Water \$19,100.00
 Credit Fees to Sewer \$225.00

City of Lake Elmo
Building Department

Building Permit Detail Summary

April 01, 2006 Through April 30, 2006

Occupancy

Class Of Work: Add

Permit #	Description of Work	Date Issued	Use of Building	Valuation
5030	accessory structure	4/12/2006	Accessory Building	8,000
Totals for Class Of Work: Add		Number of Permits = 1		Sum of Valuation = 8,000

Class Of Work: Remodel

Permit #	Description of Work	Date Issued	Use of Building	Valuation
5013	Roof Replacement (ice & water)	4/3/2006	Single Family Dwelling	4,770
Totals for Class Of Work: Remodel		Number of Permits = 1		Sum of Valuation = 4,770

Class Of Work: New

Permit #	Description of Work	Date Issued	Use of Building	Valuation
5028	Garage	4/12/2006	Single Family Dwelling	30,000
5018	Swimming pool & Deck	4/3/2006	Single Family Dwelling	4,500
Totals for Class Of Work: New		Number of Permits = 2		Sum of Valuation = 34,500

Totals for Occupancy:

Number of Permits = 4		Sum of Valuation = 47,270	
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Occupancy B

Class Of Work: Add				
Permit #	Description of Work	Date Issued	Use of Building	Valuation
5063	other	4/26/2006	Commercial	2,657
Totals for Class Of Work: Add		Number of Permits = 1		Sum of Valuation = 2,657
Totals for Occupancy: B		Number of Permits = 1		Sum of Valuation = 2,657

Occupancy U-1				
Class Of Work: Add				
Permit #	Description of Work	Date Issued	Use of Building	Valuation
5048	fence	4/18/2006	Single Family Dwelling	9,393
5039	accessory structure	4/17/2006	Accessory Building	24,000
Totals for Class Of Work: Add		Number of Permits = 2		Sum of Valuation = 33,393

Class Of Work: Repair				
Permit #	Description of Work	Date Issued	Use of Building	Valuation
5065	Roof Replacement & Siding	4/26/2006	Single Family Dwelling	23,000
Totals for Class Of Work: Repair		Number of Permits = 1		Sum of Valuation = 23,000
Class Of Work: Demolition				
Permit #	Description of Work	Date Issued	Use of Building	Valuation
5062	demolition	4/26/2006	Mobile Home	2,200
Totals for Class Of Work: Demolition		Number of Permits = 1		Sum of Valuation = 2,200

Totals for Occupancy: U-1		Number of Permits = 4	Sum of Valuation = 58,593
Occupancy R-3			

Class Of Work: Add

Permit #	Description of Work	Date Issued	Use of Building	Valuation
5019 Deck		4/4/2006	Single Family Dwelling	13,000
5020 Deck		4/6/2006	Single Family Dwelling	9,500
5043 fence		4/17/2006	Single Family Dwelling	2,500
5040 Porch		4/17/2006	Single Family Dwelling	12,500
5042 Basement finish (includes plmg&htg)		4/17/2006	Single Family Dwelling	10,000
5044 Gasline		4/18/2006	Mobile Home	300
5023 Deck		4/11/2006	Single Family Dwelling	3,190
5055 Deck		4/20/2006	Single Family Dwelling	8,300
5060 Garage		4/26/2006	Single Family Dwelling	40,000
5051 Fireplace		4/18/2006	Single Family Dwelling	1,100
5058 addition & remodel (Incd plmg & hvac)		4/21/2006	Single Family Dwelling	95,000
5054 Deck		4/20/2006	Single Family Dwelling	30,000
5047 addition		4/18/2006	Single Family Dwelling	26,000
Totals for Class Of Work:	Add	Sum of Valuation =		251,390
		Number of Permits = 13		

Class Of Work: Remodel

Permit #	Description of Work	Date Issued	Use of Building	Valuation
5015	Roof Replacement (ice & water)	4/3/2006	Single Family Dwelling	7,400
5022	Roof Replacement (ice & water)	4/11/2006	Single Family Dwelling	8,993
5041	deck/ porch	4/17/2006	Single Family Dwelling	15,479
5029	Remodel (including plng&Htg)	4/12/2006	Single Family Dwelling	71,135
5053	finish basement (incl'd plng and hvac)	4/19/2006	Single Family Dwelling	41,200
5057	Remodel (including plng&Htg)	4/21/2006	Single Family Dwelling	5,000
Totals for Class Of Work: Remodel			Number of Permits = 6	Sum of Valuation = 149,207

Class Of Work: New

Permit #	Description of Work	Date Issued	Use of Building	Valuation
5037	New House	4/13/2006	Single Family Dwelling	450,000
5024	mobile home setup	4/11/2006	Mobile Home	5,000
5059	New House	4/21/2006	Single Family Dwelling	500,000
5061	New House	4/26/2006	Single Family Dwelling	250,000
Totals for Class Of Work: New			Number of Permits = 4	Sum of Valuation = 1,205,000

Class Of Work: Repair

Permit #	Description of Work	Date Issued	Use of Building	Valuation
5033	reroof	4/13/2006	Single Family Dwelling	8,000
5066	Deck	4/26/2006	Single Family Dwelling	1,500
5049	driveway	4/18/2006	Single Family Dwelling	3,829
5014	Deck	4/3/2006	Single Family Dwelling	13,000
Totals for Class Of Work: Repair		Number of Permits = 4		Sum of Valuation = 26,329

Class Of Work: Demolition

Permit #	Description of Work	Date Issued	Use of Building	Valuation
5034	demolition	4/13/2006	Single Family Dwelling	2,200
5052	demolition	4/18/2006	Single Family Dwelling	2,200
Totals for Class Of Work: Demolition		Number of Permits = 2		Sum of Valuation = 4,400
Totals for Occupancy: R-3		Number of Permits = 29		Sum of Valuation = 1,636,326

Grand Total for All Permits Issued: Number of Permits 38 Total Valuation = 1,744,846

**City of Lake Elmo
Building Department**

Building Permit Detail Summary

Occupancy R-3

Class Of Work: New

Permit #	Description of Work	Date Issued	Use of Building	Valuation
5061	New House	4/26/2006	Single Family Dwelling	250,000
5059	New House	4/21/2006	Single Family Dwelling	500,000
5037	New House	4/13/2006	Single Family Dwelling	450,000
5024	mobile home setup	4/11/2006	Mobile Home	5,000
Totals for Class Of Work: New			Sum of Valuation =	1,205,000
Totals for Occupancy: R-3			Sum of Valuation =	1,205,000

Grand Total for All Permits Issued: Number of Permits 4 Total Valuation = 1,205,000

City of Lake Elmo
Building Department

Plumbing Permit Detail Summary

April 01, 2006 Through April 30, 2006

Permit #	Description of Work	Date Issued	Valuation
5016	gasline	4/3/2006	2,000
5017	commercial plumbing alter	4/3/2006	4,000
5025	alter septic	4/11/2006	5,000
5027	alter resd plmg	4/11/2006	3,000
5035	water heater install	4/13/2006	200
5036	water heater install	4/13/2006	400
5037	New Residential	4/13/2006	25,000
5038	alter resd plmg & gasline	4/13/2006	1,000
5046	New Commercial	4/18/2006	79,500
5050	New Commercial	4/18/2006	50,000
5059	New Commercial	4/21/2006	300,000
5061	Hookup city water and sewer and plumb new house	4/26/2006	32,000

Number of Permits 12

Total Valuation = 502,100

**City of Lake Elmo
Building Department**

HVAC Permit Detail Summary

April 01, 2006 Through April 30, 2006

Permit #	Description of Work	Date Issued	Valuation
5021	alter resd hvac	4/6/2006	11,100
5026	alter resd hvac	4/11/2006	750
5037	New HVAC Residential	4/13/2006	15,000
5044	Gasline	4/18/2006	300
5045	New Commercial	4/18/2006	60,570
5056	air conditioning	4/20/2006	3,470
5059	New HVAC Residential	4/21/2006	12,000
5061	HVAC-residential	4/26/2006	12,000
5064	alter resd hvac	4/26/2006	3,100

Number of Permits 9

Total Valuation = 118,290

City of Lake Elmo
Building Department
Building Permit Fees

April 01, 2006 Through April 30, 2006

Date	Permit #	Permit Fee	Surcharge	Plan Review	Other	Investigation	SAC Fee	Sewer Fee	WAC Fee	Meter	Sales Tax
4/3/2006	5013	\$111.25	\$2.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/3/2006	5014	\$223.25	\$6.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/3/2006	5015	\$153.25	\$3.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/3/2006	5016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/3/2006	5017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/3/2006	5018	\$111.25	\$2.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/4/2006	5019	\$223.25	\$6.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/6/2006	5020	\$181.25	\$4.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/6/2006	5021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/11/2006	5022	\$167.25	\$4.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/11/2006	5023	\$97.25	\$1.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/11/2006	5024	\$0.00	\$0.00	\$0.00	\$100.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/11/2006	5025	\$0.00	\$0.50	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/11/2006	5026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/11/2006	5027	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/12/2006	5028	\$442.25	\$15.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/12/2006	5029	\$797.75	\$35.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/12/2006	5030	\$153.25	\$4.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/12/2006	5031	\$1,497.75	\$95.00	\$973.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/13/2006	5032	\$293.25	\$9.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/13/2006	5033	\$153.25	\$4.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/13/2006	5034	\$0.00	\$0.50	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tuesday, May 02, 2006

**City of Lake Elmo
Building Department**

Building Permit Fees

April 01, 2006 Through April 30, 2006

Date	Permit #	Permit Fee	Surcharge	Plan Review	Other	Investigation	SAC Fee	Sewer Fee	WAC Fee	Meter	Sales Tax
4/13/2006	5035	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/13/2006	5036	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/13/2006	5037	\$2,953.75	\$225.00	\$1,919.94	\$50.50	\$0.00	\$0.00	\$75.50	\$3,500.00	\$400.00	\$0.00
4/13/2006	5038	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/17/2006	5039	\$377.25	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/17/2006	5040	\$223.25	\$6.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/17/2006	5041	\$265.25	\$7.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/17/2006	5042	\$181.25	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/17/2006	5043	\$83.25	\$1.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/18/2006	5044	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/18/2006	5045	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/18/2006	5046	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/18/2006	5047	\$401.35	\$13.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/18/2006	5048	\$181.25	\$4.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/18/2006	5049	\$0.00	\$0.00	\$0.00	\$50.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/18/2006	5050	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/18/2006	5051	\$41.80	\$0.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/18/2006	5052	\$100.00	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/19/2006	5053	\$563.45	\$20.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/20/2006	5054	\$442.25	\$15.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/20/2006	5055	\$167.25	\$4.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/20/2006	5056	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tuesday, May 02, 2006

City of Lake Elmo
Building Department
Building Permit Fees

April 01, 2006 Through April 30, 2006

Date	Permit #	Permit Fee	Surcharge	Plan Review	Other	Investigation	SAC Fee	Sewer Fee	WAC Fee	Meter	Sales Tax
4/21/2006	5057	\$111.25	\$2.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/21/2006	5058	\$958.75	\$47.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/21/2006	5059	\$3,233.75	\$250.00	\$2,101.94	\$50.50	\$0.00	\$0.00	\$75.50	\$3,500.00	\$400.00	\$0.00
4/26/2006	5060	\$543.25	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/26/2006	5061	\$1,833.75	\$125.00	\$1,191.94	\$50.50	\$0.00	\$0.00	\$75.00	\$3,500.00	\$400.00	\$0.00
4/26/2006	5062	\$100.00	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/26/2006	5063	\$83.25	\$1.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/26/2006	5064	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/26/2006	5065	\$363.25	\$11.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4/26/2006	5066	\$54.00	\$0.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals:		\$17,868.10	\$970.57	\$6,187.36	\$502.50	\$0.00	\$0.00	\$226.00	\$10,500.00	\$1,200.00	\$0.00

Grand Total of Building Related Fees Collected: \$37,454.53

*City of Lake Elmo
Building Department*

Plumbing Permit Fees

April 01, 2006 Through April 30, 2006

<i>Date</i>	<i>Permit #</i>	<i>Permit Fee</i>	<i>Surcharge</i>
4/3/2006	5016	\$150.00	\$0.50
4/3/2006	5017	\$150.00	\$0.50
4/11/2006	5025	\$0.00	\$0.00
4/11/2006	5027	\$50.00	\$0.50
4/13/2006	5035	\$50.00	\$0.50
4/13/2006	5036	\$50.00	\$0.50
4/13/2006	5037	\$125.00	\$0.50
4/13/2006	5038	\$50.00	\$0.50
4/18/2006	5046	\$795.00	\$0.50
4/18/2006	5050	\$500.00	\$0.50
4/21/2006	5059	\$125.00	\$0.50
4/26/2006	5061	\$125.00	\$0.50
Totals:		\$2,170.00	\$5.50

Grand Total of Plumbing Fees Collected: \$2,175.50

*City of Lake Elmo
Building Department*

HVAC Permit Fees

April 01, 2006 Through April 30, 2006

<i>Date</i>	<i>Permit #</i>	<i>Permit Fee</i>	<i>Surcharge</i>
4/6/2006	5021	\$50.00	\$0.50
4/11/2006	5026	\$50.00	\$0.50
4/13/2006	5037	\$125.00	\$0.50
4/18/2006	5044	\$50.50	\$0.00
4/18/2006	5045	\$605.70	\$0.50
4/20/2006	5056	\$50.00	\$0.50
4/21/2006	5059	\$125.00	\$0.50
4/26/2006	5061	\$125.00	\$0.50
4/26/2006	5064	\$50.00	\$0.50
<i>Totals:</i>		\$1,231.20	\$4.00

Grand Total of HVAC Fees Collected: \$1,235.20

8A.

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140

(651) 292-4400
(651) 292-0083 Fax
www.tkda.com

May 12, 2006

Honorable Mayor and City Council
City of Lake Elmo, Minnesota

Re: Stop Sign Request
Lake Jane Trail and Jane Road
City of Lake Elmo, Minnesota
TKDA Project No. 13593.000

Dear Mayor and City Council;

As requested we have reviewed the intersection of Jane Road and Lake Jane Trail. There was a concern that drivers are going too fast as they travel westbound towards this intersection.

This is a "T" intersection with Jane Road being the intersecting street. Jane Road has a stop sign; there are no stop signs on either leg of Lake Jane Trail. The speed limit east of this intersection is 40 MPH; west of it, it is 35 MPH. Traffic volumes at this intersection are light, and do not warrant any additional stop signs.

Because of the steep hill, we believe adding a stop sign to the westbound would create a dangerous condition. Not only would a stop sign be routinely violated, stopping in the winter could become problematic for larger vehicles.

Other solution to reduce the speed of drivers at this intersection include moving the 35 MPH zone from the bottom of the hill to the top of it; more regular use of the speed trailer; directed enforcement of the speed limit on this street; and finally structural modifications of the roadway including a median and landscaping to reduce the perceived width of the street.

Sincerely

Thomas D. Prew, P. E.
City Engineer

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140(651) 292-4400
(651) 292-0083 Fax
www.tkda.com

MEMORANDUM

To: Lake Elmo City Council
Copies To:

From: Thomas Prew
Date: May 12, 2006

Reference: Spring Patching Quotes
Lake Elmo, Minnesota

Proj. No.: 13593.000
Routing:

Attached is a quote from T. A. Schifsky and Sons for patching. These are for patches that are too large for the City public works to repair. These require larger equipment than we have.

We recommend that we accept the quote of \$13,458.00 for this work.

MEMORANDUM

To: Lake Elmo City Council
Copies To:
Reference: Trail Quotes
55th Street and Carriage Station Park
Lake Elmo, Minnesota
From: Thomas Prew, P. E.
Date: May 12, 2006
Proj. No.: 13593.000
Routing:

We have received quotes from Tower Asphalt and T. A. Schifsky and Sons for the above trail projects.

The 55th Street project was bid with a large number of bollards needed to prevent vehicle access. That portion of the work was quoted at about \$20,000.00. Mike Bouthilet believes we can accomplish the same thing with boulders and other landscaping. Public works will work on this over the summer.

The quotes listed below are for the project without the bollards.

Trail	Tower	T. A. Schifsky
55th Street	\$ 13,111.00	\$ 15,304.64
Marquess to 50th	\$ 24,720.00	\$ 26,853.95
Around Carriage Station Park	\$ 9,885.00	\$ 14,468.75
Total	\$ 47,716.00	\$ 56,627.34

We recommend the 3 projects all be awarded to Tower Asphalt.

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140

(651) 292-4400
(651) 292-0083 Fax
www.tkda.com

May 12, 2006

Honorable Mayor and City Council
City of Lake Elmo, Minnesota

Re: Tablyn Park/Lake Elmo Heights Watermain
City of Lino Lakes, Minnesota
TKDA Project No. 13524.000

Dear Mayor and City Council:

Bids for the referenced project were received on May 12, 2006, with the following results. A complete Tabulation of Bids is enclosed for your information.

Contractor	Base Bid
Park Construction Company	\$3,143,640.78
S.R. Weidema Inc.	\$3,345,343.00
Ellingson Drainage	\$3,496,392.40
Engineer's Estimate	\$2,698,616.00

Recommendation

We recommend that hold these bids pending further staff discussion.

Please do not hesitate to call me with any questions or comments you may have.

Sincerely,

Thomas D. Prew, P.E.
Project Manager

TDP:art
Enclosure

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2006-047

A RESOLUTION AWARDDING THE BID FOR THE TABLYN PARK/LAKE ELMO
HEIGHTS/31ST STREET WATERMAIN PROJECT

WHEREAS, pursuant to an advertisement for bids for the Tablyn Park/Lake Elmo Heights/31st Street Watermain Project were received, opened, and tabulated according to law, and the attached bids were received complying with the advertisement.

AND WHEREAS, Park Construction Company is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAKE ELMO, MINNESOTA:

1. The mayor and clerk are hereby authorized and directed to enter into a contract with Park Construction Company in the amount of \$3,143,640.78, in the name of the City of Lake Elmo for the Tablyn Park/Lake Elmo Heights/31st Street Watermain Project according to the plans and specifications therefore approved by the City Council and on file in the office of the city clerk.
2. The city clerk is hereby authorized and directed to return forthwith to all bidders the deposit made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall retained until a contract has been signed.

ADOPTED, by the Lake Elmo City Council this 16th day of May, 2006..

Dean A. Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

TABULATION OF BIDS

TABLYN PARK/LAKE ELMO HEIGHTS WATERMAIN
CITY OF LAKE ELMO, MINNESOTA
TKDA PROJECT NO. 13524.000

BIDS OPENED: MAY 12, 2006, AT 10:00 AM

*DENOTES ERROR IN BIDDERS CALCULATION



S.R. WEIDEMA INC.

PARK CONSTRUCTION CO.

ENGINEER'S ESTIMATE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
GENERAL									
1	MOBILIZATION	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 169,276.00	\$ 169,276.00	\$ 48,000.00	\$ 48,000.00
2	TRAFFIC CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 4,550.98	\$ 4,550.98	\$ 11,000.00	\$ 11,000.00
3	REMOVE CONCRETE CURB & GUTTER	20	LF	\$ 10.00	\$ 200.00	\$ 14.07	\$ 281.40	\$ 11.00	\$ 220.00
4	SALVAGE RC SEWER PIPE	80	LF	\$ 10.00	\$ 800.00	\$ 21.22	\$ 1,697.60	\$ 22.00	\$ 1,760.00
	REMOVE & PATCH BIT. ROADWAY 4" THICK INCL. GRAVEL								
5	BASE	3,666	SY	\$ 22.00	\$ 80,652.00	\$ 25.07	\$ 91,906.62	\$ 43.00	\$ 157,638.00
	RECLAIM & STOCKPILE BIT. & BASE (6" DEPTH)								
6	& RESPAID	17,979	SY	\$ 8.00	\$ 143,832.00	\$ 3.74	\$ 67,241.46	\$ 3.50	\$ 62,926.50
	REMOVE & REPLACE BIT. DRIVEWAY 2" THICK								
7	& GRAVEL BASE	129	SY	\$ 25.00	\$ 3,225.00	\$ 46.86	\$ 6,044.94	\$ 52.00	\$ 6,708.00
8	SAW CUT CONCRETE (FULL DEPTH) DRIVEWAY	11	LF	\$ 5.00	\$ 55.00	\$ 10.99	\$ 120.89	\$ 10.00	\$ 110.00
	SAW CUT BITUMINOUS (FULL DEPTH) PATCHES								
9	& DRIVEWAYS	5,369	LF	\$ 3.00	\$ 16,107.00	\$ 1.45	\$ 7,785.05	\$ 2.00	\$ 10,738.00
10	TOPSOIL BORROW	2,341	CY	\$ 15.00	\$ 35,115.00	\$ 30.80	\$ 72,102.80	\$ 18.00	\$ 42,138.00
11	AGGREGATE SURFACING, CL.5 (6" THICK)	1,106	TN	\$ 10.00	\$ 11,060.00	\$ 11.71	\$ 12,951.26	\$ 18.00	\$ 19,908.00
	REMOVE & REPLACE CONCRETE DRIVEWAY								
12	6" THICK & BASE	4	SY	\$ 55.00	\$ 220.00	\$ 64.21	\$ 256.84	\$ 155.00	\$ 620.00
13	INSTALL SALVAGED 12" RCP, CL. 5 STORM SEWER	40	LF	\$ 15.00	\$ 600.00	\$ 42.44	\$ 1,697.60	\$ 19.00	\$ 760.00
14	INSTALL SALVAGED 18" RCP, CL. 5 STORM SEWER	20	LF	\$ 15.00	\$ 300.00	\$ 42.44	\$ 848.80	\$ 19.00	\$ 380.00
15	INSTALL SALVAGED 24" RCP, CL. 4 STORM SEWER	20	LF	\$ 15.00	\$ 300.00	\$ 42.44	\$ 848.80	\$ 19.00	\$ 380.00
16	CONNECT TO EXISTING WATERMAIN	5	EA	\$ 2,000.00	\$ 10,000.00	\$ 1,937.56	\$ 9,687.80	\$ 2,515.00	\$ 12,575.00
17	6" GATE VALVE & BOX	47	EA	\$ 800.00	\$ 37,600.00	\$ 1,081.76	\$ 50,842.72	\$ 800.00	\$ 37,600.00
18	8" GATE VALVE & BOX	28	EA	\$ 1,000.00	\$ 28,000.00	\$ 1,477.29	\$ 41,364.12	\$ 1,667.00	\$ 46,676.00
19	12" BUTTERFLY VALVE & BOX	5	EA	\$ 2,500.00	\$ 12,500.00	\$ 1,850.36	\$ 9,251.80	\$ 2,225.00	\$ 11,125.00
20	16" BUTTERFLY VALVE & BOX	5	EA	\$ 3,000.00	\$ 15,000.00	\$ 2,809.13	\$ 14,045.65	\$ 3,710.00	\$ 18,550.00
21	HYDRANT	47	EA	\$ 2,500.00	\$ 117,500.00	\$ 3,315.91	\$ 155,847.77	\$ 3,025.00	\$ 142,175.00
22	HYDRANT EXTENSION (6")	5	EA	\$ 350.00	\$ 1,750.00	\$ 587.34	\$ 2,936.70	\$ 355.00	\$ 1,775.00
23	HYDRANT EXTENSION (12")	5	EA	\$ 400.00	\$ 2,000.00	\$ 788.80	\$ 3,944.00	\$ 400.00	\$ 2,000.00
24	FUSABLE SADDLE W/ 1" CORPORATION STOP	79	EA	\$ 600.00	\$ 47,400.00	\$ 1,835.49	\$ 145,003.71	\$ 785.00	\$ 62,015.00
25	1" CORPORATION STOP	84	EA	\$ 22.00	\$ 1,848.00	\$ 413.05	\$ 34,696.20	\$ 225.00	\$ 18,900.00
26	FUSABLE SADDLE W/ 1.5" CORPORATION STOP	15	EA	\$ 700.00	\$ 10,500.00	\$ 1,933.36	\$ 29,000.40	\$ 855.00	\$ 12,825.00
27	1.5" CORPORATION STOP	4	EA	\$ 53.00	\$ 212.00	\$ 501.23	\$ 2,004.92	\$ 315.00	\$ 1,260.00
28	1" CURB STOP & BOX	163	EA	\$ 270.00	\$ 44,010.00	\$ 481.85	\$ 78,541.55	\$ 760.00	\$ 123,880.00
29	1.5" CURB STOP & BOX	19	EA	\$ 330.00	\$ 6,270.00	\$ 541.66	\$ 10,291.54	\$ 825.00	\$ 15,675.00
30	16"DIP, CL.50 WATERMAIN	730	LF	\$ 25.00	\$ 18,250.00	\$ 18.53	\$ 13,526.90	\$ 27.00	\$ 19,710.00
31	8"DIP, CL.50 WATERMAIN	7,553	LF	\$ 28.00	\$ 211,484.00	\$ 21.88	\$ 165,259.64	\$ 30.00	\$ 226,590.00
	8" HDPE WATERMAIN-DR17 DIP SIZE								
32	(BY DIRECTIONAL DRILLING)	10,603	LF	\$ 30.00	\$ 318,090.00	\$ 31.16	\$ 330,389.48	\$ 39.00	\$ 413,517.00
33	12"DIP, CL.50 WATERMAIN	133	LF	\$ 35.00	\$ 4,655.00	\$ 38.70	\$ 5,147.10	\$ 81.00	\$ 10,773.00
	12" HDPE WATERMAIN-DR17 DIP SIZE								
34	(BY DIRECTIONAL DRILLING)	5,117	LF	\$ 40.00	\$ 204,680.00	\$ 48.86	\$ 250,016.62	\$ 61.00	\$ 312,137.00
35	12" MJ/DIP, CL.50 WATERMAIN (THROUGH CASING PIPE)	170	LF	\$ 50.00	\$ 8,500.00	\$ 40.58	\$ 6,898.60	\$ 61.00	\$ 10,370.00
36	16"DIP, CL.50 WATERMAIN	68	LF	\$ 50.00	\$ 3,400.00	\$ 52.68	\$ 3,582.24	\$ 65.00	\$ 4,420.00
	16" HDPE WATERMAIN-DR17 DIP SIZE								
37	(BY DIRECTIONAL DRILLING)	5,195	LF	\$ 50.00	\$ 259,750.00	\$ 70.09	\$ 364,117.55	\$ 87.00	\$ 451,965.00

TABULATION OF BIDS

TABLYN PARK/LAKE ELMO HEIGHTS WATERMAIN
CITY OF LAKE ELMO, MINNESOTA
TKDA PROJECT NO. 13524.000

BIDS OPENED: MAY 12, 2006, AT 10:00 AM

*DENOTES ERROR IN BIDDERS CALCULATION



ITEM NO.	DESCRIPTION	QUANTITY	UNIT	ENGINEER'S ESTIMATE		PARK CONSTRUCTION CO.		S.R. WEIDEMA INC.	
				UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1*	TYPE HDPE DR11 WATER SERVICE								
38	(DIRECTIONAL DRILLING)	14,391	LF	\$ 22.00	\$ 316,602.00	\$ 10.74	\$ 154,559.34	\$ 16.00	\$ 230,256.00
39	1" TYPE "K" COPPER WATER SERVICE (OPEN CUT)	2,438	LF	\$ 17.00	\$ 41,446.00	\$ 24.74	\$ 60,316.12	\$ 28.00	\$ 68,264.00
1*	TYPE HDPE DR11 WATER SERVICE								
40	(DIRECTIONAL DRILLING)	5,983	LF	\$ 28.00	\$ 167,524.00	\$ 11.07	\$ 66,231.81	\$ 17.00	\$ 101,711.00
41	1.5" TYPE "K" COPPER WATER SERVICE (OPEN CUT)	120	LF	\$ 22.00	\$ 2,640.00	\$ 26.71	\$ 3,205.20	\$ 31.00	\$ 3,720.00
42	JACK/AUGER 24" STEEL CASING PIPE	150	LF	\$ 200.00	\$ 30,000.00	\$ 175.70	\$ 26,355.00	\$ 225.00	\$ 33,750.00
43	DIP WATERMAIN FITTINGS (C 110 STANDARD)	14,354	LB	\$ 5.00	\$ 71,770.00	\$ 7.01	\$ 100,621.54	\$ 3.50	\$ 50,239.00
44	REMOVE & REPLACE CONCRETE SIDEWALK 4" THICK	73	SF	\$ 3.00	\$ 219.00	\$ 6.87	\$ 501.51	\$ 13.00	\$ 949.00
45	CONCRETE CURB & GUTTER (MATCH EXISTING)	20	LF	\$ 15.00	\$ 300.00	\$ 45.51	\$ 910.20	\$ 26.00	\$ 520.00
46	CONCRETE CURB & GUTTER D412	300	LF	\$ 20.00	\$ 6,000.00	\$ 19.22	\$ 5,766.00	\$ 26.00	\$ 7,800.00
47	CORE DRILL BASEMENT FOUNDATION WALL & SEAL	181	EA	\$ 400.00	\$ 72,400.00	\$ 1,024.95	\$ 185,515.95	\$ 855.00	\$ 154,755.00
48	SHRUB (POTTED) 24" (MATCH EXISTING)	10	EA	\$ 100.00	\$ 1,000.00	\$ 85.96	\$ 859.60	\$ 110.00	\$ 1,100.00
49	SALVAGE SHRUB (TRANSPLANT)	10	EA	\$ 30.00	\$ 300.00	\$ 85.96	\$ 859.60	\$ 100.00	\$ 1,000.00
50	SILT FENCE	600	LF	\$ 1.50	\$ 900.00	\$ 2.78	\$ 1,668.00	\$ 5.00	\$ 3,000.00
51	SODDING, TYPE LAWN	13,706	SY	\$ 3.50	\$ 47,971.00	\$ 2.06	\$ 28,234.36	\$ 3.00	\$ 41,118.00
52	COMMON LABORER (FOR MISC. LANDSCAPE WORK)	80	MAN HR	\$ 50.00	\$ 4,000.00	\$ 72.98	\$ 5,838.40	\$ 72.00	\$ 5,760.00
53	SEED & WOOD FIBER BLANKET	1	AC	\$ 8,000.00	\$ 8,000.00	\$ 7,342.24	\$ 7,342.24	\$ 8,850.00	\$ 8,850.00
54	LANDSCAPE ROCK (MATCH EXISTING)	50	CY	\$ 50.00	\$ 2,500.00	\$ 55.62	\$ 2,781.00	\$ 56.00	\$ 2,800.00
55	OFF ROAD STRUCTURE MARKER	12	EA	\$ 50.00	\$ 600.00	\$ 101.13	\$ 1,213.56	\$ 110.00	\$ 1,320.00
	SUBTOTAL GENERAL				\$ 2,480,037.00		\$ 2,816,787.48		\$ 3,036,711.50
	TABLYN PARK (STREET WORK)								
1	COMMON EXCAVATION	1,978	CY	\$ 8.00	\$ 15,824.00	\$ 21.45	\$ 42,428.10	\$ 11.00	\$ 21,758.00
2	AGGREGATE BASE, CL 5	1,198	TN	\$ 10.00	\$ 11,980.00	\$ 11.39	\$ 13,645.22	\$ 18.00	\$ 21,564.00
3	TYPE LV-3 BIT. NON-WEAR COURSE MIXTURE	1,862	TN	\$ 38.00	\$ 70,756.00	\$ 52.44	\$ 97,643.28	\$ 53.00	\$ 98,686.00
4	TYPE LV-4 BIT. WEAR COURSE MIX	1,780	TN	\$ 42.00	\$ 74,760.00	\$ 58.25	\$ 103,685.00	\$ 57.00	\$ 101,460.00
5	BITUMINOUS MATERIAL FOR TACK COAT	899	GA	\$ 1.50	\$ 1,348.50	\$ 2.68	\$ 2,409.32	\$ 3.00	\$ 2,697.00
6	ADJUST MH CASTING & REPLACE RINGS	1	EA	\$ 400.00	\$ 400.00	\$ 366.51	\$ 366.51	\$ 300.00	\$ 300.00
7	REPAIR CATCH BASIN, REPLACE CASTING & RINGS	6	EA	\$ 600.00	\$ 3,600.00	\$ 640.36	\$ 3,842.16	\$ 160.00	\$ 960.00
8	BITUMINOUS DRIVEWAY APRON(2") (NEW)	241	SY	\$ 17.00	\$ 4,097.00	\$ 49.21	\$ 11,859.61	\$ 45.00	\$ 10,845.00
	REMOVE & REPLACE BIT. DRIVEWAY 2" THICK								
9	& GRAVEL BASE	477	SY	\$ 25.00	\$ 11,925.00	\$ 51.76	\$ 24,689.52	\$ 46.00	\$ 21,942.00
	REMOVE & REPLACE CONCRETE DRIVEWAY								
10	6" THICK & BASE	249	SY	\$ 55.00	\$ 13,695.00	\$ 70.97	\$ 17,671.53	\$ 80.00	\$ 19,920.00
11	SAW CUT BITUMINOUS (FULL DEPTH) DRIVEWAYS	832	LF	\$ 3.00	\$ 2,496.00	\$ 1.60	\$ 1,331.20	\$ 2.00	\$ 1,664.00
12	SAW CUT CONCRETE (FULL DEPTH) DRIVEWAYS	431	LF	\$ 5.00	\$ 2,155.00	\$ 4.55	\$ 1,961.05	\$ 3.00	\$ 1,293.00
13	SAW & SEAL STREET (40' INTERVALS)	3,695	LF	\$ 1.50	\$ 5,542.50	\$ 1.44	\$ 5,320.80	\$ 1.50	\$ 5,542.50
	SUBTOTAL TABLYN PARK (STREET WORK)				\$ 218,579.00		\$ 326,853.30		\$ 308,631.50
	TOTAL TABLYN PARK/LAKE ELMO HEIGHTS WATERMAIN				\$ 2,698,616.00		\$ 3,143,640.78		\$ 3,345,343.00

TABULATION OF BIDS

TABLYN PARK/LAKE ELMO HEIGHTS WATERMAIN
CITY OF LAKE ELMO, MINNESOTA
TKDA PROJECT NO. 13524.000

BIDS OPENED: MAY 12, 2006, AT 10:00 AM

*DENOTES ERROR IN BIDDERS CALCULATION



ITEM NO.	DESCRIPTION	QUANTITY	UNIT	ELLINGSON DRAINAGE			TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
				UNIT PRICE	TOTAL AMOUNT	UNIT PRICE					
GENERAL											
1	MOBILIZATION	1	LS	\$ 116,000.00	\$ 116,000.00			\$ -			\$ -
2	TRAFFIC CONTROL	1	LS	\$ 8,048.16	\$ 8,048.16			\$ -			\$ -
3	REMOVE CONCRETE CURB & GUTTER	20	LF	\$ 38.77	\$ 775.40			\$ -			\$ -
4	SALVAGE RC SEWER PIPE	80	LF	\$ 13.18	\$ 1,054.40			\$ -			\$ -
5	REMOVE & PATCH BIT. ROADWAY 4" THICK INCL. GRAVEL										
5	BASE	3,666	SY	\$ 28.67	\$ 105,104.22			\$ -			\$ -
6	RECLAIM & STOCKPILE BIT. & BASE (6" DEPTH)										
6	& RESPAID	17,979	SY	\$ 4.31	\$ 77,489.49			\$ -			\$ -
7	REMOVE & REPLACE BIT. DRIVEWAY 2" THICK										
7	& GRAVEL BASE	129	SY	\$ 48.36	\$ 6,238.44			\$ -			\$ -
8	SAW CUT CONCRETE (FULL DEPTH) DRIVEWAY	11	LF	\$ 39.16	\$ 430.76			\$ -			\$ -
9	SAW CUT BITUMINOUS (FULL DEPTH) PATCHES										
9	& DRIVEWAYS	5,369	LF	\$ 2.31	\$ 12,402.39			\$ -			\$ -
10	TOPSOIL BORROW	2,341	CY	\$ 25.00	\$ 58,525.00			\$ -			\$ -
11	AGGREGATE SURFACING, CL.5 (6" THICK)	1,106	TN	\$ 20.00	\$ 22,120.00			\$ -			\$ -
12	REMOVE & REPLACE CONCRETE DRIVEWAY										
12	6" THICK & BASE	4	SY	\$ 86.26	\$ 345.04			\$ -			\$ -
13	INSTALL SALVAGED 12" RCP, CL. 5 STORM SEWER	40	LF	\$ 36.99	\$ 1,479.60			\$ -			\$ -
14	INSTALL SALVAGED 18" RCP, CL. 5 STORM SEWER	20	LF	\$ 72.75	\$ 1,455.00			\$ -			\$ -
15	INSTALL SALVAGED 24" RCP, CL. 4 STORM SEWER	20	LF	\$ 86.05	\$ 1,721.00			\$ -			\$ -
16	CONNECT TO EXISTING WATERMAIN	5	EA	\$ 6,894.05	\$ 34,470.25			\$ -			\$ -
17	6" GATE VALVE & BOX	47	EA	\$ 1,024.42	\$ 48,147.74			\$ -			\$ -
18	8" GATE VALVE & BOX	28	EA	\$ 1,410.64	\$ 39,497.92			\$ -			\$ -
19	12" BUTTERFLY VALVE & BOX	5	EA	\$ 3,596.67	\$ 17,983.35			\$ -			\$ -
20	16" BUTTERFLY VALVE & BOX	5	EA	\$ 5,267.66	\$ 26,338.30			\$ -			\$ -
21	HYDRANT	47	EA	\$ 5,980.95	\$ 281,104.65			\$ -			\$ -
22	HYDRANT EXTENSION (6")	5	EA	\$ 338.44	\$ 1,692.20			\$ -			\$ -
23	HYDRANT EXTENSION (12")	5	EA	\$ 412.02	\$ 2,060.10			\$ -			\$ -
24	FUSABLE SADDLE W/ 1" CORPORATION STOP	79	EA	\$ 735.36	\$ 58,093.44			\$ -			\$ -
25	1" CORPORATION STOP	84	EA	\$ 200.00	\$ 16,800.00			\$ -			\$ -
26	FUSABLE SADDLE W/ 1.5" CORPORATION STOP	15	EA	\$ 791.65	\$ 11,874.75			\$ -			\$ -
27	1.5" CORPORATION STOP	4	EA	\$ 300.00	\$ 1,200.00			\$ -			\$ -
28	1" CURB STOP & BOX	163	EA	\$ 995.69	\$ 162,297.47			\$ -			\$ -
29	1.5" CURB STOP & BOX	19	EA	\$ 1,233.49	\$ 23,436.31			\$ -			\$ -
30	6"DIP, CL.50 WATERMAIN	730	LF	\$ 30.00	\$ 21,900.00			\$ -			\$ -
31	8"DIP, CL.50 WATERMAIN	7,553	LF	\$ 36.00	\$ 271,908.00			\$ -			\$ -
	8" HDPE WATERMAIN-DR17 DIP SIZE										
32	(BY DIRECTIONAL DRILLING)	10,603	LF	\$ 31.33	\$ 332,191.99			\$ -			\$ -
33	12"DIP, CL.50 WATERMAIN	133	LF	\$ 76.46	\$ 10,169.18			\$ -			\$ -
	12" HDPE WATERMAIN-DR17 DIP SIZE										
34	(BY DIRECTIONAL DRILLING)	5,117	LF	\$ 56.77	\$ 290,492.09			\$ -			\$ -
35	12" MJDIP, CL.50 WATERMAIN (THROUGH CASING PIPE)	170	LF	\$ 66.54	\$ 11,311.80			\$ -			\$ -
36	16"DIP, CL.50 WATERMAIN	68	LF	\$ 109.63	\$ 7,454.84			\$ -			\$ -
	16" HDPE WATERMAIN-DR17 DIP SIZE										
37	(BY DIRECTIONAL DRILLING)	5,195	LF	\$ 69.79	\$ 362,559.05			\$ -			\$ -

TABULATION OF BIDS

TABLYN PARK/LAKE ELMO HEIGHTS WATERMAIN
CITY OF LAKE ELMO, MINNESOTA
TKDA PROJECT NO. 13524.000

BIDS OPENED: MAY 12, 2006, AT 10:00 AM

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ITEM NO.	DESCRIPTION	QUANTITY	UNIT	ELLINGSON DRAINAGE			TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
				UNIT PRICE	TOTAL AMOUNT	UNIT PRICE					
38	1" TYPE HDPE DR11 WATER SERVICE (DIRECTIONAL DRILLING)	14,391	LF	\$ 12.62	\$ 181,614.42		\$		\$		\$
39	1" TYPE "K" COPPER WATER SERVICE (OPEN CUT)	2,438	LF	\$ 29.41	\$ 71,701.58		\$		\$		\$
40	1.5" TYPE HDPE DR11 WATER SERVICE (DIRECTIONAL DRILLING)	5,983	LF	\$ 14.24	\$ 85,197.92		\$		\$		\$
41	1.5" TYPE "K" COPPER WATER SERVICE (OPEN CUT)	120	LF	\$ 35.29	\$ 4,234.80		\$		\$		\$
42	JACK/AUGER 24" STEEL CASING PIPE	150	LF	\$ 270.17	\$ 40,525.50		\$		\$		\$
43	DIP WATERMAIN FITTINGS (C 110 STANDARD)	14,354	LB	\$ 4.27	\$ 61,201.58		\$		\$		\$
44	REMOVE & REPLACE CONCRETE SIDEWALK 4" THICK	73	SF	\$ 11.74	\$ 857.02		\$		\$		\$
45	CONCRETE CURB & GUTTER (MATCH EXISTING)	20	LF	\$ 31.76	\$ 635.20		\$		\$		\$
46	CONCRETE CURB & GUTTER D412	300	LF	\$ 23.53	\$ 7,059.00		\$		\$		\$
47	CORE DRILL BASEMENT FOUNDATION WALL & SEAL	181	EA	\$ 1,355.10	\$ 245,273.10		\$		\$		\$
48	SHRUB (POTTED) 24" (MATCH EXISTING)	10	EA	\$ 35.29	\$ 352.90		\$		\$		\$
49	SALVAGE SHRUB (TRANSPLANT)	10	EA	\$ 25.00	\$ 250.00		\$		\$		\$
50	SILT FENCE	600	LF	\$ 3.53	\$ 2,118.00		\$		\$		\$
51	SODDING, TYPE LAWN	13,706	SY	\$ 2.50	\$ 34,265.00		\$		\$		\$
52	COMMON LABORER (FOR MISC. LANDSCAPE WORK)	80	MAN HR	\$ 71.15	\$ 5,692.00		\$		\$		\$
53	SEED & WOOD FIBER BLANKET	1	AC	\$ 5,124.71	\$ 5,124.71		\$		\$		\$
54	LANDSCAPE ROCK (MATCH EXISTING)	50	CY	\$ 147.06	\$ 7,353.00		\$		\$		\$
55	OFF ROAD STRUCTURE MARKER	12	EA	\$ 51.55	\$ 618.60		\$		\$		\$
	SUBTOTAL GENERAL				\$ 3,200,336.66	*	\$		\$		\$
	TABLYN PARK (STREET WORK)										
1	COMMON EXCAVATION	1,978	CY	\$ 15.12	\$ 29,907.36		\$		\$		\$
2	AGGREGATE BASE, CL. 5	1,198	TN	\$ 17.00	\$ 20,366.00		\$		\$		\$
3	TYPE LV-3 BIT. NON-WEAR COURSE MIXTURE	1,862	TN	\$ 53.17	\$ 99,002.54		\$		\$		\$
4	TYPE LV-4 BIT. WEAR COURSE MIX	1,780	TN	\$ 55.89	\$ 99,484.20		\$		\$		\$
5	BITUMINOUS MATERIAL FOR TACK COAT	899	GA	\$ 3.53	\$ 3,173.47		\$		\$		\$
6	ADJUST MH CASTING & REPLACE RINGS	1	EA	\$ 1,200.00	\$ 1,200.00		\$		\$		\$
7	REPAIR CATCH BASIN, REPLACE CASTING & RINGS	6	EA	\$ 900.00	\$ 5,400.00		\$		\$		\$
8	BITUMINOUS DRIVEWAY APRON(2") (NEW)	241	SY	\$ 31.31	\$ 7,545.71		\$		\$		\$
9	REMOVE & REPLACE BIT. DRIVEWAY 2" THICK & GRAVEL BASE	477	SY	\$ 34.00	\$ 16,218.00		\$		\$		\$
10	REMOVE & REPLACE CONCRETE DRIVEWAY 6" THICK & BASE	249	SY	\$ 16.26	\$ 4,048.74		\$		\$		\$
11	SAW CUT BITUMINOUS (FULL DEPTH) DRIVEWAYS	832	LF	\$ 2.18	\$ 1,813.76		\$		\$		\$
12	SAW CUT CONCRETE (FULL DEPTH) DRIVEWAYS	431	LF	\$ 3.06	\$ 1,318.86		\$		\$		\$
13	SAW & SEAL STREET (40' INTERVALS)	3,695	LF	\$ 1.78	\$ 6,577.10		\$		\$		\$
	SUBTOTAL TABLYN PARK (STREET WORK)				\$ 296,055.74	*	\$		\$		\$
	TOTAL TABLYN PARK/LAKE ELMO HEIGHTS WATERMAIN				\$ 3,496,392.40	*	\$		\$		\$

8E.

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140

(651) 292-4400
(651) 292-0083 Fax
www.tkda.com

May 12, 2006

Honorable Mayor and City Council;
City of Lake Elmo, Minnesota

Re: New NPDES Permit
City of Lake Elmo, Minnesota
TKDA Project No. 13593.000

Dear Mayor and City Council;

The MPCA is requiring that all communities with an existing NPDES permit update it in conformance with their criteria. The NPDES permit covers storm water discharges.

The new permit is required to be quite a bit stricter in regards to making certain City's perform the required Best Management Practices (BMP's). There are 34 unique items that each City must keep track of. A person at the City is required to be in responsible charge of each BMP.

There are other items that are part of this permit as well.

We will be discussing this permit in more detail at our Annual Meeting on May 17, 2006.


We are required to submit this permit before June 1, 2006. It should be noted that the MPCA only released the last part of these permit requirements last week, giving us and all the other Cities very little time to prepare this document.

City Council Action Requested

Authorize the City Staff to complete the NPDES permit and submit it before June 1, 2006.

Sincerely;

Thomas D. Prew, P. E.
City Engineer

Lake Elmo City Council May 16, 2006	Agenda Section: Planning, Land Use and Zoning	<u>No.</u> 9A
<u>Agenda Item:</u> Zoning Variances – 8009 Hill Trail (Tacheny)		
<p><u>Background Information for May 16, 2006:</u></p> <p>The Council deferred action on this application at the May 2 meeting pending a full Council compliment to consider the matter on May 16. Mr. Tacheny has advised the staff that he has additional testimony to present the City Council as well. The complete May 2 packet materials are included here, including the original draft approval resolution. Should the Council decide on this matter contrary to the Planning Commission's recommendation for approval, the Resolution will require different findings to support denial – beyond a simple finding that the application fails to comply with the required variance standards.</p> <p>The application is dated April 3, 2006. Therefore the City Council must render a decision on this matter on May 16 – or, the applicant specifically requests an extension of the City's 60 day review window.</p>		
<p><u>Action items:</u></p> <p>Motion to adopt Resolution #2006-041 approving variances at 8009 Hill Trail, or; an alternative resolution and Findings to deny the variances.</p>	<p><u>Person responsible:</u></p> <p>City Planner </p>	
<p><u>Attachments:</u></p> <ol style="list-style-type: none"> 1. Draft Resolution #2006-041 Approval of Variances 2. Complete May 2, 2006 Agenda Packet 	<p><u>Time Allocated:</u></p>	

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2006-041

**A RESOLUTION APPROVING A VARIANCE TO FRONT SETBACK AND
MINIMUM LOT SIZE REQUIREMENTS FOR 8009 HILL TRAIL NORTH
CITY of LAKE ELMO**

WHEREAS, the applicants, Jason and Shannon Tacheny, have submitted an application for a variance to front setback and minimum lot size requirements for an addition to an existing home at 8009 Hill Trail North that encroaches 2.5 feet into the front setback, legally described as follows:

Lots 300 thru 309, inclusive, LANE'S DEMONTREVILLE COUNTRY CLUB ADDITION, Washington County, Minnesota.

WHEREAS, at its April 24, 2006 meeting, the Planning Commission reviewed and unanimously recommended approval of this variance per plans presented by staff, as the same on file with the City Administrator.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Lake Elmo does hereby approve the variance to minimum lot size requirements and front setback based upon the recommendation of the Planning Commission and the following Findings:

1. The property cannot be put to reasonable use because the home was designed and constructed 60 years ago, well before public health and safety standards existed; application of those standards today limits the existing home to one bedroom, and this neither in character with the balance neighborhood, nor is it a reasonable use of the property.
2. The variance requested results from circumstances unique to properties where principal structures were constructed to adoption of City Zoning and Shoreland Regulations, and the circumstances of the variance were not created by the applicant in that context.
3. Granting of the variance will not change the essential character of the neighborhood.

And conditional upon the approval of a new septic design prior to the issuance of a Building Permit.

ADOPTED, by the Lake Elmo City Council on the 16th day of May, 2006.

Dean Johnston, Mayor

ATTEST:

Martin Rafferty, City Administrator

DRAFT

DRAFT

A. Variance for 8009 Hill Trail, Jason Tacheny: Resolution 2006-041:

The City Planner reported that the Planning Commission conducted a Public Hearing and adopted a recommendation for approval of this application to remodel and enlarge an existing home on a substandard lot (by area). Two variances are requested and recommended for approval: home enlargement on substandard lot and street setback to Hill Trail.

Council discussion concerned the setting of a potential precedent, the character of the neighborhood, if the scale of the house after the improvements would be in keeping with the neighborhood; and, the nature of the hardship.

City Attorney Filla stated that State Law prescribes, "reasonable use of the property" among the general standards for granting zoning variances. He also advised the Council that each variance application is unique and the Council's decisions on variances tend to be subjective, and need not necessarily be consistent as long as specific findings are made by the Council regarding the variance standards in each case. He concluded that the Council should not be concerned with precedent as long as there are specific findings to support their variance decisions.

M/S/P Johnston/Johnson – to table to the next meeting to continue consideration of the applications with the full Council in attendance.

(Motion passed 3-1: DeLapp-believed everything was presented)

DRAFT

DRAFT

Lake Elmo City Council May 2, 2006	Agenda Section: Planning, Land Use and Zoning	<u>No.</u> 9A
<u>Agenda Item:</u> Zoning Variances - 8009 Hill Trail (Tacheny)		
<p><u>Background Information for May 2, 2006:</u></p> <p>At its meeting April 24, 2006 the Planning Commission conducted a Public Hearing and adopted a recommendation for approval of this application to remodel and enlarge an existing home on a substandard lot (by area). Two variances are requested and recommended for approval: home enlargement on substandard lot (by area); and, street setback to Hill Trail. The lot area is 17,000+ square feet where 39,204 square feet is required for a legally non-conforming lot (which this is); and, the proposed street setback in 27.5 feet where 30 feet is required.</p> <p>Findings in support of these variances relate to the proposed scale of the house and need for legal bedrooms, and the street setback of the existing structure being the same as proposed for the addition (27.5 feet). An important condition of approval recommended by the Commission (and staff) is that the applicant redesign and reconstructs the septic system to match the system size required for the bedroom count that will result from the house expansion – from a 2 bedroom capacity to a 3 or 4 bedroom capacity. No permit for the house expansion should be issued until a concurrent permit for the septic expansion is issued. No Certificate of Occupancy should issued until the enlarged septic is completed and functioning as designed.</p>		
<p><u>Action items:</u></p> <p>Motion to adopt Resolution #2006 -041 approving variances at 8009 Hill Trail based on the recommendation and findings of the Planning Commission and plans staff dated April 19, 2006, and subject to a condition related to septic system improvements.</p>	<p><u>Person responsible:</u></p> <p>City Planner</p>	
<p><u>Attachments:</u></p> <ol style="list-style-type: none"> 1. Draft Resolution 2006 -041 Approving Variances 2. Draft Planning Commission Minutes of April 24, 2006 3. Planning Staff Report 4. Applicant's Documentation 	<p><u>Time Allocated:</u></p>	

PUBLIC HEARING: Variance-8009 Hill Trail

The Planner presented the variance application for front yard setback and minimum lot size. The applicant proposes an addition to an existing home of three or four bedrooms with a second story. The existing home encroaches 2.5 feet into the front setback. City records reveal the septic system was installed through the 201 Program in 1985 and it is sized by volume for a two bedroom home. Impervious surface coverage standards are met, even with the addition.

The Planner said the lot size variance request is comparable to other requests the city has heard from within this neighborhood. He said it is a neighborhood of very small non-conforming lots as compared to current zoning standards, and the proposed addition expands the non-conformity for this property. He said City records indicate the house was constructed in 1945 with several remodels and upgrades but no enlargement. The Planner explained that over the passage of time, standards have been adopted for what constitutes a legal bedroom and one of the two bedrooms originally constructed is not legal. The Planner said the introduction of the City's Shoreland Ordinance and Zoning Code created the property's non-conformities.

The Planner said he recommends approval subject to an approved septic system redesign before the building permit is issued to match the number of legal bedrooms this home will have.

Jason Tacheny, Applicant

Mr. Tacheny said the house currently has one bedroom and three children and that is a hardship for the entire family. The Zoning changed after the house was built. One bedroom is not to Code due to inadequate egress along with a circuit box in that room. He said he has a certified septic design prepared that is sized for four bedrooms. He noted that the addition encroaches only 2.5 feet into the front lot setback.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:15 P.M.

Nobody spoke.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:16 P.M.

M/S/P, Armstrong/Fliflet to recommend approval of variances for front set back and lot size minimums for the construction of an addition to the home at 8009 Hill Trail based on three Findings:

1. The property cannot be put to reasonable use because the home was designed and constructed 60 years ago, well before public health and safety standards existed; application of those standards today limits the existing home to one bedroom, and this neither in character with the balance neighborhood, nor is it a reasonable use of the property.
2. The variance requested results from circumstances unique to properties where principal structures were constructed to adoption of City Zoning and Shoreland

Regulations, and the circumstances of the variance were not created by the applicant in that context.

3. Granting of the variance will not change the essential character of the neighborhood.

And conditional upon the approval of a new septic design prior to the issuance of a Building Permit. Vote: 9:0.

**LAKE ELMO PLANNING COMMISSION
STAFF REPORT**

Date: April 19, 2006 for the Meeting of April 24, 2006

Applicant: Jason & Shannon Tacheny

Location: 8009 Hill Trail

Requested Action: Zoning Variances - Lot Area and Street Setback

Land Use Plan Guiding: SRD

Existing Zoning: R-1 (Shoreland Overlay)

Site History and Existing Conditions:

Washington County Assessor records indicate that this home was constructed in 1945 and today contains a total of 1,148 square feet of living area. There have been numerous building permits issued for replacements, remodels, porch and new detached garage since City records have been kept on this address. A single user 201 septic system was installed on the site in the mid-1980's along with several other sites in the Tri-Lakes and Old Village areas.

County records reveal the site area to be 17,629 square feet.

Discussion and Analysis:

The applicants propose construction of a 2 story addition to the east end of house of approximately 1100 square feet which we understand will be utilized for a family room (ground level and 3 additional bedrooms (second story). The applicant states that the existing house floor plan only includes one legal bedroom. The applicant's plan for the addition is not compliant with R-1 or Shoreland standards as follows:

1. The site area is substantially non-conforming with the "pre-existing parcel" area standard of both R-1 and Shoreland – 39,204 square feet required, and 17, 629 square feet existing.
2. The addition would be located 27.5 feet from the street property line on Hill Trail. R-1 standards require a minimum 30 foot street set back.

The applicants have suggested that the "hardship" here relates to the size of their family and the lack of sufficient bedrooms to properly house a family of that size. While that does not constitute a hardship alone (except a self-imposed hardship), a single family detached home with only a single legal bedroom (which likely was 2 legal bedrooms under 1945 codes – if any applied) could be considered a hardship for any property owner.

The street setback proposed (27.5 feet where 30 feet is required) exactly matches the existing setback of the 1945 house footprint. No additional encroachment to Hill Trail will result. As is often the case with properties in the Hill Trail neighborhood, site area is seriously below current R-1 and Shoreland standards – even by applying the "pre-existing" parcel clause of the Zoning Ordinance. Seldom is there a reasonable option available to increase the parcel area – as is the case here. Where this has been the case in recent variance applications (most of which have been

riparian to one lake or another) the City has generally looked to a Finding of whether the house addition, or new house, would be in keeping with the area of the site and other homes in the immediate neighborhood as to scale – a reasonable use. A second factor that must be considered is the impervious coverage of the site that will result from the home addition or new home. Within the Shoreland overlay this is limited to 15% or 6,000 square feet – whichever is greater.

The septic system design capacity should be a factor as well where an increase in the bedroom count is proposed – as it the case here. From City records it appears that the 201 system serving this residence was designed for 2 bedrooms. Should these variances be approved, the system must be enlarged to a 3 or 4 bedroom capacity.

Findings and Recommendations:

Based on the foregoing staff suggests that the following mandatory Findings are appropriate:

1. The property can not be put to reasonable use without the granting of the variance requested. The subject residence was designed/constructed 60 years ago – well before public health/safety standards existed. Application of those standards today limits the existing residence a 1 bedroom, which is neither in character with the balance of the neighborhood nor is a reasonable use of the property.
2. The variance requested does result from circumstances unique to properties where principal structures were constructed prior to adoption of City Zoning and Shoreland Regulations; and, the circumstances of the variance were not solely created by the applicant in that context.
3. Granting of the variance will not change the essential character of the neighborhood.

The foregoing Findings support a recommendation for approval of the variances requested.

Planning Commission Actions Requested

Motion to recommend approval of variances for lot area and street setback at 8009 Hill Trail based on Findings of the Planning Staff Report of April 19, 2006, and plans staff dated April 19, 2006 subject to a condition that the septic system be upgraded to a 3 or 4 bedroom capacity concurrently with the house addition.



Charles E. Dillerud, City Planner

Attachments:

1. Location Map
2. Applicant's Documentation

City of Lake Elmo
Planning Department
3800 Laverne Ave. N
Lake Elmo, MN 55042

Jason and Shannon Tacheny
8009 Hill Trail North
Lake Elmo, MN 55042

Re: Development Application Form

Property Location (address and complete (long) legal description):

8009 Hill Trail North
Lake Elmo, MN 55042
Lots 300-309
Lanes Demontreville Country Club
Property Id Number: 0502921440036
Property ID#: 0502921440036

Detailed Reason for Request:

Existing front of structure is 27 1/2" feet +or-5" from lot line .

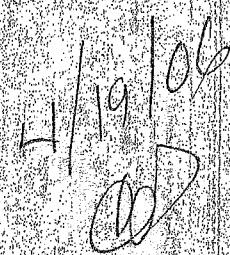
We would like to put an addition on our home so that we can have more bedrooms.

Variance Request:

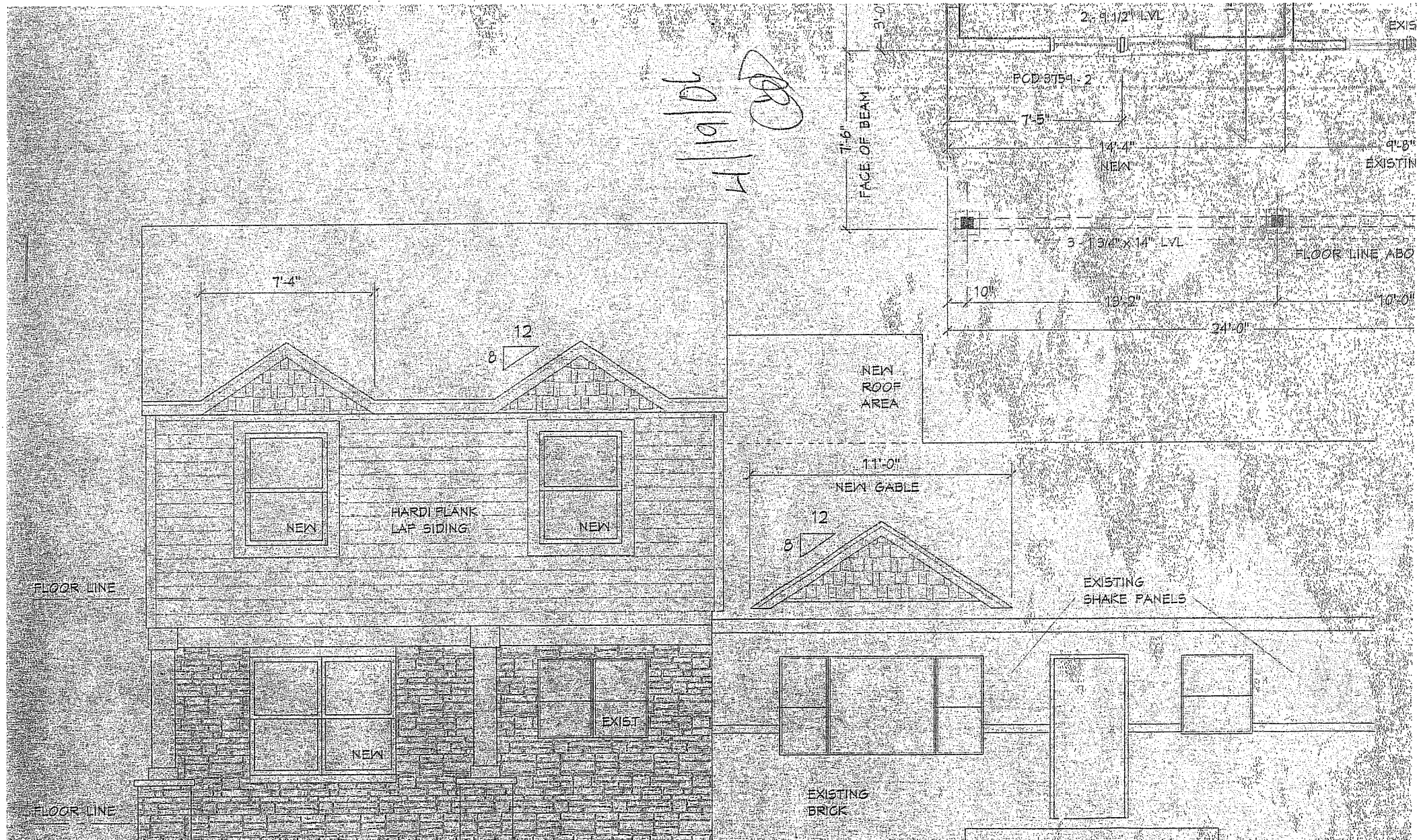
Our house currently has only 1 bedroom; we have three children that don't have rooms of their own. This is a hardship for us, not only having no room to put our children, but not enough space in our house to accommodate for a family of five. The zoning was changed after the house was built; we only have one bedroom that is up to code. Contemporary standards are 3 - 4 bedrooms, the second bedroom isn't even a bedroom or considered a bedroom, there is a circuit breaker box in the room, and the windows aren't large enough for egress. Also we understand, Septic upgrades May be Required, Should

This Variance be approved.

JMT



651-770-5369
55110



Kimberly Anez

To: Jim Mcnamara
Subject: FW: 8009 Hill Trail

-----Original Message-----

From: Thomas D. Prew [mailto:prew.td@tkda.com]
Sent: Wednesday, March 22, 2006 12:34 PM
To: Kimberly Anez
Cc: Jim Mcnamara
Subject: RE: 8009 Hill Trail

Kim

The septic was designed for 3 bedrooms in 1988. Additional bedrooms and other fixtures will require expanding the drainfield and possibly the septic tank. Jim should review this.

Soil shows high mottling.

Tom

From: Kimberly Anez [mailto:kim.anez@lakeelmo.org]
Sent: Wednesday, March 22, 2006 12:15 PM
To: Thomas D. Prew
Subject: 8009 Hill Trail

Hi, Tom!

We have another remodel request on Hill Trail at 8009. This time, the guy wants to add three bedrooms and "convert" an "existing bedroom" to a den area. He says the electric panel closet and the size of the window to outside means it cannot be counted as a bedroom, however, the county assessor web site says there are two bedrooms. In either case, he wants to add three bedrooms. His address file shows part of the 201 system. Number 7277, sheet 38 of 107 sheets, commission number 8064, signed by Larry Bohrer. Notes say:

Connected to Orangeberg Building Sewerl 12 feet from septic tank. Installed 1250 gal. septic tank. 500 gal. pump station with 1/3 h.p. pum. 2 inch thick insulation under driveway. Constructed 661 s.f. of 3 feet wide trenches with 2 feet of rock under pipes.

Can he add on any bedrooms? Would we consider him as adding three or only two bedrooms (assuming what he is telling me about Code being true)?

Pumping records show pretty good maintenance, pumping every two to three years.


Whether he needs a variance or not, we still need to know he has the capacity to add this many (how many?) bedrooms, right?

:) Kim

Kimberly Anez
City of Lake Elmo

kim.anez@lakeelmo.org

*See letter
from 1986.
Siz of 762 sq
would be 3 bedrooms
Siz of actual is
661 sq. Kd*

Lake Elmo City Council May 16, 2006	Agenda Section: Planning, Land Use and Zoning	<u>No.</u> 9B
<u>Agenda Item:</u> Final Plat and Development Agreement – Hidden Meadows		
<p><u>Background Information for May 16, 2006:</u></p> <p>Rockpoint Church has submitted a Final Plat application that plats the public roadway to Keats and the actual 20 acre church site – identical to the previously approved Preliminary Plat. The balance of the original 108 acres site - most of which is the OP residential project for which a Preliminary Plat has been approved – remains in outlots pending replatting as the OP. It appears that the OP Final Plat /DA remains a few weeks “behind” the church project schedule as of now.</p> <p>The Development Agreement for this plat differs somewhat from those prepared for other projects in recent months. References to residential lots, covenants, and park dedication fees (none required with PF-zoned plats) have been removed from the City DA template, but new DA language has been added to assure future responsibility for the septic treatment system to be shared with the OP residential neighborhood. While there will be operations cost sharing between the two developments (not a City issue), the <u>sole</u> responsibility for the operations and maintenance of the facility is to be that of the church. The City will look only to the church for compliance with system operations and reporting requirements.</p> <p>As always, preparation of the Development Agreement draft has been a joint effort of the City Planner, City Engineer and City Attorney.</p>		
<p><u>Action items:</u></p> <p style="text-align: center;">048</p> <p>Motion to adopt Resolution #2006 – approving the Final Plat and Development Agreement for Hidden Meadows.</p>	<p><u>Person responsible:</u></p> <p style="text-align: center;">City Planner </p>	
<p><u>Attachments:</u></p> <p style="text-align: center;">048</p> <ol style="list-style-type: none"> 1. Draft Resolution #2006 – Approving Final Plat and DA 2. Draft Development Agreement 3. Final Plat 4. Resolution 2005-030 5. Approved Preliminary Plat 	<p><u>Time Allocated:</u></p>	

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2006-0 48

A RESOLUTION APPROVING THE FINAL PLAT AND DEVELOPMENT
AGREEMENT FOR HIDDEN MEADOWS OF LAKE ELMO
(FORMERLY KNOWN AS DEER GLEN)

WHEREAS, the Lake Elmo Planning Commission reviewed the preliminary plat of HIDDEN MEADOWS OF LAKE ELMO (formerly known as Deer Glen) on March 15, 2005, and

WHEREAS, the Lake Elmo City Council considered and approved the preliminary plat of HIDDEN MEADOWS OF LAK ELMO on April 28, 205 and;

WHEREAS, the Final Plat and Development Agreement of HIDDEN MEADOWS OF LAKE ELMO presented to the City Council conforms to the standards of Section 400 of the City Code.

NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council does hereby approve and accept the Final Plat and Development Agreement of HIDDEN MEADOWS OF LAKE ELMO as the same as on file with the City Administrator subject to the following conditions:

1. Compliance with the requirements of the City Engineer for the Waste Water Treatment System.
2. Compliance with the recommendations of the Valley Branch Watershed District as found to be appropriate by the City Engineer.

ADOPTED, by the Lake Elmo City Council this 16th day of May, 2006.

Dean A. Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

(Draft 5/11/06)

DEVELOPMENT AGREEMENT

HIDDEN MEADOWS OF LAKE ELMO

1.00 Parties. This Agreement is dated the day of May 2006, and is entered into by and between City of Lake Elmo, a Minnesota municipal corporation (herein "City"); and Rockpoint Church, a Minnesota Non Profit Corporation (herein "Developer").

2.00 Property Description. The Developer represents that it is the record fee owner of property described on *Exhibit A*, attached and incorporated herein, which will be platted as Hidden Meadows of Lake Elmo (the Subdivision).

3.00 Final Plat Approval. On the 16th day of May, 2006, the City Council approved the final plat of Hidden Meadows of Lake Elmo, which is attached and incorporated as *Exhibit B*. The City's approval was conditioned upon the Developer entering into this Development Contract.

3.01 Future Residential Subdivision. The Parties to this Agreement contemplate that Outlot A of the Subdivision will be replatted as a residential Open Space Subdivision (the Residential Subdivision). Development of the Residential Subdivision shall be subject to final plat approval by the City and a subsequent Development Agreement between the City and the residential developer.

4.00 Terms and Conditions. NOW, THEREFORE, in reliance upon the representations contained herein; in compliance with the City's Zoning and Subdivision Regulations; and in consideration of the mutual undertakings herein expressed, the parties agree as follows:

4.01 Developer Improvements. The Developer shall construct the following improvements on Lot 1, Block 1 of the plat, and to those portions of 59th Street North and Kelvin Avenue North shown on the plat, in compliance with plans and specifications which have been reviewed and approved by the City's Consulting Engineer, which are attached and incorporated herein as *Exhibit C*:

A. Site Grading and Turf Restoration. Site grading improvements shall include common excavation, subgrade correction, embankment and pond excavation. Turf restoration shall include seeding, mulching and erosion control.

1. Site Grading Improvements shall be completed on or before the 30th day of November, 2006.
 2. Turf restoration improvements shall be completed on or before the 30th day of November, 2007.
- B. Landscaping. Developer shall complete all landscaping improvements on or before the 30th day of November, 2007.
- C. Storm Sewer. Storm sewer improvements include all necessary storm sewers, catch basins, culverts, and other apparatus. Storm sewer improvements shall be completed by the 30th day of November, 2006.
- D. Street Improvements. Street improvements include subgrade preparation, gravel base, bituminous surfacing, bituminous curb and concrete curbs, where required.
1. Unusable material within the roadway shall be removed by the Developer.
 2. All subgrade excavation and filling shall be completed by the Developer in accordance with MNDOT's specifications. The City reserves the right to test as necessary, at the Developer's expense, all grading work. A test roll of the street subgrade shall be passed prior to acceptance of the subgrade by the City.
 3. Subgrade and the initial course of street improvements shall be completed by the 30th day of November, 2006. The final wear course of the street shall be completed by the 30th day of November, 2007.
- E. Waste Water Treatment System/Drain Field. The waste water treatment system/drain field shall be comprised of a series of pipes, septic tanks, treatment ponds, drain fields and appurtenances, all located on Outlot A of the Subdivision. Developer shall be responsible for installing the wastewater treatment system/drain field, which installation shall be completed prior to the issuance of any certificates of occupancy. The wastewater treatment system/drain field shall be the only improvement installed by Developer on Outlot A. All other improvements on Outlot A shall be installed by the developer of the Residential Subdivision pursuant to the Development Agreement for the Residential Subdivision.

- F. Street Signs. The City will order and install street signs. The Developer shall pay for all costs incurred by the City.
- G. Water Main. Water main improvements include pipes, hydrants and appurtenances and shall be completed on or before the 30th day of November, 2006. Developer is over-sizing water mains and the City shall reimburse Developer in the amount of \$50,200 for such over-sizing.
- H. Water Availability. The City will extend a water main to the Subdivision and have water available to the Subdivision no later than the 30th day of March, 2007.

4.02 Estimated Cost of Developer Secured Improvements. The estimated costs of Developer constructed improvements are as follows:

<u>Improvement</u>	<u>Estimated Cost</u>
Site Grading/Turf Restoration	\$ N/A (IN VBWD Escrow)
Landscaping	\$ 206,000
Storm Sewer	\$ 53,900
Street Improvements	\$ 144,400
Trails	\$ 24,000
Waste Water Treatment System/Drain Fields	\$ 261,800
Street Signs	\$ 500
Water Mains	\$ 115,700
Subtotal	\$ 806,300

Total Security Required (125% of Improvements) \$ 1,007,875

- 4.03 Improvement Security. Prior to the City's endorsement of approval on the final plat, the Developer shall deposit security with the City Administrator in an amount equal to 125% of the City Engineer's estimate of the cost of constructing the Developer secured improvements which have not been completed and accepted by the City prior to final plat approval. The security may be in the form of a cash escrow fund, a performance bond, or a letter of credit. The form of security shall be approved by the City Attorney.
- 4.04 Reduction of Security. Upon completion of required improvements for the Property and acceptance by the City, the City Council shall reduce the amount of security for the completed improvements provided that in no case shall the total remaining security be equal to less than 125% of the estimated costs of the incomplete improvements.

- 4.05 Administrative Fees. Developer agrees to pay an administrative fee to the City in an amount equal to 2.5% of the Developer's secured improvements. The administrative fee for this project equals \$20,157.
- 4.06 Utility Company Improvements. The utility improvements include underground gas, electric, and telephone service as installed by the appropriate utility company at the direction of the Developer. The Developer shall arrange for the installation of underground gas, electric, telephone and cable television before the final lift is started. Utility improvements shall be completed by the 30th day of November, 2007.
- 4.07 Recording Requirements. Prior to the issuance of any occupancy permits for Lot 1, Block 1 of the Subdivision, the Developer shall provide the City with evidence that the following documents have been recorded.
- A. Plat for the Subdivision.
 - B. Valley Branch Watershed District permit.
- 4.08 Public Use Dedication. No Public Use Dedication shall be required for the Subdivision.
- 4.09 Inspection. The City shall provide the services of a Resident Project Representative (and assistant as agreed) at the site to provide more continuous observation of the Contractor(s) work on publicly dedicated infrastructure and private wastewater treatment systems/drain fields. The Resident Project Representative's dealings in matters pertaining to the on-site work shall, in general, be only with the City and the Developer, and dealings with Contractors shall only be through or with full knowledge of the Developer. Through the observations of the work in progress and field checks of materials and equipment by the Resident Project Representative shall endeavor to provide further protection for the City against defects and deficiencies in the work of the Contractor(s) but the furnishing of such resident project representation will not make City responsible for construction means, methods, techniques, sequences or procedures for safety precautions or programs, or for the Contractor's failure to perform his work in accordance with the Contract Documents. The Developer shall pay the City the sum of \$24,000 for the City inspection services.
- 4.10 Prior Land Occupancy. No Certificate of Occupancy shall be issued for any structure until the first course of a public street is completed and approved by the City Engineer, and the developer has provided the City a certified "as built" of the mass grading of the site which complies with the approved grading plan. If a structure is occupied prior to completion of street improvements and acceptance by the City, Developer shall

provide all maintenance necessary for such streets including snowplowing, until final acceptance by the City.

- 4.11 Binding Effect. The terms and provisions of this agreement shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto and shall be binding upon all future owners of all or any part of the Property. This Agreement, at the option of the City, shall be placed of record so as to give notice thereto to any subsequent purchasers and encumbrances of all or any part of the Property and all recording fees, if any, shall be paid by the Developer. The City shall, however, deliver to Developer a certificate of completion regarding all of the conditions set forth in this agreement. This certificate of completion shall be delivered to the Developer within 60 days of the date that all of the conditions in this agreement have been met.
- 4.12 Notices. Whenever in this Agreement notice is required to be given by one party to the other, such notice shall be delivered personally or shall be sent by certified mail, return receipt requested to the following addressees. Such notice shall be deemed timely given when delivered personally or when deposited in the mail in accordance with this section.

If to the City:

Mr. Martin Rafferty
City Administrator
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

If to the Developer:

Church Chairman
Rockpoint Church
2600 County Road E
White Bear Lake, MN 55110

After construction is complete to:

Church Chairman
Rockpoint Church
XXXX Street Address
Lake Elmo, MN 55042

- 4.13 Incorporation by Reference. All plans, special provisions, proposals, specifications and contracts for the improvements furnished and let pursuant to this Agreement shall be and hereby are made a part of this Agreement by reference as if fully set out herein.

4.14 Default. The occurrence of any of the following shall be considered an "event of default" in the terms and conditions contained in this Agreement:

- A. Failure of the Developer to comply with any of the terms and conditions contained in this Agreement.
- B. The failure of the Developer to comply with any applicable ordinance or statute with respect to the development of the Property.

4.15 Remedies. Upon the occurrence of any event of default, the City, in addition to any other remedy which may be available to it, shall be permitted to do any of the following:

- A. City may make advances or take other steps to cure the default, and, where necessary, enter the Property for that purpose. The Developer shall pay all sums so advanced or expenses incurred by the City, upon demand, with interest from the dates of such advances or expenses at the rate of 10% per annum. No action taken by the City pursuant to this section shall be deemed to relieve the Developer from curing any such default to the extent that it is not cured by the City or from any other default hereunder. The City shall not be obligated, by virtue of the existence or exercise of this right, to perform any such act or cure any such default. The Developer shall save, indemnify, and hold harmless, including reasonable attorney fees, the City from any liability or other damages which may be incurred as a result of the exercise of the City's rights pursuant to this section.
- B. Obtain an Order from a Court of competent jurisdiction requiring the Developer to specifically perform its obligations pursuant to the terms and provisions of this Agreement.
- C. Exercise any other remedies which may be available to it including an action for damages.
- D. Withhold the issuance of any or all building permits and/or prohibit the occupancy of all building(s) for which permits have been issued.
- E. In addition to the remedies and amounts payable as set forth herein, upon the occurrence of an event of default, the Developer shall pay to the City all fees and expenses, including reasonable attorney, engineering and consulting fees, incurred by the City as a result of the event of default, whether or not a lawsuit or other action is formally taken.

IN WITNESS WHEREOF, the City and Developer have caused this Agreement to be executed as of the date and year first above written.

**CITY OF LAKE ELMO,
a Minnesota statutory city**

Dean Johnston, Mayor

ATTEST:

Martin Rafferty, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2004, before me, a notary public within and for said county, personally appeared Dean Johnston and Martin Rafferty, to me known to be respectively the Mayor and City Administrator of the City of Lake Elmo,

and they executed the foregoing instrument and acknowledged that they executed the same by authority of and on behalf of City of Lake Elmo.

Notary Public

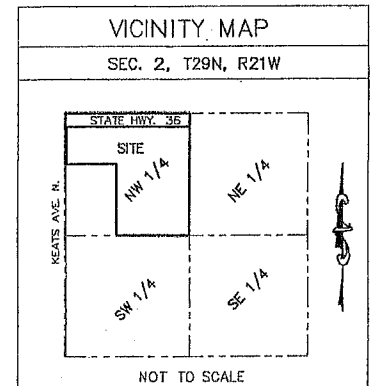
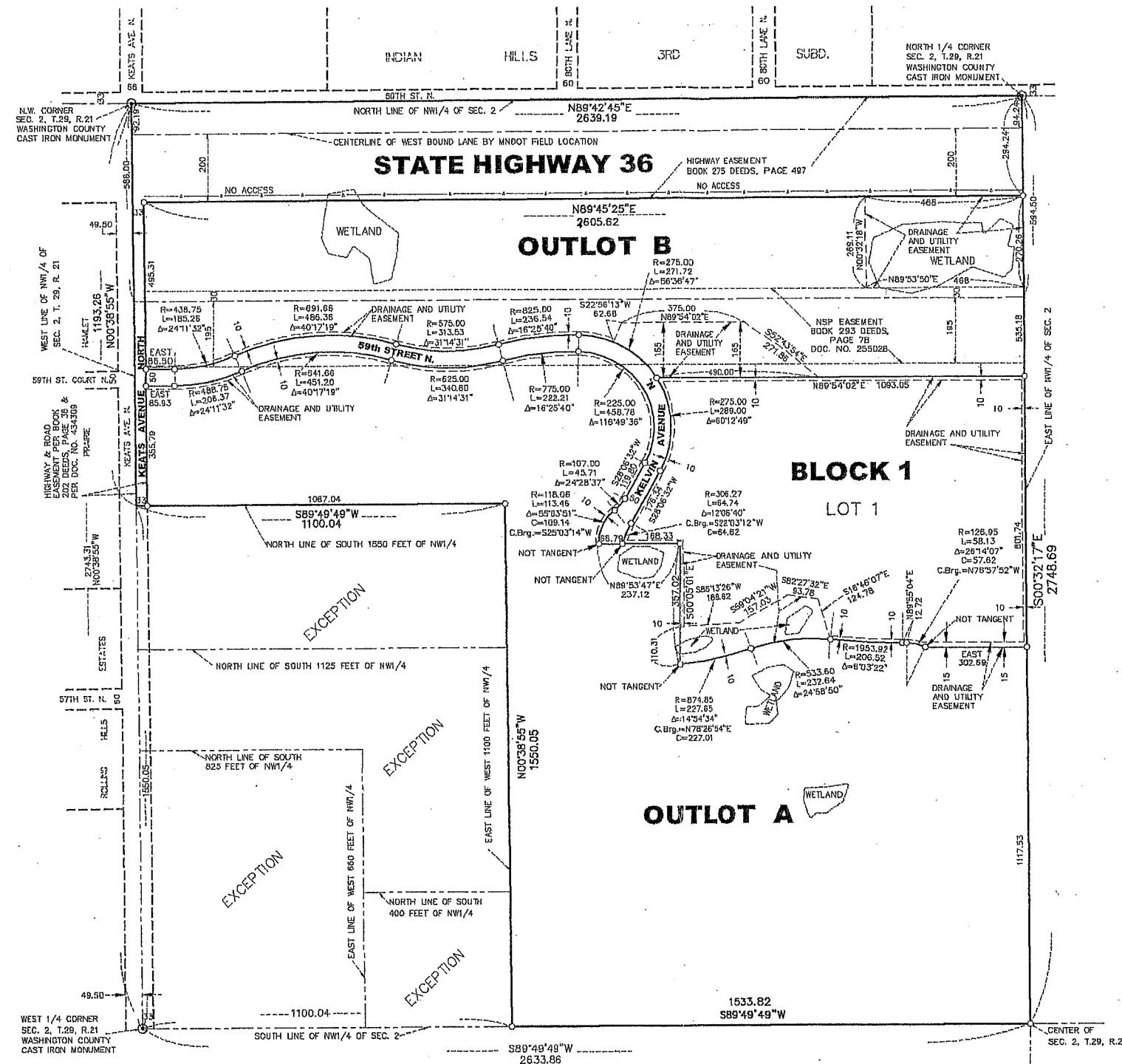
**[SIGNATURES CONTINUED ON FOLLOWING PAGE
REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

By: _____

On this ____ day of _____, 2005, before me, a notary public within and for said county, personally appeared _____, to me known to be the _____ of Rockpoint Church, a Minnesota Non-Profit Corporation, and he executed the foregoing instrument and acknowledged that he executed the same by authority of and on behalf of the Corporation.

[SIGNATURES PAGE TO DEVELOPMENT AGREEMENT]

HIDDEN MEADOWS OF LAKE ELMO



ORIGINAL SCALE
1 INCH = 200 FEET
0 100 200 300 400
SCALE IN FEET

LEGEND

- DENOTES A SET 1/2 INCH X 14 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "RLS 10832" UNLESS SHOWN OTHERWISE.
- DENOTES NO ACCESS

NOTES

- 1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SEC. 2, T29N, R21W, WHICH BEARS NORTH 88 DEGREES 42 MINUTES 45 SECONDS EAST.

COMSTOCK & DAVIS, INC.

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2005-030

A RESOLUTION APPROVING THE PRELIMINARY PLAT
FOR DEER GLEN

WHEREAS, on the 7th day of February, 2005, the Lakewood Evangelical Free Church ("Applicant") submitted a completed application requesting that the City of Lake Elmo approve a preliminary plat called DEER GLEN; and

WHEREAS, on the 28th day of February, 2005, at a public hearing, the Lake Elmo Planning Commission reviewed the Development Application for a preliminary plat, the City Planner's reports and comments, the comments of the Applicant and the Applicant's representatives; and recommended denial of the preliminary plat application; and

WHEREAS, on the 15th day of March 2005, the Lake Elmo City Council reviewed the Preliminary Plat Application, the City Planner's reports and comments, the Planning Commission recommendations and the comments of the Applicant and its representatives; and upon completion of discussion, the City Council tabled consideration of the application until April 5, 2005 and directed staff to prepare a resolution reflecting the City Council's discussion; and

WHEREAS, on the 5th day of April 2005, the City requested a two week extension of the City's review period and the applicant consented to the requested extension.

WHEREAS, on the 19th day of April 2005, the applicant requested an extension until April 28, 2005 and the City Council consented to the applicant's request.

WHEREAS, on the 28th day of April, the City Council completed its review of the preliminary plat application.

NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council hereby approves the preliminary plat as illustrated on Pre Plat Drawing, prepared by Kimley-Horn & Associates, Inc., dated February 7, 2005, which would create Lot 1, Block 1 and Outlots A, B, C and D, DEER GLEN, subject to the following conditions:

1. In regard to the configuration of Outlot B, the lot lines shall be adjusted as necessary to ensure that proposed Outlot B is a minimum of ten (10) acres.

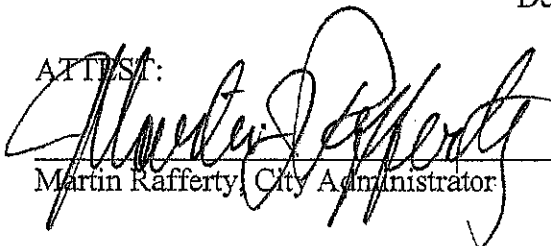
2. In regard to the configuration of Outlot D:

- a. Lot lines shall be adjusted as necessary to ensure that proposed Outlot D is a minimum of ten (10) acres; or
 - b. It shall be combined with proposed Lot 1, Block 1; or
 - c. In the event that the City Council approves the open space development-concept for proposed Outlot A, its use shall be restricted So that it can only be used in conjunction with the proposed open space project on proposed Outlot A.
3. That the proposed preliminary plat shows a 48 acre OP project plan rather than a 68 acre OP project described preliminarily by Attorney Beck and generally illustrated on Exhibit 1.
4. That the additional 20 acres of OP should be added to an amended preliminary plat which should be reviewed by the Planning Commission before presentation of the final plat to the City Council.

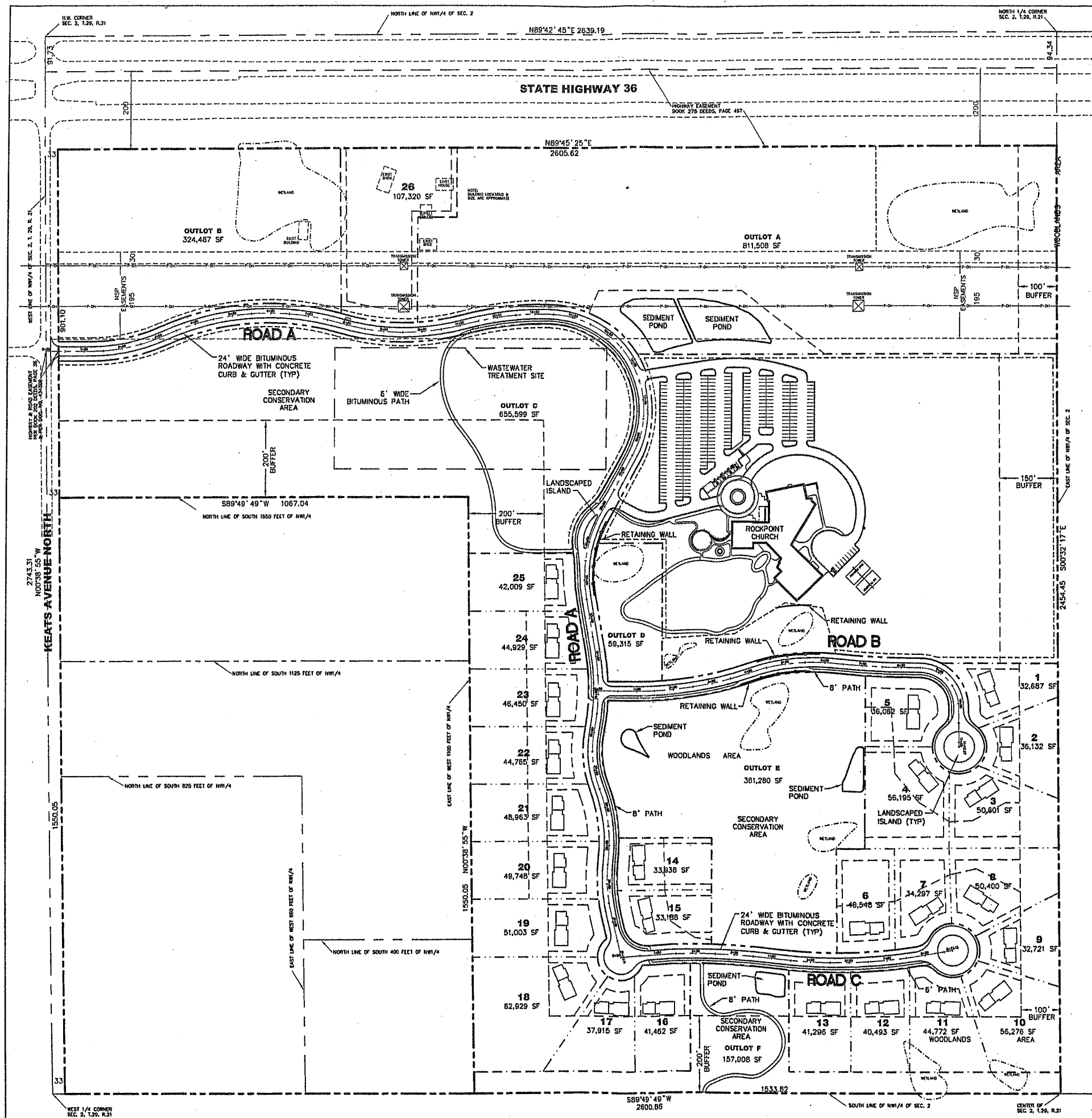
ADOPTED by the Lake Elmo City Council on the 28th day of April, 2005.


Dean Johnston, Mayor

ATTEST:


Martin Rafferty, City Administrator

C:\RoadPoint\PLAN SHEETS\Development-Plan\Rock-Develop-DEVELOPMENT April 13, 2006 - 4:35pm



P.P.
As Approved
With Res *mod*
CD

RECEIVED
APR 17 2006

HIDDEN MEADOWS OF LAKE ELMO
SITE DEVELOPMENT PLAN
DEVELOPMENT PLAN

SCALE: 1"=100'
DESIGNED BY: RSP
DRAWN BY: RSP
CHECKED BY: RPB
DATE: 3/3/06
PROJECT NO. 160502006.2.001

SHEET 4 OF 10
SHEET NO.

4

10

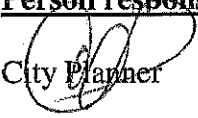
I HEREBY CERTIFY THAT THE PLAN, SPECIFICATION, AND CONTRACT DOCUMENTS FOR THE PROJECT DESCRIBED HEREIN WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Paul R. Danielson, P.E.
PAUL R. DANIELSON, P.E.
DATE: 3/3/06 MIN. LIC. NO. 23187

No.	Date	Revisions	App.

**Kimley-Horn
and Associates, Inc.**

2550 UNIVERSITY AVE. SUITE 300
ST. PAUL, MINNESOTA 55114
TEL NO. (612) 545-4857
FAX NO. (612) 545-3116

Lake Elmo City Council May 16, 2006	Agenda Section: Planning, Land Use and Zoning	<u>No.</u> 9D
<u>Agenda Item:</u> Zoning Ordinance Text Amendment – Outdoor Social Events		
<u>Background Information for May 16, 2006:</u> This matter was tabled by the Council on May 2 to permit the Council's directed modifications to be incorporated into the ordinance draft. City Clerk Lumby and City Attorney Filla have modified the draft ordinance in accordance with the Council's directions as reflected in the draft May 2 Council minutes.		
<u>Action items:</u> Motion to adopt Ordinance #97-167 amending Conditional Uses in the AG zoning district to include Outdoor Social Events.	<u>Person responsible:</u>  City Planner	
<u>Attachments:</u> <ol style="list-style-type: none"> 1. Draft Ordinance #97-167 2. Draft Council Minutes of May 2, 2006 	<u>Time Allocated:</u>	

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 97-167

AN ORDINANCE ADDING SECTION 300.07 SUBDIVISION 4.A.2.(h) RELATING
TO CONDITIONAL USES IN THE AGRICULTURAL ZONING DISTRICT

The City Council hereby ordains that Section 300.07, Subdivision 4.A.2(h) of the Lake Elmo Municipal Code is hereby added to read as follows:

h. Commercial Outdoor Social Events, subject to the following required conditions:

1. A site tax parcel area not less than nominal 10 acres.
2. No existing permanent or newly constructed structures may be used. Tents are allowed.
3. Events limited to twice weekly and only during the months of May through October.
4. Attendance at events shall be limited to 250 people.
5. Compliance with City Code Ambient Noise standards.
6. All parking shall be off-street, and shall be set back and/or adequately screened from adjoining properties.
7. Limiting the hours for any event to 10:00 a.m. to 10:00 p.m. including take down activity. All event-related people must be off the site by 10:00 p.m.
8. On-site portable sanitation adequately sized for the events.
9. Prohibiting charging an admission fee for any commercial outdoor social event.
10. The lighting meets code and lights go off at 10:00 p.m..

This ordinance shall become effective upon its passage and publication according to law.

ADOPTED by the Lake Elmo City Council this 16th day of May, 2006.

Dean Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

Published in the

Lake Elmo Leader

DRAFT

DRAFT

DRAFT

E. Zoning Text Amendment – Outdoor Social Events: Ordinance 97-167:

The City Planner reported that the Planning Commission considered the Council's concerns stated at the April 18, 2006, meeting and adopted 3 additional recommendations as mandatory CUP conditions.

Additional conditions to be added: Tents are to be allowed; events only during the months of May to the end of October; limited to 250 people, hours will be from 10:00am to 10:00pm with all activities stopped and event attendees/staff off the side; and lighting will have to follow City ordinances.

M/S/P Johnston/Johnson - to table until a version of the ordinance with the Council's modifications included is presented at the May 16, 2006, Council meeting.
(Motion passed 4-0)

DRAFT

DRAFT

DRAFT

Lake Elmo City Council May 16, 2006	Agenda Section: Planning, Land Use and Zoning	<u>No.</u> 9E
<u>Agenda Item:</u> Park Plan Update – Request for Proposals		
<p><u>Background Information for May 16, 2006:</u></p> <p>Staff presented a Request for Proposal to update the 1990 Park Plan to the Park Commission on April 17. The Commission reviewed the draft RFP, suggested a handful of minor modifications and adopted a recommendation to the City Council that the RFP be approved as modified. With City Council concurrence this RFP will be distributed to a limited number of local planning/design firms noted for their park planning expertise. The planning department of our “house” consulting firm (TKDA) will be included . We believe we can conclude the consultant selection process by late June/early July.</p>		
<p><u>Action items:</u></p> <p>Motion to approve the 2006 Park Plan Update consultant RFP.</p>	<p><u>Person responsible:</u></p> <p>City Planner</p>	
<p><u>Attachments:</u></p> <ol style="list-style-type: none"> 1. Draft RFP (with Parks Commission edits included) 2. April 17, 2006 Parks Commission Minutes 	<p><u>Time Allocated:</u></p>	

DRAFT 4/18/06 (Post Parks Commission)
Request for Proposal

Deleted: 4/11/06

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**Update of the Comprehensive Park Plan
Lake Elmo, Minnesota**

Overview

This document solicits proposals from qualified consultants to collaborate with the Lake Elmo City Park Commission in the update of the City's 1990 Park Plan.

Background

In 1990, the City of Lake Elmo adopted a Comprehensive Park Plan designed to provide a blueprint for the development of parks within the city limits over the period 1990 through 2010. While the 1990 Plan is acknowledged to be well conceived at least the following factors lead to the need to update its contents, and extend the park planning horizon:

- The recently adopted Lake Elmo 2030 Comprehensive Plan not only extends the City's planning to the year 2030 (also considered to be the City's "build out"), but plans/forecasts a significantly different future community fabric than assumed by the 1990 Park Plan. The City will not only be larger in population than assumed in 1990, but more urbanized in texture than previously assumed.
- Many of the park facilities depicted as "future" by the 1990 Park Plan have been acquired and/or developed by the City during the ensuing years.
- Both park planning and the public's perception of the role of municipalities in the provision of leisure time/recreational services/resources has changed over the 15+ years since the last Lake Elmo Park Plan was prepared.

The City recently completed and adopted an updated Comprehensive Trail Guide Plan. No public trail work will be required by this contract, except that required to accommodate any new park locations. The City Park Commission has also completed most of the existing 2006 park facilities inventory work. Little inventory work regarding existing facilities will be required by the consultant.

Description of Tasks

The consultant(s) retained by the City of Lake Elmo as a result of this request for proposal will collaborate with the Lake Elmo City Parks Commission to:

- Review existing plans and documents relating to the City's parks, including the 1990 Park Plan, the 2005 Comprehensive Trail Guide Plan, and the 2030 Lake Elmo Comprehensive Plan and the 2005-2006 work by the Lake Elmo Park Commission regarding inventory of the existing park facilities in the City.
- Develop Lake Elmo specific park planning goals/objectives in concert with the Lake Elmo Park Commission;
- Apply the existing park inventory findings, the adopted Lake Elmo park goals/objectives and contemporary park planning standards;
- Develop a comprehensive parks needs assessment covering each park functional classification;
- Develop a Comprehensive Park Plan for review and recommendations by the Lake Elmo City Parks Commission and make changes as deemed appropriate by that body. This Plan should include the following:

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- **maps** reflecting the location and functional classification of all existing and proposed park facilities;
 - **technical specifications** relating to the physical scale/character and required improvements for each functional class of parks both existing and planned.
 - **text** providing additional information on the overall approach to the Comprehensive Park Plan and any information relating to specific aspects of the Plan.
- present the Comprehensive Park Plan in a public forum in which public reaction will be solicited;
 - present the Comprehensive Park Plan to the City Council of the City of Lake Elmo, including any recommendations for modifications offered by the Park Commission;
 - make changes to drafts of the Comprehensive Park Plan as deemed necessary by the Park Commission, Planning Commission and City Council throughout this process.
 - Provide the City 40 published copies of the plan following City Council adoption.

Deleted: Trail

Consultant Selection

This Request for Proposal will be offered to a limited number of local consulting firms that are judged by City Staff to have the experience and personnel necessary to undertake the creative tasks proposed here. Selection of the consultant will be based upon the degree to which the applicant demonstrates its understanding of the tasks proposed here, its willingness to work with public advisory bodies and elected officials, and the competitiveness of the bid in terms of price committed. The consultant selection process will proceed as follows:

1. Request for Proposal will be mailed by the City of Lake Elmo to prospective consultants by [DATE HERE];
2. City staff will meet with interested firms as a group, (with the Parks Commission invited to observe) – [DATE HERE]
3. Consulting firms will submit written proposals – [DATE HERE]
4. City staff will screen 3 finalist firms – [DATE HERE]
5. Parks Commission and City Council will interview 3 finalists – [DATE HERE]
6. Final selection of the consultant by the City Council – [DATE HERE]

Selection of the consultant will be based upon the sum of the following criteria:

1. Consultant's understanding of the tasks proposed above as reflected in the consultant's written proposal and oral interview before the Parks Commission and City Council;
2. Consultant's documented experience with the preparation of similar comprehensive plans relating to parks ;
3. The documented experience and qualifications of the consultant's professional staff that will be working on this project; and,
4. Consultant's proposals for fees and expenses to complete the proposed project.

**City of Lake Elmo
Parks Commission Meeting
Minutes of April 17, 2006**

Chairman Schumacher called to order the meeting of the Lake Elmo Parks Commission at 7:05 p.m. COMMISSIONERS PRESENT: Larson, Steele, Blackford, T. Bouthilet, Wagner, Heroff, Bruchu, and Ames. STAFF PRESENT: Superintendent Bouthilet, Planner Dillerud, and Administrator Rafferty.

1. Agenda

2. Minutes of March 20, 2006

M/S/P, Ames/Larson to accept the Minutes of March 20, 2006 as presented. Vote: 9:0.

3. Park Plan RFP

The City Planner presented the RFP for the Park Plan. Commissioners provided minor edits to the RFP that the City Planner agreed to incorporate prior to submission for City Council Approval.

M/S/P, Bruchu/Steele to recommend moving forward with the Park Plan RFP. Vote: 9:0.

4. Cost Estimates and 2006 Trail Construction Program

The Planner handed out a memo from the City Engineer where he prepared cost estimates for construction of two trail priorities: 55th Street to Sanctuary and in Carriage Station from Marquess Trail south to 50th Street.

M/S/P, Ames/Steele to recommend moving forward with the process in order to construct trails at 55th Street and 50th Street in accordance with the Trail Plan Guide. Vote: 9:0.

4. Electrical Service at VFW Park

Superintendent Bouthilet provided cost estimates to install electrical service in VFW Park for \$3,000 and to install water at a cost of \$2,000. He said there is \$10,000 in the Parks CIP.

M/S/P, Heroff/Blackford to recommend installation of electrical service at a cost of \$3,000 and water at a cost of \$2,000 in VFW Park. Vote: 9:0.

6. Foul Line Net

Superintendent Bouthilet provided a cost estimate of \$6,500 to install a foul line net into VFW Park.

M/S/P, Wagner/Steele to recommend exploration of other alternatives to a foul line net at VFW Park. Vote: 9:0.

7. Park Walk-through Schedule

Commissioner Larson reported that twelve parks have been walked and there are six remaining. The next walk-through will be on Saturday, April 22, 2006.

8. Park Templates for Park Plan

Commissioner Larson presented templates of parks with pictures and descriptions for use as web pages. He was commended for an excellent job.

9. City Council Update

There were no council actions related to Parks.

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Kimberly Anez
Recording Secretary

**City of Lake Elmo
Parks Commission Meeting
Minutes of March 20, 2006**

Chairman Schumacher called to order the meeting of the Lake Elmo Parks Commission at 7:00 p.m. COMMISSIONERS PRESENT: Larson, Steele, Blackford, T. Bouthilet, Wagner, Watters (7:04 p.m.), Heroff (7:05 p.m.), and Ames (7:06 p.m.). Commissioner Watters left the meeting at 7:20 p.m. STAFF PRESENT: Superintendent Bouthilet, Planner Dillerud, Administrator Rafferty, and Recording Secretary Anez.

1. Agenda

Add 2.5 Acknowledgment of Larson for work performed.

Add 6.5 Developer Request for an East-West Trail Segment for Discover Crossing.

M/S/P, Steele/T. Bouthilet to accept the agenda as amended. Vote: 7:0.

2. Minutes of February 22, 2006

M/S/P, Wagner/T. Bouthilet to change Need Assessment to Needs Assessment and to accept the minutes of February 22, 2006 as amended. Vote: 9:0.

2.5 Acknowledgment of Commissioner Larson

Commissioner Larson created a park inventory and distributed a template sample. The Commission recommended adding them to the web site and making them available at the counter.

3. Arbor Day

A class or two from the grade school will travel with staff by bus to plant ceremonial trees and seedlings in a park at the end of April.

M/S/P, T. Bouthilet/Heroff to recommend support of Arbor Day activities. Vote: 9:0.

4. Proposed Improvements: Carriage Station Park

The Planner said the proposed basketball court of 75 X 50 feet with two standards, backboards, rims, etc. will cost about \$30,000. The cost of items depicted in the proposal would be about \$41,000 not including grading and staff time. There is \$65,000 in the CIP for this work. Superintendent Bouthilet gave examples of play sets in Lake Elmo that cost about \$25,000. Another option would be to reduce the basketball court to one-half court allowing more money for trees and the play structure. The Planner said the trail segment depicted will cost about \$6,000 to construct.

Commissioner Ames said a one-half court will be sufficient for this size neighborhood park. Commissioner T. Bouthilet asked about converting a one-half court to full court. Superintendent Bouthilet said it can be expanded relatively easily.

M/S/P, Ames/Wagner to accept the concept plan for Carriage Station Park and forward to the Council with the recommendation for a one-half court basketball court with remaining funds being spent on other amenities. Vote: 9:0.

Superintendent Bouthilet said the residents are looking at a full loop trail. The trail is there and is gravel-based. The portion of trail recommended by staff for paving is more ADA accessible because of the grade.

4. Trail Construction Priorities

The Planner made the following staff recommendations for trail construction in the order of their

recommended priority.

1. 55th Street to Sanctuary.
2. In Carriage Station Marquess Trail south to 50th Street.
3. Klondike Avenue entrance into the park reserve (2500 lineal feet).
4. one-quarter mile more trail could be constructed in 2006.

M/S/P, T. Bouthilet/Ames to recommend construction of trails on the vacated portion of 55th Street and Marquess south to 50th Streets as described in the Planner's Staff Memo of March 17, 2006.
Vote: 9:0.

M/S/P, T. Bouthilet/Ames to recommend construction of an estimated 2,500 feet of trail in the Old Village along Klondike Avenue to the park reserve with no parking allowed anywhere along the trail.
Vote: 9:0.

Commissioner T. Bouthilet said people are already going into the park reserve illegally via Klondike Avenue, and construction of the trail there would legitimize what people are already doing there now. The 33rd Street segment would be a natural tie-in for the Klondike Trail but it is longer than one-quarter mile.

The Planner said our engineer will determine the start and end point of trails. They can also look at the segment along 33rd Street to determine feasibility for just grading or whether to construct one-half of it this year.

6. City Council Update

The Council adopted the change to the CIP increasing money allocated for the Park Plan Update and advised staff to begin the RFP process to hire a consultant.

6.5 Developer Request for an East-West Trail Segment for Discover Crossing

Chairman Schumacher received a call from the developer of Discover Crossing. He said the city was originally planning a road there and now they are not and he would like to see a trail link there instead.

The Planner said that developer is asking for an amendment to the Trail Plan to have a northern loop from Sanctuary, across Discover Crossing, and to Hidden Meadows. Such a change would require a comprehensive plan amendment.

Commissioner T. Bouthilet suggested not amending a Trail Plan we haven't even begun yet. Commissioners Wagner and Steele agreed. Commissioner Ames said there are three loops that will not connect to anything else.

Adjourned at 8:19 p.m.

Respectfully submitted,

Kimberly Anez
Recording Secretary



Update: Perfluorochemicals and Private Drinking Water Wells in Lake Elmo

May 2006

As you are aware, local and state agencies are continuing to investigate the extent and levels of chemicals in the perfluorochemicals (PFCs) group in the groundwater under western Lake Elmo. The purpose of this update is to let you know about several recent developments.

Background

Beginning in 2004, the Minnesota Department of Health (MDH) and the Minnesota Pollution Control Agency (MPCA) tested drinking water from private wells for two members of the perfluorochemical group: PFOA (perfluorooctanoic acid) and PFOS (perfluorooctane sulfonate). Because PFCs were used and disposed in Minnesota, the MDH developed Health Based Values for PFOA and PFOS in 2002. A Health Based Value (HBV) is the amount of a chemical in drinking water that we consider to be safe for people to drink daily for up to a lifetime. The HBV for PFOA is currently 7 parts per billion and the HBV for PFOS is 1 part per billion.

Initially, the MDH laboratory did not have a laboratory test for detecting PFCs in groundwater. In 2004, the MDH laboratory developed a method for detecting PFOA and PFOS. Since that time, we have tested and reported results for those two chemicals to well owners. Decisions about which wells require water treatment were based on test results for PFOA and PFOS and the HBVs of 7 micrograms per liter (ug/L) and 1 ug/L, respectively. If more than one chemical is detected in the same well, MDH evaluates the toxicity of all the chemicals together.

Modifying the HBVs for PFOA and PFOS

Around the world, scientists are studying PFCs and the way they act in the environment, and effects on laboratory animals and on workers who were exposed through manufacturing processes. Scientists at MDH are constantly reviewing these studies and evaluating the implications to ensure that the actions we take are protective of people's health.

Since 2002, when the original HBVs were developed, MDH scientists have been reviewing toxicological studies as they become available. Preliminary review of new information indicates that the current HBVs for PFOA and PFOS need to be revised to lower values. It will take some time for MDH to evaluate the studies and calculate the specific number. Until that process can be completed, we are using the most protective value that would likely result from the reevaluation to determine which homes should be provided with an alternate water supply.



Minnesota Department of Health ♦ Division of Environmental Health ♦ Site Assessment and Consultation Unit

651.201.4897, or 1.800.657.3908, press 0 ♦ www.health.state.mn.us

Expanded Testing for Perfluorochemicals

As part of efforts to expand our understanding of the PFC contamination, in March 2006 the MDH laboratory developed a test (Method #555) for five other chemicals from the perfluorochemical group:

- Perfluorobutane sulfonate (PFBS),
- Perfluorobutanoic acid (PFBA),
- Perfluoropentanoic acid (PFPeA),
- Perfluorohexane sulfonate (PFHxS), and
- Perfluorohexanoic acid (PFHxA).

Some of these chemicals have been detected in groundwater samples from monitoring wells at the Washington County Landfill. The most recent water samples from private wells were also re-tested for these additional chemicals. In private wells, PFBA, PFPeA, PFHxS, and PFHxA have been found; PFBS has not been found. Three of the additional chemicals (PFPeA, PFHxS, and PFHxA) were only found in wells that had previous detections of PFOA and PFOS. However, PFBA was detected in wells that previously had no detections of PFOA and PFOS.

Due to limited research on these five PFCs, we do not have enough information to develop HBVs for them. Based on the chemical characteristics of these five PFCs, it is believed that they should be less toxic to people than PFOA and PFOS. MDH has decided to use the revised HBVs for PFOA and PFOS as substitutes until sufficient information is available to develop HBVs for these chemicals. Using the revised HBVs for PFOA and PFOS as substitute HBVs for these chemicals will give an extra measure of protection for people's health.

Next steps

MDH and MPCA will be doing additional testing of private wells to determine the area affected by the five additional PFCs for which we are now able to test. Alternate safe drinking water will be provided when the drinking water testing results exceed the health guidelines.

We realize that this update, resulting from additional knowledge and information, may cause some confusion. If you have questions, please feel free to contact any of our staff listed below. MDH will continue to monitor private and public wells affected by contamination from PFC disposal in Washington County and take appropriate steps to protect people's health. We will also continue to give you updates as new information and developments arise.

Questions about...	Contact person	Phone number	E-mail address
Groundwater and wells	Ginny Yingling	651-201-4930	virginia.yingling@health.state.mn.us
Health concerns	Jim Kelly	651-201-4910	james.kelly@health.state.mn.us
Sampling	Jill Korinek	651-201-4913	jill.korinek@health.state.mn.us
Alternate water supply	Shawn Ruotsinoja	651-282-2382	shawn.ruotsinoja@pca.state.mn.us
City of Lake Elmo	Martin Rafferty	651-777-5510	martin.rafferty@lakeelmo.org

This information sheet was prepared in cooperation with the federal Agency for Toxic Substances and Disease Registry.

Carriage Station Play Set

Maintenance Worker Gustafson presented plans for play equipment for Carriage Station Park. Administrator Rafferty said the Parks Commission budgeted \$45,000 for improvements in Carriage Station and the City Council increased that budget allocation to \$65,000.

He explained the bid process; with three vendors supplying a designed \$35,000 structure. Miracle Company was the preferred design and was recommended. Two additional pieces of equipment were suggested to be added bringing the new total to \$45,000.

Resident Jennifer McCormick, with the blessing of the association researched neighborhood residents' desires last fall. The play set amenities were at the top of the list. City staff requested Carriage Station residents to participate in the design process with three vendors whose designs were displayed for the Parks Commission. The residents committee desired Option 3 by Miracle because of the natural colors and the number of slides and climbing components. Additionally, requesting and suggesting the Parks Commission consider the additional two pieces of equipment bringing the total to \$45,000.

M/S/P, Steele/Heroff to recommend the purchase of the play set design labeled Option 3A presented by Miracle at a cost of \$45,000.00 because the colors and components are the most appealing of all the designs presented. Vote: 6:0.

Housing Succession Plan for Edina's Future



Edina Housing Task Force

A special committee
created by the
Edina City Council

March 2006
DRAFT

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March 2006

Dear Fellow Edina Citizens,

In November, 2004 the City of Edina assembled a Task Force to study housing and its affordability in our community. The Task Force is comprised of 19 individuals, most of whom live in Edina.

The result of the Task Force's work is this report, and it contains a plethora of information. This is not the final word, but we do seek to spur action. The Task Force believes that housing problems exist and will only grow larger unless some action is taken by the City.

This report represents a consensus opinion of the Task Force members. Most of the principles enumerated here are endorsed by a super majority of the group. We ask that you keep an open mind when reading and studying this report. We, like you, are committed to Edina's future. It's our legacy.

Douglas Mayo

Chair, on Behalf of the Edina Housing Task Force

EXECUTIVE SUMMARY

After months of research, intense discussions, and input from community sources, the Edina Housing Task Force recommends that Edina implement a Housing Succession Plan to help sustain our community and serve as a strong force for our region. The Plan contains five primary strategies:

1. Adopt a mandatory inclusionary zoning policy;
2. Update the Comprehensive Plan to convert appropriate areas to mixed-use and to provide for greater density in appropriate areas;
3. Use the greater Southdale area as a demonstration of a cutting-edge livable, pedestrian-friendly urban redevelopment;
4. Create long-term opportunities to make a portion of Edina's existing housing stock affordable to more people and families; and
5. Leverage existing housing programs to create more opportunities for hard-working, moderate- and lower-income families.

Edina's housing market is very healthy. So why does Edina need to bother with a Housing Succession Plan? For most people in Edina, market forces work sufficiently to provide the housing they need and desire. However, some segments of the population are not well served by the market. The Housing Succession Plan focuses on the areas where the market is functioning less well. Housing options in this context mean that Edina has lifecycle housing opportunities for people of a broad range of incomes and ages, who will contribute to making it a great place to live.

The Housing Succession Plan is built on the idea that continuous renewal is essential to vital communities. We are a city with a variety of people across age and economic spectrums—young families, seniors, teachers, professionals, life-long residents and newcomers. Because of housing costs, it is likely that this diversity will diminish. With average

home sales prices *increasing* by \$185,000 from about \$215,000 to over \$400,000 between 1997 and 2004, living in Edina is becoming unaffordable for many.

Of the more than 21,000 households in Edina, more than 7,700 have incomes of less than \$50,000 per year; nearly 3,300 have incomes of \$25,000 or less. Of these 7,700 households, approximately 3,500 pay 30 percent or more of their income for housing, a standard measure of affordability. Lower- and moderate-income workers in Edina are often priced out of its housing market. As housing values outpace the incomes of those who have helped create higher property values (such as teachers, police officers, firefighters, retail/service workers, hospital staff, office workers, nurses, etc.), it becomes difficult for Edina to be their home.

This plan aims to protect and enhance Edina as a community of character, openness, and foresight by creating and maintaining a diversity of housing options. The Task Force believes that deliberate attention to Edina's housing is necessary to:

- Preserve and enhance the strength of our schools;
- Maintain community character;
- Foster diversity;
- Support Edina businesses' ability to remain competitive in regional and global markets and attract quality employees; and
- Provide lifecycle opportunities for community renewal (provide opportunities for people to live and work in Edina throughout their lives, continually renewing Edina's residential base).

We also recommend a three step action plan in this report. The first step is to obtain feedback from the community. As you review this report, we hope that you will provide your comments and support for the Housing Succession Plan. Second, the Task Force will convene teams to design and implement housing strategies. We invite you to serve on one or more of these teams or to recommend community members with specific expertise. Third, it is important that a management structure be created, responsible for implementing the Housing Succession Plan.

I. A VISION FOR EDINA'S FUTURE

People choose Edina. Edina is primarily a residential community, but is also home to nearly 50,000 jobs.

"Edina will be the preeminent place for living, learning, raising families and doing business..."

—Edina Vision
20/20 Plan

Edina offers outstanding public schools, beautiful parks and abundant recreational opportunities, civically engaged citizens, quality medical facilities, numerous employment opportunities, and a convenient location. The people of Edina, both its residents and its workforce, contribute to making Edina an outstanding place to live, raise a family, work, and retire.

Successful communities create an environment that allows them to continually renew and reinvigorate themselves despite economic upheavals and demographic changes. They take the long view and rise to

challenges. They recognize that, in this fast-paced globally competitive world, a successful past does not guarantee a successful future. This imperative to look ahead was the impetus for Edina's Vision 20/20 Plan (20/20 Plan) as well as the Edina Housing Task Force (the Task Force).

Edina's 20/20 Plan sees Edina as the "preeminent place for living, learning, raising families and doing business." This cannot be accomplished without balanced housing options. In particular, Edina must continue to offer housing opportunities to people who have always been a part of Edina — hard-working people and families and seniors of modest means. Some of the 20/20 Plan strategies, such as a high quality livable environment and a balance of land uses, speak directly to the importance of housing in Edina. Yet achieving the 20/20 Plan's vision will be complicated and challenging in a fully developed suburb with over 60% of its housing built before 1970 and more than 80% before 1980.

Edina's past teaches us that its attention to planning and redevelopment has kept Edina strong. Looking to the future, the Housing Task



Edina Public Works Employee, 1972
Edina Millstone relocation to Grange Hall

Force recommends that the City of Edina implement a *Housing Succession Plan*, (the Plan) built on the idea that continuous renewal is an essential quality of successful communities.

The Housing Succession Plan aims to sustain and enhance Edina as a community of character,

openness, and foresight by creating and maintaining a diversity of housing options. The Task Force believes that deliberate attention to Edina's housing is necessary to:

- Preserve and enhance the strength of our schools;
- Maintain community character;
- Foster diversity;
- Support Edina businesses' ability to remain competitive in regional and global markets and attract quality employees; and
- Provide lifecycle opportunities for community renewal (provide opportunities for people to live and work in Edina throughout their lives, continually renewing Edina's residential base).

The Edina Housing Task Force was convened by the Research, Planning and Coordination for Human Services Ad Hoc Committee of the Edina Human Rights and Relations Commission (see Appendix A for a list of Task Force members). The Task Force was charged with identifying how and why affordable housing matters to Edina's future and to make practical recommendations that can help Edina meet its 20/20 Plan vision of being the "preeminent place for living, learning, raising families and doing business." This report addresses why housing matters and delivers a call to action, including specific housing strategies and a three-point action plan.

If Edina's past has taught us anything, it is that Edina's attention to planning and redevelopment has kept it strong.

II. WHY HOUSING MATTERS

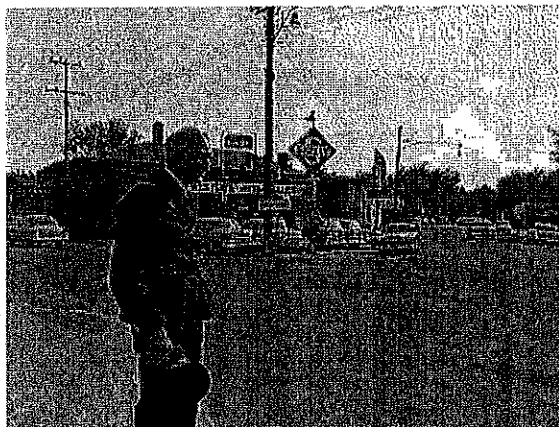
Housing is easy to take for granted. Yet the physical asset of housing becomes *home* for families and individuals, *opportunity* for those working hard to get ahead, *community* for cities, and *resources* for the economy.

A mix of housing types and values is necessary to ensure that those who contribute to the community can live in the community if they desire. The same mix enables newcomers and young families to join the community, renewing it with fresh talents and ideas. A mix of housing respects the desires of older citizens to remain in the community that is the seat of their life's work and dreams. And housing is increasingly a factor in businesses' ability to recruit and retain workers.

Economic and land use pressures are creating strains that threaten Edina's ability to offer a mix of housing opportunities. Housing prices in Edina are escalating well beyond the reach of many who work and even currently live in Edina. Throughout the metropolitan area, workers and young families are "driving to afford-

bility," housing made accessible by relatively inexpensive rural land and good freeways, but which leaves traffic congestion, air pollution, and water quality problems in its wake. These factors contribute to the increasing land values in Edina.

If housing prices explode beyond the means of all but the wealthy, Edina will not attract young families, it may struggle to attract the workers it needs, and seniors on fixed incomes may be forced to relocate. These scenarios are not far-fetched—indeed there are signs that they are beginning to happen, just as these problems have emerged in other communities around the country.



Morningside Constable Weber,
Sunnyside Road & France Avenue, 1956

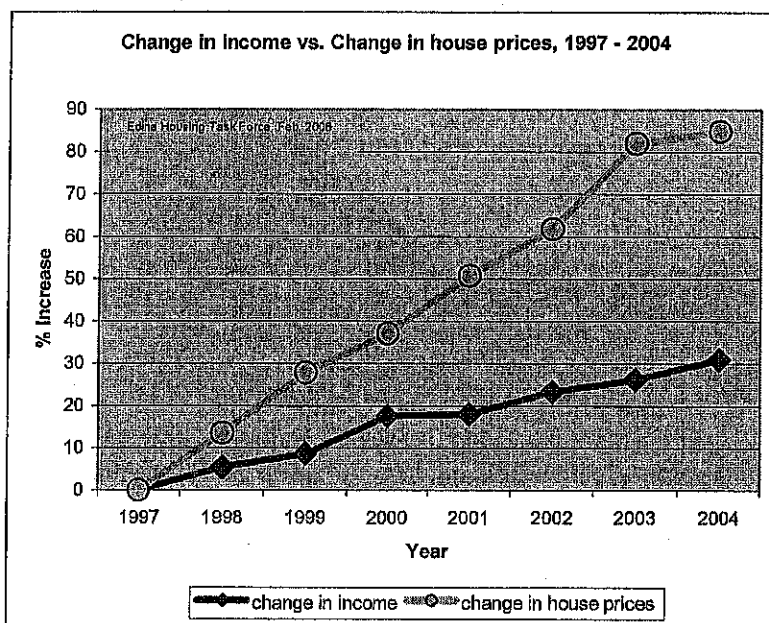


Chart A. This graph shows the percentage by which average incomes (diamonds) and average house prices (circles) increased from 1997. Incomes rose by about 30% over the period, while house prices rose by 85%.

Housing in Edina

Housing is expensive and getting more expensive as land becomes more valuable. Home prices in Edina have typically been among the highest in the Twin Cities metropolitan area. The recent surge in home prices was particularly strong in Edina: between 1997 and 2004, the average sales price of a home in Edina increased by \$185,000 from about \$215,000 to over \$400,000, or approximately 12% a year¹. (See Appendix B).

At the same time, the average income for households in Edina has increased much more slowly, rising by 4.4% per year from \$33,000 in 1997 to \$44,000 in 2004². Chart A shows this increase in home prices compared to incomes. This means that housing in Edina is less affordable today than in 1997. (See Appendix E for meaning of "affordable").

Another sign of the market strength and declining affordability of Edina's housing is the growing

¹ 2000 US Census

² Minnesota Department of Employment and Economic Development

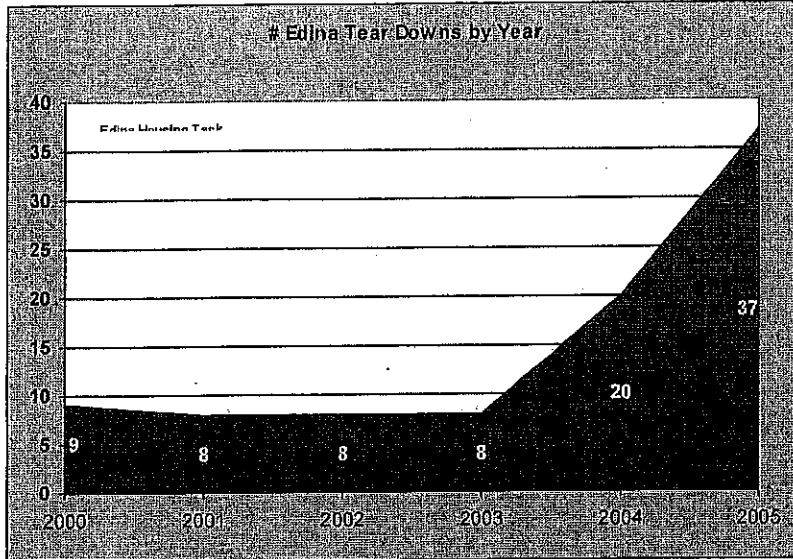
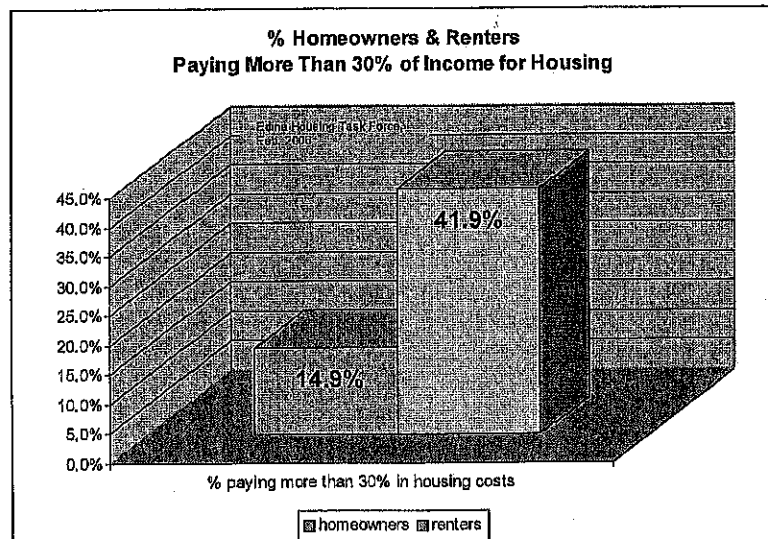


Chart B. Using permit information for demolitions, this chart shows the number of "tear downs" in Edina by year.

trend of "tear downs" (buying smaller single family homes, tearing them down, and building significantly larger homes on those lots). Chart B shows that the number of tear downs jumped sharply from about eight a year from 2000 to 2003, to 20 in 2004 and 37 in 2005³. The number of major construction projects for renovation and additions rose steeply as well, further contributing to the rise in home values in Edina. The estimated value of new construction for remodeling, additions, and tear-downs increased by more than 60% between 2000 and 2005.

Edina's residents have a wide range of incomes. Of the more than 21,000 households in Edina, more than 7,700 have incomes of less than \$50,000 per year; nearly 3,300 have incomes of \$25,000 or less. Of these 7,700 households, 3,300 are renters, 60% of whom pay more than 30 percent of their income for housing, a standard measure of affordability. When looking at single-family homeowners who earn less than \$50,000, about 1,300 households pay more than 30% of their income for housing, about 1 in 2 single family homeowners⁴. (Data for condo and townhome owners are not available.)

Chart C. While both homeowners and renters often pay more than 30% of their income for housing costs, renters do so much more often. While just more than 1 in homeowners pays 30% or more of income for housing, more than 3 and 7 renters do.



³ City of Edina, Office of the Assessor.

⁴ 2000 US Census

Chart C shows the proportion of all homeowners and renters who pay more than 30% of their income in housing costs. Teachers, police officers, firefighters, retail/service workers, hospital staff, office workers, nurses, etc. who work in Edina often simply cannot afford to live in Edina.

Of the approximately 47,500 residents in Edina, nearly 10% work in jobs earning less than \$14.40 per hour⁵. Many of these are our service providers, including our retail clerks and day care workers. It is especially hard for these households to find affordable housing in Edina. Chart D compares local wages for various jobs with the amount of monthly housing payments these workers can afford^{6,7}. It also shows the percentage of income they would need to spend to buy a \$200,000 and a \$350,000 home—homes that are not affordable to them.

Position	Salary	Affordable Monthly Mortgage Payment	% income required for \$200,000 home	% income required for \$350,000 home
Teacher, starting	\$32,000	\$750	53%	107%
Teacher, median	\$49,000	\$1,140	35%	61%
Police officer, starting	\$38,000	\$890	45%	78%
Healthcare worker, median	\$54,000	\$1260	31%	55%
Food Service worker	\$15,000	\$350	113%	198%
Administrative Assistant	\$29,000	\$680	59%	103%

Chart D. Using Fair Isaac's "mortgage qualifier", this chart shows the typical monthly payment that each Edina worker could qualify for, assuming they have \$10,000 on hand, 7.0% fixed 30-year mortgage, and no closing costs. Because this payment does not include taxes, insurance or other homeownership costs, the "affordable monthly payment" may be slightly lower than the traditional 30% measure. The other columns show the percentage of income that would be required to purchase a \$200,000 or \$350,000 home.

⁵ 2000 US Census.

⁶ Minnesota Department of Employment and Economic Development.

⁷ Fair Isaac, Financial Calculator, "Mortgage Qualifier".

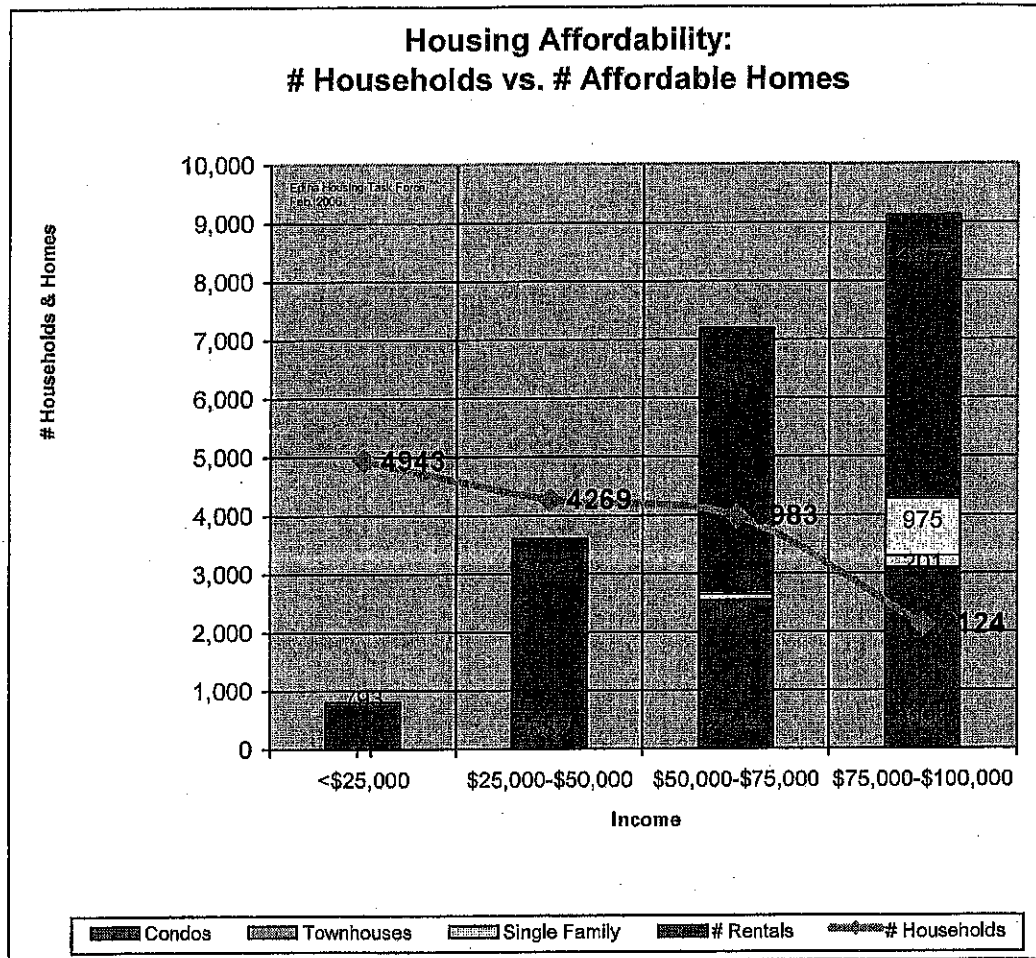


Chart E. The red line on this chart indicates the number of Edina households earning an income within the specified range. The bars show how many homes are affordable for a household* in that income range, color-coded by type (rental, single family home, etc.). The number of available affordable homes is cumulative up the income bands, because if a home is affordable to a household earning \$20,000, it is still affordable to a household earning \$40,000. There is a deficit of homes available for households earning less than \$50,000, and limited homeownership** opportunities for those earning less than \$75,000. Even for those 2,124 households earning \$100,000, there are fewer than 1000 single-family homes affordable for purchase in Edina. The number of homes available by type are listed in the table on the right.

*All households within an income range have been calculated at the average income for that range, because distribution is unknown (e.g. for the income band \$25,000—\$50,000, \$37,5000 was used to calculate affordability).

**Assumptions for homeownership include: 30-year mortgage at 7.0% interest and enough cash on hand to cover closing costs.

Charts E and F show that there is an absolute deficit of affordable housing in Edina for households under \$50,000; the shortage is especially severe for households with incomes of \$25,000 or less. The red line on the chart shows the number of households there are at each income level. The bars show how many total homes are available to households at that income level (color coded by type of housing). The graph shows very clearly that there is a large deficit of housing for families earning less than \$25,000, and a smaller but still sizable deficit for households earning between \$25,00 and \$50,00⁸.

Edina Housing Task Force Feb. 2006 # Households vs. # Affordable Homes				
Annual Household Income	< \$25,000	\$25,000 - \$50,000	\$50,000 - \$75,000	\$75,000 - \$100,000
Affordable ownership price	\$43,000	\$120,000	\$200,000	\$275,000
# Households	4,943	4,269	3,983	2,124
# available homes at each income level				
Annual Household Income	< \$25,000	\$25,000 - \$50,000	\$50,000 - \$75,000	\$75,000 - \$100,000
# Single-Family Homes	0	0	52	975
# Town-homes	0	0	103	201
# Condos	11	682	2544	3097
# Rental	793	2923	4503	4857
Surplus/Deficit	-4,139	-664	3,219	7,006

Chart F. This chart depicts the number and price of units affordable to households earning incomes within each band, as well as how many homes are available within this band. The last row contains the surplus or deficient of affordable homes to each income band. Chart D shows this deficit on a graph.

⁸ 2000 US Census

Housing's Role in Edina's Future

The Task Force talked about why housing matters, and especially why affordable housing matters. Members of the Task Force differed in opinion about which reasons were most important, but we agreed that there are many legitimate reasons. We invite you to think about which of the following reasons resonate most strongly with you.

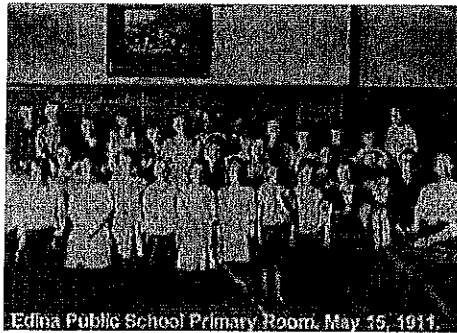
Preserving Strong Schools. The Edina public schools are among the best in the state – and the nation. Real estate agents say that the number one reason people move to Edina is the schools (whether or not they have children) because strong schools are a significant factor in maintaining strong property values. Between 2000 and 2004, school enrollments fell in 68 percent of Minnesota's school districts. Yet, the enrollment in Edina's schools has grown, due to the largest net gain of open enrollment in the state at more than 800 students⁹. As the school age population of Edina declines, open enrollment helps maintain funding levels which keeps class sizes low and provides more choices for students.

It is good that the quality of public school education in Edina attracts students from around the metropolitan area. Yet, Edina and its schools would benefit from serving more local families. Parental involvement in the community often occurs through children's activities and children's activities are often through the schools.

Edina schoolchildren.



⁹ Edina Public Schools.



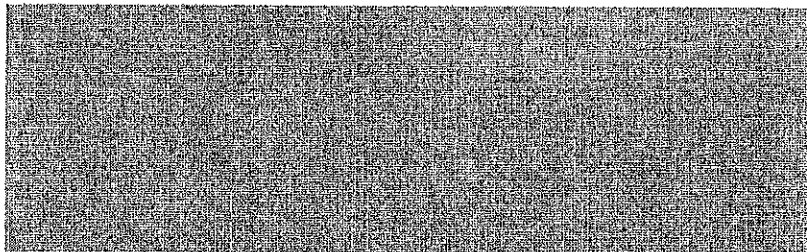
Edina Public School Primary Room, May 15, 1911.

Edina public school primary room, May 15, 1911.
The teacher on the right is Miss Callie Dixon.

When more young families with children live in Edina, Edina will benefit from their active involvement.

Edina's recent building trends usually result in high-cost housing developments (such as condominiums starting around \$500,000) that typically do not attract families with school-age children. They may, in fact, attract voters less likely to support school referenda. Facilitating housing opportunities for more young families to move into Edina will help the Edina schools remain strong.

Maintaining Community Character. Edina's neighborhoods are



the pieces of this successful community. Each neighborhood has its own character and charm. The neighborhoods provide the starting point for the residents' involvement in the community at large. Citizens are active and engaged in the schools, city government, and parks and recreation programs. Edina is a well-run city, often upheld as a model of leadership within the region. It is a safe community with the fifth lowest crime rate in Hennepin County. Edina's location as a first tier suburb is a positive asset, with easy access to parks and other recreational activities, neighborhood and regional shopping areas, high-quality medical facilities, and other businesses.

To maintain this strong community character, Edina needs the people who make a community

strong, and these people need a place to live. Increasingly, the workers who directly support the quality of life in our city, such as school, government, and health workers, cannot afford to live in Edina. According to a recent survey conducted for the Task Force, only 29 percent of school, city, and hospital employees live in Edina, while an additional 51 percent would like to live in Edina if housing options were available. The quality of living for all Edina citizens is compromised when these workers must commute, diminishing their opportunities to be part of the broader fabric of our community. When teachers, for example, live further and further away, they are less able to remain in the community to assist students after school or attend extracurricular activities.

Bottom: Edina, Richfield, & Airport Police; **Middle:** Police Patch; **Right:** Officer Rofidal with dog Kodiak upon graduation of training Academy, May 2002.



Foster Diversity. A diverse community makes for a healthy community and it is important to maintain housing to accommodate such diversity. Former leaders of Edina have embraced projects that have fostered diversity. Just as early immigrants established roots and became "Edinans", immigrants today desire the opportunity to do the same. Early frontier settlers in the 1800's were young, mostly under 40, with varying ethnic backgrounds (Swedes, Germans, Scots and Irish). By 1889, Edina had become a prosperous farm community of diverse origins. Seventy years later a gravel pit was transformed into a cutting edge mixed-use development providing affordable housing alternatives for the area. All of these actions were the result of strong leadership and foresight.

Diversity in a community is positive. Diversity should not be achieved at the expense of existing stakeholders, but it can be accomplished through innovative techniques that involve a variety of funding sources, public and private. Minnesota is projected to grow by 1.4 million people by 2030, a million of whom will



Settlers in their farm yard, 1908.

live in the greater metropolitan area. This rate of growth is higher than any other Midwestern or Northeastern state but New Hampshire. Currently, Minnesota's minority populations total twelve percent. A portion of the new community members will be minority and immigrant populations. It is anticipated that minorities may comprise one-quarter of the metropolitan area's next generation of workers.

Diversity embraces people at all stages of life—youth, young families, hard workers, active retirees, frail elderly, civic employees and the like. Currently, 23% of Edina residents are seniors, 12% of residents are disabled, 6% are foreign born and one in three live alone¹⁰. Diversity also embraces people in a broad range of income levels. To facilitate di-

¹⁰ 2000 US Census.

verse housing options, the City can help redevelop the community in such a way that prepares our children and residents for the realities of society's future.

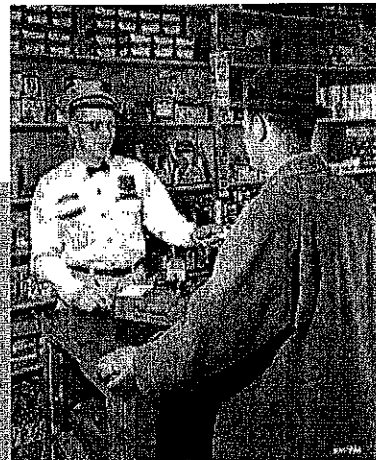
Regional realities also point to facilitating a more diverse community. The Metropolitan Council has defined the current and future need for low- to moderate-income housing. As part of the metropolitan area, Edina can contribute to the region's housing solution while also benefiting from both governmental support and a strengthened community. By doing so, Edina will position itself as a responsible and forward-thinking community within the region.

Housing diversity is not only about the current residents of Edina. It is also about meeting the responsibility bequeathed to us by Edina's previous leaders – the responsibility of helping our regional community in a way that reduces housing burdens on other communities. Diversity is about more than just helping Edina; it also involves helping our community neighbors and others who work and travel in our community.

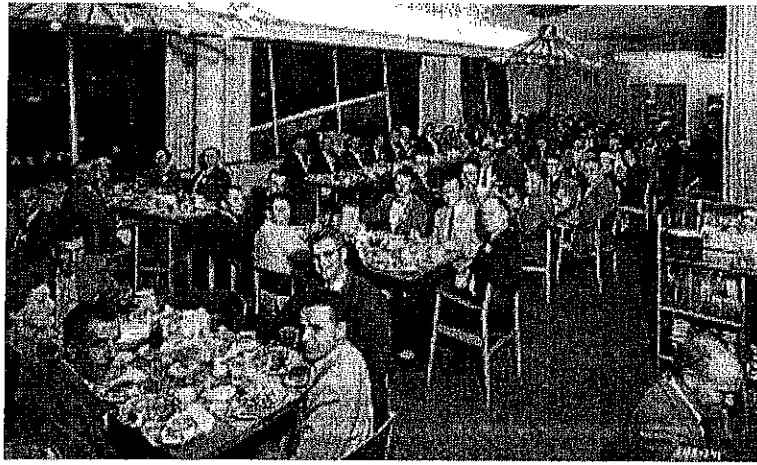
Supporting Edina Businesses.

Edina is a strong employment center. Between 1990 and 2000, although the city's population remained stable at approximately 47,000, the number of jobs in Edina increased almost 40 percent from around 37,000 to over 51,000¹¹. However, only about one in eight workers now lives in Edina. While the link between housing and economic competitiveness is typically a regional issue, this increasing reliance on neighboring communities to provide housing for our workers can threaten our ability to retain quality workers and remain economically competitive by increasing commute times and traffic congestion.

Gas station worker, 1950.



¹¹ 2000 US Census



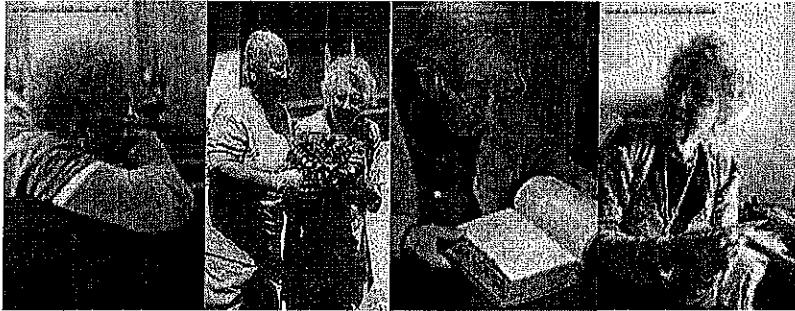
Minneapolis Gas Company dinner at Southdale Center, 1957.

As the Task Force studied this issue, it found that housing is increasingly linked to economic competitiveness. The high cost and limited availability of housing can limit future growth. For example, Massachusetts and California have experienced workers leaving to regions of more affordable housing. Portland, Maine has found that its lack of moderately-priced housing makes it difficult for businesses to attract workers in the \$8 to \$15 an hour range.

Businesses in Minnesota are beginning to experience this phenomenon as well. The Minnesota Chamber of Commerce reports that 18% of businesses involved in their 2004-2005 Grow Minnesota program rated their communities "unfavorable" with respect to housing availability. Despite the growing population, Minnesota's labor force growth will slow in the years ahead, from 1.5% annually this decade to 0.3% in the 2020s. Workers will be able to be more selective and choose employment closer to home. So in the years ahead, the availability and price of housing could begin to figure prominently as a factor in economic competitiveness.

Businesses provide jobs to local residents, make important contributions to local leadership, and add to the local tax base. It is important to note that a strong commercial-industrial base helps keep property taxes reasonable in Edina. Edina's tax base has 23 percent more market value per resident than the next highest city, Eden Prairie. Beside Minneapolis and St. Paul, Edina's total market value is surpassed only by Bloomington, and slightly edged out by Plymouth and Eden Prairie. One consequence is that Edina's property tax rates are relatively low: eight percent less than the metropolitan average for total tax rates and only 67 percent of the metropolitan average of taxes levied for city services.

Providing Lifecycle Opportunities for Community Renewal. Housing for people at different places in the lifecycle plays an integral role in creating a healthy community. Lifecycle housing creates housing opportunities for all points in the lifecycle: young adults, families (young, mature, non-traditional, or otherwise), empty nesters, and seniors. Today, Edina residents with "unaffordable" housing costs are disproportionately seniors. Edina will need to ensure that the community has the social and physical infrastructures that allow seniors to thrive. Edina should assist aging seniors to find desirable housing, help first-time home buyers into seniors' homes when they wish to sell, and ensure that any new housing can be recycled using the emerging principles of "universal design" to meet multiple needs. In the future, lack of affordable housing will impact other segments of our community, especially young families. Edina will need affordable housing to better compete with other communities in our region for those young families seeking affordable housing so that we may more easily maintain a vibrant community, fill the schools and more jobs with Edina residents, and ensure a diversity of ages within the city.



Affordable, lifecycle housing is important to Edina's senior population.

Photos courtesy of workofstock.com and Lutheran Social Services of Minnesota.

America and Minnesota are growing older. In roughly ten years, the number of Minnesotans aged 65 or older will surpass the number of school-aged children—an unprecedented reversal of the population-age pyramid. Edina is already at the leading edge of this trend: in 2000 the number of residents 65 or older surpassed the number of school-aged children by nearly 2,000 people. Edina has one of the highest concentrations of senior citizens in the metropolitan area, and conversely, a relatively small population of young families¹². (See Appendix C).

With such a high population of seniors, Edina can expect a fair amount of turnover in its housing stock in the coming years. Indeed, housing statistics show an Edina in transition. One in 3 Edina residents were born outside Minnesota, and 6% were foreign born¹³. As of the 2000 census, more than a third of residents lived in a different home just 5 years previous. As a community, we have a stake in how our housing transitions.

¹² 2000 US Census.

¹³ Ibid.

III. CALL TO ACTION

Edina has a tradition of taking action to meet its community ideals. Edina's population more than doubled in the 1920's, forcing village government to adapt to new conditions. Edina led the way in controlling growth by using zoning ordinances long before any other suburb, and

Edina was the first Minnesota city to employ a full-time planner. Consequently, Edina addressed early on what it was and should be, and established the political and social tools to facilitate its

ideals. When most municipalities struggled in the postwar period, Edina had created a structure that allowed it to adapt to rapid changes more efficiently than most suburban communities, laying the groundwork for "successful suburbanization."

During the postwar boom, Edina retained its upper-middle-class residential character, unlike many similar communities. By 1970, Edina held some of the highest median home values (\$38,100) in the metropolitan area. In response, the Edina Housing and Redevelopment

Authority (Edina HRA) was established in 1974 to undertake urban redevelopment projects and assist with the development of affordable housing. The Edina HRA served as the

Who will live in affordable housing?

The answer is the key to Edina's future—our sons and daughters, hard-working families, teachers, police officers, your local bank teller or hospice nurse.

driving force behind many development projects, including the 50th and France commercial area renewal, the Edinborough and Centennial Lakes mixed development projects (where the City offered second mortgages), and low- and moderate-income housing at York-

dale Townhomes, Oak Glen, Summit Point, and South Haven (see Appendix D for map locations). Some of these housing developments were originally put in place largely to help attract young families to Edina and serve as an important source of affordable housing in the community. By all accounts, these efforts have been enormously successful and have served as a model for the region.

The City of Edina has a history of creating housing that is affordable to people of various incomes. Edina has thrived for the past 100-plus years because each generation sought to leave a legacy of inclusiveness, opportunity, and hard work based on a calculated vision for the future.

The Task Force believes that it is important for Edina to continue to build its legacy of action in housing. We have developed a Housing Succession Plan, based on eight Values, four Principles and centered on five key Strategies. During the course of our research, we looked at best practices around the country (see bibliography in Appendix I) and engaged both experts and community representatives in conversations about housing (see Appendix F).



Mrs. Keobounpheng pulling her two children in a wagon to go grocery shopping near her house at Sixty-sixth Street and Xerxes Avenue South, Edina, 1980.

Values:

Our values served as a litmus test for our work. We required of ourselves that our housing strategies:

- Preserve and enhance the character of the neighborhoods and property values;
- Maintain high quality neighborhood standards;
- Support and maintain Edina's quality schools;
- Aim for the long-term good of Edina, not relying on temporary fixes;
- Maintain Edina's strength in the region by being a regional leader, seeking unique and innovative approaches;
- Respect market forces;
- Promote lifecycle housing – housing stock that supports a range of housing options that meet people's preferences and circumstances at all life's stages; and
- Make affordability sustainable.

*Housing is the face of
a community.*

**What do we
want Edina's
face to project
to the world?**

Principles:

Edina's housing efforts will be most successful if it follows these principles for action:

- *Collaboration:* Collaboration allows communities to leverage strengths and resources. Edina does collaboration extremely well and should continue this approach for housing.
- *Communication:* Structured, inclusive communication is central to engaging the community and building support for the Housing Succession Plan.
- *Existing Resources:* To ensure the greatest effectiveness and efficiency, Edina should tap existing resources – both institutional structures as well as funding sources.
- *Accountability:* For the Housing Succession Plan to succeed there must be clear accountability and shared responsibility.

The three-step action plan, below, incorporates these principles.

Housing Strategies

We recommend that Edina implement a *Housing Succession Plan*. The objective of the Plan is to sustain Edina's character while enhancing housing options. For most people in Edina, market forces¹ work sufficiently to provide the housing they need and desire. However some segments of the population are not well served by the market. The Housing Succession Plan focuses on the areas where the market is functioning less well. Housing options in this context mean that Edina has lifecycle housing opportunities for people of a broad range of incomes and ages who will contribute to making it a great place to live.

The Housing Succession Plan proposes five primary strategies for making this happen. Note that these are *strategies*. They do not produce affordable housing, or create stronger schools or attract young families in and of themselves. But they do create a structure for allowing the market, partnerships and existing resources to work to maximum advantage as opportunities arise as well as to provide a clear direction for the future. The strategies are:

1. Adopt a mandatory inclusionary zoning policy;
2. Update the Comprehensive Plan to convert appropriate areas to mixed-use and to provide for greater density in appropriate areas;
3. Use the greater Southdale area

as a demonstration of a cutting-edge livable, pedestrian-friendly urban redevelopment;

4. Create long-term opportunities to make a portion of Edina's existing housing stock affordable to more people and families; and
5. Leverage existing housing programs to create more opportunities for hard-working, moderate- and lower-income households.

The Task Force explored a variety of other strategies, included in Appendix H. Many of these could prove highly effective. But we believe that setting clear priorities creates greater focus and resolve and uses limited resources to maximum effect. So we offer here the strategies we believe will have the biggest paybacks for Edina.

1. Adopt Mandatory Inclusionary Zoning. Developers often use a general rule that the house value on a parcel of land must be four times the price of the land in order for the economics of the development to work. As land prices increase, it becomes ever more difficult to build lower priced housing. A number of cities throughout the country have responded to this market condition with "inclusionary zoning" policies.

In general, inclusionary zoning requires residential and mixed-use developers to provide a percentage of total housing

¹ Market forces refers to the instance where a willing buyer and a willing seller who have all of the facts determine a price based on the principles of supply and demand. This means that if there is a lot of supply (for example, a lot of houses available in an area), where there is low demand (few buyers are interested in these houses), the price will be relatively low. Conversely, if there is little supply (only a few houses available for purchase), and lots of demand (more buyers than available houses), then the price will rise. In the instance of Edina, buyers who wish to purchase a home may be "priced out of the market" because there are fewer homes than prospective buyers.



Example of an Inclusionary zoning development in the state of New York.

units at below market rents or sales prices. The goal of inclusionary zoning is to ensure that a portion of new housing units are affordable and become a seamless part of the fabric of the community.

Edina has few development opportunities. On the one hand, this may limit opportunities to create affordable housing through inclusionary zoning; on the other hand, the Task Force believes we cannot afford to miss the few opportunities we have. The Task Force recognizes that building affordable housing can be very time-consuming and costly for developers, often requiring the piecing together of multiple funding sources. Affordable housing may also entail greater political and financial risk than market-rate projects. The Task Force's research suggests that the fairest inclusionary zoning policies provide incentives that offset the cost and serve as carrots, enticing developers to include affordable units in their housing plans. Some possible incentives include density bonuses, low interest loans funded through a housing and redevelopment authority levy, tax increment financing, and building fee waivers. Any inclusionary zoning policy in Edina should be based on a thorough understanding of Edina's housing market and development finance and should not become a hidden tax. Unless the inclusionary housing policy is designed to elicit developer cooperation, it is unlikely to be effective.

Inclusionary zoning ordinances have been adopted in many cities and counties throughout the country and have worked well in other high demand areas similar to Edina. (See Appendix G). An analysis of data in California showed that the adoption of inclusionary housing programs was not associated with a negative effect on housing production. The City of Cambridge, Massachusetts adopted an inclusionary zoning program in 1998 that requires the inclusion of low- and moderate-income units in every new residential development of 10 or more units. The ordinance offers incentives such as density bonuses and contains provisions to hold the developer harmless from the costs involved in meeting the ordinance's requirements.

No city in Minnesota has adopted mandatory inclusionary zoning

10 Examples of Inclusionary Zoning Strategies

1. Provide density bonuses
2. Streamline permitting process
3. Allow accessory dwelling units
4. Allow for affordable unit modifications, like relaxed floor-size minimums
5. Offer fee deferrals or waivers
6. Tax increment financing
7. Permit off-site compliance
8. Implement inclusionary housing requirements for affordable housing
9. Create and support affordable housing policy initiatives
10. Make it known that apartments can support single-family housing values

policies (primarily due to legal obstacles). We believe that to create affordable housing in Edina, inclusionary zoning will need to be mandatory. This is consistent with the experience of other high demand markets on the east and west coasts where very little affordable housing was built using voluntary programs. The Edina housing market will not create affordable housing itself. We must require and provide help, or affordable housing will

not happen in our community.

Some cities do require developers to provide affordable housing if they are otherwise receiving financial assistance from the city for the development. There are ways to craft inclusionary zoning measures under the current law, but many experts believe

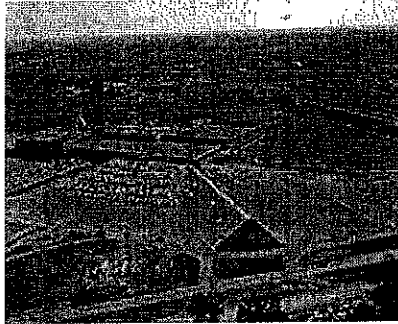
that statutory authority needs to be broadened to permit Minnesota cities to legally adopt inclusionary zoning ordinances. Thus, any inclusionary zoning policy for Edina must be researched and crafted carefully to conform to Minnesota state law. In addition, any inclusionary zoning ordinance must be crafted to fully respect the marketplace. We must create the right incentives and opportunities for developers to build affordable housing that meets the high expectations Edina residents have for new developments as well as their expectation that all development will enhance community character.

2. Update Edina's Comprehensive Plan. Edina is required to update its Comprehensive Plan by 2008. The land use portion should identify opportunities to rezone underutilized office and industrial parks to mixed-use developments to include housing. These parcels provide a rare opportunity for the City to develop high-quality housing of different types and prices that can adapt to

What does affordable housing have to do with economic competitiveness?

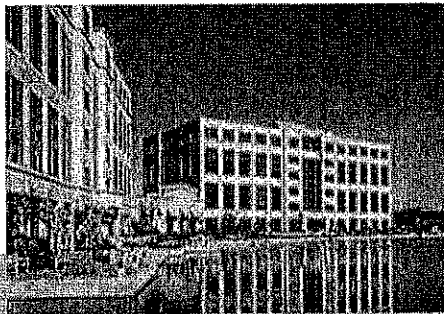
**Everything.
Accessible, quality,
affordable housing
is important for
businesses to attract
and retain workers.**

Southdale, 1956.



people's needs over time. They also provide a way for Edina to exhibit leadership in how the use of scarce land can be optimized.

3. Use the Greater Southdale area to Demonstrate Cutting-Edge Livable, Pedestrian-Friendly Redevelopment. *Healthy Community Design* is a new movement in redevelopment that is attracting considerable funding and attention. Features of healthy community design include mixed use, a variety of housing, environmentally-sensitive architecture (such as surface water management through reduced hardscape and green roofs, water use reduction, indoor environmental quality, efficient use of materials and



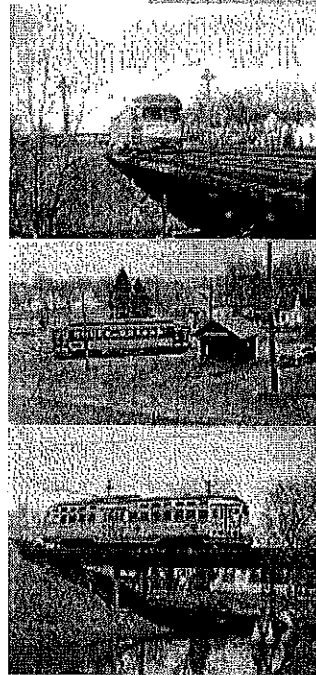
When Centennial Lakes in Edina was constructed, it set a new standard for mixed-use development nationwide.

resources, waste management, renewable energy and energy efficiency), pedestrian-friendly environments, and innovative public transportation.

The plans for redevelopment of the greater Southdale area provide an immediate opportunity for Edina to play a leadership role in both healthy community design and in helping to alleviate the current mismatch between employment, transportation, and housing that troubles the metropolitan area. When Southdale was originally built in the 1950s, Edina received national publicity for this innovative development.



Above. Bus and Hiawatha light rail line in Minneapolis. **Right.** Brookside train as it passed through Edina, 1953 and 1954.



The City has invested significant effort into its vision for the greater Southdale area and should use this opportunity to create mixed-income housing.

4. Create Long-Term Opportunities To Make A Portion Of Edina's Existing Housing Stock Affordable To More People And Families. Although it is important to recognize the role of redevelopment and new construction in providing affordable housing, there is limited opportunity for new single-family construction in Edina. Therefore it is critical to look at how Edina's existing housing stock might be made affordable to more people and families. The two primary means of doing so are Community Land Trusts and low- or no-interest second mortgages, both of which "buy down" the cost of owning a home through equity-sharing.

Through a Community Land Trust (CLT), Edina can make available a stock of permanently affordable homes. The concept of a land trust is very simple. The price of the land is severed from the home, reducing the overall cost to the homeowner. The land is owned by a separate, nonprofit community-based organization and leased to the homeowner at a nominal amount. When the home is sold, any appreciation in market value is split between the homeowner and the landowner depending on a predetermined formula intended to balance the interests of present homeowners with the long-term goals of the CLT.

CLTs have several advantages. One of the beauties of a land trust is that it can be as limited or expansive as resources allow. Another is that it helps families of modest means own a home and build equity rather than paying rent which never provides a financial return to the renting family. In some communities, land trust homes are completely anonymous, reducing the stigma of "affordable housing." Land trusts allow scarce dollars to be used as a one-time, long-term, sustainable community investment

in affordable housing. Although the land is owned by a nonprofit, CLTs can remain on property tax rolls. Research has demonstrated the success of CLTs in maintaining and expanding the stock of affordable housing in an area. A number of communities in the Twin Cities have highly successful CLTs.

While CLTs can be costly to administer, Edina lies within the geographic boundary of the West Hennepin Affordable Housing Land Trust (WHAHLT). A potential limitation of CLTs is that they are nearly always used for single family housing. The legal complexities of land ownership in multifamily dwellings have hindered the use of CLTs in the past, but a recent application of CLTs to multi-family housing in the Twin Cities suggests these issues can be overcome.

The Community Land Trust program could effectively meet lifecycle goals in a number of ways. If paired with services such as the Greater Metropolitan Housing Corporation's program that helps senior citizens move from their single family home to more desirable housing, a CLT could help attract new young families. Employer-based strategies, such as the model developed by Bremer Bank and the United Way, could also be used to both promote the land trust opportunities and to provide down-payment assistance.

The benefits of second mortgages are numerous. Second mortgages that provide zero- or



Community Land Trust housing in Battleboro, VT, that was organized and incorporated by a group of concerned citizens in August 1987 in response to concerns about available affordable housing.

low-interest loans and/or defer repayment can help to put monthly mortgage payments within reach of low-income buyers. Upon resale, the equity in the home is split between the homeowner and any mortgage holders, depending on a predetermined formula. Second mortgages allow families to have more housing choices available to them. Also, the administrative costs are minimal compared to CLTs. Sometimes second mortgages are tied to a "first right of refusal" so that the home can be repurchased by the second mortgage holder or the community entity and sold to another family needing more affordable housing. However, as property values continue to escalate, the size of the needed second mortgage to reach affordability is likely to grow as well.

As these or other options are explored more fully, the Task Force believes that important objectives to keep in mind include: 1) the opportunities should be made available for the long-term; 2) the opportunities should be available throughout the community rather than concentrated in a single area; and 3) the opportunities should be seamless, so that no stigma is attached to a particular piece of real estate.

Community Land Trust *Example of how it works*

A community land trust (CLT) in Minnetonka acquires and renovates a home for \$65,000; this includes \$23,000 in land value. The Fisher family buys the home for \$42,000; with a bank mortgage of \$40,000 available through an affordable housing program and \$2,000 sweat equity. At the same time, the Fishers lease the land under the home from the Minnetonka CLT for a nominal amount. After six years, the Fishers decide to sell the house for its appreciated value of \$46,000. Meanwhile, the land has appreciated to \$25,530, bringing the total value of the home to \$71,530. Depending on their agreement with the CLT, the appreciated value is split between the CLT and the Fishers. If it is sold back to the CLT, the Minnetonka community will have a property worth \$71,530 including land value. The next family's price to buy only the house is still well below the fair market value of the total property. The community will continue to have a home affordable to the next family without the need for substantial further subsidy. Moreover, the home will likely grow more affordable relative to the housing market over time because all the increase in value attributable to the land will remain with the Minnetonka Community Land Trust and not be factored into the cost of the house itself.

5. Leverage Existing Housing Programs To Create More Opportunities For Moderate- And Lower-Income Households. Earlier this report showed the large deficit of housing available to lower- and moderate-income families in Edina. Addressing this deficit is part of creating a well-balanced housing stock and is unlikely to occur through market forces alone.

Fortunately, Minnesota has a well developed and committed affordable housing industry and many programs exist to help lower- and moderate-income families, both homeowners and renters. Existing programs and resources can be used to achieve balanced housing in Edina. Examples of existing programs include: 1) the Minnesota Housing Finance Agency provides low interest loans and down payment assistance to first time homebuyers, with a special emphasis on assisting minority homebuyers; 2) Thrivent Financial has recently launched a \$100 million, nationwide effort to build 2,000 Habitat for Humanity homes in the next four years; 3) Lutheran Social Services has had great success working with landlords to increase their willingness to accept and manage Section 8 vouchers. 4) Hennepin County provides gap financing for affordable housing developments for rental and homeownership; 5) Community Development Block Grant funds can be used to create zero or low interest, deferred payment loans to residents to update their houses.

Many lower-income households live in Edina now and contribute to our community. People are often concerned that lower-income housing leads to diminished property values or increased crime. But, these fears are not substantiated by the evidence. Many studies have been conducted to evaluate the impact of lower-income housing on property values. There is no link found between affordable housing and reduced property values. As for



Left. Working Parents. Right. Mother helping children with homework.



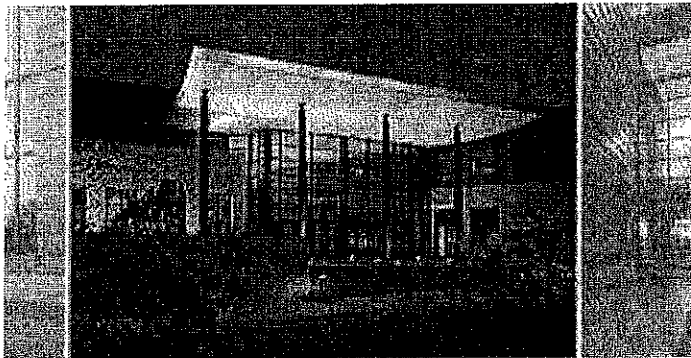
Photos courtesy of BBC and social-funds.com.

crime, Edina's Police Chief reports that, although the number of police calls is higher in subsidized properties, these calls are not of a criminal nature. Instead, these are primarily related to medical emergencies and "miscellaneous officer calls" (when an officer stops in to talk to residents on a scheduled or random basis to stay current on events in the complex).

Three-Step Action Plan

To put the Housing Succession Plan in motion, the Task Force proposes a three step effort: 1) continue the community dialogue about housing and affordable housing's place in Edina and obtain feedback on the specific housing strategies, 2) facilitate the development of the housing strategies, and 3) recommend a management structure to oversee implementation of the strategies, to develop a specific plan for each, and to create and monitor accountability measures.

I. Obtain Feedback. The Task Force believes that results are necessary, and that a report is not enough. Members realize that community understanding and support is critical to the success of any housing plan. This draft report is being shared throughout the community. We will begin discus-



Edina city hall at night, 2005.

sions about housing in Edina and gather community feedback to complete Task Force research.

We hope to engage the community in a variety of ways, possibly working with others to:

- Sponsor community forums and roundtables;
- Host a community leaders breakfast;
- Provide guest speakers at organizations' scheduled meetings;
- Collaborate with existing community events ;
- Publish and establish web site links for our report and PowerPoint presentations; and
- Encourage the City Council to hold public hearings, perhaps jointly with the School Board.

2. Design and Implement The Housing Strategies. Once the Task Force has received community feedback, teams will be assembled from the Task Force as well as the broader community. The teams will be charged with further: 1) designing the details of the housing strategies; 2) determining the specific features of the program or policy; 3) identifying who should be responsible and involved with implementation; 4) outlining how much it will cost, potential sources of funding, and time lines; 5) creating processes for community involvement and education; and 6) garnering political support and approvals.

A component of this phase should be adoption of the final report by the

City. As part of this action, we propose that the City include an objective dedicated to life-cycle housing in its 20/20 Plan. This might read:

Objective: Develop a full mix of housing opportunities in Edina.

Issues:

- Housing prices in Edina are escalating well beyond the means of many Edina residents and workers.
- Life-cycle housing is an essential asset for a community's ability to renew itself. If young families cannot afford to live in Edina, we put the quality of our schools at risk.
- A mix of housing opportunities enables those who contribute to Edina's well-being, such as teachers, police officers, etc., to live in Edina.
- Accessible, affordable housing is increasingly a factor in businesses' ability to recruit and retain workers.
- Without a full mix of housing opportunities, the quality of the Edina School system will erode.

Strategies:

- Adopt a mandatory inclusionary zoning policy.
- Update the Comprehensive Plan to convert appropriate areas to mixed-use and provide for greater density in appropriate areas.
- Use the greater Southdale area as a demonstration of a cutting-edge livable, pedestrian-friendly urban redevelopment.
- Create long-term opportunities to make a portion of Edina's existing housing stock affordable to more people and families.
- Leverage existing housing programs to create more opportunities for hard-working, moderate- and lower-income families.

The Task Force will develop a "charge" to each team. The charge will provide parameters for each team's work, asking them to address important issues that arise, for example: review legal soundness; examine tax consequences to ensure that policies do not adversely impact housing; and propose specific goals and measurements.

Identifying and securing funding sources will be a key implementation element. The specific features of Edina's Housing Succession Plan must be creative, innovative work in order to attract funding. The Plan should also

promote new avenues for using existing funding sources.

Some existing programs to explore further include the Edina Housing Redevelopment Authority (Edina HRA), the East Edina Housing Foundation (EEHF), Minnesota Housing Finance Agency (MHFA), Habitat for Humanity, HUD's Community Development Block Grant (CDBG) funding, AARP (formerly American Association of Retired Persons), and Hennepin County gap financing.

Edina should leverage cross-community collaborations already in place, and continue to learn from other cities successful

Edina's Housing Succession Plan must be
creative, innovative work
that will attract funding.

in this area.

3. Create A Management Structure To Implement The Housing Succession Plan.

Successful implementation of the Housing Succession Plan will require an entity with long-term responsibility and accountability. This entity will be responsible for overseeing the implementation of the strategies, developing a specific plan for each strategy, creating and monitoring accountability measures, and continuing to engage residents.

This entity could take the form of any number of organizational

structures. A public-private housing commission could be created. A city Commission might be created. A city staff person could be assigned. The entity's form should depend upon the housing recommendations it is being asked to implement. The Task Force will develop a specific recommendation for creating a management structure once community feedback is obtained. Further, the Task Force will recommend: 1) who should be involved and take the lead, 2) staffing, 3) estimated costs, 4) potential sources of funding, 5) timelines, 6) community involvement and education, and 7) processes for political sup-



Street Scene of West Casco to Bridge Street, 1931



Centennial Lakes Park & Office Buildings.
Photo courtesy of realestatetwincities.net.

port and approvals.

The management entity will be responsible for measurement of the success of the Housing Succession Plan. The following are examples of indicators that can help in measuring our success:

- Geographical distribution of affordable dwelling units
- Housing price to income ratio, by household type (renter and owner occupant)
- Number of affordable units by unit size, type, and family composition
- Number of existing affordable units preserved
- Number of new affordable units produced by unit size, type, and family composition and income
- Numbers of households paying more than 30% of income for shelter, by household size, household type (renter and owner occupant) and income
- Ratio of "our" professionals (e.g., teachers, police officers, city workers, and health care workers) living in Edina to total employed in these categories

- Ratio of Edina residents employed in Edina to total employed in Edina
- School enrollment (% living in Edina)
- Trends in economic diversity
- Trends in racial diversity

These indices imply specific numeric goals. Numeric goals have not been developed because more research and community involvement are needed in order to propose realistic but farsighted housing

goals for the City of Edina.

IV. CONCLUSION

The importance of housing to the vitality of a community cannot be overstated. It is easy to overlook the role of housing when the housing market seems to work so automatically. Rapidly escalating home prices in Edina are putting Edina out of reach for many. A growing segment of current Edina residents would be unable to afford a home in Edina if they had to purchase it today.

Edina is a community of legacy and foresight. Each generation has faced challenges with resolve, innovation, and hard work to make Edina the great community we enjoy today. Now it's our turn.

The Task Force invites you to discuss with your family, neighbors and friends the issues of housing in our community and regionally. The fundamental question is, "What kind of community do we want to be?" If the answer is one of vision, character, and inclusiveness, then we cannot ignore the role housing plays. We are eager to hear from you.



Edina teachers and school administrators at the Edina Community Center to learn about new K-12 education standards.

Photo courtesy of MPR.org.

Appendix A

Housing Task Force Members

Bob Aderhold, Edina Resident, Wells Fargo Bank

Valerie Burke, Edina Resident, Edina Resource Center

Hal Clapp, retired, formerly with the United Way

Kandace Ellis, Edina Resident, Edina School Psychologist

Michael Fischer, Edina Resident, Architect/Urban designer, Edina Planning Commission, Southdale Area Planning Committee

John Helling, Edina Resident; Senior Advisor, The Griffin Companies.

Mike Huck, former long-term Edina Resident, United Way

Jeff Huggett, Edina Resident; Dominion Development and Acquisition, LLC

Doug Johnson, Edina Resident, Edina Public Schools Administration

Sally Krusell, Edina Resident, Greater Metropolitan Housing Corporation

Scott Massie, Edina Resident, Attorney

Douglas Mayo, Edina Resident, retired, formerly with Common Bond Communities

Barb McFarlane, Edina Resident, Dakota County Human Services

Sharon Ming, Edina Resident, Small Business Owner, Edina Human Rights and Relations Commission

Cappy Moore, Edina Resident, St. Patrick's Church

Carol Mork, Edina Housing Initiative; Mission Developer, Edina Community Lutheran Church

Joan Naymark, Edina Resident, Target, Habitat for Humanity volunteer

Skip Thomas, Edina Resident, Re-Max Realtor, Edina Chamber of Commerce

Janice Williams, Fairview Southdale Hospital

Appendix B Change in Home Values

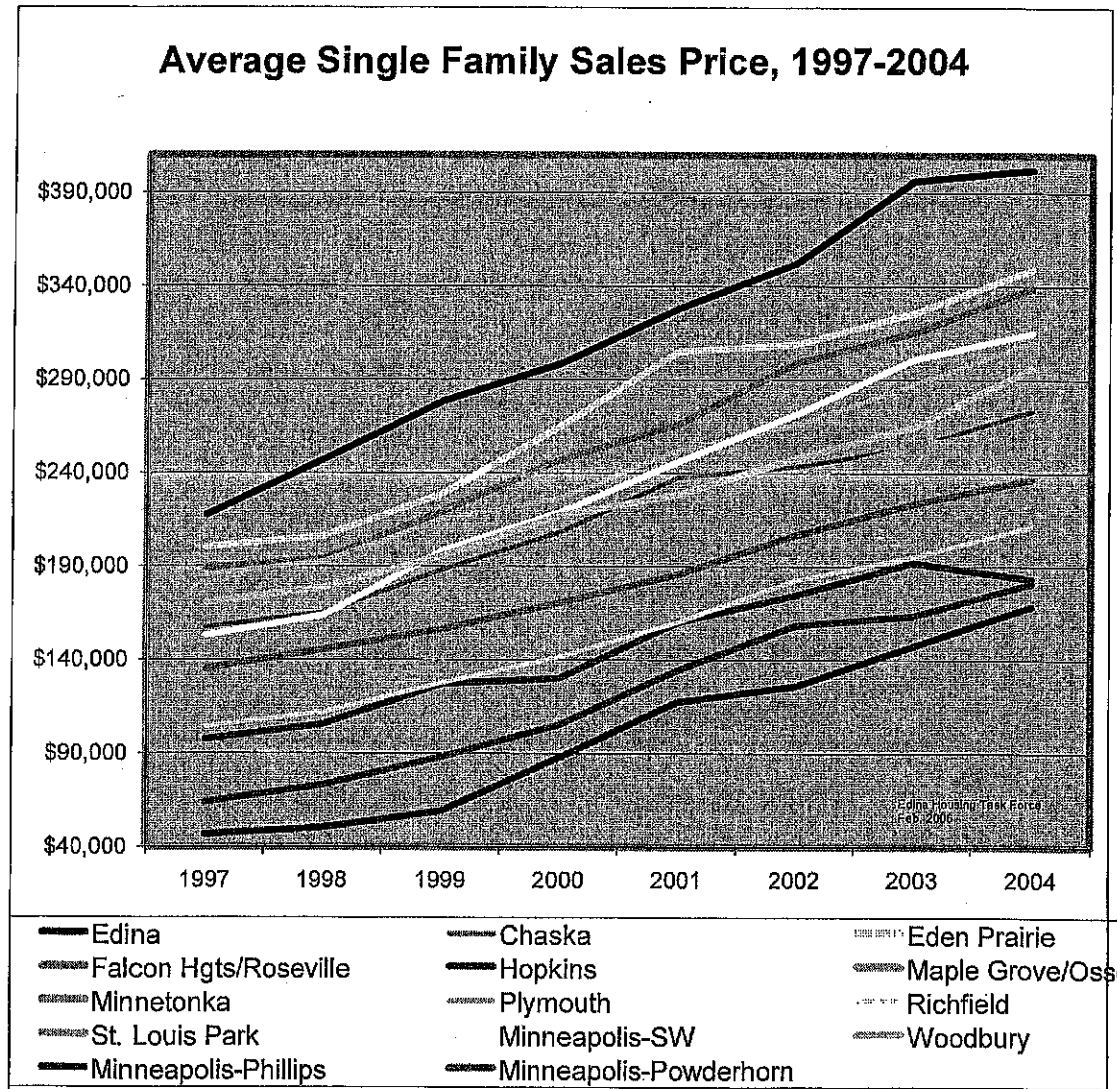


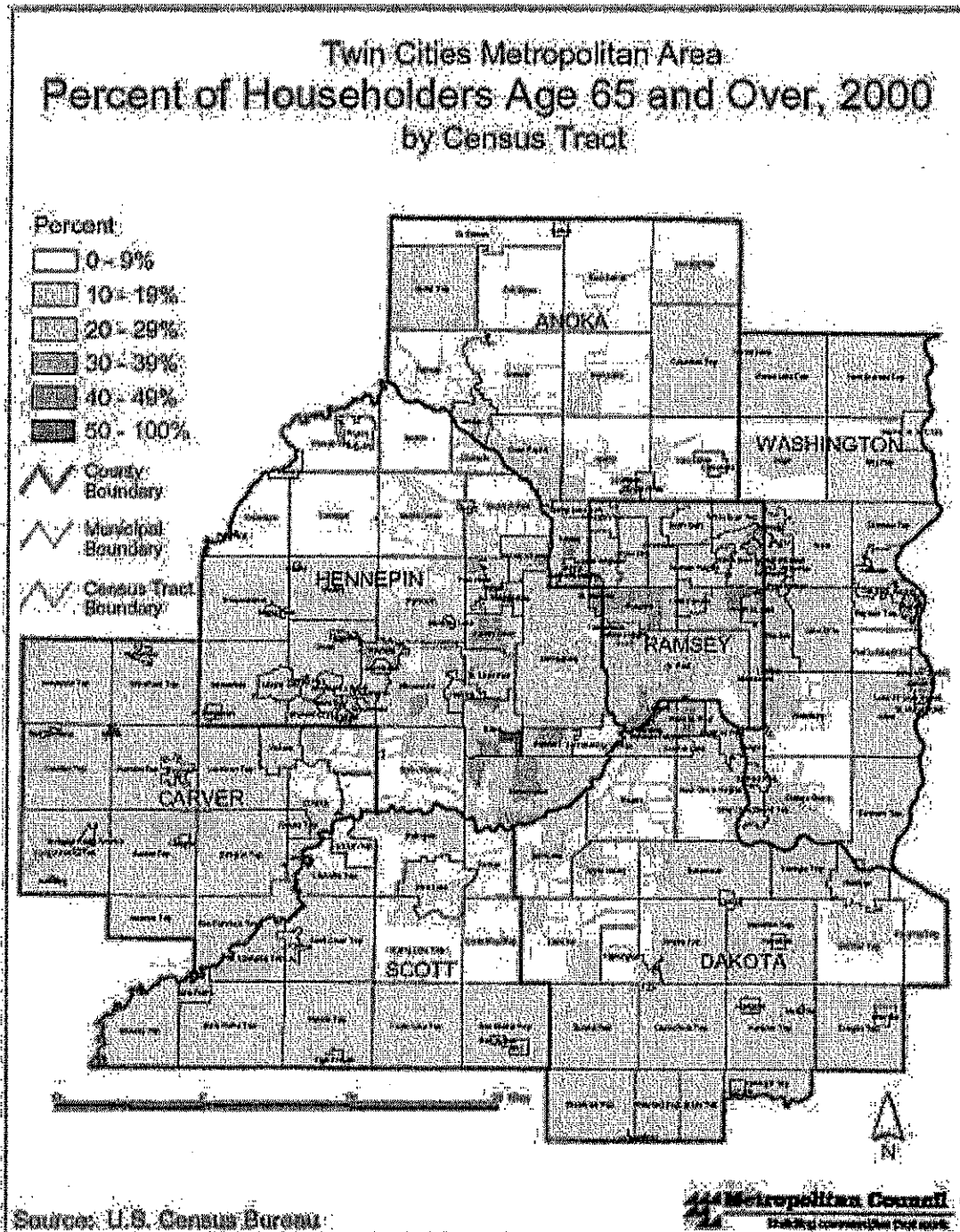
Chart F. This chart shows the change in average sales prices for Edina and other communities throughout the Twin Cities metropolitan area between 1997 and 2004. While prices rose across the board, Edina saw the most significant gains, both in terms of price (\$185,000) and percentage increase (12%). Edina's wages have not been able to keep up, rising at just over 4% per year during the same period. Edina has consistently maintained some of the most expensive housing stock in the metropolitan area. As shown in the body text, a portion of Edina's workers, particularly those central to Edina's livelihood and vitality, have been priced out of the market.

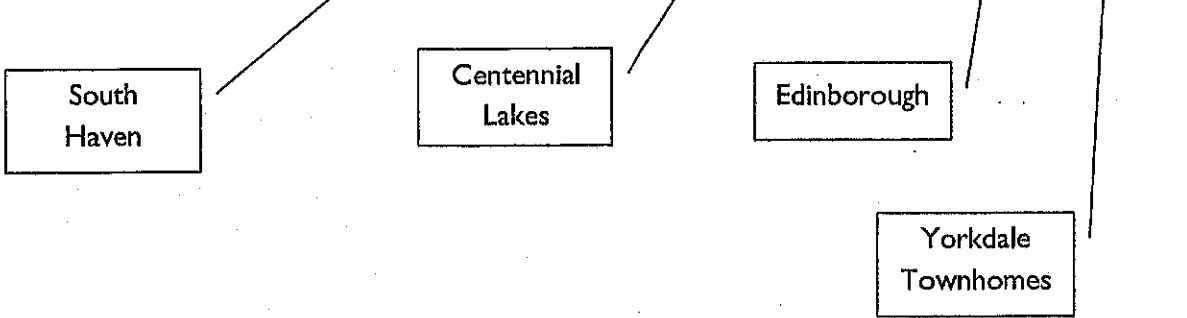
Appendix B (continued) Change in Home Values

# Single Family Homes Available per Price Range, 1990 and 2000			
Edina Housing Task Force, Feb. 2006	1990	2000	% Change
Total # Single Family Homes	11,718	12,422	6.0%
less than \$50,000	33	11	-66.7%
\$50,000 to \$99,999	1448	153	-89.4%
\$100,000 to \$149,000	3982	1092	-72.6%
\$150,000 to \$199,999	2576	2729	5.9%
\$200,000 to \$299,999	2105	3765	78.9%
\$300,000 to \$499,999	1095	3170	189.5%
\$500,000 or more	479	1502	213.6%
Median Value	\$156,700	\$248,500	58.6%

Chart G. This chart shows the change in the number of single family homes available in each price range from 1990 to 2000. Overall, the amount of low to moderate value units decreased significantly (e.g. the number of homes valued between \$100,000 and \$149,999 decreased by 72.6%), while the number of high value homes dramatically increased (e.g. the number of homes valued over \$500,000 increased by well over 200%).

Appendix C Concentration of Seniors throughout the Twin Cities



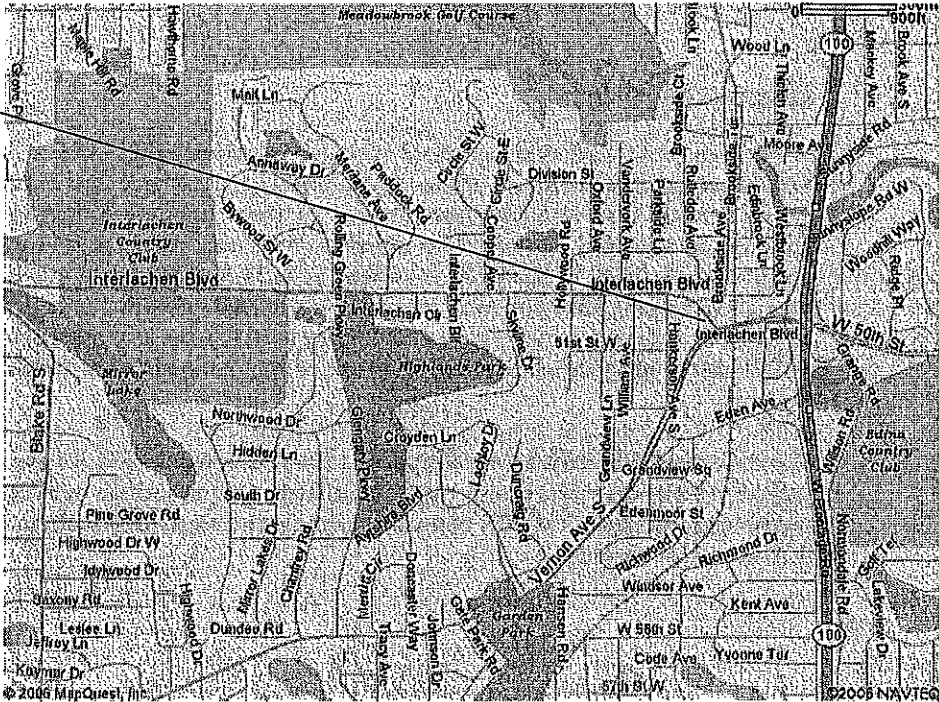


Yorkdale Townhomes



Oak Glen

Summit
Point



Appendix E

What is "affordable"?

A variety of definitions are used to define "affordable" housing. The definitions refer both to the portion of income spent on housing, as well as income levels and vary by housing program.

Housing Costs

Affordable ownership: Generally, housing is considered affordable to a particular household if it does not cost more than 30% of household income. Banks sometimes will make mortgages where the income to house payment ratio exceeds 30%, especially when the buyer's income is high.

Affordable rental: The Minnesota Housing Finance Agency (MHFA) considers rental housing affordable if it doesn't exceed 30% of household income. For Section 8 properties, the tenant pays 30% of household income, and Section 8 subsidizes the difference between that and fair market rents. HUD used to define affordable as 25% of income. Now, some are urging that something more than 30% be considered affordable – in the 40% range.

Income Levels

HUD defines low or lower income as 80% of area median, very low income as 50% of area median income and extremely low income as 30% of area median. These definitions are used in most HUD rental programs. The median family income in the Twin Cities metropolitan area in 2004 was \$76,700.

Program Qualifications

The income that qualifies a household for housing assistance varies. For example, 60% of median income is one of the income limits used in the federal tax credit program. It is also used with tax exempt bonds for rental housing. The Metropolitan Council has used 80% of median for affordable homeownership. This means that a home was affordable in 2004 if it was priced at \$193,700 or less (i.e., the price that a household earning 80% of median income could afford). MHFA also uses this income level for its mortgage programs, but one of the largest state appropriated programs – the Challenge program – has an income limit of 115% of median for homeownership projects.

Some cities with affordable housing policies (for example Minneapolis and Saint Paul) require developers who receive city financial assistance to include housing units affordable to households at 50% of median income, and some affordable to those at 30% of median income.

Appendix F

Community Sources

Daniel Bartus, Real Estate Developer
Stacy Becker, Consultant to the Task Force
Jennifer Bergman, Program Director, Greater Metropolitan Housing Corporation
Phyllis Brevig, Edina Resident
David Byron, Edina Planning Commission Chair
Jan Callison, City of Minnetonka Mayor, original Executive Director of West Hennepin Affordable Housing Land Trust ("WHAHLT"), former City Council member
Cathy Capone Bennet, Redevelopment Specialist for the City of Roseville, Executive Director of the Roseville Housing Redevelopment Authority
Brian Carey, United Properties
Polly Dennison, Edina Resident
Tom Dolan, Edina Resident, Our Lady of Grace
Dave Engstrom, Midwest Housing Collaborative, LLC
Ron Erhardt, Minnesota State Representative District 41A, Edina Resident
Kimberly Gartner, Consultant to the Task Force
Judy Gempler, Edina Resident
Carol Gressett, Edina Resident
Susan Heiberg, City of Edina Human Services
Mark Hendrickson, Principal Planner, Hennepin Co. Housing, Community Works, Transit
Jim Hovland, Mayor of Edina
Gordon Hughes, Edina City Manager
Jack Jenkins, Minnesota Housing Finance Agency
Marty Kirsch, Mayor of Richfield
Linda Koblick, Hennepin County Commissioner, District 6 (includes Edina)
Dorothy Krueger, Edina Resident
Craig Larsen, Edina City Planner
Larry Laukka, Real Estate Developer, Edina Resident
Janet Lindbo, Executive Director, West Hennepin Affordable Housing Land Trust
Tim Marx, MHFA Executive Director
John McDonald, Edina Realty, Edina Resident
Rich McLaughlin, Midwest Housing Collaborative, LLC
Geoff Michel, Minnesota State Senator District 41, Edina Resident
Bruce Nordquist, City of Richfield Housing and Redevelopment Manager
Carolyn Olson, President, Greater Metropolitan Housing Corporation
Shirley Olson, Director, Lutheran Social Services of Minnesota
Deborah Paone, Executive Director of the Normandale Center for Healing and Wholeness and researcher for the Partners in Care project that is being funded by the State of Minnesota
Rick Peterson, Midwest Housing Collaborative, LLC
Matt Podhradsky, City Administrator, City of Chaska
Joyce Repya, Associate Planner, City of Edina
Erin Sapp, Consultant to the Task Force
Helene Shear, Midwest Housing Collaborative, LLC
John Wanning, Coldwell Banker Burnet
Sue Weigle, Edina Senior Center

Appendix G

Inclusionary Housing Programs Nationwide

	Affordable Units Produced	Threshold # of Units	Affordable Set-aside Requirement
Boston, MA; 2000	-	Developments exceeding 10 units	10% of on-site units
Boulder, CO; 1999	-	No threshold # - applicable to all residential developments	20% in for-sale and rental developments (depending on project size)
Davis, CA; 1990	1,474	Developments exceeding 5 units	25% in for-sale developments; 25% in rental developments (depending on project size)
Fairfax County, Virginia; 1991	1,723	Developments exceeding 50 units (fee charged on projects with fewer than 50 units)	12.5% in single-family home developments; 6.5% in multifamily developments
Irvine, CA; 1978	More than 3,400	No threshold # - applicable to all residential developments	Voluntary goal: 15% of all units
Longmont, CO; 1995	104 or 352 anticipated	No threshold # - applicable on all annexed land	10% of all units in annexation areas
Montgomery County, MD; 1974	More than 10,000	Developments exceeding 50 units	12.5 - 15% of all units; of these, local housing authority may purchase 33%; qualified non-profit organizations
Santa Fe, NM; 1998	1	No threshold number - applicable to developments with any unit targeted to over 120% of area median income (sale price over \$240,000)	may purchase 7%. 11% in developments with homes priced \$240,000 - \$400,000; 16% in development with homes prices over \$400,000

From Paul Fisher and Jo Patton (June 2001) "Expanding Housing Options Through Inclusionary Zoning" Ideas @ Work Volume 3.

Control Period	In-Lieu-of Payment Off-site Development	Density Bonus	Other Developer Incentives
Maximum allowable by law	May build off-site if 15% of all units affordable; in-lieu-of payment permitted	None	Tax break for developer
Permanent affordability by deed restriction	Half of for-sale units may be built off-site. Developers have flexibility with on/off-site mix of rental units	None	Waiver of development excise taxes
Permanent affordability for rental units; no control period for for-sale units	In-lieu-of payment permitted for developments under 30 units or demonstration of "unique hardship"	25%	None
15 years for for-sale housing; 20 years for rental housing; local housing authority may purchase 33% of all units to keep affordable	Not permitted	20% for single-family units; 10% for multifamily units	None
20 - 30 years; determined case-by-case depending on financing	In-lieu-of payments and other alternatives to on-site units permissible	25%	None currently offered (parking, fees, and permitting incentives may be reintroduced)
No control period for for-sale units; 5 years for rental units	May make in-lieu-of payment to affordable housing fund; case-by-case consideration of off-site construction	Yes	Relaxed regulatory requirements on parking, setbacks, landscaping, etc.
10 years for for-sale units; 20 years for rental units	In-lieu-of payments not permitted; may request approval to build affordable units off-site in contiguous planning area	Up to 22%	Waiver of water/sewer development charge and development impact fees; 10% compatibility allowance and other incentives
30 years for all units; 30 year period starts over with each new occupant	Not permitted, except in case of economic hardship	Bonus equivalent to set-aside percentage; 16% in developments targeting under 80% of AMI (sale price \$150,000)	Waiver of building fees

Appendix H

Housing Strategies Explored

1. Program targeted to help "hard working" young families with lower incomes by working with the Minnesota Housing Finance Agency (MHFA) 1st time home-buyers program, Section 8, and/or Habitat for Humanity.
2. Explore opportunities with a major employer to develop a mixed-use development, including housing, for lower income workers. For example, a retailer might include housing on an upper level or elsewhere on the property.
3. Mandatory inclusionary zoning with "carrots" such as a. density bonuses; b. TIF or tax abatement for gap funding; c. Fee waivers, building permit fee waivers
4. Update the land use section of Edina's Comprehensive Plan to include long-term redevelopment of Edina's office and industrial park into mixed-use development, including housing.
5. Community Land Trust.
6. Employer down payment assistance (or other employer-based program, e.g. United Way/Bremer Model, closing cost assistance, mortgage assistance).
7. Use Southdale area as a case study for "healthy community design," including features such as life cycle housing, sustainable design in all new buildings (i.e. green roofs, etc), pedestrian-friendly environment, innovative public transportation (perhaps a personal rapid transit experiment)
8. Remodeling assistance for seniors with incentives (perhaps low interest loans, tax relief, in home care "discounts" or tax credits) and a design center to promote universal design, allowing seniors to safely stay in the home while preserving homes that would be attainable for young families.
9. City of Edina real estate tax policy changes so homes remodeled (either for seniors or to provide affordable rental properties) have taxes waived on the increased market value (either until sale of the home or for 30 years). For example, properties of seniors who remodel homes would increase in value but their taxes on that increased value would not.
10. Education and communication efforts encouraging baby boomers to financially plan for their own long-term care needs.
11. Housing resource center for anyone wishing to remodel/rehab homes. The Center would promote universal design (and could include incentives such as low interest loans, etc).
12. Association fee relief for condominium buyers.
13. Transit-oriented development at location of bus garage and public works facility.
14. Further Edina efforts to obtain state grants to develop semi-formal city/neighborhood partnerships that support seniors and their families with the goal of preventing crises that lead to hospitalization/nursing home placement.
15. Zoning that would allow granny flats, etc.

Appendix I

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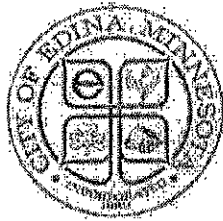
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