



City Council Agenda

Monday, April 21, 2014

6:00 p.m.

City Council Chambers

(Times are Approximate – please note that items may be earlier or later than listed on the agenda)

- | | |
|-----------|---|
| 6:00 p.m. | 1. Roll Call
Voting & Seating Order: Laliberte, McGehee, Willmus, Etten Roe |
| 6:02 p.m. | 2. Approve Agenda |
| 6:05 p.m. | 3. Public Comment |
| 6:10 p.m. | 4. Council Communications, Reports and Announcements |
| 6:15 p.m. | 5. Recognitions, Donations and Communications <ul style="list-style-type: none">a. Proclaim May Asian Pacific American Heritage Monthb. Proclaim National Police Week and Peace Officer's Memorial Day |
| 6:30 p.m. | 6. Approve Minutes <ul style="list-style-type: none">a. Minutes of April 14, 2014 Meeting |
| 6:35 p.m. | 7. Approve Consent Agenda <ul style="list-style-type: none">a. Approve Paymentsb. Award 2014 Pavement Management Contractc. Authorize Purchase Agreement for Property Located at 2959 Hamlined. Adopt a Resolution Approving the Vacation of a Pathway Easement Vacation/Relocation at 1045 Larpenteur Avenuee. Approve Annual Variance Board Appointments |
| 6:45 p.m. | 8. Consider Items Removed from Consent |
| | 9. General Ordinances for Adoption |
| 6:50 p.m. | <ul style="list-style-type: none">a. A Request by the Community Development Department to Amend Roseville's City Code to Prohibit the Long Term Storage of Trailers, Boats on Trailers, and Large RV's on Public Streets |
| 7:10 p.m. | <ul style="list-style-type: none">b. Adopt an Ordinance amending the definition of |

Community Mixed Use in Chapter 4, Land Use of the Comprehensive Plan and the Statement of Purpose in Section 1005.07.A of the Zoning Ordinance

- 7:30 p.m. c. Request by J.W. Moore, Inc., holder of a purchase agreement for the residential property at 297-311 Co. Rd. B, for approval of a rezoning from LDR-1 to LDR-2 and a preliminary plat creating 7 residential lots

10. Presentations

11. Public Hearings

12. Budget Items

13. Business Items (Action Items)

- 7:40 p.m. a. Request by J.W. Moore, Inc., Holder of a Purchase Agreement for the Residential Property at 297-311 Co. Rd. B, for Approval of a Final Plat Creating 7 Residential Lots

- 8:10 p.m. b. Request by Roseville Housing and Redevelopment Authority (RHRA) and the Greater Metropolitan Housing Corporation (GMHC) for approval a preliminary plat of 657, 661, 667, and 675 Cope Avenue, and 2325 and 2335 Dale Street in preparation for redevelopment

14. Business Items – Presentations/Discussions

- 8:35 p.m. **15. City Manager Future Agenda Review**

- 8:40 p.m. **16. Councilmember Initiated Items for Future Meetings**

- 8:45 p.m. **17. Adjourn**

Some Upcoming Public Meetings.....

Tuesday	Apr 22	6:30 p.m.	Public Works, Environment & Transportation Commission
May			
Monday	May 5	6:00 p.m.	City Council Meeting
Tuesday	May 6	6:30 p.m.	Parks & Recreation Commission
Wednesday	May 7	6:30 p.m.	Planning Commission
Monday	May 12	6:00 p.m.	City Council Meeting
Wednesday	May 14	6:30 p.m.	Ethics Commission
Tuesday	May 20	6:00 p.m.	Housing & Redevelopment Authority

All meetings at Roseville City Hall, 2660 Civic Center Drive, Roseville, MN unless otherwise noted.



Asian American Pacific Islander Heritage Month May 2014

Whereas: The month of May commemorates the first Japanese immigrants to the United States on May 7, 1843, and the transcontinental railroad completion on May 10, 1869 (Golden Spike Day); and

Whereas: In 1978, President Jimmy Carter signed a Joint Resolution designating the first week of May as Asian American Pacific Islander Heritage Week, and in 1990, President George Bush signed a Resolution expanding the holiday to the entire month of May; and

Whereas: From the early 1800s to today, Asian and Pacific Islander peoples have made lasting contributions to and have played a vital role in the development of the United States; and

Whereas: Roseville recognizes the rich cultural heritage representing many languages, ethnicities and religious traditions that Asian American Pacific Islanders bring to our society; and

Whereas: Roseville recognizes Asian American Pacific Islander Heritage Month's 2014 theme of "Movement: Encouraging Dialogue for Change," to start a discussion and inspire others to continue a dialogue about immigration, social justice, and identity; and

Whereas: Roseville celebrates the contributions of millions that Asian American Pacific Islanders have made to the American story and reminds us of the challenges they face as they continue to embrace the American dream; and

Whereas: By recognizing the accomplishments and contributions of Asian Americans Pacific Islanders, Roseville celebrates the inclusion of all people in building a better future for our citizens.

Now, Therefore Be It Resolved that the City Council hereby declare May 2014 to be Asian American Pacific Islander Heritage Month in the City of Roseville, County of Ramsey, State of Minnesota, U.S.A.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Roseville to be affixed this twenty-first day of April 2014.

Mayor Daniel J. Roe



Police Officers' Memorial Day May 15, 2014

National Police Week May 11-17, 2014

Whereas: The Congress and President of the United States have designated the week in which May 15 occurs as National Police Week and May 15 as Peace Officers' Memorial Day; and

Whereas: The Roseville Police Department plays an essential role in safeguarding the rights and freedoms of all members of the community; and

Whereas: It is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

Whereas: The men and women of the Roseville Police Department unceasingly provide this vital public service.

Now, Therefore Be It Resolved, that the Roseville City Council hereby declare the week of May 11 to May 17, 2014, to be National Police Week in the City of Roseville and May 15 as Peace Officers' Memorial Day.

Be It Further Resolved, that the Roseville City Council calls upon all citizens to join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens

Be It Further Resolved, to observe May 15 as Peace Officers' Memorial Day in honor of law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Roseville to be affixed this twenty first day of April, 2014.

Mayor Daniel J. Roe

Date: April 21, 2014

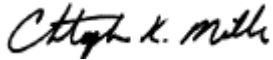
Item: 6.a

Minutes of April 14, 2014
Meeting

REQUEST FOR COUNCIL ACTION

Date: 4/21/2014
Item No.: 7.a

Department Approval



City Manager Approval



Item Description: Approve Payments

BACKGROUND

State Statute requires the City Council to approve all payment of claims. The following summary of claims has been submitted to the City for payment.

Check Series #	Amount
ACH Payments	\$1,588,010.59
73373-73429	\$714,110.49
Total	\$2,302,121.08

A detailed report of the claims is attached. City Staff has reviewed the claims and considers them to be appropriate for the goods and services received.

POLICY OBJECTIVE

Under Mn State Statute, all claims are required to be paid within 35 days of receipt.

FINANCIAL IMPACTS

All expenditures listed above have been funded by the current budget, from donated monies, or from cash reserves.

STAFF RECOMMENDATION

Staff recommends approval of all payment of claims.

REQUESTED COUNCIL ACTION

Motion to approve the payment of claims as submitted

Prepared by: Chris Miller, Finance Director

Attachments: A: Checks for Approval

Accounts Payable

Checks for Approval

User: mary.jenson
 Printed: 4/15/2014 - 4:00 PM

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
73379	04/10/2014	Central Svcs Equip Revolving	Rental - Copier Machines	Crabtree Companies, Inc.	Copy Charges	2,717.02
73423	04/10/2014	Central Svcs Equip Revolving	Rental - Copier Machines	US Bank Equipment Finance	Copier Lease Charges	2,686.09
Rental - Copier Machines Total:						5,403.11
Fund Total:						5,403.11
0	04/15/2014	Charitable Gambling	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	6.89
Federal Income Tax Total:						6.89
0	04/15/2014	Charitable Gambling	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	6.67
0	04/15/2014	Charitable Gambling	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	1.57
FICA Employee Ded. Total:						8.24
0	04/15/2014	Charitable Gambling	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	6.67
0	04/15/2014	Charitable Gambling	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	1.57
FICA Employers Share Total:						8.24
0	04/15/2014	Charitable Gambling	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	1.00
MN State Retirement Total:						1.00
0	04/15/2014	Charitable Gambling	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	6.19
PERA Employee Ded Total:						6.19
0	04/15/2014	Charitable Gambling	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	6.19

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/15/2014	Charitable Gambling	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	1.00
PERA Employer Share Total:						7.19
0	04/15/2014	Charitable Gambling	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	4.11
State Income Tax Total:						4.11
Fund Total:						41.86
0	04/15/2014	Community Development	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	3,421.87
Federal Income Tax Total:						3,421.87
0	04/15/2014	Community Development	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	403.83
0	04/15/2014	Community Development	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	1,726.73
FICA Employee Ded. Total:						2,130.56
0	04/15/2014	Community Development	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	1,726.73
0	04/15/2014	Community Development	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	403.83
FICA Employers Share Total:						2,130.56
0	04/15/2014	Community Development	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	254.25
MN State Retirement Total:						254.25
0	04/15/2014	Community Development	MNDCP Def Comp	Great West- Non Bank	PR Batch 00002.04.2014 MNDCP De	670.00
MNDCP Def Comp Total:						670.00
0	04/10/2014	Community Development	Office Supplies	Innovative Office Solutions	Office Supplies	259.24
Office Supplies Total:						259.24
0	04/15/2014	Community Development	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	1,718.48

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
PERA Employee Ded Total:						1,718.48
0	04/15/2014	Community Development	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	274.96
0	04/15/2014	Community Development	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	1,718.48
PERA Employer Share Total:						1,993.44
73374	04/10/2014	Community Development	Professional Services	All Seasons Maintenance Services	Sidewalk Snow Clearing-1585 Count	250.00
0	04/10/2014	Community Development	Professional Services	BKBM Engineers, Corp.	Structural Plan Review	390.00
0	04/10/2014	Community Development	Professional Services	BKBM Engineers, Corp.	Structural Plan Review	975.00
73403	04/10/2014	Community Development	Professional Services	Permitworks	Permit Works Support	446.25
Professional Services Total:						2,061.25
0	04/15/2014	Community Development	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	1,307.27
State Income Tax Total:						1,307.27
73413	04/10/2014	Community Development	Telephone	Sprint	Cell Phones	121.30
Telephone Total:						121.30
Fund Total:						16,068.22
0	04/15/2014	Contracted Engineering Svcs	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	518.43
Federal Income Tax Total:						518.43
0	04/15/2014	Contracted Engineering Svcs	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	47.93
0	04/15/2014	Contracted Engineering Svcs	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	204.96
FICA Employee Ded. Total:						252.89
0	04/15/2014	Contracted Engineering Svcs	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	204.96
0	04/15/2014	Contracted Engineering Svcs	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	47.93
FICA Employers Share Total:						252.89
0	04/15/2014	Contracted Engineering Svcs	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	32.68

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					MN State Retirement Total:	32.68
0	04/15/2014	Contracted Engineering Svcs	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	204.25
					PERA Employee Ded Total:	204.25
0	04/15/2014	Contracted Engineering Svcs	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	32.68
0	04/15/2014	Contracted Engineering Svcs	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	204.25
					PERA Employer Share Total:	236.93
0	04/15/2014	Contracted Engineering Svcs	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	175.00
					State Income Tax Total:	175.00
					Fund Total:	1,673.07
73384	04/10/2014	Fire Station 2011	Professional Services	Floors By Becker, Inc.	Carpet Tile	448.08
					Professional Services Total:	448.08
					Fund Total:	448.08
73427	04/10/2014	General Fund	209001 - Use Tax Payable	Viking Electric Supply, Inc.	Sales/Use Tax	-0.50
73427	04/10/2014	General Fund	209001 - Use Tax Payable	Viking Electric Supply, Inc.	Sales/Use Tax	-0.03
0	04/10/2014	General Fund	209001 - Use Tax Payable	Yale Mechanical, LLC	Sales/Use Tax	-8.59
					209001 - Use Tax Payable Total:	-9.12
0	04/10/2014	General Fund	211402 - Flex Spending Health		Flexible Benefit Reimbursement	141.23
					211402 - Flex Spending Health Total:	141.23
0	04/10/2014	General Fund	211403 - Flex Spend Day Care		Dependent Care Reimbursement	350.00
					211403 - Flex Spend Day Care Total:	350.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
73375	04/10/2014	General Fund	Clothing	Aspen Mills Inc.	Uniform Supplies	310.30
					Clothing Total:	310.30
73420	04/10/2014	General Fund	Contract Maint. - City Hall	Tremco	Inspection and Maintenance Repair of	1,567.00
					Contract Maint. - City Hall Total:	1,567.00
73402	04/10/2014	General Fund	Contract Maint. - City Garage	Overhead Door Co of the Northland	Garage Door Repair	244.45
0	04/10/2014	General Fund	Contract Maint. - City Garage	Yale Mechanical, LLC	Radiant Heat Repair	1,244.09
					Contract Maint. - City Garage Total:	1,488.54
73407	04/10/2014	General Fund	Contract Maintenance Vehicles	Rosenbauer Minnesota, LLC	Vehicle Parts	2,619.50
73408	04/10/2014	General Fund	Contract Maintenance Vehicles	Roseville Chrysler Jeep Dodge	Vehicle Repair	180.99
					Contract Maintenance Vehicles Total:	2,800.49
0	04/15/2014	General Fund	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	31,211.04
					Federal Income Tax Total:	31,211.04
0	04/15/2014	General Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	4,049.15
0	04/15/2014	General Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	7,296.54
					FICA Employee Ded. Total:	11,345.69
0	04/15/2014	General Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	4,049.15
0	04/15/2014	General Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	7,296.54
					FICA Employers Share Total:	11,345.69
0	04/10/2014	General Fund	Medical Services	First Advantage LNS Occ. Health S	Annual Enrollment	736.00
					Medical Services Total:	736.00
0	04/15/2014	General Fund	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	2,799.26
					MN State Retirement Total:	2,799.26
0	04/15/2014	General Fund	MNDCP Def Comp	Great West- Non Bank	PR Batch 00002.04.2014 MNDCP De	6,774.78

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
MNDGP Def Comp Total:						6,774.78
0	04/10/2014	General Fund	Motor Fuel	Yocum Oil	2014 Blanket PO for Fuel - 2014 Stat	11,785.60
Motor Fuel Total:						11,785.60
73383	04/10/2014	General Fund	Office Supplies	Finance and Commerce	Construction Bids	80.22
0	04/10/2014	General Fund	Office Supplies	Innovative Office Solutions	Office Supplies	10.85
0	04/10/2014	General Fund	Office Supplies	Innovative Office Solutions	Office Supplies	353.64
Office Supplies Total:						444.71
73427	04/10/2014	General Fund	Op Supplies - City Hall	Viking Electric Supply, Inc.	Electrical Supplies	513.70
Op Supplies - City Hall Total:						513.70
0	04/10/2014	General Fund	Operating Supplies	ARAMARK Services	Coffee Supplies	325.06
73405	04/10/2014	General Fund	Operating Supplies	RCM Specialties, Inc.	Emulsion	632.10
73409	04/10/2014	General Fund	Operating Supplies	Sam's Club	Cleaning Supplies	145.24
73411	04/10/2014	General Fund	Operating Supplies	Specialty Turf & Ag, Inc.	Bulk Salt	754.95
73411	04/10/2014	General Fund	Operating Supplies	Specialty Turf & Ag, Inc.	Bulk Salt	758.10
Operating Supplies Total:						2,615.45
73427	04/10/2014	General Fund	Operating Supplies City Garage	Viking Electric Supply, Inc.	Electrical Supplies	234.75
Operating Supplies City Garage Total:						234.75
0	04/15/2014	General Fund	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 PERA Catcl	56.78
0	04/15/2014	General Fund	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	22,924.55
PERA Employee Ded Total:						22,981.33
0	04/15/2014	General Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	31,362.22
0	04/15/2014	General Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	956.98
0	04/15/2014	General Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 PERA Empl	85.17
PERA Employer Share Total:						32,404.37
73395	04/10/2014	General Fund	Professional Services	Metropolitan Courier Corp.	Courier Service	748.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
Professional Services Total:						748.00
0	04/15/2014	General Fund	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	12,709.20
State Income Tax Total:						12,709.20
73413	04/10/2014	General Fund	Telephone	Sprint	Cell Phones	157.96
73413	04/10/2014	General Fund	Telephone	Sprint	Cell Phones	39.60
73413	04/10/2014	General Fund	Telephone	Sprint	Cell Phones	18.82
73413	04/10/2014	General Fund	Telephone	Sprint	Cell Phones	265.93
73418	04/10/2014	General Fund	Telephone	T Mobile	Cell Phones-Acct: 771707201	39.99
Telephone Total:						522.30
73391	04/10/2014	General Fund	Training	Lightning Disposal, Inc.	Waste Tax	6.99
73398	04/10/2014	General Fund	Training	Mn Board of Firefighter Training &	47 Firefighter Licensing Renewals	3,525.00
Training Total:						3,531.99
73377	04/10/2014	General Fund	Vehicle Supplies	BDI	2014 Blanket PO for Vehicle Repairs	174.56
0	04/10/2014	General Fund	Vehicle Supplies	Cushman Motor Co Inc	Headlights	862.39
73381	04/10/2014	General Fund	Vehicle Supplies	Dueco, Inc.	2014 Blanket PO For Vehicle Repairs	158.84
0	04/10/2014	General Fund	Vehicle Supplies	Fastenal Company Inc.	2014 Blanket PO For Vehicle Repairs	186.74
0	04/10/2014	General Fund	Vehicle Supplies	Gopher Bearing. Corp.	2014 Blanket PO for Vehicle Repairs	1,813.08
73392	04/10/2014	General Fund	Vehicle Supplies	Little Falls Machine, Inc	2014 Blanket PO For Vehicle Repairs	566.31
0	04/10/2014	General Fund	Vehicle Supplies	MacQueen Equipment	2014 Blanket PO For Vehicle Repairs	35.63
0	04/10/2014	General Fund	Vehicle Supplies	MacQueen Equipment	2014 Blanket PO For Vehicle Repairs	741.16
73394	04/10/2014	General Fund	Vehicle Supplies	Matheson Tri-Gas, Inc	2014 Blanket PO For Vehicle Repairs	51.13
73394	04/10/2014	General Fund	Vehicle Supplies	Matheson Tri-Gas, Inc	2014 Blanket PO For Vehicle Repairs	55.50
0	04/10/2014	General Fund	Vehicle Supplies	Napa Auto Parts	2014 Blanket PO For Vehicle Repairs	79.96
73417	04/10/2014	General Fund	Vehicle Supplies	Suburban Tire Wholesale, Inc.	2014 Blanket PO for Vehicle Repairs	416.12
73417	04/10/2014	General Fund	Vehicle Supplies	Suburban Tire Wholesale, Inc.	2014 Blanket PO for Vehicle Repairs	378.00
0	04/10/2014	General Fund	Vehicle Supplies	Zarnoth Brush Works, Inc.	2014 Blanket PO For Vehicle Repairs	1,532.00
Vehicle Supplies Total:						7,051.42
Fund Total:						166,403.72
73422	04/10/2014	Golf Course	Change Cash	US Bank	Starting Cash for Operations	1,000.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
Change Cash Total:						1,000.00
0	04/15/2014	Golf Course	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	481.27
Federal Income Tax Total:						481.27
0	04/15/2014	Golf Course	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	85.05
0	04/15/2014	Golf Course	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	363.66
FICA Employee Ded. Total:						448.71
0	04/15/2014	Golf Course	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	363.66
0	04/15/2014	Golf Course	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	85.05
FICA Employers Share Total:						448.71
73410	04/10/2014	Golf Course	Memberships & Subscriptions	Sam's Club	Membership Dues, Expending Cards	70.00
Memberships & Subscriptions Total:						70.00
73410	04/10/2014	Golf Course	Merchandise For Sale	Sam's Club	Membership Dues, Expending Cards	500.00
Merchandise For Sale Total:						500.00
0	04/15/2014	Golf Course	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	56.45
MN State Retirement Total:						56.45
73382	04/10/2014	Golf Course	Operating Supplies	Dunn Bros Coffee	Golf League Prizes	250.00
73422	04/10/2014	Golf Course	Operating Supplies	US Bank	League Prize Money Start Up Fund	500.00
Operating Supplies Total:						750.00
0	04/15/2014	Golf Course	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	359.72
PERA Employee Ded Total:						359.72
0	04/15/2014	Golf Course	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	359.72
0	04/15/2014	Golf Course	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	57.55

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					PERA Employer Share Total:	417.27
0	04/15/2014	Golf Course	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	243.43
					State Income Tax Total:	243.43
					Fund Total:	4,775.56
73406	04/10/2014	Housing & Redevelopment Agency	Professional Services	Regents of the University of MN	HRA Report Writing and Consulting	500.00
					Professional Services Total:	500.00
					Fund Total:	500.00
0	04/10/2014	Information Technology	Computer Equipment	SHI International Corp	SHI Invoice B01783848 2014 Micros	28,416.28
					Computer Equipment Total:	28,416.28
0	04/15/2014	Information Technology	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	3,472.27
					Federal Income Tax Total:	3,472.27
0	04/15/2014	Information Technology	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	441.40
0	04/15/2014	Information Technology	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	1,887.39
					FICA Employee Ded. Total:	2,328.79
0	04/15/2014	Information Technology	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	1,887.39
0	04/15/2014	Information Technology	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	441.40
					FICA Employers Share Total:	2,328.79
0	04/15/2014	Information Technology	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	315.42
					MN State Retirement Total:	315.42
0	04/15/2014	Information Technology	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	1,971.49

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
PERA Employee Ded Total:						1,971.49
0	04/15/2014	Information Technology	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	315.42
0	04/15/2014	Information Technology	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	1,971.49
PERA Employer Share Total:						2,286.91
0	04/15/2014	Information Technology	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	1,368.11
State Income Tax Total:						1,368.11
0	04/10/2014	Information Technology	Transportation	Jim Ellison	Mileage Reimbursement	152.15
0	04/10/2014	Information Technology	Transportation	Mark Mayfield	Mileage Reimbursement	155.12
Transportation Total:						307.27
Fund Total:						42,795.33
0	04/15/2014	License Center	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	2,786.53
Federal Income Tax Total:						2,786.53
0	04/15/2014	License Center	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	1,732.94
0	04/15/2014	License Center	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	405.28
FICA Employee Ded. Total:						2,138.22
0	04/15/2014	License Center	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	1,732.94
0	04/15/2014	License Center	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	405.28
FICA Employers Share Total:						2,138.22
0	04/15/2014	License Center	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	296.09
MN State Retirement Total:						296.09
0	04/15/2014	License Center	MNDCP Def Comp	Great West- Non Bank	PR Batch 00002.04.2014 MNDCP De	50.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
MNDP Def Comp Total:						50.00
0	04/10/2014	License Center	Office Supplies	North Country Business Products Ir	Thermal Paper	250.28
73415	04/10/2014	License Center	Office Supplies	Stephens Peck, Inc.	Peck's Title Book Revision Service	85.00
Office Supplies Total:						335.28
0	04/15/2014	License Center	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	1,792.76
PERA Employee Ded Total:						1,792.76
0	04/15/2014	License Center	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	286.84
0	04/15/2014	License Center	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	1,792.76
PERA Employer Share Total:						2,079.60
0	04/15/2014	License Center	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	1,204.23
State Income Tax Total:						1,204.23
0	04/10/2014	License Center	Transportation	Donna Stockman	Mileage/Parking Reimbursement	11.54
Transportation Total:						11.54
Fund Total:						12,832.47
0	04/15/2014	P & R Contract Maintenance	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	1,918.02
Federal Income Tax Total:						1,918.02
0	04/15/2014	P & R Contract Maintenance	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	1,122.14
0	04/15/2014	P & R Contract Maintenance	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	262.44
FICA Employee Ded. Total:						1,384.58
0	04/15/2014	P & R Contract Maintenance	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	1,122.14
0	04/15/2014	P & R Contract Maintenance	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	262.44

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					FICA Employers Share Total:	1,384.58
0	04/15/2014	P & R Contract Maintenance	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	179.09
					MN State Retirement Total:	179.09
0	04/15/2014	P & R Contract Maintenance	MNDCP Def Comp	Great West- Non Bank	PR Batch 00002.04.2014 MNDCP De	130.00
					MNDCP Def Comp Total:	130.00
0	04/15/2014	P & R Contract Maintenance	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	1,169.38
					PERA Employee Ded Total:	1,169.38
0	04/15/2014	P & R Contract Maintenance	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	1,169.38
0	04/15/2014	P & R Contract Maintenance	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	187.11
					PERA Employer Share Total:	1,356.49
0	04/15/2014	P & R Contract Maintenance	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	892.43
					State Income Tax Total:	892.43
73413	04/10/2014	P & R Contract Maintenance	Telephone	Sprint	Cell Phones	189.38
					Telephone Total:	189.38
					Fund Total:	8,603.95
0	04/15/2014	Police Grants	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	407.41
					Federal Income Tax Total:	407.41
0	04/15/2014	Police Grants	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare Ei	42.75
					FICA Employee Ded. Total:	42.75
0	04/15/2014	Police Grants	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare Ei	42.75

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					FICA Employers Share Total:	42.75
0	04/15/2014	Police Grants	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	30.72
					MN State Retirement Total:	30.72
0	04/15/2014	Police Grants	MNDCP Def Comp	Great West- Non Bank	PR Batch 00002.04.2014 MNDCP De	34.23
					MNDCP Def Comp Total:	34.23
0	04/15/2014	Police Grants	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	313.50
					PERA Employee Ded Total:	313.50
0	04/15/2014	Police Grants	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	470.23
					PERA Employer Share Total:	470.23
0	04/15/2014	Police Grants	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	145.95
					State Income Tax Total:	145.95
					Fund Total:	1,487.54
73401	04/10/2014	Recreation Fund	Advertising	North Suburban Evening Lions Clu	Placemat Ad	50.00
					Advertising Total:	50.00
73378	04/10/2014	Recreation Fund	Contract Maintenance	Camco Lubricants	Sample Kit	114.35
73387	04/10/2014	Recreation Fund	Contract Maintenance	Harty Mechanical, Inc.	Emergency Repair-Service Techniciar	536.38
73387	04/10/2014	Recreation Fund	Contract Maintenance	Harty Mechanical, Inc.	Emergency Repair-Balance On Invoic	1,194.20
73387	04/10/2014	Recreation Fund	Contract Maintenance	Harty Mechanical, Inc.	Heat Pump Repair	209.27
73387	04/10/2014	Recreation Fund	Contract Maintenance	Harty Mechanical, Inc.	Drive for Tower Fan Installation	1,023.12
73424	04/10/2014	Recreation Fund	Contract Maintenance	US Environmental Resources/F. Ga	Consulting Services	350.00
					Contract Maintenance Total:	3,427.32
73400	04/10/2014	Recreation Fund	Contract Maintenance	Mn Dept of Labor & Industry	Annual Elevator License	100.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
Contract Maintenance Total:						100.00
0	04/15/2014	Recreation Fund	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	4,285.76
Federal Income Tax Total:						4,285.76
0	04/15/2014	Recreation Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	3,167.39
0	04/15/2014	Recreation Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	740.75
FICA Employee Ded. Total:						3,908.14
0	04/15/2014	Recreation Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	3,167.39
0	04/15/2014	Recreation Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	740.75
FICA Employers Share Total:						3,908.14
73416	04/10/2014	Recreation Fund	Figure Skate School	Jeanne Stupar	Skating School Refund	76.56
Figure Skate School Total:						76.56
0	04/10/2014	Recreation Fund	Memberships & Subscriptions	DMX, Inc.	Skating Center Music	146.97
Memberships & Subscriptions Total:						146.97
0	04/15/2014	Recreation Fund	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	397.89
MN State Retirement Total:						397.89
0	04/15/2014	Recreation Fund	MNDCP Def Comp	Great West- Non Bank	PR Batch 00002.04.2014 MNDCP De	1,270.00
MNDCP Def Comp Total:						1,270.00
0	04/10/2014	Recreation Fund	Office Supplies	Innovative Office Solutions	Office Supplies	93.08
Office Supplies Total:						93.08
0	04/10/2014	Recreation Fund	Operating Supplies	Grainger Inc	Batteries	5.28
0	04/10/2014	Recreation Fund	Operating Supplies	Grainger Inc	Tape, Broom	39.25
73412	04/10/2014	Recreation Fund	Operating Supplies	Speedpro	Dasher Board	235.00
73426	04/10/2014	Recreation Fund	Operating Supplies	The Vernon Company	Rosefest Buttons	591.97

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
Operating Supplies Total:						871.50
0	04/15/2014	Recreation Fund	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	2,811.61
PERA Employee Ded Total:						2,811.61
0	04/15/2014	Recreation Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	2,811.61
0	04/15/2014	Recreation Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	449.85
PERA Employer Share Total:						3,261.46
73389	04/10/2014	Recreation Fund	Printing	House of Print	Spring - Summer 2014 Brochure Prin	6,933.78
Printing Total:						6,933.78
0	04/10/2014	Recreation Fund	Professional Services	Daniel Kuch	Community Band Director-Jan-Marcl	500.00
0	04/10/2014	Recreation Fund	Professional Services	Mn Volleyball Headquarters, Inc.	Youth Mini Clinic	245.00
Professional Services Total:						745.00
73397	04/10/2014	Recreation Fund	Professional Svcs	Minnesota Premier Publications	Camp Listings	224.00
Professional Svcs Total:						224.00
0	04/15/2014	Recreation Fund	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	1,837.62
State Income Tax Total:						1,837.62
73413	04/10/2014	Recreation Fund	Telephone	Sprint	Cell Phones	94.06
Telephone Total:						94.06
0	04/10/2014	Recreation Fund	Transportation	Rick Schultz	Mileage Reimbursement	77.28
Transportation Total:						77.28
Fund Total:						34,520.17

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/10/2014	Risk Management	Employer Insurance	Delta Dental Plan of Minnesota	Dental Insurance Premium-March 2014	5,358.56
Employer Insurance Total:						5,358.56
73390	04/10/2014	Risk Management	Training	League of MN Cities	Safety & Loss Control Workshop	20.00
Training Total:						20.00
73373	04/10/2014	Risk Management	Water Department Claims	24Restore	Water Damage Mitigation Services-24	1,933.15
Water Department Claims Total:						1,933.15
Fund Total:						7,311.71
0	04/15/2014	Sanitary Sewer	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Income Tax	1,198.18
Federal Income Tax Total:						1,198.18
0	04/15/2014	Sanitary Sewer	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	147.62
0	04/15/2014	Sanitary Sewer	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	631.24
FICA Employee Ded. Total:						778.86
0	04/15/2014	Sanitary Sewer	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	631.24
0	04/15/2014	Sanitary Sewer	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	147.62
FICA Employers Share Total:						778.86
0	04/10/2014	Sanitary Sewer	Metro Waste Control Board	Metropolitan Council	Waste Water Services	205,172.44
0	04/10/2014	Sanitary Sewer	Metro Waste Control Board	Metropolitan Council	Waste Water Services	221,958.80
0	04/10/2014	Sanitary Sewer	Metro Waste Control Board	Metropolitan Council	Waste Water Services	221,958.80
0	04/10/2014	Sanitary Sewer	Metro Waste Control Board	Metropolitan Council	Waste Water Services	221,958.80
0	04/10/2014	Sanitary Sewer	Metro Waste Control Board	Metropolitan Council	Waste Water Services	221,958.80
Metro Waste Control Board Total:						1,093,007.64
0	04/15/2014	Sanitary Sewer	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	102.46
MN State Retirement Total:						102.46

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/15/2014	Sanitary Sewer	MNDCP Def Comp	Great West- Non Bank	PR Batch 00002.04.2014 MNDCP De	142.48
					MNDCP Def Comp Total:	142.48
73396	04/10/2014	Sanitary Sewer	Operating Supplies	MIDC Enterprises	Paint Supplies	36.15
					Operating Supplies Total:	36.15
0	04/15/2014	Sanitary Sewer	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	640.42
					PERA Employee Ded Total:	640.42
0	04/15/2014	Sanitary Sewer	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	102.46
0	04/15/2014	Sanitary Sewer	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	640.42
					PERA Employer Share Total:	742.88
0	04/10/2014	Sanitary Sewer	Sanitary Sewer	City of Maplewood	Sanitary Sewer & Storm Drainage-1st	52,686.84
					Sanitary Sewer Total:	52,686.84
0	04/15/2014	Sanitary Sewer	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	483.75
					State Income Tax Total:	483.75
73413	04/10/2014	Sanitary Sewer	Telephone	Sprint	Cell Phones	137.98
73418	04/10/2014	Sanitary Sewer	Telephone	T Mobile	Cell Phones-Acct: 771707201	79.98
					Telephone Total:	217.96
					Fund Total:	1,150,816.48
0	04/15/2014	Solid Waste Recycle	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	84.92
					Federal Income Tax Total:	84.92
0	04/15/2014	Solid Waste Recycle	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	11.32
0	04/15/2014	Solid Waste Recycle	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	48.46

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					FICA Employee Ded. Total:	59.78
0	04/15/2014	Solid Waste Recycle	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	48.46
0	04/15/2014	Solid Waste Recycle	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	11.32
					FICA Employers Share Total:	59.78
0	04/15/2014	Solid Waste Recycle	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	7.68
					MN State Retirement Total:	7.68
0	04/15/2014	Solid Waste Recycle	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	48.00
					PERA Employee Ded Total:	48.00
0	04/15/2014	Solid Waste Recycle	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	48.00
0	04/15/2014	Solid Waste Recycle	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	7.68
					PERA Employer Share Total:	55.68
0	04/15/2014	Solid Waste Recycle	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	39.41
					State Income Tax Total:	39.41
					Fund Total:	355.25
0	04/10/2014	Storm Drainage	Contract Maintenance	American Engineering Testing, Inc.	Compost Sampling & Analysis	1,787.55
					Contract Maintenance Total:	1,787.55
0	04/15/2014	Storm Drainage	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	1,075.36
					Federal Income Tax Total:	1,075.36
0	04/15/2014	Storm Drainage	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	164.33
0	04/15/2014	Storm Drainage	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	702.58

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					FICA Employee Ded. Total:	866.91
0	04/15/2014	Storm Drainage	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	702.58
0	04/15/2014	Storm Drainage	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	164.33
					FICA Employers Share Total:	866.91
0	04/15/2014	Storm Drainage	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	108.72
					MN State Retirement Total:	108.72
0	04/15/2014	Storm Drainage	MNDCP Def Comp	Great West- Non Bank	PR Batch 00002.04.2014 MNDCP De	10.00
					MNDCP Def Comp Total:	10.00
0	04/15/2014	Storm Drainage	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	679.41
					PERA Employee Ded Total:	679.41
0	04/15/2014	Storm Drainage	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	108.72
0	04/15/2014	Storm Drainage	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	679.41
					PERA Employer Share Total:	788.13
0	04/15/2014	Storm Drainage	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	497.50
					State Income Tax Total:	497.50
0	04/10/2014	Storm Drainage	Storm Drainage Fees	City of Maplewood	Sanitary Sewer & Storm Drainage-1st	4,914.37
					Storm Drainage Fees Total:	4,914.37
73413	04/10/2014	Storm Drainage	Telephone	Sprint	Cell Phones	116.48
					Telephone Total:	116.48
0	04/10/2014	Storm Drainage	Vehicles / Equipment	MTI Distributing, Inc.	MB Rotary Broom	1.00
0	04/10/2014	Storm Drainage	Vehicles / Equipment	MTI Distributing, Inc.	V Plow with Mounting Kit	1,748.33
0	04/10/2014	Storm Drainage	Vehicles / Equipment	MTI Distributing, Inc.	V Plow with Mounting Kit	599.67

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					Vehicles / Equipment Total:	2,349.00
					Fund Total:	14,060.34
0	04/10/2014	Street Construction	2014 Mill & Overlay	American Engineering Testing, Inc.	Geotech Exploration Report	6,650.00
					2014 Mill & Overlay Total:	6,650.00
					Fund Total:	6,650.00
73393	04/10/2014	Telecommunications	Conferences	MAGC	February Workshop	10.00
					Conferences Total:	10.00
0	04/15/2014	Telecommunications	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	474.03
					Federal Income Tax Total:	474.03
0	04/15/2014	Telecommunications	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	93.67
0	04/15/2014	Telecommunications	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	400.53
					FICA Employee Ded. Total:	494.20
0	04/15/2014	Telecommunications	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	400.53
0	04/15/2014	Telecommunications	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	93.67
					FICA Employers Share Total:	494.20
0	04/15/2014	Telecommunications	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	65.19
					MN State Retirement Total:	65.19
0	04/15/2014	Telecommunications	MNDCP Def Comp	Great West- Non Bank	PR Batch 00002.04.2014 MNDCP De	334.99
					MNDCP Def Comp Total:	334.99
0	04/15/2014	Telecommunications	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	407.38

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
PERA Employee Ded Total:						407.38
0	04/15/2014	Telecommunications	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	65.19
0	04/15/2014	Telecommunications	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	407.38
PERA Employer Share Total:						472.57
0	04/10/2014	Telecommunications	Professional Services	North Suburban Access Corp	Monthly Production Services-March	1,419.00
0	04/10/2014	Telecommunications	Professional Services	North Suburban Access Corp	First Quarter Webstreaming	966.36
73419	04/10/2014	Telecommunications	Professional Services	The Morris Leatherman Company	Survey Research	8,750.00
Professional Services Total:						11,135.36
0	04/15/2014	Telecommunications	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	218.86
State Income Tax Total:						218.86
Fund Total:						14,106.78
73380	04/10/2014	TIF District #17-Twin Lakes	Professional Services	Dahlen, Dwyer & Foley Inc.	PIK Terminal Property Appraisal	500.00
Professional Services Total:						500.00
Fund Total:						500.00
0	04/10/2014	Water Fund	Contract Maintenance	Gopher State One Call	FTP Tickets	173.05
0	04/10/2014	Water Fund	Contract Maintenance	Gopher State One Call	FTP Tickets	366.70
0	04/10/2014	Water Fund	Contract Maintenance	Gopher State One Call	FTP Tickets	144.55
0	04/10/2014	Water Fund	Contract Maintenance	Gopher State One Call	FTP Tickets	221.40
73428	04/10/2014	Water Fund	Contract Maintenance	Water Conservation Service, Inc.	Leak Location	536.40
73428	04/10/2014	Water Fund	Contract Maintenance	Water Conservation Service, Inc.	Leak Location	1,471.30
73428	04/10/2014	Water Fund	Contract Maintenance	Water Conservation Service, Inc.	Leak Location	789.20
Contract Maintenance Total:						3,702.60
0	04/15/2014	Water Fund	Federal Income Tax	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Federal Incc	2,038.53

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
Federal Income Tax Total:						2,038.53
0	04/15/2014	Water Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	1,045.67
0	04/15/2014	Water Fund	FICA Employee Ded.	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	244.55
FICA Employee Ded. Total:						1,290.22
0	04/15/2014	Water Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 FICA Empl	1,045.67
0	04/15/2014	Water Fund	FICA Employers Share	IRS EFTPS- Non Bank	PR Batch 00002.04.2014 Medicare E	244.55
FICA Employers Share Total:						1,290.22
0	04/15/2014	Water Fund	MN State Retirement	MSRS-Non Bank	PR Batch 00002.04.2014 Post Emplo	168.18
MN State Retirement Total:						168.18
0	04/15/2014	Water Fund	MNDCP Def Comp	Great West- Non Bank	PR Batch 00002.04.2014 MNDCP De	227.52
MNDCP Def Comp Total:						227.52
0	04/10/2014	Water Fund	Operating Supplies	Aggregate Industries-MWR, Inc.	Street Supplies	613.56
0	04/10/2014	Water Fund	Operating Supplies	Aggregate Industries-MWR, Inc.	Street Supplies	731.18
0	04/10/2014	Water Fund	Operating Supplies	Aggregate Industries-MWR, Inc.	Street Supplies	275.71
0	04/10/2014	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	697.89
0	04/10/2014	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	1,208.34
0	04/10/2014	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	750.00
0	04/10/2014	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	2,891.65
0	04/10/2014	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	562.88
0	04/10/2014	Water Fund	Operating Supplies	Ferguson Waterworks #2516	Meter Supplies	367.50
73385	04/10/2014	Water Fund	Operating Supplies	Fra-Dor Inc.	Street Supplies	128.00
73388	04/10/2014	Water Fund	Operating Supplies	HD Supply Waterworks, LTD.	Meter Supplies	107.14
73388	04/10/2014	Water Fund	Operating Supplies	HD Supply Waterworks, LTD.	Meter Supplies	581.05
73388	04/10/2014	Water Fund	Operating Supplies	HD Supply Waterworks, LTD.	Meter Supplies	52.64
0	04/10/2014	Water Fund	Operating Supplies	Metal Supermarkets	CR Round 1018	56.00
0	04/10/2014	Water Fund	Operating Supplies	Metal Supermarkets	DOM Tube	19.00
0	04/10/2014	Water Fund	Operating Supplies	Viking Industrial Center	Measure Wheel	88.40
73429	04/10/2014	Water Fund	Operating Supplies	Winnick Supply Co	Leaf Box	278.54
Operating Supplies Total:						9,409.48
73376	04/10/2014	Water Fund	Other Improvements	Badger Meter	Qty 200: ADE Heads for Model 25 M	10,949.65

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
0	04/10/2014	Water Fund	Other Improvements	Ferguson Waterworks #2516	Qty 40: R450 High Gain Assy	124,085.00
Other Improvements Total:						135,034.65
0	04/15/2014	Water Fund	PERA Employee Ded	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	1,051.05
PERA Employee Ded Total:						1,051.05
0	04/15/2014	Water Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera additio	168.18
0	04/15/2014	Water Fund	PERA Employer Share	PERA-Non Bank	PR Batch 00002.04.2014 Pera Emplo	1,051.05
PERA Employer Share Total:						1,219.23
0	04/10/2014	Water Fund	Professional Services	Goldstar Electric Inc	Meter Reading, Air Raid Equipment S	2,224.00
73386	04/10/2014	Water Fund	Professional Services	Goliath Hydro-Vac Inc.	Truck Vac-1870 Center St	2,362.50
73421	04/10/2014	Water Fund	Professional Services	Twin City Water Clinic, Inc.	Coliform Bacteria	360.00
73421	04/10/2014	Water Fund	Professional Services	Twin City Water Clinic, Inc.	February Bacterias	360.00
73425	04/10/2014	Water Fund	Professional Services	Valley-Rich Co., Inc.	Equipment Rental	1,828.00
73425	04/10/2014	Water Fund	Professional Services	Valley-Rich Co., Inc.	Equipment Rental	5,213.08
73425	04/10/2014	Water Fund	Professional Services	Valley-Rich Co., Inc.	Equipment Rental	1,373.00
73425	04/10/2014	Water Fund	Professional Services	Valley-Rich Co., Inc.	Equipment Rental	1,314.00
73425	04/10/2014	Water Fund	Professional Services	Valley-Rich Co., Inc.	Equipment Rental	1,152.00
73425	04/10/2014	Water Fund	Professional Services	Valley-Rich Co., Inc.	Equipment Rental	1,666.00
73425	04/10/2014	Water Fund	Professional Services	Valley-Rich Co., Inc.	Equipment Rental	1,828.00
73425	04/10/2014	Water Fund	Professional Services	Valley-Rich Co., Inc.	Equipment Rental	1,806.00
73425	04/10/2014	Water Fund	Professional Services	Valley-Rich Co., Inc.	Equipment Rental	1,318.00
Professional Services Total:						22,804.58
73404	04/10/2014	Water Fund	Rental	Q3 Contracting, Inc.	Sign Rental	543.20
73404	04/10/2014	Water Fund	Rental	Q3 Contracting, Inc.	Sign Rental	124.05
Rental Total:						667.25
73414	04/10/2014	Water Fund	St. Paul Water	St. Paul Regional Water Services	Water	293,985.01
73414	04/10/2014	Water Fund	St. Paul Water	St. Paul Regional Water Services	Water	319,999.73
St. Paul Water Total:						613,984.74
0	04/15/2014	Water Fund	State Income Tax	MN Dept of Revenue-Non Bank	PR Batch 00002.04.2014 State Incom	812.75

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Invoice Desc.	Amount
					State Income Tax Total:	812.75
73399	04/10/2014	Water Fund	State surcharge - Water	MN Dept of Health	Water Supply Connections Fee State /	16,260.93
					State surcharge - Water Total:	16,260.93
0	04/10/2014	Water Fund	Water Meters	Ferguson Waterworks #2516	Meter Supplies	2,805.51
					Water Meters Total:	2,805.51
					Fund Total:	812,767.44
					Report Total:	2,302,121.08

REQUEST FOR COUNCIL ACTION

Date: 4/21/14
Item No.: 7.b

Department Approval



City Manager Approval



Item Description: Approve Resolution Awarding Bid for 2014 Pavement Management Project

BACKGROUND

The 2014 Pavement Management Project consists of all street mill and overlay projects. Plans and specifications were developed for the project and bids were solicited in March. The bids will be opened at 10 a.m. on Tuesday, April 15, 2014. Assuming we receive a satisfactory number of reasonable bids, staff will recommend awarding the following work as a part of the 2014 Pavement Management Project:

P-14-04 Mill and Overlay Project

- Maple Lane (Highcrest to Old Highway 8)
- Millwood Street (Highcrest Rd to Old Highway 8)
- Stanbridge Street (Lydia Avenue to Manson Street)
- Manson Street (Millwood Street to Stranbridge Street)
- Patton Road (Millwood Street to Brenner Street)
- Old Highway 8 (Co Rd D to 300 feet South of Co Rd D)
- Oakcrest Avenue (Fry Street to Snelling Frontage Rd)
- Snelling Frontage Road (Oakcrest Ave to Snelling Ave)
- Eldridge Ave (Cleveland Ave to Prior Ave)
- Skillman Ave (Cleveland Ave to Prior Ave)
- Prior Ave (Ryan Ave to Sharondale Lane)
- Autumn Place (Roselawn Ave to Cul De Sac)
- Midlothian Road (Co Rd B to Laurie Rd)
- Laurie Rd (Midlothian Road to Haddington Rd)
- Haddington Rd (Co Rd B to Laurie Rd)
- Skillman Ave (Fairview Ave to Snelling Ave)
- N Ridgewood Ln (Snelling Ave west to end of rd)
- S Ridgewood Ln (Snelling Ave west to end of ed)
- Dellwood St (Co Rd B to Dead End)

P-14-04 WATERMAIN REPLACEMENT

- Co Rd B Watermain Replacement (Haddington Rd to West Snelling Drive)
- Haddington Rd Watermain Replacement (Co Rd B to Laurie Rd)

P-14-04 STORM WATER IMPROVEMENTS

- Dellwood St (Sherren Street to cul de sac)

- Manson Street at Stanbridge Street
- Dale Street at Co Rd B

M-13-13 WATERMAIN INSTALLATION

- Rice STREET NEW WATERMAIN (SO. MCCARRONS BLVD TO CENTER ST)

POLICY OBJECTIVE

Based on past practice, the City Council has awarded the contract to the lowest responsible bidder. For the final packet, the low bidder will be identified along with a tabulation of all of the complete bids received for this project.

FINANCIAL DISCUSSION

The estimated cost for this project is \$2,300,000.

This project is proposed to be paid for with the following funding:

- Approximately \$560,000 of Municipal State Aid funds
- Approximately \$500,000 from the storm water fund which may be offset by as much as \$100,000 in watershed grants
- Approximately \$225,000 from the Water/Utility fund
- Approximately \$15,000 from the Sewer fund
- Approximately \$1,000,000 from the Street Infrastructure fund

This project is proposed to be completed by September of 2014.

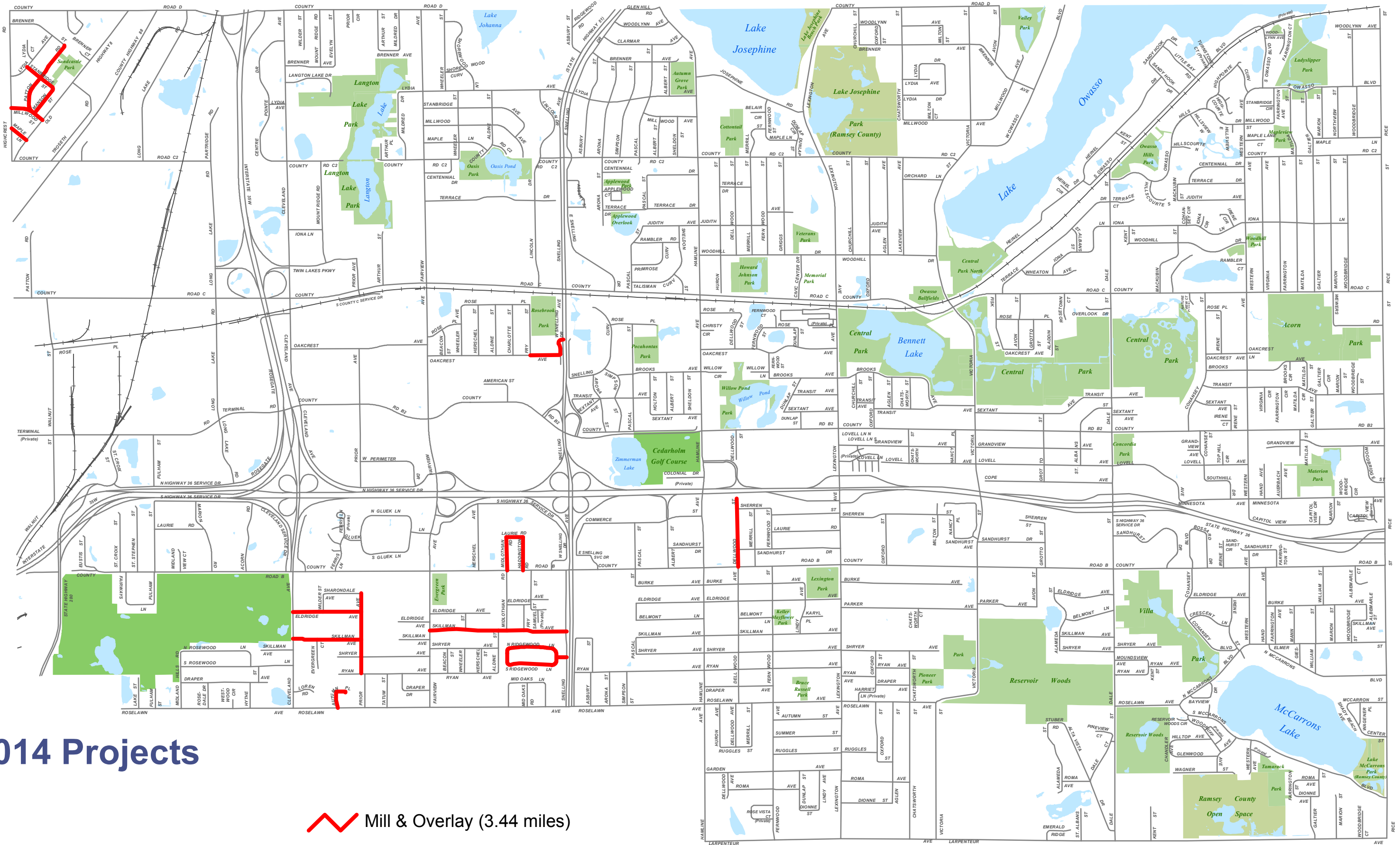
STAFF RECOMMENDATION

For the final packet, staff will make a recommendation based on the bids received and opened on Tuesday, April 15th.

REQUESTED COUNCIL ACTION

Approve resolution which will be supplied for the final packet based on bids opened on Tuesday, April 15th.

Prepared by: Marc Culver, City Engineer
Attachments: A: Map of 2014 PMP Project Areas
B: Resolution



2014 Projects

 Mill & Overlay (3.44 miles)



Prepared by:
Engineering Department
April 11, 2014

Data Sources and Contacts:
* Ramsey County GIS Base Map (4/29/13)
* City of Roseville Engineering Department
For further information regarding the contents of this map contact:
City of Roseville, Engineering Department,
2660 Civic Center Drive, Roseville MN

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0 500 1000 1500 2000 Feet

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**EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was duly held on the 21st day of April, 2014, at 6:00 p.m.

The following members were present: ; and and the following were absent: .

Member introduced the following resolution and moved its adoption:

RESOLUTION No.

**RESOLUTION AWARDING BIDS
FOR 2014 PAVEMENT MANAGEMENT PROJECT**

WHEREAS, pursuant to advertisement for bids for the improvement, according to the plans and specifications thereof on file in the office of the Manager of said City, said bids were received on Tuesday, April 15, at 10:00 a.m., opened and tabulated according to law and the following bids were received complying with the advertisement:

Contractor	Bid
Valley Paving, Inc.	\$2,281,585.89
T. A. Schifsky & Sons, Inc	\$2,411,788.89
North Valley, Inc.	\$2,426,869.09
Hardrives, Inc.	\$2,434,548.40
Bituminous Roadways, Inc.	\$2,935,976.18

WHEREAS, it appears that Valley Paving, Inc., of Shakopee, Minnesota, is the lowest responsible bidder at the tabulated price of \$2,281,585.89, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, Minnesota:

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Valley Paving, Inc. for \$2,281,585.89 in the name of the City of Roseville for the above improvements according to the plans and specifications thereof heretofore approved by the City Council and on file in the office of the City Manager.
2. The City Manager is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids except the deposits of the successful bidder and the next lowest bidder shall be retained until contracts have been signed.

35 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville,
36 Minnesota:

37

38 The motion for the adoption of the foregoing resolution was duly seconded by Member , and
39 upon vote being taken thereon, the following voted in favor thereof: ; and and the
40 following voted against the same: .

41

42 WHEREUPON said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 21st day of April, 2014, with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 21st day of April, 2014.

Patrick Trudgeon, City Manager

(SEAL)

REQUEST FOR COUNCIL ACTION

Date: 4-21-14

Item No.: 7.c

Department Approval



City Manager Approval



Item Description: Authorize Purchase Agreement for Property Located at 2959 Hamline Avenue

BACKGROUND

A 3.32 acre parcel of property located at 2959 Hamline Avenue adjacent to Autumn Grove Park is currently owned by Independent School District No. 621. This property is identified in the Parks and Recreation Renewal Program for acquisition. The ground has contamination issues and is currently being monitored by the District. Staff has had ongoing discussion with the District regarding purchasing the property. An appraisal was completed by the District in April of 2013.

In a June 10, 2013 closed meeting, the City Council reviewed the Districts appraisal and requested a city appraisal.

In a September 23, 2013 closed meeting, the City Council received and discussed the city appraisal.

In a September 27, 2013 closed meeting, the City Council authorized staff to make an offer based upon the estimated "As is" value as identified in the City appraisal.

In an April 14, 2014 closed meeting, the City Council agreed to enter into the enclosed purchase agreement, including a "due diligence" period of 90 days, to purchase the property in an "As is" condition at a cost of \$415,000.

The City will need to engage an environmental consultant to work on behalf of the City. The environmental consultant would be retained on an hourly basis for an estimated total cost of \$5,000.

It is anticipated that, for a period of time, there will be an annual cost of well monitoring and reporting to the MPCA.

The expenses leading to closing, including the purchase of the property, would be paid for using the identified funds in the Parks and Recreation Renewal Program Budget. A portion of this budget would also be used to continue any annual monitoring and reporting to the extent necessary and to improve the grounds to a recreationally usable state.

The Mounds View School Board approved the agreement at their April 8th, 2014 meeting.

37 POLICY

38 It is the policy of City to protect, improve and expand community natural amenities and environmental
39 quality, to preserve significant natural resources including lakes, ponds, wetlands, open spaces, wooded
40 areas and wildlife habitat as integral aspects of the parks and recreation system.

41
42 FINANCIAL IMPLICATIONS

43 The costs associated with this parcel, including acquisition, are proposed to be taken from the \$900,000
44 budgeted amount identified in the Parks and Recreational Renewal Program Fund.

45
46 STAFF RECOMMENDATION

47 Staff recommends that the Purchase Agreement for the property at 2959 Hamline Avenue be accepted.

48
49 REQUEST FOR COUNCIL ACTION

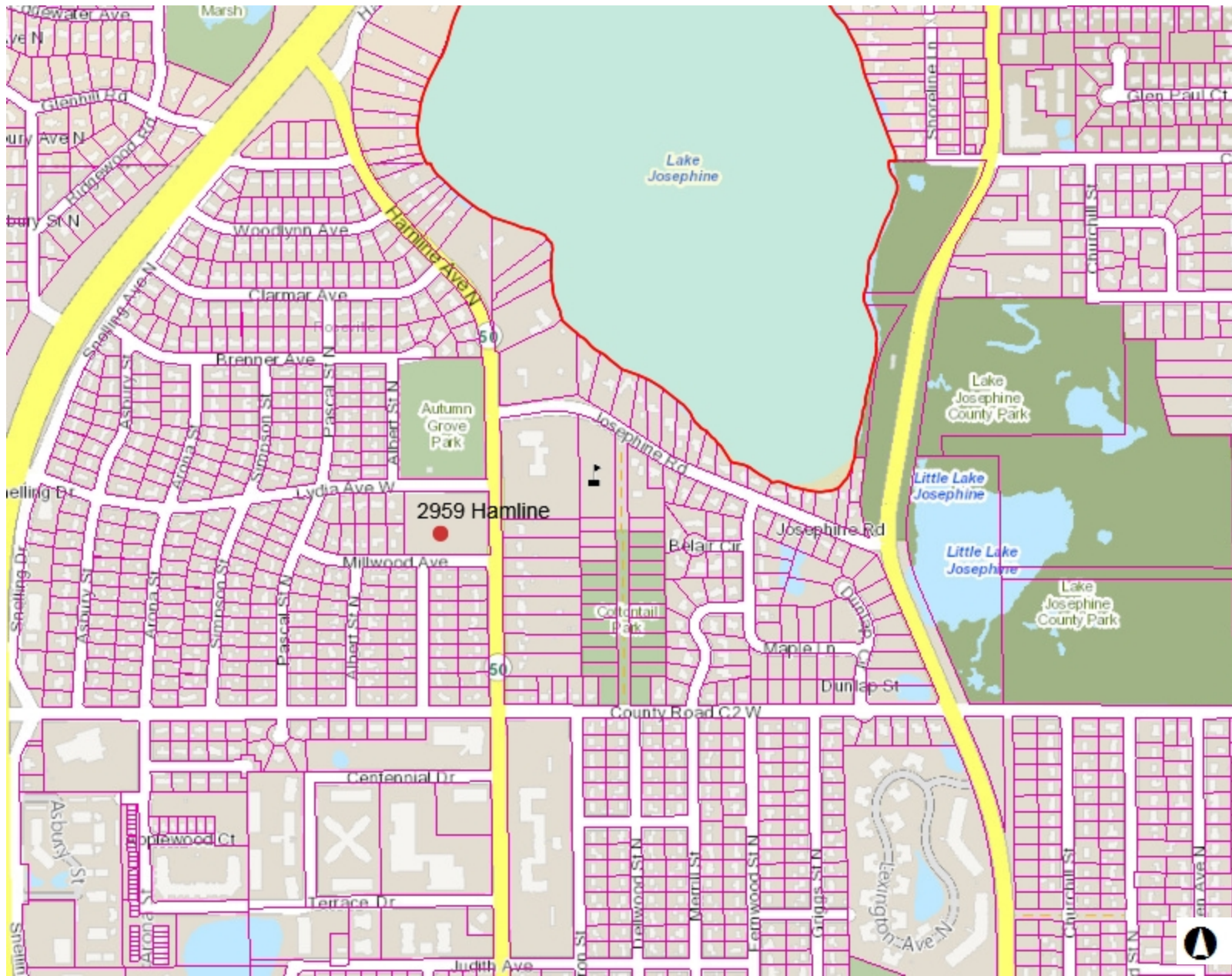
50 A motion approving the attached Purchase Agreement whereby the City would purchase the property
51 located at 2959 Hamline Avenue in Roseville, Minnesota from Independent School District No. 621 for a
52 sum of \$415,000; and authorize the Mayor and City Manager to execute the Purchase Agreement on
53 behalf of the City setting forth the terms and conditions of the sale.

54
55 Prepared by: Lonnie Brokke, Director of Parks and Recreation

56
57 Attachments: a. Parcel Location Map
58 b. Aerial Location Map
59 c. Purchase Agreement
60



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



1,537.3 0 768.66 1,537.3 Feet

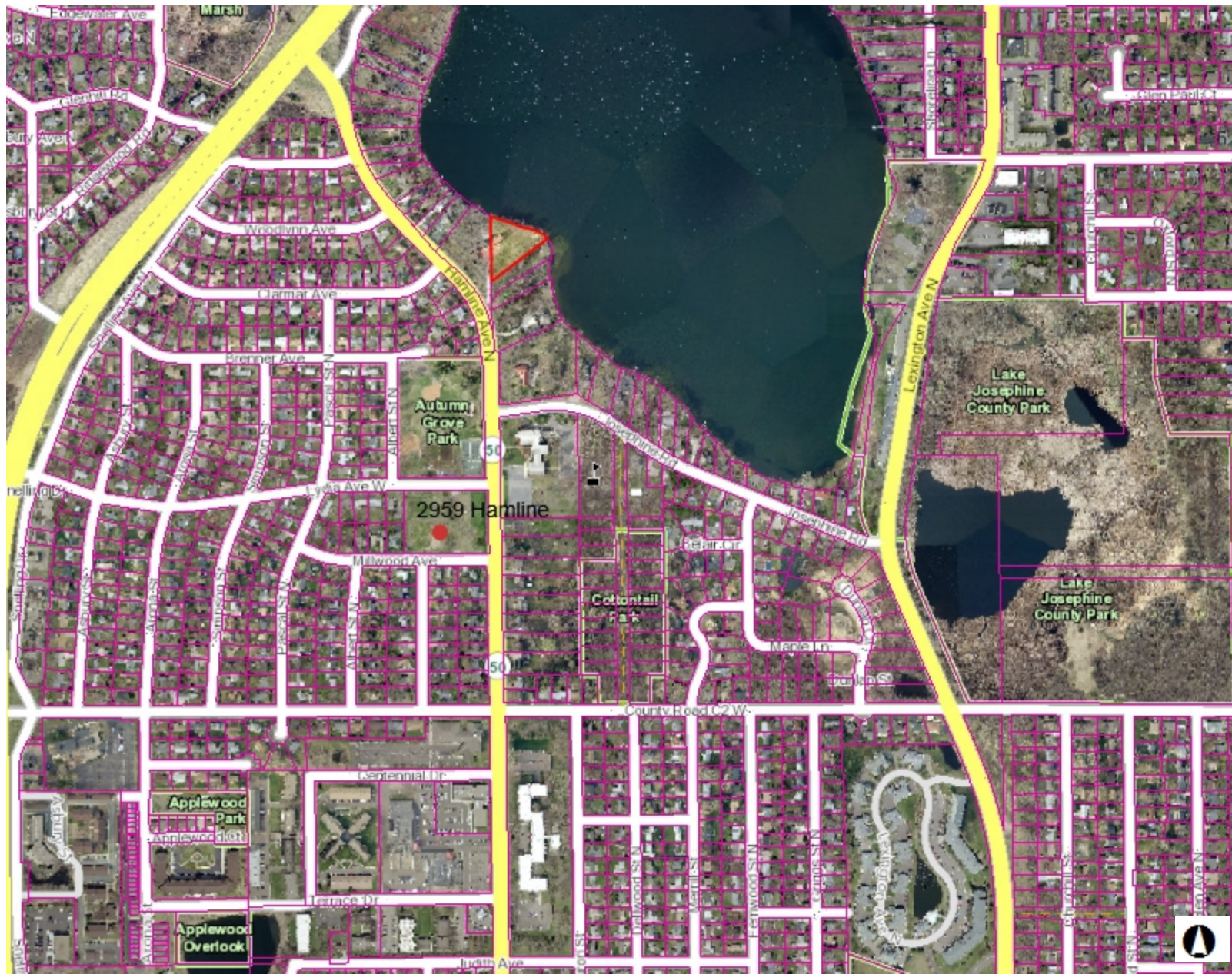
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Streets (8K-16K)
 - Interstate
 - US Highway; MN Highway
 - Ramp
 - County Road
 - Municipal Street
 - Service Road
 - Private Road
 - Restricted Access Route
 - A99

Notes

Enter Map Description

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

condition of the Property as Buyer determines is necessary for Buyer to close on this transaction.

- C. Survey. Buyer shall have determined, on or before the Contingency Date, that all matters (including but not limited to the acreage of the Land, the location of any improvements, wetlands and easements, and the location of the property boundaries) shown on the Survey (as defined below) and by boundary markers to be placed on the Land in accordance with Provision 6B below, are satisfactory to the Buyer.
- D. Physical Condition of Property. The Buyer shall have determined, on or before the Contingency Date, that it is satisfied with the physical condition of the Property, and with the zoning, access, drainage, floodplain designation, wetland areas, acreage, dimensions, and all other features and conditions of the Property which Buyer deems necessary for Buyer to purchase the Property.
- E. Legal Description. Buyer shall have determined, on or before the Contingency Date, that it is satisfied with the legal description and rights granted to others set forth in the Certificate of Title for the Property. The Seller agrees to cooperate with the Buyer to make any modifications to the legal description shown in the Certificate of Title which the Title Company, the Ramsey County Examiner of Titles and/or the Buyer deem necessary to clarify the easement and easement rights which are set forth in the legal description shown on the Certificate of Title.

The "Contingency Date" shall be ninety (90) days after the Effective Date of this Agreement. If any of the foregoing contingencies have not been satisfied (which determination shall be within the Buyer's exclusive discretion) on or before the Contingency Date, then this Agreement may be terminated, at Buyer's option, by written notice from Buyer to Seller. Such notice of termination may be given at any time before Closing. Upon such termination the Earnest Money (together with any interest accruing thereon) shall be immediately returned to Buyer, and neither party shall thereafter have any further rights against or obligations to the other hereunder, except as expressly provided otherwise herein. All the contingencies set forth in this Agreement are specifically stated and agreed to be for the sole and exclusive benefit of the Buyer and the Buyer shall have the right to unilaterally waive any contingency by written notice to Seller. Except as otherwise provided in Section 20 below, the costs incurred by the Buyer to determine whether the contingencies have been satisfied shall be paid by the Buyer.

Notwithstanding anything contained herein to the contrary, if one or more of the contingencies set forth in this Provision 3 has not been satisfied by the Contingency Date stated above, the Buyer may extend the Contingency Date for thirty (30) days by delivering to the Title Company an additional \$1,000.00 of Earnest Money and written notice of such extension to Seller on or prior to the original Contingency Date. In the event that the Contingency Date is extended by the Buyer as provided herein, all references in the Purchase Agreement to the Contingency Date shall be that date which is

one hundred twenty (120) days after the Effective Date of this Agreement, rather than ninety (90) days after the Effective Date.

4. Closing. The closing on the purchase and sale of the Property contemplated by this Agreement (the “Closing”) shall occur on that date which is ten (10) days after the Contingency Date, or such earlier date to which the Seller and Buyer hereinafter mutually agree. The Closing shall take place at the Title Company or such other location as is mutually agreeable to the parties. The Seller agrees to deliver possession of the Property to the Buyer immediately following the Closing.

A. Seller’s Closing Documents. Upon Closing the Seller shall execute and deliver to Buyer the following (collectively the “Seller’s Closing Documents”):

i. Deed. A Warranty Deed, in form satisfactory to Buyer, conveying the Real Property to Buyer, free and clear of all encumbrances, except for the Permitted Encumbrances (as defined below).

ii. Seller’s Affidavit. An Affidavit indicating that on the date of actual Closing there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Property; that there has been no skill, labor or material furnished to the Property for which payment has not been made or for which mechanics’ liens could be filed; and that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to the Property, together with whatever standard owner’s affidavit and/or indemnity which may be required by the Title Company to issue an Owner’s Policy of Title Insurance showing the condition of title required by this Agreement with the standard exceptions waived.

iii. Non-Foreign Transferor Certificate. A non-foreign certificate, properly executed and in recordable form, containing such information as is required by IRC Section 1445 (b) (2) and its regulations.

iv. Other Documents. Such other documents reasonably determined by the Title Company or the Buyer to be necessary to transfer the Property to Buyer in compliance with this Agreement or which are to be entered into by, or given to, the parties upon Closing pursuant to the terms and conditions of this Agreement.

B. Buyer’s Closing Documents. Upon Closing the Buyer will deliver to the Seller the balance of the Purchase Price by wire transfer of U.S. federal funds.

5. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

A. Title Insurance, Survey and Closing Fee. Seller will pay all costs of providing the Title Commitment designated in Provision 6A below. Buyer will pay all premiums for any Title Insurance Policy required by Buyer. Buyer will pay the cost of any closing fee charged by the Title Company. The Buyer will pay the cost of the Survey

- 137 to be obtained by Buyer and boundary markers to be placed upon the Land pursuant
138 to Provision 6B below.
139
- 140 B. Deed Tax. Seller shall pay all state deed tax and the conservation fee regarding the
141 Warranty Deed to be delivered by Seller under this Agreement.
142
- 143 C. Real Estate Taxes and Special Assessments. Seller shall pay, on or before the date of
144 actual Closing, all special assessments outstanding, levied, pending, deferred or
145 otherwise or record against the Property as of the date of actual Closing (including
146 without limitation any installments of special assessments and interest on assessments
147 payable with the general real estate taxes due and payable in the year of Closing and
148 prior years). General real estate taxes due and payable in the year of Closing shall be
149 prorated by Seller and Buyer as of the date of actual Closing based upon a calendar
150 year. Seller shall pay all deferred real estate taxes (including "Green Acres" taxes) or
151 special assessments payment of which is required to be paid as a result of the Closing
152 of this sale.
153
- 154 D. Recording Costs. Buyer will pay the cost of recording the Warranty Deed.
155
- 156 E. Utility and Operating Costs. All utility and operating costs pertaining to the Property
157 not otherwise provided for herein will be allocated between Seller and Buyer as of the
158 date of actual Closing, so that Seller shall pay that part of such costs attributable to
159 the period before the time of Closing and the Buyer shall pay that part of such costs
160 attributable to the period after the time of Closing.
161
- 162 F. Attorney's Fees. Each of the parties will pay their own attorney's fees pertaining to
163 the negotiation, performance and enforcement of this Purchase Agreement.
164
- 165 6. Title Examination. The Title Examination will be conducted as follows:
166
- 167 A. Sellers Title Evidence. Seller shall, within twenty (20) days after the Effective Date,
168 furnish to Buyer a commitment ("Title Commitment") for an ALTA Owner's Policy
169 of Title Insurance (accompanied by legible copies of all documents described therein
170 and a copy of the Certificate of Title for the Property) issued by the Title Company
171 committing to insure title to the Property in the amount of the Purchase Price, subject
172 only to the exceptions stated therein.
173
- 174 B. Survey. Following the delivery of the Title Commitment by the Seller to the Buyer as
175 provided in Provision 6A above, the Buyer shall, if Buyer so elects, have a survey of
176 the Property (the "Survey") prepared showing such matters as the Buyer deems
177 necessary and place boundary markers on the Property. The Survey shall be prepared
178 and the boundary markers placed upon the Property at Buyer's sole expense.
179
- 180 C. Buyer's Objections. Within thirty (30) days after receiving the Title Commitment,
181 Buyer will examine the title to the Property and make written objections
182 ("Objections") to the form and/or contents of the Certificate of Title for the Property,

the Title Commitment and/or to any items shown on the Survey. Any matter shown in the Certificate of Title, Title Commitment or on the Survey not objected to by the Buyer within said 30 day period Contingency Date shall be a "Permitted Encumbrance." If Buyer delivers to Seller any Objections, Seller will use Seller's best efforts to cure or satisfy the Objections on or before the Closing Date. If the Objections are not cured on or before the Closing Date, the Buyer will have the option to do the following:

i. Terminate this Agreement and receive a full refund of the Earnest Money (together with any interest accruing thereon); or

ii. Waive the Objections and proceed to Closing.

7. Operation Prior to Closing. During the period from the date of Seller's acceptance of this Agreement to the earlier of the date of actual Closing or termination of the Agreement (the "Executory Period"), the Seller shall execute no contracts, easements, leases or other agreements regarding the Property without the prior written consent of Buyer.

Seller will give Buyer written notice of any citation or other notice or communication which Seller receives subsequent to the date the Seller signs this Agreement, from any governmental authority or agency concerning any alleged violation of any law, ordinance, code, rule, regulation or order regulating the Property of the use thereof.

The Seller shall not take any action, or cause to be recorded against the Property, any documents which change the condition of title to the Property from that shown in the Title Commitment without the prior written consent of the Buyer.

8. Representations and Warranties by Seller. The Seller represents and warrants to Buyer as follows (which representations and warranties shall be true and correct as of the date the Seller signs this Agreement and as of the date of actual Closing):

A. Seller Authority. Seller has the requisite power and authority to enter into, perform and execute this Agreement and the Seller's Closing Documents.

B. Unrecorded Documents. To the best of Seller's knowledge there are no unrecorded leases, contracts, easements, agreements or other documents affecting the Property.

C. Hazardous Substances. Except as otherwise disclosed in Section 20 below, there are, to the best of Seller's actual knowledge, no Hazardous Substances (as defined in Minn. Stat. § 115B.02), asbestos, urea formaldehyde, polychlorinated biphenyls, radon gas or petroleum products (including gasoline, fuel oil, crude oil and various constituents of such products) which exist on, have been placed or stored on, or have been released from, the Property by any person in violation of any law. For purposes of this Section, "seller's actual knowledge" shall refer to the actual knowledge of John Ward

- 229 D. Mechanic's Lien. To the best of Seller's knowledge there are no unpaid charges,
230 debts, liabilities, claims or obligations arising from the construction, occupancy,
231 ownership, use, environmental remediation or operation of the Property which could
232 give rise to any mechanic's or materialmen's or other statutory liens against any of
233 the Property, or for which Buyer will be responsible.
234
- 235 E. Storage Tanks. To the best of Seller's knowledge there are no "above ground storage
236 tanks" or "underground tanks" (within the meaning of Minn. Stat. §116.46) located in
237 or on the Property, or have been located, in or on the Property and have subsequently
238 been removed or filled.
239
- 240 F. Litigation. To the best of Seller's knowledge there is: (i) no actual or pending
241 litigation or administrative proceeding by any organization, person, individual or
242 governmental agency pertaining to the Property, and (ii) no pending or threatened
243 condemnation proceeding that would affect the Property.
244
- 245 G. Boundary Lines. To the best of Seller's knowledge there are: (i) no disputes
246 pertaining to the location of the boundary lines of the Land, and (ii) no existing
247 encroachments from or onto the Land.
248
- 249 H. Diseased Trees. Seller has not received any notice from any governmental authority
250 as to the existence of, nor does the Seller have any knowledge of any Dutch elm
251 disease, oak wilt, emerald borer infestation or other disease of any trees or vegetation
252 on the Property.
253
- 254 I. Wells. Seller does not know of any "Wells" on the described Property within the
255 meaning of Minn. Stat. § 1031, except as have been previously disclosed to the Buyer
256 pursuant to a Well Disclosure Statement, and except for the monitoring wells
257 currently on the Property.
258
- 259 J. Individual Sewage Treatment Systems. There is no existing or abandoned "individual
260 sewage treatment system" (within the meaning of Minn. Stat. § 115.55) on or serving
261 the Property.
262
- 263 K. Methamphetamine Production. No Methamphetamine Production has occurred on
264 the Property.
265
- 266 L. Protected Sites. Seller has no knowledge that the Property has any conditions that are
267 protected by federal or state law (such as American Indian burial grounds, other
268 human burial grounds, ceremonial earthworks, historical structures or materials, or
269 archeological sites).
270
- 271 M. Relocation Benefits. That the Property was vacant and unoccupied before the
272 initiation of negotiations between the parties for the Buyer's acquisition of the
273 Property and that the Property has been continuously vacant and unoccupied since

that time. The Seller has no right or claim to relocation benefits as a result of this transaction.

Each of the representations and warranties made herein shall survive Closing. Seller will indemnify Buyer and its successors and assigns, against, and will hold Buyer, and its successors and assigns, harmless from, any expenses or damages, including reasonable attorney's fees, that Buyer incurs because of the breach of any of the above representations and warranties.

9. Eminent Domain Proceedings. If, prior to the Closing, eminent domain proceedings are commenced against all or any part of the Property, Seller will immediately give notice to Buyer of such fact, and at Buyer's option (to be exercised within 20 days after Seller's notice), this Agreement will terminate, in which event the Earnest Money (together with any accrued interest thereon) will be refunded to the Buyer and neither party shall thereafter have any rights against or obligations to the other hereunder, except as expressly provided otherwise herein. If Buyer fails to give such notice then there will be no reduction in the Purchase Price, and Seller will assign to Buyer at the Closing all of Seller's right, title and interest in and to any award made or to be made in the eminent domain proceedings. Prior to the Closing, Seller will not designate counsel, appear in, or otherwise take any action with respect to the eminent domain proceedings without Buyer's prior written consent.

10. Broker's Commission. Seller and Buyer represent to each other that they have not dealt with any brokers, real estate agents or the like in connection with this transaction, and that there are no real estate brokers fees or commissions due on this sale. If either party has entered into a written agreement which gives rise to a real estate commission being due, then the party so entering into the written agreement shall be responsible for the payment of any real estate commission or brokers fee arising thereunder. This provision shall survive Closing or if no Closing occurs, the termination of this Agreement.

11. Survival. The warranties, representations, indemnifications and covenants contained in this Agreement shall survive Closing.

12. Notices. Any notice required or permitted to be given by any party upon the other is given in accordance with this Agreement if it is: i) delivered personally upon the Superintendent of the Seller, if such delivery is upon Seller, or delivered personally upon the City Manager, if such delivery is upon Buyer, ii) mailed in a sealed wrapper by United States registered or certified mail, return receipt requested, postage prepaid addressed as designated below; or iii) given to a reputable express courier for overnight delivery to the other party addressed as follows:

If to Seller:

If to Buyer:

City of Roseville
Roseville City Hall
2660 Civic Center Drive
Roseville, MN 55113
Attn: Patrick Trudgeon

Notices shall be deemed effective on the date of receipt if delivered personally, upon the date of delivery to the reputable express courier if delivered to the courier for overnight delivery, or on the date of deposit in the U.S. Mail, if mailed; provided, however, if notice is given by deposit in the U.S. mails or by delivery to a courier for overnight delivery, the time for response to any notice by the other party shall commence to run one business day after the date of mailing or delivery to the courier. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any of the manners specified above, 10 days prior to the effective date of such change.

13. Defaults and Remedies. In the event of a default on the part of either party under this Agreement which continues for three (3) business days after receipt of written notice from the other party, the following shall apply:

- A. If the Buyer is the defaulting party the Seller may, as its sole remedy, terminate this Agreement in accordance with Minnesota Statutes §559.21, whereupon the Earnest Money shall be delivered to Seller as liquidated damages.
- B. If the Seller is the defaulting party, the Buyer may (i) terminate this Agreement whereupon the Earnest Money (together with any interest accruing thereon) shall be returned to Buyer, or (ii) seek specific performance of this Agreement, provided that such action is brought within six (6) months after such right of action arises.

Notwithstanding anything to the contrary contained herein, the parties acknowledge and agree that any liability of the parties to the other under the covenants and indemnification contained in Sections 10 and 14 shall not be limited or affected by the foregoing provisions of this Section.

14. Physical Inspection. Following the signing of this Agreement, the Seller shall allow Buyer access to the Property without charge for the purpose of Buyer's surveying, placing boundary monumentation upon, and testing and examining the Property. The Buyer shall not perform any subsurface exploration of the Property without the Seller's prior consent. Seller's consent shall not be unreasonably withheld. Buyer shall pay all costs and expenses of such surveying, placing of boundary monumentation, examination and testing, and Buyer will, subject to the provisions and limitations of Minn. Stat. Chapter 466, defend and indemnify the Seller from all claims, liens, costs, expenses, and attorneys' fee related to such actions by Buyer. The foregoing indemnification shall survive Closing or if no Closing occurs, the termination of this Agreement.

- 366
- 367 15. Property Condition Disclosure. The parties acknowledge that, if the Property is
- 368 residential property, the Seller must provide the Buyer a written disclosure, or Buyer
- 369 must have received an inspection report, or Buyer and Seller may waive the written
- 370 disclosure requirements under Minnesota Statutes Sections 513.52-513.60. THE
- 371 SELLER AND BUYER EXPRESSLY WAIVE THE WRITTEN DISCLOSURE
- 372 REQUIRED UNDER MINNESOTA STATUTES SECTIONS 513.52 TO 513.60.
- 373
- 374 16. Airport Zoning Regulations. If airport zoning regulations affect the Property, a copy of
- 375 those airport zoning regulations as adopted can be viewed or obtained at the office of the
- 376 County recorder where the zoned area is located.
- 377
- 378 17. Predatory Offenders. Information about the predatory offender registry and persons
- 379 registered with the registry may be obtained by contacting the local law enforcement
- 380 agency or by contacting the Minnesota Department of Corrections at 651-361-7200 or at
- 381 <http://www.doc.state.mn.us>.
- 382
- 383 18. Studies and Other Materials. Within twenty (20) days after the Effective Date, the Seller
- 384 shall provide the Buyer with copies of all soil reports, surveys, engineering studies and
- 385 reports, environmental studies and reports and other documents that Buyer may request
- 386 pertaining to the Property, if Seller has such documents in Seller's possession. If the
- 387 foregoing would work an inconvenience on the Seller, the Seller shall permit the Buyer to
- 388 examine and make copies of such items during normal business hours, and shall provide
- 389 facilities for these purposes.
- 390
- 391 19. Conditions to Closing. The Buyer's obligation to close on this Purchase Agreement is
- 392 subject to the following conditions precedent:
- 393
- 394 A. The representations and warranties of the Seller contained in this Agreement are true
- 395 and correct as of the date the Seller signs this Agreement and at the time of Closing.
- 396
- 397 B. The Seller shall have performed and satisfied each of the Seller's obligations under
- 398 this Agreement.
- 399
- 400 C. The Buyer is able to obtain an Owner's Policy of Title Insurance issued by the Title
- 401 Company in the full amount of the Purchase Price, subject only to the Permitted
- 402 Encumbrances, covering title to the Property, showing Buyer as owner of the
- 403 Property and providing for full coverage over all standard title exceptions.
- 404
- 405 D. There has been no material change in the physical condition of the Property between
- 406 the date the Buyer signs this Agreement and Closing.
- 407
- 408 In the event any of the foregoing conditions are not satisfied as of the time of Closing,
- 409 Buyer will have no obligation to proceed to Closing and, unless Buyer delivers written
- 410 notice to Seller that Buyer has waived any unsatisfied condition and will proceed to
- 411 Closing, this Agreement, upon notice from Buyer to Seller will cease and terminate, the

Earnest Money (together with any accrued interest thereon) shall be refunded to Buyer and neither party shall thereafter have any rights against or obligations to the other hereunder, except as expressly provided otherwise herein.

20. VIC Program Obligations. The parties acknowledge that chlorinated volatile organic compounds have been discovered on the Property and that the Seller has enrolled in the Minnesota Pollution Control Agency ("MPCA") Voluntary Investigation and Cleanup ("VIC") program to assist in the remediation of the contamination. The Seller has submitted a Response Action Plan ("RAP") which has been approved by the MPCA. The remediation designated in the RAP has been completed, but there are still concentrations of tetrachloroethane ("PCE") and trichloroethane ("TCE") in the Property which exceed the Minnesota Department of Health's Health Risk Limits. Monitoring wells have been installed on the Property by the Seller and annual reports have been provided to the MPCA describing the TCE and PCE concentration levels. It is anticipated that the MPCA will require the continued maintenance of the monitoring wells and delivery of annual monitoring reports after Closing. Following the execution of this Agreement, the parties intend to meet with the MPCA to discuss the sale of the Property, the requirements of the MPCA pertaining to the environmental contamination, the procurement by the Buyer of a No Association Determination Letter based upon the Buyer's proposed use of the Property and the timing and requirements of the MPCA to issue a No Further Action letter and/or Certificate of Compliance with respect to the contamination. The parties agree to cooperate with one another in scheduling the Joint Meeting so that both parties and their respective consultants and representatives can attend the meeting together. The parties further agree to allocate the following costs associated with the remediation, monitoring and reporting of the environmental contamination between themselves as follows:

A. The Seller shall pay for:

- (i) All MPCA charges attributable to the period before, and all MPCA charges for work, services, communications and meetings initiated or requested by Seller after, the Joint Meeting.
- (ii) The MPCA charges for the Joint Meeting.
- (iii) The maintenance and operation of the monitoring wells and all environmental remediation, reporting and monitoring required by the MPCA prior to Closing.
- (iv) All fees and charges charged by consultants, contractors, engineers, representatives and attorneys retained by the Seller for services provided in connection with the Seller's participation in the VIC program and the environmental remediation, reporting and monitoring required by the MPCA.

B. The Buyer shall pay for:

- (i) All MPCA charges for work, services, communications and meetings initiated or requested by Buyer after the Joint Meeting.
- (ii) The maintenance and operation of the monitoring wells and all environmental remediation, reporting and monitoring required by the MPCA after Closing.
- (iii) All fees and charges charged by consultants, contractors, engineers, representatives and attorneys retained by the Buyer for services provided in connection with the Buyer's participation in the VIC program and the environmental remediation, reporting and monitoring required by the MPCA.
- (iv) All fees and charges charged by consultants, contractors, engineers, representatives and attorneys retained by Buyer for services connected with the determination of whether the contingencies set forth in Section 3 have been satisfied.

The Seller agrees to continue the Seller's participation in the VIC program through the date of Closing and to be responsible for and perform all remediation, reporting and monitoring required by the MPCA prior to Closing. The Buyer agrees to be responsible for and perform all remediation, reporting and monitoring required by the MPCA after Closing and the Buyer shall defend and indemnify the Seller from all such costs or obligations.

This contract is an arm's-length agreement between the parties. The purchase price was bargained on the basis of an "as is, where is" transaction. The Property will be conveyed to Buyer in an "as is, where is" condition with all faults. Seller makes no warranty of condition, merchantability, or suitability or fitness for a particular purpose or for Buyer's intended use of the property for park purposes with respect to the Property. All warranties, except the warranty of title in the closing documents and the representations and warranties set forth in Section 8 above, are disclaimed.

21. Miscellaneous.

- A. Entire Agreement. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property.
- B. Controlling Law. This Agreement has been made under the laws of the State of Minnesota, which will control its interpretation.
- C. Binding Effect. This Agreement is binding upon the inures to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

- 500 D. Amendments. No amendment to this Agreement will be binding on either of the
501 parties hereto unless such amendment is in writing and is executed by the party
502 against whom enforcement of such amendment is sought.
503
- 504 E. Time of the Essence. Time is of the essence of this Agreement and each and every
505 term and condition hereof.
506
- 507 F. Date For Performance. If the time period by which any right, option or election
508 provided under this Agreement must be exercised, or by which any act required
509 hereunder must be performed, or by which the Closing must be held, expires on a
510 Saturday, Sunday or legal or bank holiday, then such time period will be
511 automatically extended through the close of business on the next regularly scheduled
512 business day.
513
- 514 G. Effective Date. The “Effective Date,” as that term is used in this Agreement, shall be
515 that date on which the party who signs this Agreement last, signs this Agreement.
516
- 517 H. Negotiation. This Agreement and every provision of this Agreement is the result of
518 negotiation by and between the respective parties hereto, and it is agreed that in the
519 event any litigation arises with respect hereto, a strict construction of the terms of this
520 Agreement shall not be applied against any of the parties hereto because of the fact
521 that it drafted or prepared this Agreement.
522
- 523 I. Counterparts. This Agreement may be executed in any number of counterparts, each
524 of which will be deemed to be an original, but all of which, when taken together,
525 constitute the same instrument.
526

Seller and Buyer have executed this Agreement as of the date first written above.

SELLER:

Independent School District Number 621, a
Minnesota independent school district

_____, School Board Chair

_____, School Board Clerk

Date of Execution by Seller

_____, 2014

BUYER:

City of Roseville, a Minnesota municipal
corporation

By:_____
Mayor

By:_____
City Manager

Date of Execution by Buyer

_____, 2014

Draft Dated 3/28/14

575
576
577
578
579
580
581

Exhibit A

LAND

The North 326 feet of the South 1143 feet of the East 476 feet of the Northwest
Quarter of Section 3, Township 29 North, Range 23 West, Ramsey County,
Minnesota.

ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

DATE: **4/21/2014**
ITEM NO: 7.d

Department Approval



City Manager Approval:

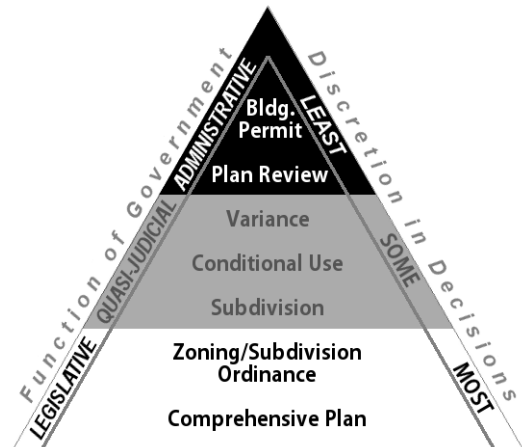


Item Description: Adopt a Resolution Approving the Vacation of a Pathway Easement
Vacation/Relocation at 1045 Larpenteur Avenue

Application Review Details

- RCA prepared: April 16, 2014
- Public hearing: April 10, 2014
- City Council action: April 21, 2014
- Statutory action deadline: na

Action taken on an easement vacation request is **legislative in nature**; the City has broad discretion in making land use decisions based on advancing the health, safety, and general welfare of the community.



1.0 REQUESTED ACTION

The City of Roseville requests the vacation of a pathway easement along the south side of the property at 1045 Larpenteur Avenue.

2.0 SUMMARY OF RECOMMENDATION

The Public Works Department recommends approval of the proposed EASEMENT VACATION; see Section 7 of this report for the detailed recommendation.

3.0 SUMMARY OF SUGGESTED ACTION

Adopt a Resolution approving the vacation of PUBLIC PATHWAY EASEMENT; see Section 8 of this report for the detailed action.

11 **BACKGROUND**

12 Back in 1978 a pathway easement was signed by Roseville Senior Homes. At that time,
13 for some reason, the section maps showed the property for 1045 Larpenteur Ave as
14 stopping at the edge of the then in place street easement (northern edge of Larpenteur
15 right-of-way). In fact, the actual property line goes to the center of the roadway.
16 Therefore, when the easement references the south 14 feet, it actually referenced 14 feet
17 north of the roadway centerline.

18 In 1996, this was discovered by City staff. Efforts were made to create a new easement
19 document with a corrected legal description. On February 26, 1996, the Roseville City
20 Council took action to “release” the sidewalk easement. However, this was never filed
21 with Ramsey County and no original documents detailing this transaction can be found.

22 Therefore, the City Attorney has recommended that the City process an easement
23 vacation at this time to legally correct the situation. The property owner is aware of the
24 situation and is cooperating fully to establish a new sidewalk easement in the proper
25 location.

26 The property at 1045 Larpenteur Avenue has a Comprehensive Plan Land Use
27 designation of High Density Residential (HR) and a zoning classification of High Density
28 Residential-1 (HDR-1) and is currently home to Roseville Senior Apartments.

29 **4.0 VACATION ANALYSIS**

30 The City Attorney and Public Works Department staff have reviewed the proposed
31 vacation of the pathway easement as illustrated in Attachment C and is supportive of
32 vacating the easement as described and noted on the illustration.

33 Planning Division staff prepares the report and supporting materials for review, but
34 doesn’t have an interest, *per se*, in such proposals and merely conveys the comments and
35 recommendation of the Public Works Department in addition to coordinating the review
36 of the proposal by the Planning Commission and City Council. The Planning Division
37 will become involved when formal plans for the site redevelopment are submitted for
38 building permit review and approval.

39 **5.0 PUBLIC COMMENT**

40 As of the time this report was prepared, Planning Division staff had not received any
41 questions/comments about the proposal.

42 **6.0 RECOMMENDATION**

43 Based on the comments and findings outlined in Sections 5 and 6 of this report, the
44 Planning Division recommends approval of the VACATION of the pathway easement as
45 described and illustrated on Attachment C for property at 1045 Larpentuer Avenue.

49 **7.0**

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56 **8.0**

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60 **9.0**

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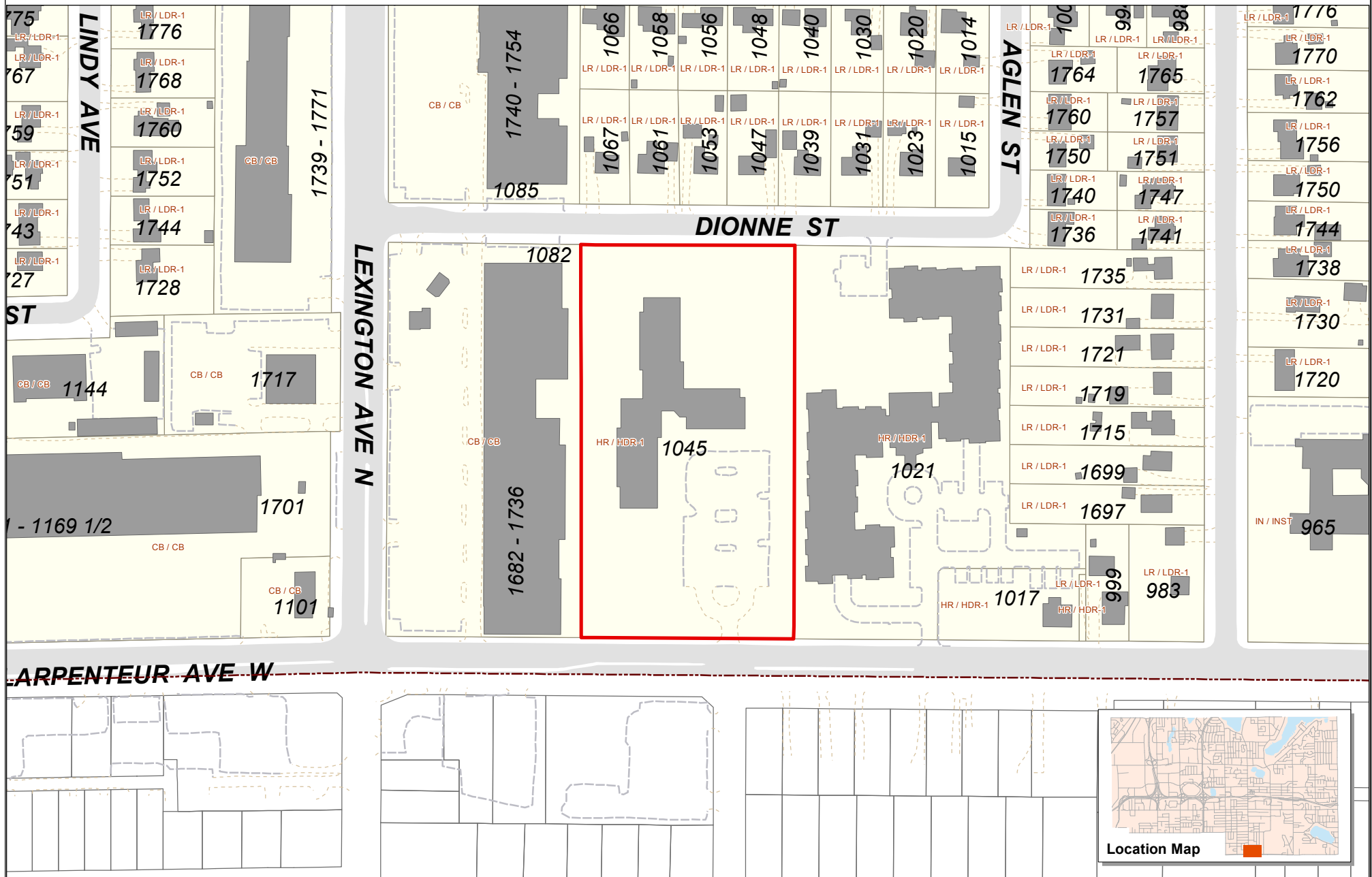
Attachments:

B: Aerial photo

D. Draft PC Minutes

PF14-007 RCA 042114 (2).doc

Attachment A for Planning File 14-007



Prepared by:
Community Development Department
Printed: March 25, 2014



Site Location

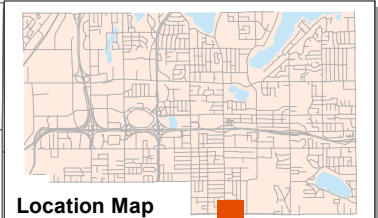
LR / LDR-1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (3/2/2014)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the GIS Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



0 100 200 Feet



mapdoc: planning_commission_location.mxd

Attachment B for Planning File 14-007



Prepared by:
Community Development Department
Printed: March 25, 2014



Site Location

Data Sources

* Ramsey County GIS Base Map (3/2/2014)

* Aerial Data: MnGeo (4/2012)

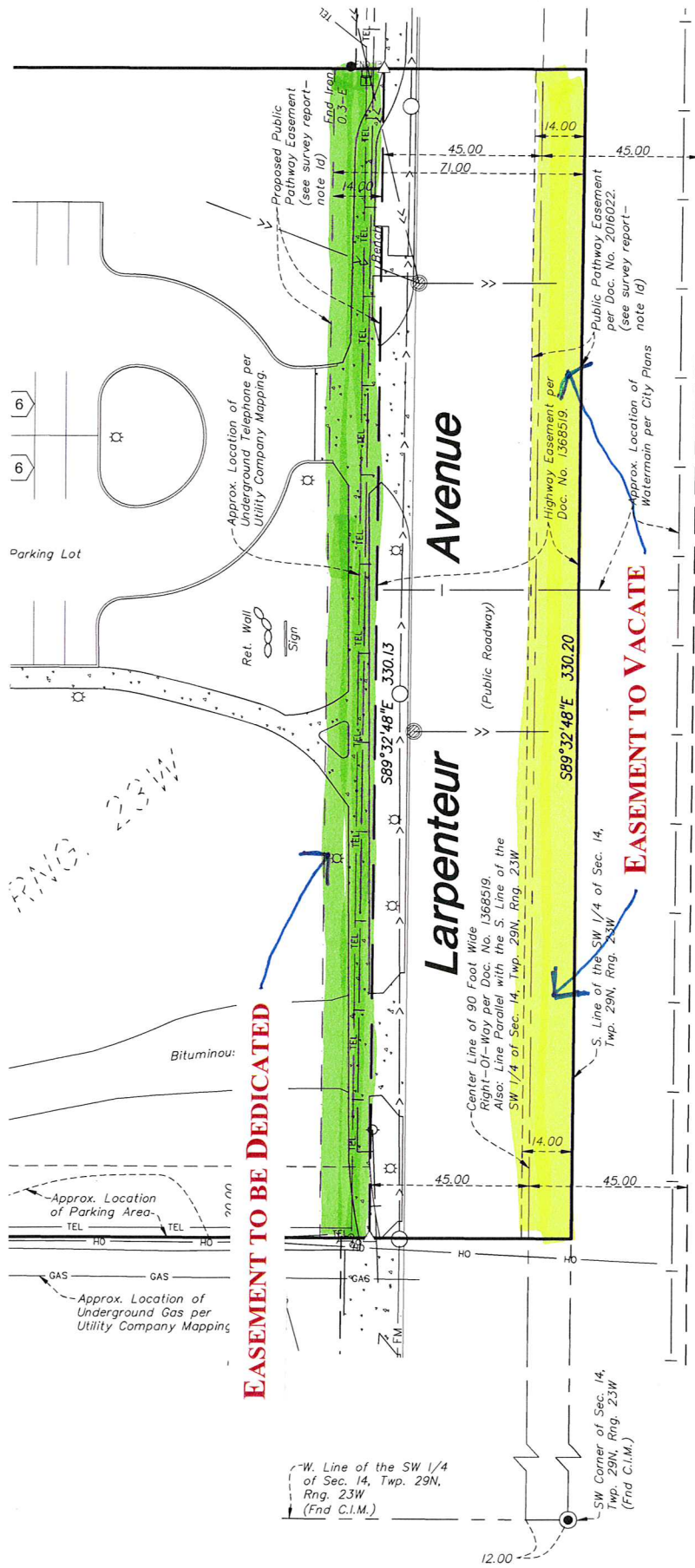
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0 50 100 Feet





Extract of the April 10, Roseville Planning Commission Minutes

b. **PLANNING FILE 14-007**

Request by the City of Roseville to VACATE a pathway easement along the south side of property at 1045 Larpenteur Avenue and replace it with a pathway easement along the north side of Larpenteur Avenue

Chair Gisselquist opened the Public Hearing for Planning File 14-002 at approximately 7:29 p.m.

City Planner Thomas Paschke summarized the request for VACATION of a pathway easement along the south side of the property at 1045 Larpenteur Avenue; with staff recommending approval, as detailed in staff report at the request of the City Attorney and the Public Works Department to correct the easement vacation and dedication for accurate recording purposes.

At the request of Chair Gisselquist, Mr. Paschke advised that nothing would happen to the existing property, as the sidewalk was already in place and crossed the property with certain footages on either side. Mr. Paschke clarified that this is currently under negotiation, and this was just a formality, to ensure documents were properly recorded and facilitating approval at the City Council level to subsequently support those actions.

At the request of Member Murphy, Mr. Paschke confirmed that this action should get the accurate easements in place, cautioning that interpretations of surveyors or recorders could vary over time.

Chair Gisselquist closed Public Hearing at approximately 7:34 p.m.; with no one appearing for or against.

MOTION

Member Cunningham moved, seconded by Member Gisselquist to recommend to the City Council APPROVAL of the VACATION of the pathway easement as described on Attachment C at 1045 Larpenteur Avenue; based on the comments and findings of Sections 4-6 and the recommendation of Section 7 of the staff report dated April 10, 2014.

Ayes: 7

Nays: 0

Motion carried.

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, State of Minnesota, was held on the _____ day of _____, 2014 at _____ o'clock p.m.

The following members were present: _____
_____.

The following members were absent: _____
_____.

Council Member _____ introduced the following resolution and moved its adoption:

**RESOLUTION NO. _____
A RESOLUTION VACATING A PATHWAY EASEMENT**

WHEREAS, the Roseville City Council has determined on its own motion to vacate a pathway easement on, over and across real property legally described as follows:

The South 14 feet of the following:

The East 1/2 of the West 10 acres of the South 1/2 of the West 3/4 of the Southwest 1/4 of the Southwest 1/4, Section 14, Township 29, Range 23, Ramsey County, Minnesota;

and

WHEREAS, said easement was acquired pursuant to a Pathway Easement, dated September 6, 1978, which was recorded in the office of the Ramsey County Recorder as Document No. 2016022; and

WHEREAS, after two weeks published and posted notice having been given, as well as notice having been mailed to all affected property owners according to Minnesota Statutes, a public hearing was held at which all persons interested in said Petition were given an opportunity to be heard; and

WHEREAS, the Roseville City Council has determined that the vacation would be in the public interest; and

WHEREAS, at least four-fifths of all members of the City Council concur in this resolution;

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

1. That the City of Roseville hereby vacates the pathway easement created by said Document No. 2016022 referred to above which is legally described as follows:

The South 14 feet of the following:

The East 1/2 of the West 10 acres of the South 1/2 of the West 3/4 of the Southwest 1/4 of the Southwest 1/4, Section 14, Township 29, Range 23, Ramsey County, Minnesota.

2. The vacation applies only to the pathway easement described in Provision 1 above and not to: (a) the rights of existing utilities, if any, or (b) any other easements running to or benefitting the City of Roseville.
3. The City Manager is directed to execute and record a Notice of Completion of this vacation proceeding pursuant to Minnesota Statutes §412.851. The easement vacation authorized by this Resolution shall not be effective until the Notice of Completion is recorded in the office of the Ramsey County Recorder.

The motion for the adoption of the foregoing resolutions was duly seconded by Council Member _____, and upon vote being taken thereon the following voted in favor thereof: _____,

and the following voted against the same: _____,

and the following were absent: _____.

WHEREUPON said resolution was declared duly passed and adopted on the _____ day of _____, 2014.

Resolution Vacating a Pathway Easement

[illegible]

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, Minnesota, do hereby certify that I have carefully compared the attached and foregoing Extract of Minutes of a regular meeting of the City Council of the City of Roseville, Minnesota, held on the _____ day of _____, 2014, with the original on file in my office, and the same is a true and correct transcript therefrom, insofar as same relates to the matter shown.

WITNESS MY HAND officially as such City Manager this ____ day of _____, 2014.

Patrick Trudgeon, City Manager

(SEAL)



REQUEST FOR CITY COUNCIL ACTION

DATE: **4/21/2014**

ITEM NO. 7.e

Department Approval:

City Manager Approval:

Item Description:

Annual Variance Board Appointments

BACKGROUND:

Pursuant to Chapter 1014.04 (Board of Zoning Adjustments and Appeals) of the Roseville City Code, the City Council annually nominates three members of the Planning Commission to serve as the Roseville Variance Board. While “nominates” typically means “selects,” experience has shown that the more practical course is for Planning Commissioners to volunteer if they are willing and available to serve on the Variance Board, and for the City Council to ratify the self-selected Commissioners.

On April 10, 2014, Planning Commissioners Michael Boguszewski, Shannon Cunningham, Bob Murphy, and Jim Daire each volunteered to serve as members of the Variance Board.

STAFF RECOMMENDATION

Planning Commission recommends that the Roseville City Council ratify Michael Boguszewski, Shannon Cunningham, Bob Murphy, and Jim Daire (alternate) as the Variance Board serving from May 7, 2014 to April 1, 2015.

SUGGESTED CITY COUNCIL ACTION

By motion, ratify the selection of Roseville Planning Commissioners Michael Boguszewski, Shannon Cunningham, Bob Murphy, and Jim Daire (alternate) as the Planning Commission members appointed to serve as the Variance Board from May 7, 2014 to April 1, 2015.

Prepared by: City Planner Thomas Paschke

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 04-21-2014
Item No.: 9.a

Department Approval

City Manager Approval



Item Description: **A request by the Community Development Department to amend Roseville's City Code to prohibit the long term storage of trailers, boats on trailers, and large RV's on public streets.**

BACKGROUND

City staff (Police and Community Development) periodically receive complaints when a resident parks a trailer, a boat on a trailer, or, a large RV on a public street in a residential neighborhood for extended periods. Sometimes these are parked on the street, continuously, for periods exceeding a month, or, all summer long without ever moving. In effect they are being 'stored' on the public street. While many other cities regulate the placement of large RV's or boat/trailer combinations on public streets, Roseville's City Code presently does not. However, Roseville's public roadways were not designed, nor intended, for this purpose.

In response to concerns from citizens, Council requested the Community Development Department address the issue of long term storage of trailers, boats on trailers, and large RV's on public streets.

Community Development Department staff is proposing a City Code ordinance amendment that will identify the long term storage of trailers, boats on trailers, and RV's, on public streets, a public nuisance violation (within City Code Section 407). This amendment is specifically structured to:

- Allow the parking of trailers, boats on trailers and large recreational vehicles on a public street (subject to existing regulations) for a maximum period of 4 days in any (and each) calendar month.
- Not affect the allowed parking of other types of vehicles on public streets (cars, trucks, smaller RV's, etc.).
- Not affect the allowed parking of these items on one's own driveway.
- Allow for residents to park these items on a public street for a few days at a time (often residents will bring one home from storage to clean or pack it for a trip).
- Allow for visiting relatives, arriving in an RV, to park on a public street for a few days or a week at a time.
- Address violations effectively: limit the ability to circumvent the ordinance by simply moving an item periodically, and, bring violations before City Council relatively quickly.
- Allow an affected resident to speak before Council and identify any special circumstances.
- Allow for Council to review and rule on a violation prior to any staff abatement action (such as impound).
- Allow for staff to abate a violation (and impound a trailer, a boat on a trailer, or, an RV, under Section 406.06 City Abatement of Public Nuisances) following authorization from Council.

24 This provision would be enforced by the Code Enforcement Division (vs Police). It is intended that this
25 provision be enforced reactively, following a complaint from the public (or another city department
26 such as Police or Public Works).

27 **POLICY OBJECTIVE**

28 Property maintenance through City abatement activities is a key tool to preserving high-quality
29 residential neighborhoods. Both Imagine Roseville 2025 and the City's 2030 Comprehensive Plan
30 support property maintenance as a means by which to achieve neighborhood stability. The Housing
31 section of Imagine Roseville suggests that the City "implement programs to ensure safe and well-
32 maintained properties." In addition, the Land Use chapter (Chapter 3) and the Housing and
33 Neighborhoods chapter (Chapter 6) of the Comprehensive Plan support the City's efforts to maintain
34 livability of the City's residential neighborhoods with specific policies related to property maintenance
35 and code compliance. Policy 6.1 of Chapter 3 states that the City should promote maintenance and
36 reinvestment in housing and Policy 2.6 of Chapter 6 guides the City to use code-compliance activities as
37 one method to prevent neighborhood decline.

38 **FINANCIL IMPACTS**

39 The Code Enforcement division already enforces the public nuisance provisions of the city code. It is
40 not anticipated that there will be more than 4-6 complaints of this type per year. Therefore, the financial
41 impact will be negligible.

42 **STAFF RECOMMENDATION**

Approve the attached City Code ordinance amendment (adding item #5 to Section 407 of Roseville's City Code) making the long term storage of trailers, boats on trailers and large RV's, on the public streets, a public nuisance and prohibited.

43 **REQUESTED COUNCIL ACTION**

Approve the attached City Code ordinance amendment (adding item #5 to Section 407 of Roseville's City Code) making the long term storage of trailers, boats on trailers and large RV's, on public streets, a public nuisance and prohibited.

Prepared by: Don Munson, Codes Coordinator

Attachments: A: Ordinance Change Amendment

B: Ordinance Summary

City of Roseville
ORDINANCE NO.

**AN ORDINANCE AMENDING SECTION 407.02.M OF TITLE 4 HEALTH AND SANITATION
OF THE ROSEVILLE CITY CODE**

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Purpose: The Roseville City Code is hereby amended to identify that the long-term storage of trailers, boats on trailers, and/or large recreational vehicles, on public streets, as a public nuisance and prohibited under the City Code.

SECTION 2. Section 407.02.M Unlawful Parking and Storage, is hereby amended as follows:

5. No trailer (of any size), boat supported on a trailer, or recreational vehicle (with dual rear tires or dual rear axle) may be parked on a public street or right-of-way within the City for: 1) more than 4 consecutive days, or, 2) more than 4 total days in any calendar month.

a. Parking in one location for over 2 hours (in a 24 hour period) qualifies as a 'day' for purposes of this section.

b. Posting for a public hearing, before City Council, shall be a minimum of 10 days for violations of item #5.

SECTION 5. Effective Date. This ordinance amendment to the Roseville City Code shall take effect upon passage and publication.

Passed this 21st day of April, 2014.

ATTEST:

Patrick Trudgeon, City Manager

**CITY OF ROSEVILLE
ORDINANCE SUMMARY NO. _____**

**AN ORDINANCE AMENDING SECTION 407.02.M OF TITLE 4 HEALTH AND
SANITATION
OF THE ROSEVILLE CITY CODE**

The following is the official summary of Ordinance No. _____ approved by the City Council of Roseville on April 21, 2014:

The Roseville City Code, Section 407.02.M Unlawful Parking and Storage, is hereby amended by adding:

5. No trailer (of any size), boat supported on a trailer, or recreational vehicle (with dual rear tires or dual rear axle) may be parked on a public street or right-of-way within the City for: 1) more than 4 consecutive days, or, 2) more than 4 total days in any calendar month.

a. Parking in one location for over 2 hours (in a 24 hour period) qualifies as a ‘day’ for purposes of this section.

b. Posting for a public hearing, before City Council, shall be a minimum of 10 days for violations of item #5.

A printed copy of the ordinance is available for inspection by any person during regular office hours in the office of the City Manager at the Roseville City Hall, 2660 Civic Center Drive, Roseville, Minnesota 55113. A copy of the ordinance and summary is also be posted at the Reference Desk of the Roseville Branch of the Ramsey County Library, 2180 Hamline Avenue, Roseville, Mn. 55113, and on the internet web page of the City of Roseville (www.ci.roseville.mn.us).

Attest: _____
Patrick Trudgeon, City Manager

Passed this 21st day of April, 2014.

ATTEST:

Patrick Trudgeon, City Manager

ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

DATE: **04/21/2014**
ITEM NO: 9.b

Department Approval



City Manager Approval

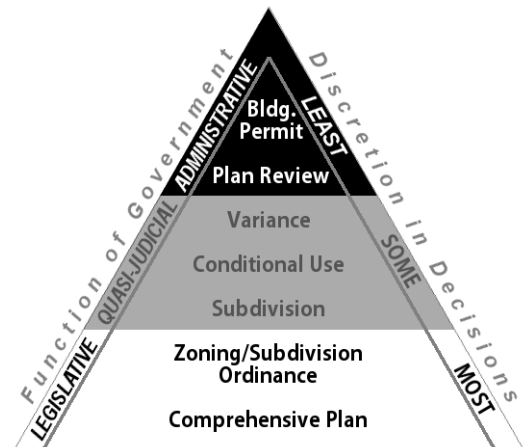


Item Description: Adopt an Ordinance amending the definition of Community Mixed Use in Chapter 4, Land Use of the Comprehensive Plan and the Statement of Purpose in Section 1005.07.A of the Zoning Ordinance

Application Review Details

- RPCA prepared: March 18, 2014
- Public hearing: April 10, 2014
- City Council action: April 21, 2014
- Statutory action deadline: n/a

Action taken on text amendments to either a Comprehensive Plan or Zoning Ordinance is **legislative in nature**; the City has broad discretion in making land use decisions based on advancing the health, safety, and general welfare of the community.



1.0 REQUESTED ACTION

Planning Division seeks a Text Amendment to Chapter 4, Land Use, of the Comprehensive Plan and Section 1005.07.A, Statement of Purpose, of the Zoning Ordinance, to address ambiguities and inconsistencies between the two Community Mixed Use definitions.

2.0 SUMMARY OF RECOMMENDATION

The Planning Division recommends approval of the proposed Text Amendments; see Section 5 of this report for the detailed amendments.

3.0 SUMMARY OF SUGGESTED ACTION

Adopt an Ordinance amending the definition of Community Mixed-Use (CMU) in Chapter 4, Land Use, of the Comprehensive Plan and Section 1005.07.A, Statement of Purpose, of the Zoning Code; see Section 8 of this report for the detailed action.

14 **4.0 CMU LAND USE/ZONING HISTORY**

15 On October 26, 2009, the City Council adopted the Roseville 2030 Comprehensive Plan
16 and on December 13, 2010, the City Council adopted a newly updated (and much
17 different than in the past) Zoning Ordinance. Over the next few years, the Planning
18 Division proceeded as if these two documents were consistent with one another.

19 In the summer of 2011, however, the Planning Division began discussions with
20 representatives from Wal-Mart Stores, Inc. regarding their desire to develop in Twin
21 Lakes at the northeast corner of County Road C and Cleveland Avenue, issues arose
22 concerning the consistency between the Community Mixed Use (CMU) land use
23 definition and Zoning Ordinance Statement of Purpose

24 In the fall of 2011, Mayor Roe sought clarification regarding the CMU in the
25 Comprehensive Plan and Zoning Ordinance. Specifically, concerns/issues were raised
26 regarding whether a Walmart store was a “regional” or “community” business and how
27 that fit within the CMU definition within Chapter 4, Land Use, of the Roseville
28 Comprehensive Plan. On December 9, 2011, the City Attorney provided an opinion
29 regarding three questions pertaining to CMU designations under the Roseville
30 Comprehensive Plan and Zoning Ordinance (Attachment A).

31 While there was a lot of discussion on the City Attorney’s opinion during the Wal-Mart
32 approval process on how it impacted that development, it is clear that inconsistency
33 and/or ambiguity in the current Comprehensive Plan and Zoning definitions needs to be
34 rectified. To that end, since September of 2012, the Community Development
35 Department has been seeking modifications to many of the nuances controlling Twin
36 Lakes, including the land use and zoning definitions to advance a “plan” so that
37 development can occur.

38 **5.0 STAFF ANALYSIS/DISCUSSION**

39 Land use definitions in comprehensive plans by nature are not supposed to be specific
40 and detailed, especially in the area of use; rather they should be broad and nondescript to
41 provide guidance for the desired future rather than dictate specific uses. Such broadness
42 allows for the details and specifics to be addressed by the Zoning Ordinance. In order to
43 avoid varying interpretations, it is vital that the land use definition in the Comprehensive
44 Plan and a zoning statement of purpose in the Zoning Ordinance are consistent.

45 To attain this consistency, the Community Development Department has reviewed and
46 considered changes to each definition so as to alleviate any ambiguity. In addition, it is
47 believed that this approach will reduce or eliminate the City’s need to analyze use
48 consistency between the Comprehensive Plan and Zoning Ordinance each time a building
49 permit is submitted for a development within the CMU District. Such analysis, no matter
50 how well intentioned, can be subjective and thus challenged if the outcome is not
51 favorable to the desired end-user.

52 It is the Planning Division’s position that the broad land use categories listed in the land
53 use definition were never intended to limit possible uses in the manner discussed in the
54 Attorney’s opinion or by Council Members, both of whom hold that Regional Business
55 cannot be developed under the CMU District and that only those uses generally thought
56 of as Community Business can be allowed. Further, it is the belief of the City Planner
57 that such a position would make any development/redevelopment in Twin Lakes difficult
58 at best, since most uses that this area has been designed to accommodate are of a regional

nature. A corporate office campus/complex for example, has been a use desired by the City Council for Twin Lakes. Such a uses is clearly a regional use when using the City Attorney’s analysis. Hotels, restaurants, a fitness center, and/or an office/showroom, would also be considered regional uses when applying the sort of analysis the City Attorney has suggested.

6.0 PROPOSED AMENDMENTS

Over the course of the past six months, the City Planner has presented for discussion a number of thoughts and ideas regarding the CMU District and specifically the land use and zoning definitions. On February 20, 2014, the City Council supported moving forward through the formal amendment process to modify the Comprehensive Plan CMU Land Use Definition and the CMU Zoning Statement of Purpose so that they are consistent.

The proposal (below) incorporates a set of broad uses that is predicated on the general zoning categories of Table 1005-1 of the Zoning Ordinance, eliminates the cross reference of other land use definitions to eliminate confusion and ambiguity, and eliminates a perceived flaw in a mandate for a specific housing percentage.

CMU (COMPREHENSIVE PLAN) LAND USE CATEGORY DEFINITION

Community Mixed Use areas are intended to contain a mix of complementary uses that may include ~~housing,~~ **residential**, office, commercial, civic **and institutional, utility and transportation**, park, and open space uses. Community Mixed Use areas organize uses into a cohesive district, neighborhood, or corridor, connecting uses in common structures and with sidewalks and trails, and using density, structured parking, shared parking, and other approaches to create green space and public places within the areas. ~~The mix of land uses may include Medium and High Density Residential, Office, Community Business, Institutional, and Parks and Open Space uses. Residential land uses should generally represent between 25% and 50% of the overall mixed-use area. The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to surrounding land-use patterns. To ensure that the desired mix of uses and connections are achieved, a more detailed small area plan, master plan, and/or area-specific design principles is required to guide individual developments within the overall mixed-use area.~~

CMU (ZONING) STATEMENT OF PURPOSE:

The **Community Mixed-Use District** is designed to encourage the development or redevelopment of mixed-use centers that may include ~~housing,~~ **residential**, office, commercial, civic **and** institutional, **utility and transportation**, park, and open space uses. Complementary uses should be organized into cohesive districts in which mixed- or single-use buildings are connected by streets, sidewalks and trails, and open space to create a pedestrian-oriented environment. The CMU District is intended to be applied to areas of the City guided for redevelopment or intensification.

- 102 **7.0 PUBLIC COMMENT**
103 As of the time this report was prepared, Planning Division staff has not received any
104 comments of concerns regarding the proposed Text Amendment.
- 105 **8.0 PLANNING COMMISSION ACTION**
106 At the duly noticed public hearing on April 10, 2014, the Roseville Planning Commission
107 reviewed the proposed text modifications. No persons were in the audience to address
108 the Commission and Commissioners had no questions of staff regarding the proposed
109 amendment (Attachment A).
110 The Planning Commission voted 7-0 to recommend approval of both proposed text
111 amendments.
- 112 **9.0 SUGGESTED ACTION**
113 **By motion, Adopt a Resolution amending** Chapter 4, Land Use, of the Comprehensive
114 Plan;
115 **Adopt an Ordinance amending** Section 1005.07.A, Statement of Purpose, of the Zoning
116 Ordinance;
117 Both as provided in Section 6 of this staff report and on the attached Draft Resolution and
118 Ordinance (Attachments B and C).
- 119 **10.0 OPTIONAL COUNCIL ACTIONS**
120 **Pass a motion to table the item for future action.** Tabling this item does not affect the
121 60-day action deadline established in Minn. Stat. §15.99, since it does not apply to City
122 initiated items. The Planning staff, however, would seek specific direction of such an
123 action.
124 **Pass a motion, to deny the requested approvals.** Denial should be supported by
125 specific findings of fact based on the City Council’s review of the application, applicable
126 zoning regulations, and the public record.

Prepared by: City Planner Thomas Paschke | 651-792-7073 | thomas.paschke@ci.roseville.mn.us
A. Draft PC Minutes
B. Draft Resolution
C. Draft Ordinance

Extract of the April 10, 2014 Roseville Planning Commission Minutes

a. **PLANNING FILE 0017 – PROJECT 0021**

Request by the City of Roseville for TEXT AMENDMENTS to Chapter 4, Land Use of the COMPREHENSIVE PLAN and Section 1005.07.A, Statement of Purposes, of the ZONING ORDINANCE, regarding the Community Mixed Use definition

Chair Gisselquist opened the Public Hearing for Planning File 14-007 at approximately 7:59 p.m.

City Planner Thomas Paschke reviewed the request as detailed in the staff report dated April 10, 2014, as a result of the City Council's request to address ambiguities and inconsistencies between the Comprehensive Plan, Section 1005.07/a, Statement of Purpose, and the current Zoning Ordinance, specific to Community Mixed Use definitions. Mr. Paschke advised that this review was a direct result of issues that came up during the Walmart Development project, as well as at the expiration of the AUAR formerly addressing and regulating development or redevelopment in the Twin Lakes Redevelopment Area. Mr. Paschke advised that part of this review included cross-referencing other land use designations to assist in that guidance and as applicable uses came forward; and upon the advice of the City Attorney (Attachment A), some reference were eliminated and a mix of uses and connections were achieved in smaller area development plans rather than depending on or referencing a broader Master Plan, particularly as some of those were no longer relevant and had been predicated from the old zoning code.

At the prompting of Member Boguszewski, Mr. Paschke clarified that the intent was to avoid any perception of ambiguity or inconsistencies, and the legal opinion from the City Attorney was requested by Mayor Roe to address any misconceptions that had come up during the Walmart proposal. Mr. Paschke further clarified that the key was to focus on cleaning up the land use definitions to eliminate any components that are or could be problematic in the future; and from that standpoint, he was not overly concerned that the current Statement of Purpose language was actually inconsistent, but in an effort to ensure it wasn't, consistent language was suggested.

At the request of Member Boguszewski, Mr. Paschke assured the Commission that the City Attorney had been involved in the proposed language revisions and their development throughout the process and was involved in the City Council discussions as text revisions were continuing to evolve as the City Council sought to re-envision the Twin Lakes Redevelopment Area.

Member Keynan pointed out several typographical errors and inconsistencies in the staff report and agenda, and suggested they be corrected for future reference.

In his review of these proposed text revisions, Member Keynan questioned whether it was more prudent to make these changes in a piecemeal fashion or to hold them all for a broader and systematic review for revision all at one time.

Mr. Paschke advised that, as review continued or as issues came up, it seemed more prudent to make changes at that time for those items that may have an impact versus holding them to avoid any inconsistencies in development proposals continuing to come forward during that time.

As part of the original Zoning Ordinance review committee, Chair Gisselquist noted the intent to address every issue, with considerable time spent over a number of months reviewing the Code in mind-numbing detail. While the committee felt everything had been addressed, Chair Gisselquist observe that in reality and as circumstances come along, questions were raised and inadvertent inconsistencies found. Chair Gisselquist opined that he would advocate that as they came up or were found, they be addressed at that time rather than waiting for a wholesale refinement process.

Mr. Paschke concurred, noting that often the issues were based on interpretation as well as the complexities of an actual project were identified or potential uses considered and the Comprehensive Plan and Zoning Code practically applied to that use or how either document was

impacted or be perceived to be impacted in the future. Mr. Paschke opined that he found it to be more based on a particular instance as part of the review process, and should be considered for resolution at that time; with the City Attorney and City Council participating in those discussions and evaluations; and as clarification is indicated.

Chair Gisselquist encouraged individual commissioners to bring forward any issues they found in either document.

Chair Gisselquist closed Public Hearing at approximately 8:07 p.m.; with no one appearing for or against.

This case is scheduled for consideration by the City Council on April 21, 2014.

MOTION

Member Murphy moved, seconded by Member Cunningham to recommend to the City Council APPROVAL of the TEXT AMENDMENTS to Chapter 4, Land Use of the Comprehensive Plan and Section 1005.07.A, Statement of Purpose, of the Zoning Ordinance, as provided in Section 6 of the staff report dated April 10, 2014.

Member Murphy spoke in support of any efforts to remove ambiguities.

Ayes: 7

Nays: 0

Motion carried.

EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 21st day of April 2014, at 6:30 p.m.

The following members were present:
and the following were absent:

Councilmember _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AMENDMENT TO THE DEFINITION OF COMMUNITY MIXED-USE (CMU) IN CHAPER 4, LAND USE (PROJ0030).

WHEREAS, the Planning Commission, at a public hearing held on April 10, 2014, pertaining to the Planning Division lead request for a Comprehensive Land Use Plan Text Amendment specific to the CMU definition; and

WHEREAS, the proposed Comprehensive Land Use Plan Text Amendment requires the definition of CMU to be clarified as follows:

CMU (COMPREHENSIVE PLAN) LAND USE CATEGORY DEFINITION

Community Mixed Use areas are intended to contain a mix of complementary uses that may include ~~housing~~, **residential**, office, commercial, civic **and institutional**, **utility and transportation**, park, and open space uses. Community Mixed Use areas organize uses into a cohesive district, neighborhood, or corridor, connecting uses in common structures and with sidewalks and trails, and using density, structured parking, shared parking, and other approaches to create green space and public places within the areas. ~~The mix of land uses may include Medium and High Density Residential, Office, Community Business, Institutional, and Parks and Open Space uses. Residential land uses should generally represent between 25% and 50% of the overall mixed use area. The mix of uses may be in a common site, development area, or building. Individual developments may consist of a mix of two or more complementary uses that are compatible and connected to surrounding land-use patterns. To ensure that the desired mix of uses and connections are achieved, a more detailed small area plan, master plan, and/or area-specific design principles is required to guide individual developments within the overall mixed use area.~~

WHEREAS, after required public hearings, the Roseville Planning Commission recommended approval (7 - 0) of the request for a Comprehensive Land Use Plan Text Amendment; and

WHEREAS, the Roseville City Council at their meeting of April 21, 2014, was presented with the project report from the Community Development staff regarding the subject request; and

NOW THEREFORE, BE IT RESOLVED, that the City Council hereby approves the text amendment to the Comprehensive Plan for the definition of Community Mixed-Use (CMU) subject to the following conditions:

- a.** The review and comments of the Metropolitan Council.
- b.** Passage and publication of a Zoning Ordinance Text Amendment of the same.

The motion for the adoption of the foregoing resolution was seconded by Member _____ and upon vote being taken thereon, the following voted in favor thereof:
and the following voted against the same:

WHEREUPON said resolution was declared duly passed and adopted.

City of Roseville

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 10 ZONING ORDINANCE
OF THE ROSEVILLE CITY CODE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Purpose: The Roseville City Code is hereby amended to clarify the definitions of Community Mixed-Use (CMU) to eliminate confusion and ambiguity.

SECTION 2. Section 1005.07.A, Statement of Purpose is hereby amended as follows:**CMU (ZONING) STATEMENT OF PURPOSE:**

The **Community Mixed-Use District** is designed to encourage the development or redevelopment of mixed-use centers that may include ~~housing,~~ **residential**, office, commercial, civic **and** institutional, **utility and transportation**, park, and open space uses. Complementary uses should be organized into cohesive districts in which mixed- or single-use buildings are connected by streets, sidewalks and trails, and open space to create a pedestrian-oriented environment. The CMU District is intended to be applied to areas of the City guided for redevelopment or intensification.

SECTION 5. Effective Date. This ordinance amendment to the Roseville City Code shall take effect upon passage and publication.

Passed this 21st day of April, 2014

ROSEVILLE
REQUEST FOR COUNCIL ACTION

DATE: 4/21/2014
ITEM NO: 9.c

Division Approval

City Manager Approval

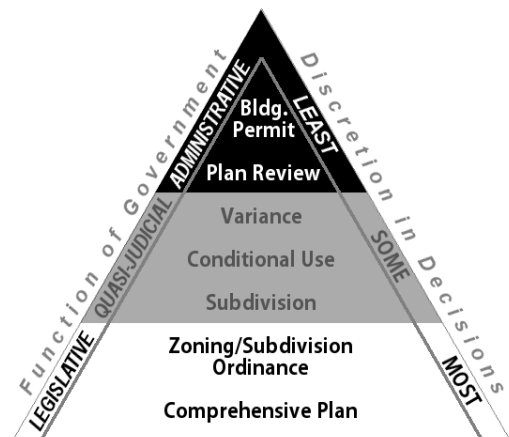
Item Description: Request by J.W. Moore, Inc., holder of a purchase agreement for the residential property at 297-311 Co. Rd. B, for approval of a rezoning from LDR-1 to LDR-2 and a preliminary plat creating 7 residential lots

Application Review Details

- Public hearing: April 10, 2014
- RCA prepared: April 11, 2014
- City Council action: April 14, 2014
- Statutory action deadline: April 29, 2014

Action taken on a proposed zoning change or easement vacation is **legislative** in nature; the City has broad discretion in making land use decisions based on advancing the health, safety, and general welfare of the community. Action taken on a plat proposal is **quasi-judicial**;

the City's role is to determine the facts associated with the request, and apply those facts to the legal standards contained in State Statute and City Code.



1.0 REQUESTED ACTION

J.W. Moore proposes to rezone the residential parcels at 297-311 County Road B to facilitate a 7-lot single-family residential plat. The proposal also includes vacation of an existing drainage and utility easement with the intent to relocate the easement and install storm water infrastructure that would improve area drainage as well as meet the requirements of the proposed development.

2.0 SUMMARY OF RECOMMENDATION

The Planning Division concurs with the recommendation of the Planning Commission to approve the proposed REZONING, EASEMENT VACATION and PRELIMINARY PLAT; see Section 8 of this report for the detailed recommendation.

3.0 BACKGROUND

- 3.1 The subject property, located in Planning District 16, has a Comprehensive Plan Land Use Designation of Low-Density Residential (LR) and a zoning classification of Low-Density Residential-1 (LDR-1) District.
- 3.2 When exercising the City's legislative authority when acting on a REZONING request, the role of the City is to review a proposal for its merits in addition to evaluating the potential impacts to the public health, safety, and general welfare of the community. If a rezoning request is found to be consistent with the Comprehensive Plan and is otherwise a desirable proposal, the City may still deny the rezoning request if the proposal fails to promote the public health, safety, and general welfare.
- 3.3 When exercising the so-called "quasi-judicial" authority when acting on a PLAT request, the role of the City is to determine the facts associated with a particular request and apply those facts to the legal standards contained in the ordinance and relevant state law. In general, if the facts indicate the applicant meets the relevant legal standard, then they are likely entitled to the approval, although the City is able to add conditions to a plat approval to ensure that the likely impacts to roads, storm sewers, and other public infrastructure on and around the subject property are adequately addressed.
- 3.4 An applicant seeking approval of a plat of this size or a rezoning is required to hold an open house meeting to inform the surrounding property owners and other interested individuals of the proposal, to answer questions, and to solicit feedback. The open house for this application was held on January 6, 2014; the brief summary of the open house meeting provided by the applicant is included with this staff report as Attachment C.

4.0 REZONING ANALYSIS

- 4.1 The LR guidance of the property in the Comprehensive Plan allows for two possible low-density zoning designations: the existing LDR-1 and the proposed LDR-2. Since the subject property is about three-and-a-half acres in size, the proposed seven lots would yield about two dwelling units per acre, which about half of the recommended maximum density of single-family detached homes established in the Comprehensive Plan.
- 4.2 The proposal seeks to create seven single-family residential lots from the land area of the two existing parcels. The land area and frontage length along County Road B and Farrington Street is sufficient for seven lots, as proposed, that meet or exceed the minimum width and area requirements for residential parcels in the existing LDR-1 zoning district. While the rezoning to LDR-2 isn't essential to creating a 7-lot plat, the smaller minimum width and area requirements of the LDR-2 district facilitates a better arrangement of the proposed lots and keeps the width of the lots more consistent with the adjacent properties along County Road B and Farrington Street.
- 4.3 The narrowest of the proposed lots are 70 feet wide, and the smallest area is about 11,500 square feet, which exceed the minimum requirements of 60 feet of width and 6,000 square feet of area in the LDR-2 district.

5.0 EASEMENT VACATION ANALYSIS

- 5.1 The Public Works Department staff has reviewed the proposed vacation/relocation of the drainage and utility easement as illustrated in Attachment C and is supportive of vacating the existing easement provided that the proposed replacement easement meets the

pertinent requirements. The applicant is continuing to work with Public Works staff on these details.

- 5.2 Since the Planning Commission is responsible for holding the public hearings for applications like the proposed vacation, Planning Division staff is preparing the report and supporting materials for review. But the Planning staff doesn't have an interest, *per se*, in such proposals and merely conveys the comments and recommendation of the Public Works Department in addition to coordinating the review of the proposal by the Planning Commission and City Council.

6.0 PRELIMINARY PLAT ANALYSIS

- 6.1 Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots meet the minimum size requirements of the zoning code, that adequate streets and other public infrastructure are in place or identified and constructed, and that storm water is addressed to prevent problems either on nearby property or within the storm water system.
- 6.2 As noted above, the proposed PRELIMINARY PLAT meets the requirements for drainage and utility easements and exceeds the minimum lot size requirements. The proposed PRELIMINARY PLAT is included with this report as Attachment D.
- 6.3 Roseville's Public Works Department staff has been working with the applicant to address the requirements related to grading, drainage, easements, and dedication of additional right-of-way along both County Road B and Farrington Street. While these details are essential parts of a PRELIMINARY PLAT application, the City Council is not asked to review and digest such engineering-related plans; instead, actions by the City Council typically include conditions that such plans must ultimately meet the approval of Public Works staff. To that end, Engineering staff has reviewed the subject plan and has returned some comments to the applicant related to general site grading as it relates to storm water as well as some general utility items; these items will be addressed to satisfy administrative requirements for issuance of any grading and/or building permits. Beyond these items, Engineering staff has no remaining comments on the preliminary plat
- 6.4 City Code §1011.04 (Tree Preservation) specifies that an approved tree preservation plan is a necessary prerequisite for approval of a PRELIMINARY PLAT. A tree survey has been provided which identifies the trees on the property as well as the trees which are likely to be removed, based on the current grading and utility plans and anticipated locations houses and driveways. Largely because about 80% of trees to be removed are not characterized as "significant" trees according to §1011.04, the result of the tree replacement calculation is that no replacement trees are required. While the essential information has been provided, the final tree preservation plan depends upon the final grading plan and plans for the individual homes, which may not be finalized until after the final plat; for this reason, it is prudent to proceed with review and possible approval of the PRELIMINARY PLAT with the condition that site grading and building permits should not be issued without iterative review of the tree preservation plan to account for any impacts not anticipated at this point in the planning process.
- 6.5 At its meeting of February 6, 2014 Roseville's Parks and Recreation Commission reviewed the proposed PRELIMINARY PLAT against the park dedication requirements of §1103.07 of the City Code and recommended a dedication of cash in lieu of land. The existing land area is composed of two buildable parcels subdivided from Lot 7 of the

1881 Michel's Rearrangement of Lots 9 to 16 Inclusive of Mackubin and Iglehart's Addition of Out Lots plat. Since the existing land comprises two residential units, the proposed 7-unit plat would create five new building sites. The 2014 Fee Schedule establishes a park dedication amount of \$3,500 per residential unit; for the five, newly-created residential lots the total park dedication would be \$17,500, to be collected prior to recording an approved plat at Ramsey County.

7.0 PUBLIC COMMENT

7.1 The duly-noticed public hearing for this application was held by the Planning Commission at its meeting of April 10, 2014; draft minutes of the meeting are included with this RCA as Attachment E. No concerns were expressed about the number or size of the proposed lots, but some people were nervous about the fact that duplexes and other two-family structures are permitted in the LDR-2 district. In the end, the majority of Planning Commissioners were comfortable that one-family detached homes will be developed as proposed and voted, 6 – 1, to recommend approval of the application.

7.2 In addition to the comments offered at the public hearing, Planning Division staff has received one email from a neighboring property owner about the proposal. This homeowner has no particular problem with the proposed one-family development, but is concerned about ensuring that the storm water issues on his property are not exacerbated by the development. The email is included with this RCA as Attachment F.

8.0 RECOMMENDATION

8.1 Based on the comments and findings outlined in Sections 3 – 4 and 7 of this report, the Planning Division concurs with the recommendation of the Planning Commission to approve the proposed REZONING of the property at 297-311 County Road B from LDR-1 to LDR-2, pursuant to Title 10 of the Roseville City Code, with the condition that the rezoning shall be contingent upon approval and recording of the final plat.

8.2 Based on the comments and findings outlined in Sections 3, 5, and 7 of this report, the Planning Division and Public Works Department concur with the recommendation of the Planning Commission to approve the proposed EASEMENT VACATION at 311 County Road B, with the condition that the final approval of the easement vacation shall be contingent upon approval and recording of the final plat.

8.3 Based on the comments and findings outlined in Sections 3, 5, and 7 of this report, the Planning Division concurs with the recommendation of the Planning Commission to approve the proposed PRELIMINARY PLAT pursuant to Title 11 of the Roseville City Code with the condition that permits for site improvements shall not be issued without iterative review of the tree preservation plan to account for any impacts not previously anticipated.

134 **9.0 POSSIBLE COUNCIL ACTIONS**

135 **9.1 Approve the proposed REZONING, EASEMENT VACATION, AND PRELIMINARY PLAT, as**
136 **recommended.**

137 **a. Adopt an ordinance** rezoning the property at 297-311 County Road B from LDR-1
138 to LDR-2, pursuant to Title 10 of the City Code and the recommendation of Section
139 8.1 of this report.

140 **b. Pass a motion** approving the proposed easement vacation and preliminary plat for the
141 property at 297-311 County Road B, pursuant to Title 11 of the City Code and the
142 recommendations of Sections 8.2 – 8.3 of this report.

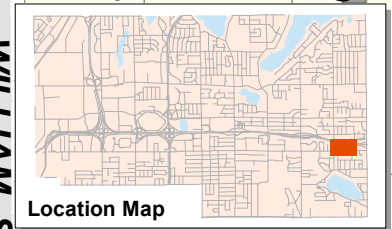
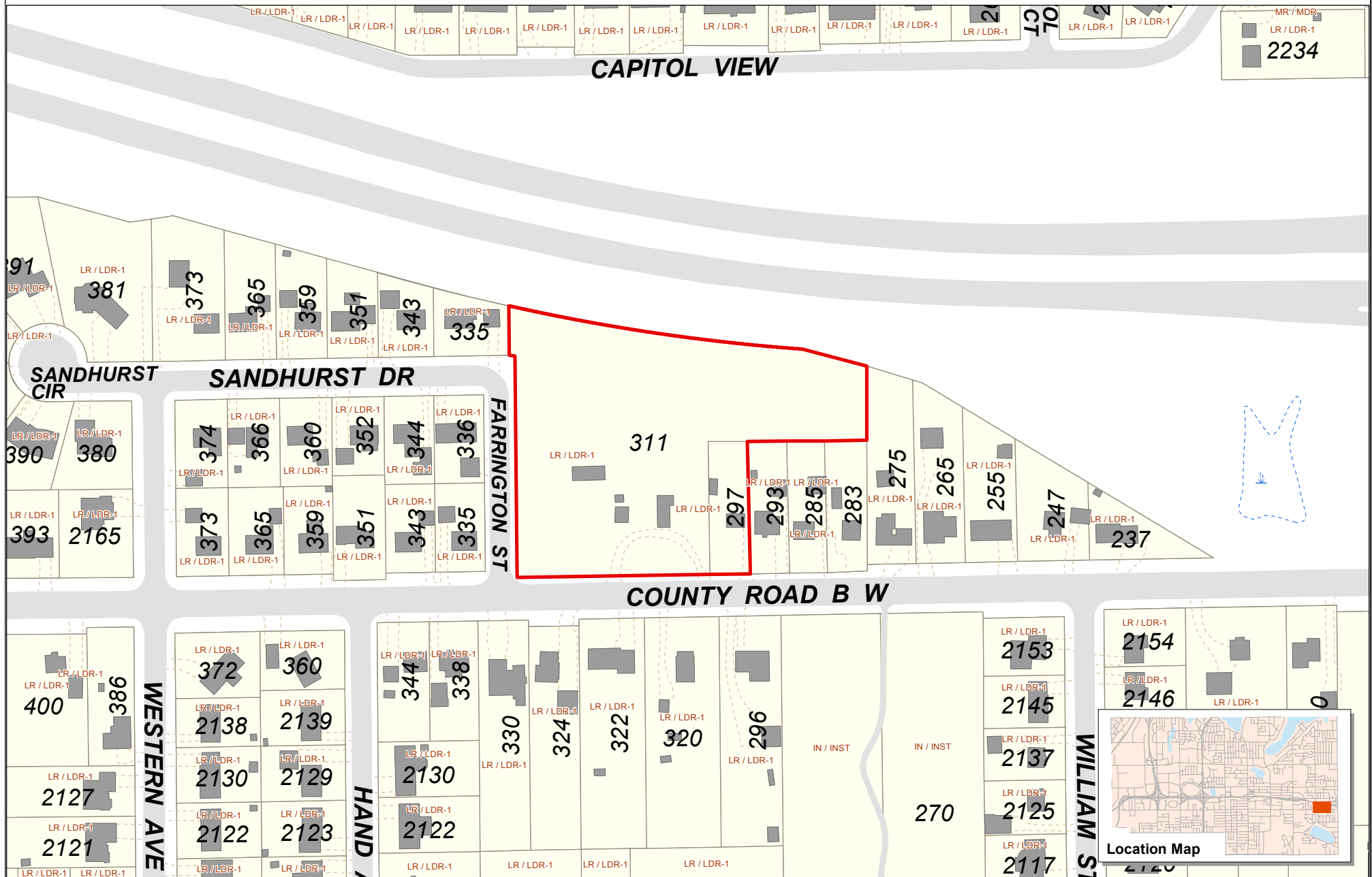
143 **9.2 Pass a motion to table one or more of the items for future action.** Tabling beyond
144 April 29, 2013 may require extension of the 60-day action deadline established in Minn.
145 Stat. §15.99.

146 **9.3 Pass a motion, to deny the requested approvals.** Denial should be supported by
147 specific findings of fact based on the City Council’s review of the application, applicable
148 zoning or subdivision regulations, and the public record.

Prepared by: Senior Planner Bryan Lloyd
651-792-7073 | bryan.lloyd@ci.roseville.mn.us

Attachments:	A: Area map	D: Preliminary plat information
	B: Aerial photo	E: Draft 4/10/2014 public hearing minutes
	C: Open house summary	F: Public comment
		G: Draft ordinance

Attachment A for Planning File 14-002



Prepared by:
Community Development Department
Printed: February 18, 2014

Site Location

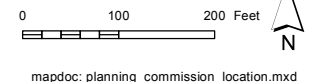
LR / LDR-1 Comp Plan / Zoning Designations

Data Sources

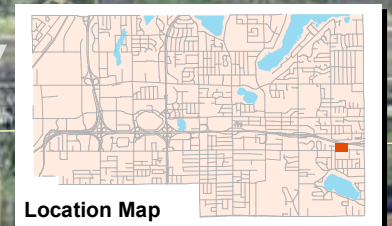
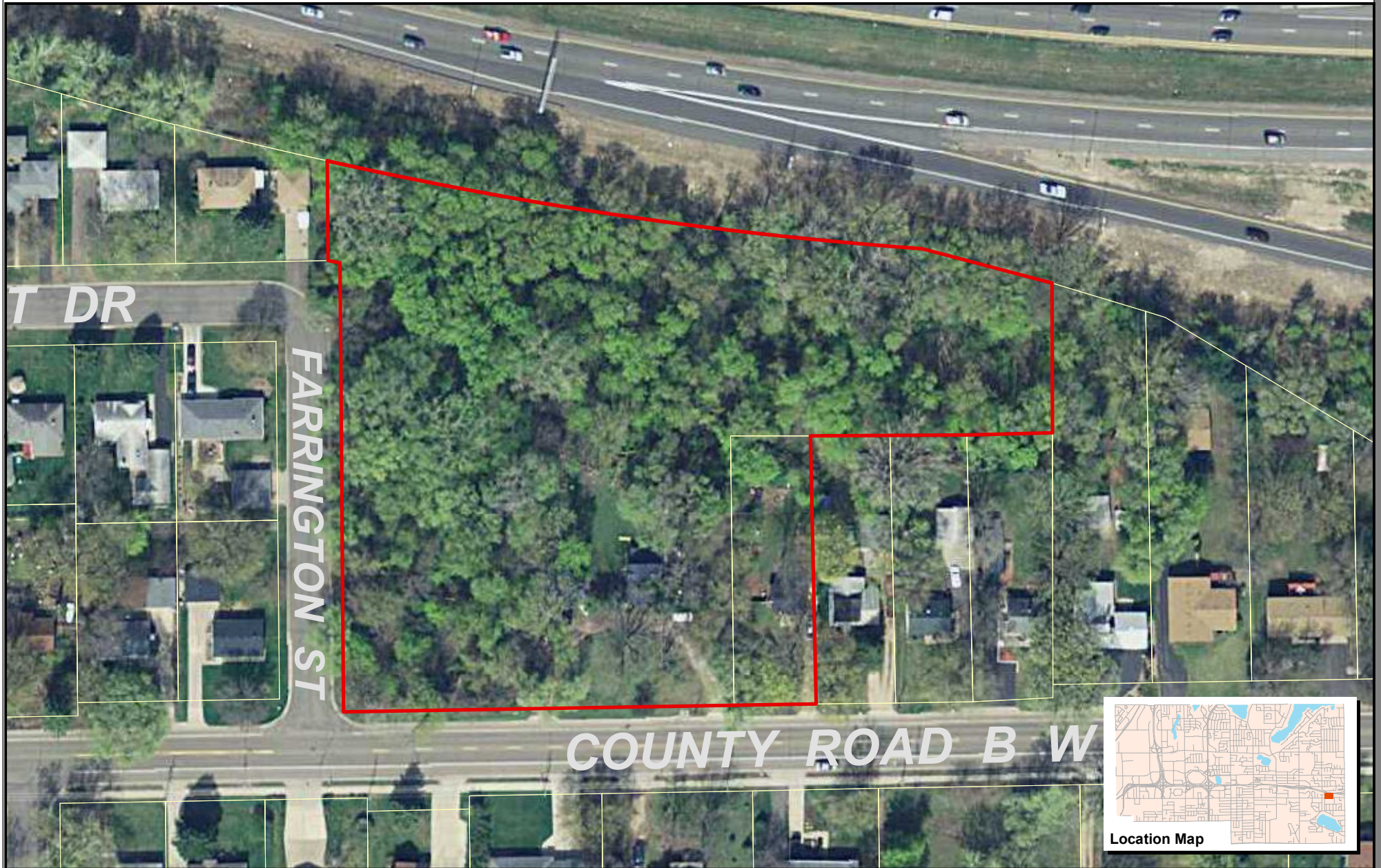
* Ramsey County GIS Base Map (2/4/2014)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Attachment B for Planning File 14-002



Prepared by:
Community Development Department
Printed: February 18, 2014



Site Location

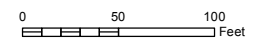
Data Sources

* Ramsey County GIS Base Map (2/4/2014)
* Aerial Data: MnGeo (4/2012)

For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

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JW Moore

January 8th, 2014

From: JW Moore

Re: Neighborhood Development Meeting for 297/311 County Rd B

Where: Roseville Skating Center. 2661 Civic Center Drive, Roseville MN 55113

Grant Johnson of Re/Max Results and Jason Hohn of Bald Eagle Builders held a neighborhood meeting regarding the proposed development on January 6th. There were 17 people in attendance along with at least 10 other phone calls prior to the meeting.

The main concern from the residents was that the property would become a large apartment building which we assured them was not our plan. We explained that we are proposing single family homes that would fit within the current neighborhood. We explained that we are requesting a rezoning in order to reduce the minimum lot frontage to fit within the current homes in the neighborhood rather than the current zoning which requires a larger lot frontage. There was also a bit of concern from the residents that the home is on the Heritage Trail and that a new development could affect this. We explained that to our knowledge there would be no issue with it being on the Heritage Trail. People were curious about the home sizes, prices and layout of the development for which we provided a proposed plat map and pictures of similar homes built in Roseville by Bald Eagle Builders. The overall consensus of the residents was in support of the plan and the rezoning. They voiced that it would be a nice addition to the neighborhood and feel it could help their home values.

Sincerely,

Jeff Moore

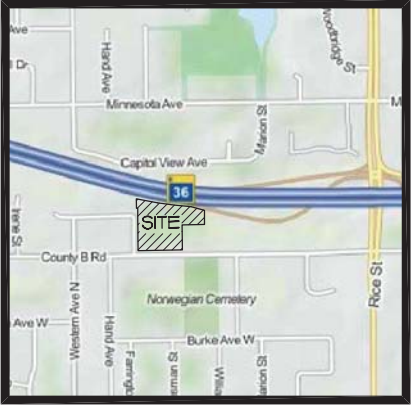
JW Moore

PRELIMINARY PLAT

~of~ MOORE'S FARRINGTON ESTATES
~for~ J.W. MOORE CONSTRUCTION
714 PENNINGTON PLACE
VADNAIS HEIGHTS, MN 55127
651-426-3703

VICINITY MAP

PART OF SEC. 12, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Lot Seven (7), Michel's Rearrangement of Lots 9 to 16 inclusive of Mackubin and Iglehart Addition of Outlots to St. Paul, except the East 240 feet of the South 200 feet and subject State Highway 36.

AND

The South 200 feet of the West 60 feet of the East 240 feet of Lot 7, in Michel's Rearrangement of Lots 9 to 16 inclusive of Mackubin and Iglehart's Addition of Outlots to St. Paul, Ramsey County, Minnesota.

DEVELOPMENT DATA

APPROXIMATE TOTAL SITE AREA = 3.78± ACRES
7 PROPOSED SINGLE FAMILY LOTS
DENSITY = 1.85 LOTS / ACRE

ZONING AND SETBACKS

CURRENT ZONING IS LDR 1 (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING IS LDR 2 (LOW DENSITY RESIDENTIAL)

FRONT SETBACK 30 FEET
SIDE YARD 5 FEET
CORNER 10 FEET
REAR SETBACK 30 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE LDR 2 (LOW DENSITY RESIDENTIAL)

MAXIMUM DENSITY 8 UNITS PER ACRE
MINIMUM LOT AREA 6,000 S.F.
MINIMUM LOT WIDTH 60 FEET AT SETBACK LINE

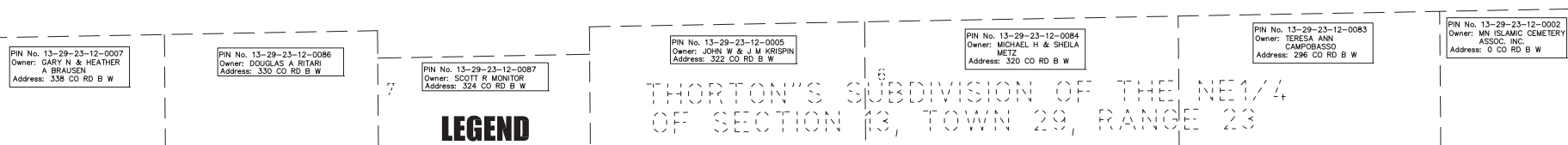
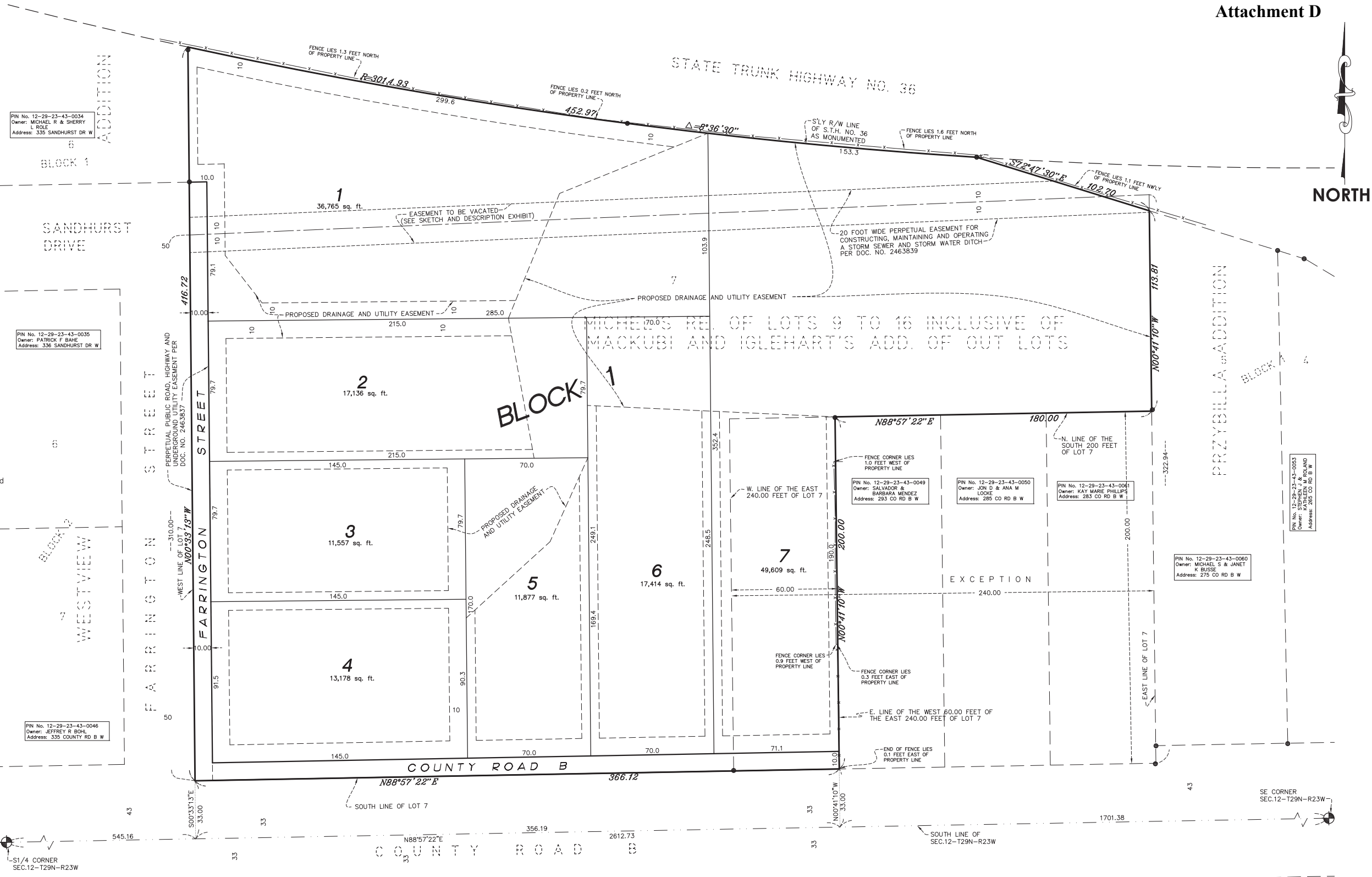
NOTES

- Fee ownership is vested in Michael D. Boudin, Trustee of the Michael D. Boudin Revocable Trust Under Agreement dated January-23-2007.
- Parcel ID Numbers: 12.29.23.43.0059 & 12.29.23.43.0048.
- Address of the surveyed premises: 297 AND 311 County Road B W, Roseville, MN 55113.
- Field survey was completed by E.G. Rud and Sons, Inc. on 1/09/14.
- Bearings shown are on Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community Panel No. 27123C0038G by the Federal Emergency Management Agency effective date June 04, 2010.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.com



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
Date: 3/03/14 License No. 41578

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

DRAWN BY: JEN	JOB NO: 13833PP	DATE: 02/26/14
CHECK BY: JER	SCANNED	
1	03/03/14	Rev. per City
2		JEN
3		
NO.	DATE	BY

PRELIMINARY TREE INVENTORY AND TREE REMOVAL PLAN

~of~ MOORE'S FARRINGTON ESTATES
~for~ J.W. MOORE CONSTRUCTION
714 PENNINGTON PLACE
VADNAIS HEIGHTS, MN 55127
651-426-3703

TREE DETAIL

○ DENOTES TREE QUANTITY
○ DENOTES TREE SIZE
○ DENOTES TREE TYPE
✕ DENOTES TREE TO BE REMOVED

○ BASSWOOD
○ BOX ELDER
○ CHINESE ELM
○ COTTONWOOD
○ HACKLEBERRY

TREE CHART

	DECIDUOUS	CONIFEROUS
TREE COUNT	307	4
TREES TO BE REMOVED	165	4
TREES TO REMAIN	142	0

TREE INVENTORY LIST

NUMBER	DESCRIPTION	TO BE REMOVED	NUMBER	DESCRIPTION	TO BE REMOVED	NUMBER	DESCRIPTION	TO BE REMOVED	NUMBER	DESCRIPTION	TO BE REMOVED
1067	ASH 8"		1154	CHINESE ELM 11"	X	1224	BOXELDER 14"	X	1326	BOXELDER 10"-2	
1068	BOXELDER 16"	X	1155	CHINESE ELM 11"	X	1225	BOXELDER 11"	X	1327	BOXELDER 14"	
1069	ASH 7"	X	1156	BOXELDER 6"	X	1226	BOXELDER 9"	X	1328	BOXELDER 22"	
1070	BOXELDER 26"	X	1157	CHINESE ELM 16"	X	1227	BOXELDER 14"	X	1329	BOXELDER 9"	
1074	ELM 8"		1158	CHINESE ELM 12"	X	1228	BOXELDER 12"	X	1331	BOXELDER 8"	
1075	COTTONWOOD 6"		1159	CHINESE ELM 6"	X	1229	BOXELDER 9"	X	1332	BOXELDER 14"	
1076	COTTONWOOD 9"		1160	CHINESE ELM 14"	X	1232	BOXELDER 16"	X	1402	BOXELDER 12"	
1077	COTTONWOOD 14"	X	1161	CHINESE ELM 12"	X	1233	BOXELDER 18"	X	1403	BOXELDER 16"	X
1079	MAPLE 12"-4		1162	BOXELDER 6"	X	1237	BOXELDER 15"	X	1404	BOXELDER 18"	X
1080	BOXELDER 6"		1163	CHINESE ELM 7"	X	1241	BOXELDER 15"	X	1406	BOXELDER 8"	
1082	ELM 8"	X	1164	CHINESE ELM 8"	X	1242	BOXELDER 10"	X	1407	BOXELDER 7"	X
1083	BOXELDER 18"		1165	CHINESE ELM 22"	X	1243	BOXELDER 8"	X	1408	BOXELDER 22"	
1084	BOXELDER 8"		1166	BOXELDER 6"	X	1244	BOXELDER 12"	X	1409	BOXELDER 18"-2	
1085	BOXELDER 20"		1167	BOXELDER 6"	X	1245	BOXELDER 9"	X	1410	MAPLE 8"	
1086	BOXELDER 20"		1168	CHINESE ELM 10"	X	1246	BOXELDER 14"	X	1411	MAPLE 10"	
1087	BOXELDER 14"	X	1169	CHINESE ELM 15"	X	1247	BOXELDER 22"	X	1412	COTTONWOOD 18"-3	
1088	ASH 10"-2		1170	BOXELDER 12"	X	1248	ELM 8"	X	1413	COTTONWOOD 25"	
1089	BOXELDER 6"		1171	COTTONWOOD 25"	X	1251	COTTONWOOD 80"		1414	BOXELDER 6"	
1090	BOXELDER 18"		1173	BOXELDER 11"	X	1253	BOXELDER 7"	X	1415	COTTONWOOD 24"	
1091	ELM 15"		1174	CHINESE ELM 25"	X	1254	BOXELDER 25"	X	1416	COTTONWOOD 24"	
1094	BOXELDER 6"	X	1175	CHINESE ELM 8"-2	X	1255	BOXELDER 17"	X	1417	BOXELDER 10"	
1097	OAK 25"	X	1176	CHINESE ELM 20"	X	1258	BOXELDER 8"	X	1418	MAPLE 10"	
1098	CHINESE ELM 7"	X	1177	CHINESE ELM 11"	X	1259	BOXELDER 8"	X	1419	BOXELDER 10"	X
1099	BOXELDER 13"	X	1178	BOXELDER 14"	X	1261	BOXELDER 7"	X	1420	BOXELDER 6"	X
1100	BOXELDER 22"	X	1179	CHINESE ELM 7"	X	1262	BOXELDER 13"	X	1421	BOXELDER 14"	X
1101	BOXELDER 6"	X	1180	ELM 6"	X	1263	BOXELDER 9"	X	1423	BOXELDER 14"	X
1102	MAPLE 26"		1181	HACKLEBERRY 6"		1264	BOXELDER 18"	X	1424	BOXELDER 12"	X
1104	MAPLE 7"		1182	HACKLEBERRY 6"		1265	BOXELDER 11"	X	1425	BOXELDER 18"	
1105	MAPLE 7"		1183	HACKLEBERRY 6"		1266	BOXELDER 7"	X	1426	BOXELDER 16"	
1107	BOXELDER 6"	X	1184	ASH 8"	X	1267	BOXELDER 13"	X	1427	BOXELDER 6"	
1108	BOXELDER 6"	X	1186	BASSWOOD 11"	X	1268	BOXELDER 9"	X	1428	BOXELDER 20"	X
1109	ASH 7"	X	1187	ELM 7"-2	X	1269	BOXELDER 18"	X	1429	BOXELDER 10"	X
1110	ASH 7"	X	1189	CHINESE ELM 8"	X	1271	BOXELDER 16"	X	1430	BOXELDER 8"	
1111	BOXELDER 6"	X	1191	BOXELDER 9"-2	X	1272	BOXELDER 9"	X	1431	BOXELDER 12"	
1112	ASH 12"	X	1192	BOXELDER 15"	X	1273	BOXELDER 9"	X	1432	BOXELDER 7"	
1113	BOXELDER 22"	X	1193	ELM 7"	X	1274	BOXELDER 14"	X	1433	BOXELDER 12"	
1114	ELM 18"	X	1197	ASH 7"	X	1275	BOXELDER 8"	X	1434	BOXELDER 16"	
1115	BOXELDER 11"	X	1198	ASH 7"	X	1276	BOXELDER 15"	X	1435	BOXELDER 12"	X
1116	BOXELDER 7"	X	1199	SPRINGST	X	1277	BOXELDER 10"	X	1436	BOXELDER 16"	X
1118	MAPLE 10"	X	1200	BOXELDER 13"	X	1278	BOXELDER 19"	X	1437	BOXELDER 10"	X
1119	BOXELDER 6"	X	1201	BOXELDER 7"	X	1279	BOXELDER 6"	X	1438	BOXELDER 14"	X
1120	CHINESE ELM 15"	X	1202	BOXELDER 18"	X	1280	BOXELDER 14"	X	1440	BOXELDER 6"	
1122	CHINESE ELM 11"	X	1203	BOXELDER 12"	X	1281	BOXELDER 13"	X	1441	COTTONWOOD 24"	
1123	ELM 7"	X	1204	BOXELDER 9"	X	1283	BOXELDER 13"	X	1443	BOXELDER 8"	
1124	BOXELDER 7"	X	1206	BOXELDER 12"	X	1284	BOXELDER 12"	X	1444	BOXELDER 9"	
1125	BOXELDER 20"	X	1207	BOXELDER 9"	X	1293	BOXELDER 18"	X	1445	BOXELDER 13"	
1126	CHINESE ELM 8"	X	1208	BOXELDER 6"	X	1294	CEDAR 25FT	X	1446	BOXELDER 10"	
1127	BOXELDER 17"	X	1209	BOXELDER 8"	X	1295	CEDAR 25FT	X	1447	BOXELDER 8"-2	
1129	BOXELDER 24"	X	1210	BOXELDER 7"	X	1296	CEDAR 25FT	X	1448	BOXELDER 9"	
1130	BOXELDER 7"	X	1211	BOXELDER 14"	X	1303	BOXELDER 20"	X	1449	BOXELDER 7"	
1143	ASH 6"		1212	BOXELDER 14"	X	1304	BOXELDER 24"	X	1450	MAPLE 16"	
1144	ELM 9"		1213	BOXELDER 6"	X	1305	MAPLE 13"	X	1452	BOXELDER 14"-2	
1145	CHINESE ELM 7"	X	1214	BOXELDER 13"	X	1306	MAPLE 8"	X	1453	MAPLE 26"	
1146	ELM 6"	X	1215	BOXELDER 9"	X	1308	ELM 8"	X	1454	BOXELDER 8"	
1147	BOXELDER 6"	X	1216	TREE 13"	X	1309	MAPLE 14"	X	1455	BOXELDER 16"	
1148	ELM 10"	X	1217	COTTONWOOD 40"	X	1313	CHINESE ELM 17"	X	1457	BOXELDER 10"	
1149	BOXELDER 7"-2		1218	BOXELDER 7"	X	1314	CHINESE ELM 22"	X	1460	OAK 30"	
1150	CHINESE ELM 7"	X	1219	BOXELDER 8"	X	1315	CHINESE ELM 18"	X	1461	BOXELDER 16"	
1151	BOXELDER 9"	X	1220	BOXELDER 9"	X	1316	CHINESE ELM 15"	X	1462	BOXELDER 16"	
1152	ELM 9"	X	1221	BOXELDER 9"	X	1324	BOXELDER 8"	X	1463	BOXELDER 16"	
1153	ELM 12"	X	1222	BOXELDER 10"-2	X	1325	BOXELDER 20"-2	X	1464	BOXELDER 6"	

NOTES

Field survey was completed by E.G. Rud and Sons, Inc. on 1/09/14.

LEGEND

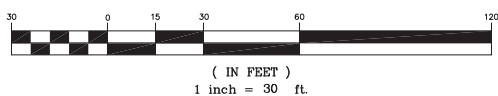
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES WELL
- ⊙ DENOTES STORM SEWER APRON

- DENOTES WOVEN WIRE FENCE
- DENOTES EXISTING 2 FOOT CONTOUR INTERVALS
- DENOTES EXISTING 2 FOOT CONTOUR INTERVALS PER RAMSEY COUNTY GIS MAPPING
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

BENCHMARK

RAMSEY COUNTY BENCHMARK NO. 9168
ELEV.=941.81 (NAVD88)

GRAPHIC SCALE



Tree Preservation Calculation

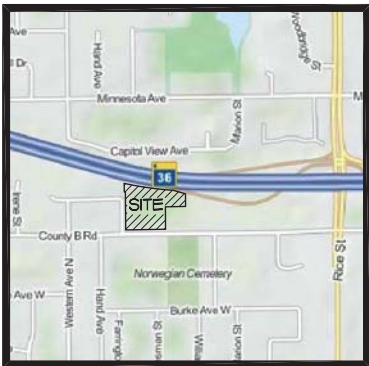
Significant Trees
Total DBH not in easements: 4,165
Allowed DBH removal (35%): 1,457
Proposed DBH removal: 338
Remaining allowed DBH removal: 1,119

Heritage Trees
Total DBH not in easements: 36
Allowed DBH removal (15%): 5
Proposed DBH removal: 36
DBH replacement value (31x2): 62
Remaining allowed DBH removal: 1,057

Coniferous Trees
Total height not in easements: 100
DBH equivalent (height value/2): 50
Allowed DBH removal (35%): 17
Proposed DBH removal: 50
DBH replacement value (33x0.5): 17
Remaining allowed DBH removal: 1,040

VICINITY MAP

PART OF SEC. 12, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

DRAWN BY: JEN	JOB NO: 13833PP	DATE: 02/26/14
CHECK BY: JER	SCANNED ☐	
1	3/3/14	ADDED TREE INVENTORY
2		
3		
NO.	DATE	DESCRIPTION
		BY

Page 2 of 2

13833PP



E. G. RUD & SONS, INC.

Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 3/5/14 License No. 41578

PLANNING FILE 14-002

Request by J. W. Moore, Inc., holder of a purchase agreement for the residential property at 297-311 County Road B, for approval of a REZONING from LDR-1 to LDR-2 and a PRELIMINARY PLAT creating seven (7) residential lots

Chair Gisselquist opened the Public Hearing for Planning File 14-002 at 6:38 p.m.

Senior Planner Bryan Lloyd reviewed the request of J. W. Moore to rezone the residential parcels at 297-311 County Road B to facilitate a seven-lot single-family residential plat. Mr. Lloyd advised that the proposal also included the VACATION of an existing drainage and utility easement with the intent to relocate that easement and install storm water infrastructure to improve area drainage as well as meeting requirements of the proposed development. Further details and staff's analysis were provided in the staff report dated April 10, 2014.

As detailed in Rezoning Analysis Section 5.2 of the staff report, the narrowest of the proposed lots and the smallest area exceed minimum requirements for width and square feet of the area in the LDR-2 District.

Under Section 6.0 of the staff report, Mr. Lloyd noted that the Public Works Department had reviewed the proposed vacation/relocation of the storm drainage and utility easement and is supportive of it provided the replacement easement meets pertinent requirements; with the applicant continuing to work with staff on those details if and when the application process proceeds.

Mr. Lloyd advised that staff was supportive of the request as conditioned.

Member Daire questioned if runoff onto Sandhurst Drive and Farrington Street would be directed to the proposed filtration pond.

Mr. Lloyd responded that it was his understanding that the rain water currently ran off those streets, ending up on the subject property; but that the proposal would focus that runoff more to a destination allowing for infiltration to control the rate and flow before leaving the subject property site.

Member Boguszewski sought clarification that four parcels would be addressed on Farrington Street and the remaining three would have a County Road B address.

Mr. Lloyd confirmed that, noting that Lot 4 could be addressed to either street.

Member Boguszewski note that, with the narrower lot width allowed under an LDR-2 zoning at 70', the proposed lots looked similar to the width of existing properties at 283, 285 and 293 County Road B, maintaining the character of the neighborhood and those existing lots.

Mr. Lloyd clarified that the proposed lots may be wider than existing lots to the east, but would still remain similar in size.

Within the body of the report, specifically Section 7.4, Member Boguszewski noted that a condition of the grading permit was that it be subject to a final tree preservation plan. However, Member Boguszewski noted that it was not specified in the suggested action of the Planning Commission; and questioned if it would include that condition by reference.

Mr. Lloyd clarified that it was inherent that the suggested motion would include those items as detailed in the staff report dated April 10, 2014 as presented, along with the recommendations in Section 9 specifying those conditions.

At the request of Member Stellmach, Mr. Lloyd reviewed the preliminary tree preservation plan and percentage of trees and buffer zones; noting that the trees were identified per caliper size based on those scheduled for removal. In current calculations, still in a preliminary stage, Mr. Lloyd noted that it appeared that approximately one quarter of the trees would be removed, with many focused in front and in the immediate vicinity of the infiltration pond, as provided on the displayed map.

At the request of Member Daire, Mr. Lloyd clarified that the majority of the trees were proposed for removal within the easement areas and dedicated rights-of-way, in an effort to realign the storm water drainage infrastructure improvements (e.g. infiltration pipes and basin).

Member Daire questioned if the Public Works Department had determined that the proposed drainage pond would be sufficient to hold the additional water coming off the adjacent streets.

Mr. Lloyd advised that the Public Works Department was continuing to work with the developer to make sure storm water drainage is handled on site according to City Code and Watershed District requirements, whether it was coming from the site itself or flowing onto the site from elsewhere.

At the prompting of Member Daire, Mr. Lloyd confirmed that any runoff from the street would be intercepted by catch basins and diverted through pipes into the infiltration pond.

Mr. Paschke noted that, at this preliminary stage of the proposed development, no final plans for drainage had been submitted, with staff at this point reviewing details on the preliminary plans, and then following through as the process continued.

Applicant representatives were present, but had no comments beyond the staff presentation and report.

Public Comment

Mike Metz, 320 County Road B West (across the street from subject property)

Mr. Metz observed that it appeared 90% of the trees on the tree preservation map appeared to be marked for removal; and while he had no problem since other than those directly around the dwelling were not necessarily worth saving.

Mr. Paschke clarified that only certain species and/or sizes counted toward tree preservation requirements, as the removal of some species was preferred and not required to be saved.

Mr. Metz opined that, depending on the remaining tree coverage, it would be nice to see a re-vegetation plan to accommodate future reforestation.

Regarding drainage, Mr. Metz suggested this may be a prudent time to incorporate drainage solutions from a broader area, such as the MnDOT area's drainage developed as part of the highway system. Mr. Metz suggested including that mitigation as part of this development if possible.

Mr. Paschke, clarifying that Mr. Metz was suggesting co-mingling ponding on this development site with that of MnDOT property, and expressed his doubt, based on past discussions and experience, that MnDOT would be receptive to that. Mr. Paschke noted that MnDOT had very little land in some of their rights-of-way; and while in some cases co-mingling could occur, in this case he didn't see that possibility. Mr. Paschke noted that it was worth asking MnDOT, but he felt they would not be receptive to the suggestion.

Mr. Metz questioned his understanding for the rationale in moving from LDR-1 to LDR-2 zoning, expressing his concern as well as several neighbors that this may create an option for multi-family housing rather than the neighborhood's preference for it to remain single-family residential.

Mr. Paschke noted that Mr. Lloyd's presentation indicated that the proposed subdivision could meet LDR-1 requirements for a minimum lot width of 85'; however the rationale for suggesting LDR-2 zoning was to configure the lots to not only be consistent with surrounding and adjacent properties, but also to allow for improving storm drainage on the development property as well as the broader neighborhood. Mr. Paschke noted that there was enough land to meet LDR-1 requirements, including the existing lots of Mr. Metz and his neighbors.

Mr. Lloyd noted that the developer is proposing single-family homes as noted in the report; but noted that the LDR-2 zoning would also allow for twin homes or duplexes; and at some point in the future if and when these proposed homes were demolished, they could be replaced by twin homes or duplexes. However, Mr. Lloyd noted that was the case with many other parcels throughout the community.

Sheila Metz, 320 County Road B West

Ms. Metz requested a proposed timeline for construction, and if the neighbors could expect a "loud" summer. Ms. Metz also requested information on what was proposed for the existing historic little house and windmill on the site.

Mr. Paschke opined that the proposal for all existing structures was for their removal. Mr. Paschke noted that the Roseville Fire Department was working with the developer for a burn exercise on the structure,

with the rubble moved to a construction recycling site or landfill. While not aware of the historic value of the house from the City's perspective, even though it is on an historic trail, Mr. Paschke advised that the structures didn't have any historical significance articulated under national historic preservation laws.

If the windmill is planned for demolition, Ms. Metz asked that she be allowed to move it to her property. Ms. Metz noted that several well-known artists had used the windmill as a model in their artwork; and speaking for herself and most of her neighbors, they wanted the windmill to stay where it belonged.

Mr. Paschke suggested Ms. Metz work with the developer to salvage and/or relocate the windmill.

Regarding the timing of the development, Mr. Paschke advised that it would be predicated on when plans were finalized, approved and permitted; and suggested the applicant respond to the proposed timeline from their perspective.

At the request of Chair Gisselquist, a representative of the applicant came forward to respond.

Grant Johnson, Re/Max Results, representing Developer J. W. Moore

Regarding the timeline, Mr. Johnson advised that they hoped to begin construction early this summer and move into the fall. Mr. Johnson advised that the Fire Department had proposed a date in May for removal of the existing structures.

Mr. Paschke noted, and the developer's representative confirmed, that the intent was for a mass grading of the site.

Member Boguszewski encouraged the developer to work with residents to pursue an alternate location for the windmill.

Ron Nacey, 2125 William Street

Mr. Nacey sought clarification on whether "double housing" meant it was being proposed now or could be in the future.

Mr. Lloyd reiterated that the developer's proposal was for single-family homes; and the only reason twin homes or duplexes came up in tonight's discussion was to transparently note that LDR-2 zoning parameters would allow for them. However, Mr. Lloyd again stated that they were not included as part of this proposed development.

At the request of Mr. Nacey, Mr. Lloyd confirmed that the City's HRA had nothing to do with this proposed development.

Mike Metz

Mr. Metz questioned if a variance could be granted and the property remain LDR-1 zoning, since staff had stated that many LDR-1 lots would be considered LDR-2 today.

Mr. Lloyd responded affirmatively; but clarified that those lots may fail to meet minimum lot requirements, since most were pre-existing from the City's original 1959 zoning code, and variance could be possible to allow for smaller lots. However, Mr. Lloyd opined that it wouldn't be a very good solution, as the variance tool was meant to get to desired ends when other options failed; and were strictly regulated by recently revised state law.

Mr. Metz spoke in support of allowing the development through a variance, and retaining zoning as LDR-1 to meet the aesthetics and lot sizes of neighbors, while avoiding the possibility of higher density.

Mr. Lloyd reiterated that the lot size and arrangement is not the only reason for the proposed LDR-2 zoning, but also in order to relocate drainage easements to provide better function of that storm water management than currently existed, which relied on the narrower lot width requirements on Lots 1, 2, 3 and 4 coming up Farrington to site that storm water infrastructure while remaining consistent with existing lot sizes in the neighborhood.

No one else appeared to speak; Chair Gisselquist closed Public Hearing at 7:12 p.m.

MOTION

Member Murphy moved, seconded by Member Stellmach to recommend to the City Council APPROVAL of the proposed REZONING, EASEMENT VACATION, AND PRELIMINARY PLAT of the

property at 297-311 County Road B, based on the comments and findings of Sections 4-8 and the recommendation of Section 9 of the staff report dated April 10, 2014.

Member Boguszewski stated that he was very glad to see this proposed single-family development in Roseville; and offered no reason for him to doubt the intent of the developer to create those homes on these lots. While recognizing that hypothetically, it may be possible at some point in the distant future that a twin home or duplex could be allowed on these lots, given the alternative development potential for this site, this proposal was a good one; and this method would enable it to happen. From his understanding of the use of variances, Mr. Boguszewski opined that other guidelines required for granting a variance would prohibit the Commission from using that tool, as no practical hardships were in evidence nor could a variance be justifiably granted in this interest, since the consideration is based on configuring the lots for positive mitigation of existing drainage issues.

At the request of Member Daire, Mr. Lloyd advised that LDR-1 zoning allowed for auxiliary units (e.g. mother-in-law units), referred to as "accessory dwellings" in City Code.

Member Cunningham expressed appreciation for the variance clarification, as she had also been curious as to why that option hadn't been considered. If all lots were around 70' in width, Member Cunningham asked staff why they were not originally considered as LDR-2 zoning.

Mr. Lloyd advised that it was less of an intentional circumstance versus meeting specific zoning districts as the zoning code received a massive overhaul in 2010 from the existing code adopted in 1959, when the standard lot size was larger than most lot sizes currently in existence for single-family homes in the community.

Mr. Paschke concurred with Mr. Lloyd, noting that each lot in the City was not analyzed to determine which were substandard, as most single-family residential lots were simply zoned LDR-1; after which LDR-2 was created to allow for additional options in the community. Mr. Paschke admitted that the City could have taken a considerable amount of time to figure out lots more specifically, but often that resulted in patches of zoning that didn't fit well within an overall zoning plan.

Member Cunningham asked if the action before the Commission tonight was to approve the actual development plan or only a zoning change; and asked if approval could be given contingent upon this plan being only for single-family residential without the developer being required to return to the Commission if they chose to move to twin homes or duplexes.

Mr. Lloyd clarified that the requested action tonight was to approve rezoning, easement vacations, and parcel boundary layouts, not to approve a development plan or specific housing design plans. Mr. Lloyd advised that several years ago, this same parcel had been considered for twin homes with more density than proposed with this current proposal; and became the starting point to re-evaluate the site between then and the current development proposal. Mr. Lloyd noted that the developer had scaled their proposal down to single-family residential, as that met current market demand.

At the prompting of Member Cunningham, Mr. Lloyd confirmed that the developer could change their plan as long as it remained within LDR-2 parameters and met all other requirements of that zoning; however, he advised that the Commission could not condition approval that the proposed units were only for single-family residential uses.

In his review of this proposal, Member Keynan stated that he found this the best option for this site; and opined that a variance was not an option. Mr. Keynan noted that he was hearing the fears of the neighbors, but was not hearing any alternative for the Commission to address those fears, and questioned if there were other options available to the body.

Chair Gisselquist clarified that the proposed action before the body was to approve rezoning and the plat, but that the actual use and home designs were not up for consideration at this time. While sympathizing with the public speakers and recognizing that at some point down the road, the housing units may change, Chair Gisselquist noted that this was ultimately beyond the Commission's control.

Member Boguszewski opined that, given everything he'd heard, he had no reason to believe there was any subterfuge by the applicant, but that their intent was to develop these as single-family properties; and especially if their intent was to do so this summer, they actually had no time to redefine their intent in

order to meet the proposed timeline and approval and permit process. Member Boguszewski questioned why the developer's intent or motives should be questioned, or why they would choose to become unpopular in developing something other than they had presented. Member Boguszewski spoke in support of the proposal even while recognizing the fears expressed by the neighbors; however, he noted that this proposal for single-family, market value homes would benefit surrounding properties and increase their market values as well.

Member Cunningham disagreed with the comments of Member Boguszewski, opining that this proposed action was asking the community to take a risk; and with things always changing, it could prove to be a negative with zoning LDR-2. Member Cunningham concurred with the comments of Member Keynan in seeking an alternate option beyond a variance that could mitigate this potential risk in this area intended for single-family residential homes. Member Cunningham stated that she was inclined to vote in opposition to the proposal.

Mr. Paschke opined that Member Cunningham was partially right in some sense, but clarified that LDR-2 zoning is a single-family residential district as well, and not just for duplexes or other types of housing that appear to be what is feared. Once zoning is changed, Mr. Paschke agreed that there were no guarantees and those fears could become a reality. However, in working with this developer and plans currently under review, Mr. Paschke advised that staff was not reviewing duplexes and twin homes with a much different design. Mr. Paschke further noted that, with the amount of money required of the developer to provide greater storm water management controls and other site considerations, it would not be prudent for them to now re-engineer their original plans for single-family residential units on these lots. Mr. Paschke opined that it was important to have some level of trust with any developer in any district; and also advised that it would be highly unlikely that he or Mr. Lloyd would support a variance for this type of situation, as it didn't meet the test. While a variance may appear on the surface to be a better approach, Mr. Paschke advised that the previous variance laws had changed making them more restrictive with greater testing requirements to allow granting them. While changes can always occur, Mr. Paschke noted that this proposed development fit well into the neighborhood, and LDR-2 zoning achieved the configuration to address and correct storm water drainage issues; while leaving zoning as LDR-1 requiring a different lot configuration would be problematic for a variety of issues as previously outlined by Mr. Lloyd.

Member Stellmach stated that he was leaning toward LDR-2, opining that the configuration seemed to match the existing neighborhood and lot sizes, and appeared not to increase density. Member Stellmach expressed his trust that single-family homes would be built and lots configured to meet new drainage management issues in that area.

Member Murphy expressed his sympathy for those concerns expressed regarding the future of LDR-2 zoning. However, in his review of the current proposal, and whether or not a variance could be supported, Member Murphy noted that the alternative was for smaller lots under LDR-1 zoning that may mean the construction of 4 or 5 McMansions. Member Murphy opined that the lot size proposed seemed consistent, and he was comfortable supporting the proposal before the Commission.

Ayes: 6

Nays: 1 (Cunningham)

Motion carried.

Bryan Lloyd

From: Mike Busse [REDACTED]
Sent: Friday, April 04, 2014 1:13 PM
To: Bryan Lloyd
Subject: Re: 297 - 311 Co. Rd. B.

Bryan Lloyd
City of Roseville
Roseville, Minnesota

Good day to you Bryan,
My name is Michael Busse and I am the homeowner of 275 County Road B.

To let you know, I am not necessarily opposed to this possible development, but I do have some real concerns and reservations about the future yard drainage coming from those sites proposed.

Because of the at present drainage situation, I do not want to be receiving ever greater increases of runoff directly to my property where it would then pool to soak in; this water coming from impervious runoff from varying storm events and also snow melt.

Additional drainage would not normally or likely do harm, but my property does not properly drain to flow elsewhere as I believe it is supposed to. It just doesn't. The rearmost area seems inches lower for any drainage, and literally is land locked due to ground topography. The adjoining properties (State owned and the easterly neighboring property, seem, for whatever reasons, higher on elevation. My concerns are for vegetation and trees to survive imminently wetter conditions from this project. Also my concern is with greater mosquito populations that will birth in my own back yard.

I have already been burdened with considerable out of pocket expenses; taking down trees that started to die or become dangerous because of wet feet. In short, I simply do not want to be adversely affected from additional drainage.

Question for you Bryan. Do you know if a full topography survey exists for the whole of this property including the adjoining property portion of subject land along 36 and as it abuts mine?

Please contact me and we can together take a look.

Thank you Bryan.

Respectfully,
Mike Busse

[REDACTED]

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE, CHANGING CERTAIN REAL
PROPERTY LOCATED AT 297 AND 311 COUNTY ROAD B FROM LOW-DENSITY RESIDENTIAL-1
DISTRICT (LDR-1) TO LOW-DENSITY RESIDENTIAL-2 (LDR-2) DISTRICT

The City Council of the City of Roseville does ordain:

Section 1. Real Property Rezoned. Pursuant to Section 1009.06 (Zoning Changes) of the City Zoning Code of the City of Roseville, and after the City Council consideration on PF14-002, the property located at 297 and 311 County Road B is hereby rezoned from Low-Density Residential-1 (LDR-1) District to Low-Density Residential-2 (LDR-2) District, contingent upon approval and recording of the Moore's Farrington Estates plat proposed in conjunction with the request to rezone the property. Once platted, the subject property will be legally described as:

Lots 1 – 7, Block 1, Moore's Farrington Estates, Ramsey County, Minnesota, and

Section 2. Effective Date. This ordinance amendment to the City Code and Zoning Map shall take effect upon:

1. Approval and filing of the Moore's Farrington Estates plat; and
2. The passage and publication of this ordinance.

Passed this 14th day of April, 2014.

ROSEVILLE
REQUEST FOR COUNCIL ACTION

DATE: 4/21/2014
ITEM NO: 13.a

Division Approval



City Manager Approval

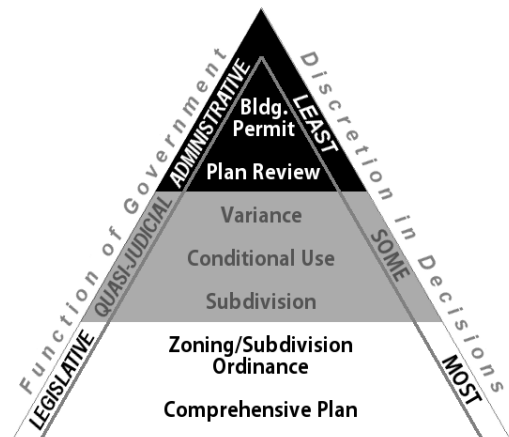


Item Description: Request by J.W. Moore, Inc., holder of a purchase agreement for the residential property at 297-311 Co. Rd. B, for approval of a **final plat** creating 7 residential lots

Application Review Details

- RCA prepared: April 16, 2014
- City Council action: April 21, 2014
- Statutory action deadline: June 20, 2014

Action taken on a plat proposal is **quasi-judicial**; the City's role is to determine the facts associated with the request, and apply those facts to the legal standards contained in State Statute and City Code.



1.0 REQUESTED ACTION

J.W. Moore requests approval of a proposed FINAL PLAT of the residential parcels at 297-311 County Road B creating seven lots for development of seven one-family detached residences.

2.0 SUMMARY OF RECOMMENDATION

The Planning Division recommends approving the proposed FINAL PLAT; see Section 8 of this report for the detailed recommendation.

3.0 BACKGROUND

- 3.1 The subject property, located in Planning District 16, has a Comprehensive Plan Land Use Designation of Low-Density Residential (LR) and a zoning classification of Low-Density Residential-2 (LDR-2) District.
- 3.2 When exercising the so-called “quasi-judicial” authority when acting on a PLAT request, the role of the City is to determine the facts associated with a particular request and apply those facts to the legal standards contained in the ordinance and relevant state law. In general, if the facts indicate the applicant meets the relevant legal standard, then they are likely entitled to the approval, although the City is able to add conditions to a plat approval to ensure that the likely impacts to roads, storm sewers, and other public infrastructure on and around the subject property are adequately addressed.
- 3.3 City Council review and action pertaining to the Moore’s Farrington Estates PRELIMINARY PLAT was to occur as a preceding agenda item during the same City Council meeting as the requested review and action for the FINAL PLAT. This is a more condensed timeline than most plats for a couple of reasons: first, the plat itself is simple, requiring no new streets, major utilities, or public improvement contracts; and second, the applicant needs to take possession of the property in time to allow the Roseville Fire Department to utilize the buildings on the subject property for training exercises on a selected date in the middle of May 2014. While actions on final plats typically follow approvals of their respective preliminary plats by a number of weeks, the time between such actions is not regulated by State Statute or City Code. Instead, the time following approval of a preliminary plat is typically used by the applicant to refine the plat, grading, utility, and other details as required by the preliminary plat approval. Those final details and documents have already been prepared by the present applicant and reviewed by City staff; if the PRELIMINARY PLAT is approved consistent with the recommendation of the Planning Commission, City staff has determined that the FINAL PLAT application may also be approved as presented.

4.0 FINAL PLAT ANALYSIS

- 4.1 Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots meet the minimum size requirements of the zoning code, that adequate streets and other public infrastructure are in place or identified and constructed, and that storm water is addressed to prevent problems either on nearby property or within the storm water system.
- 4.2 The proposed FINAL PLAT meets the requirements for drainage and utility easements and exceeds the minimum lot size requirements in the LDR-2 district. The proposed FINAL PLAT is included with this report as Attachment C.
- 4.3 Roseville’s Public Works Department staff has been working with the applicant to address the requirements related to grading, drainage, easements, and dedication of additional right-of-way along both County Road B and Farrington Street. While these details are essential parts of a PLAT application, the City Council is not asked to review and digest such engineering-related plans; instead, actions by the City Council typically include conditions that such plans must ultimately meet the approval of Public Works staff. To that end, Engineering staff has reviewed the subject plan and has returned some comments to the applicant related to general site grading as it relates to storm water as well as some general utility items; these items will be addressed to satisfy administrative

requirements for issuance of any grading and/or building permits. Beyond these items, Engineering staff has no remaining comments on the plat

4.4 City Code §1011.04 (Tree Preservation) specifies that a, approved tree preservation plan is a necessary prerequisite for approval of a PLAT. A tree survey has been provided which identifies the trees on the property as well as the trees which are likely to be removed, based on the current grading and utility plans and anticipated locations houses and driveways. Largely because about 80% of trees to be removed are not characterized as “significant” trees according to §1011.04, the result of a current tree replacement calculation is that no replacement trees are required. While the essential information has been provided, the ultimate tree replacement requirements depend upon the final grading plan and plans for the individual homes, which may not be finalized until after the final plat; for this reason, it is prudent to proceed with review and possible approval of the FINAL PLAT with the condition that site grading and building permits should not be issued without iterative review of the tree preservation plan to account for any impacts to trees not anticipated at this point in the planning process.

4.5 At its meeting of February 6, 2014 Roseville’s Parks and Recreation Commission reviewed the proposed PRELIMINARY PLAT against the park dedication requirements of §1103.07 of the City Code and recommended a dedication of cash in lieu of land. The existing land area is composed of two buildable parcels subdivided from Lot 7 of the 1881 *Michel's Rearrangement of Lots 9 to 16 Inclusive of Mackubin and Iglehart's Addition of Out Lots to St. Paul* plat. Since the existing land comprises two residential units, the proposed 7-unit plat would create five new building sites. The 2014 Fee Schedule establishes a park dedication amount of \$3,500 per residential unit; for the five, newly-created residential lots the total park dedication would be \$17,500, to be collected prior to recording an approved plat at Ramsey County.

5.0 RECOMMENDATION

Based on the comments and findings outlined in Sections 3 – 5 of this report, the Planning Division recommends approval of the proposed FINAL PLAT, pursuant to Title 11 of the Roseville City Code and subject to any changes required for approval of the preliminary plat, with the condition that permits for site improvements shall not be issued without iterative review of the tree preservation plan to account for any impacts to trees not previously anticipated.

6.0 POSSIBLE COUNCIL ACTIONS

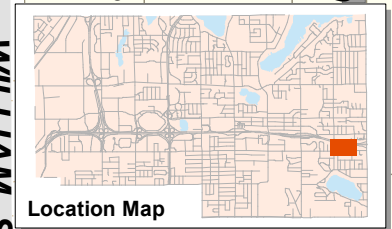
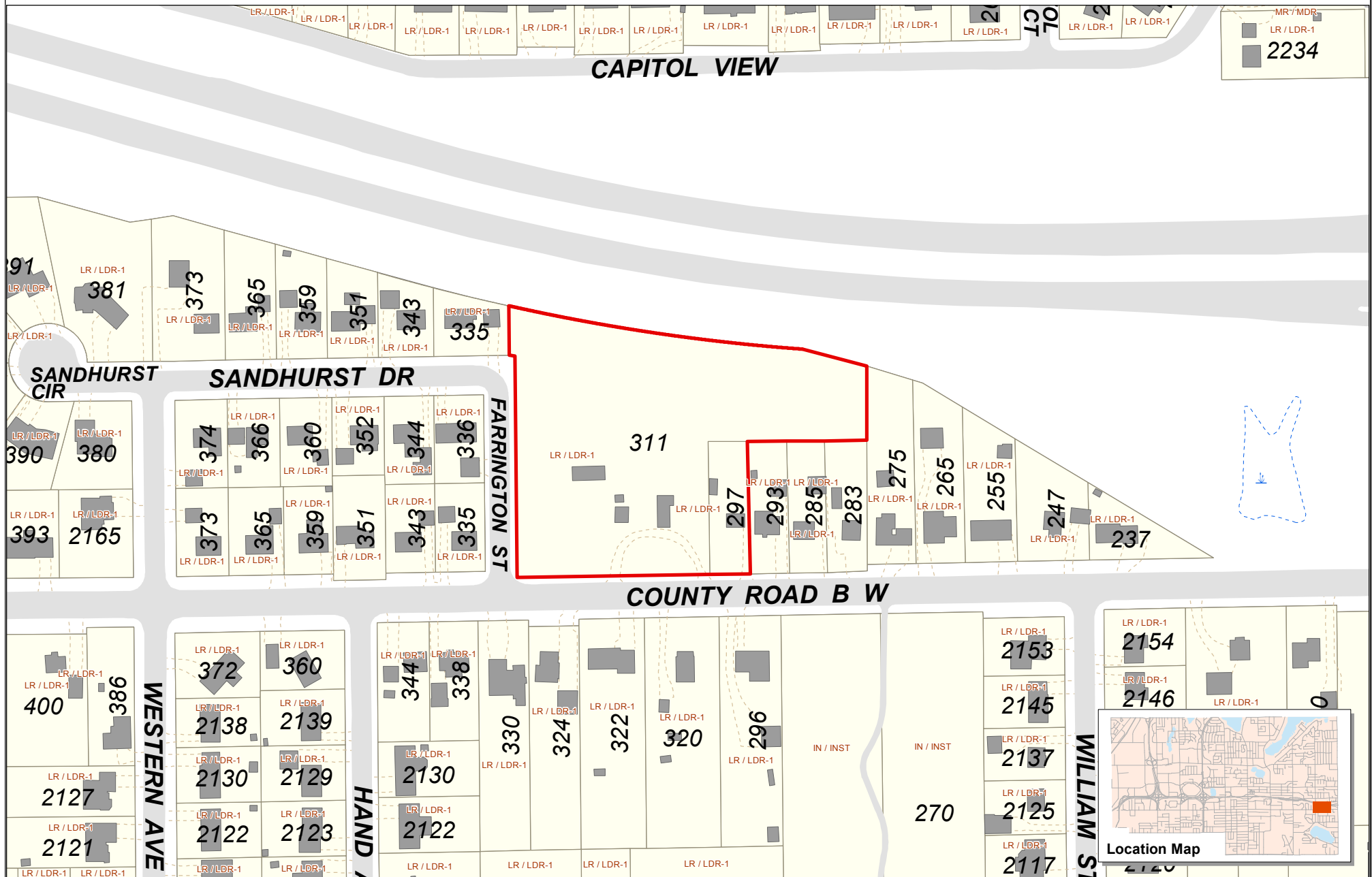
6.1 **Adopt a resolution approving the proposed the proposed Moore’s Farrington Estates FINAL PLAT, as recommended,** for the property at 297-311 County Road B, pursuant to Title 11 of the City Code and the recommendation of Sections 5 of this report.

6.2 **Pass a motion to table the item for future action.** Tabling beyond June 20, 2013 may require extension of the 60-day action deadline established in Minn. Stat. §15.99.

6.3 **Pass a motion, to deny the requested approval.** Denial should be supported by specific findings of fact based on the City Council’s review of the application, applicable zoning or subdivision regulations, and the public record.

Prepared by: Senior Planner Bryan Lloyd
651-792-7073 | bryan.lloyd@ci.roseville.mn.us

Attachment A for Planning File 14-002



Prepared by:
Community Development Department
Printed: February 18, 2014

Site Location

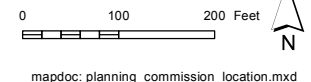
LR / LDR-1 Comp Plan / Zoning Designations

Data Sources

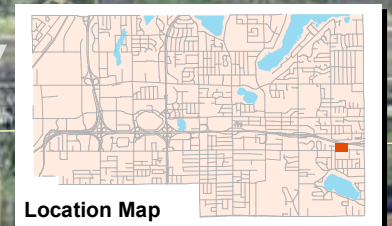
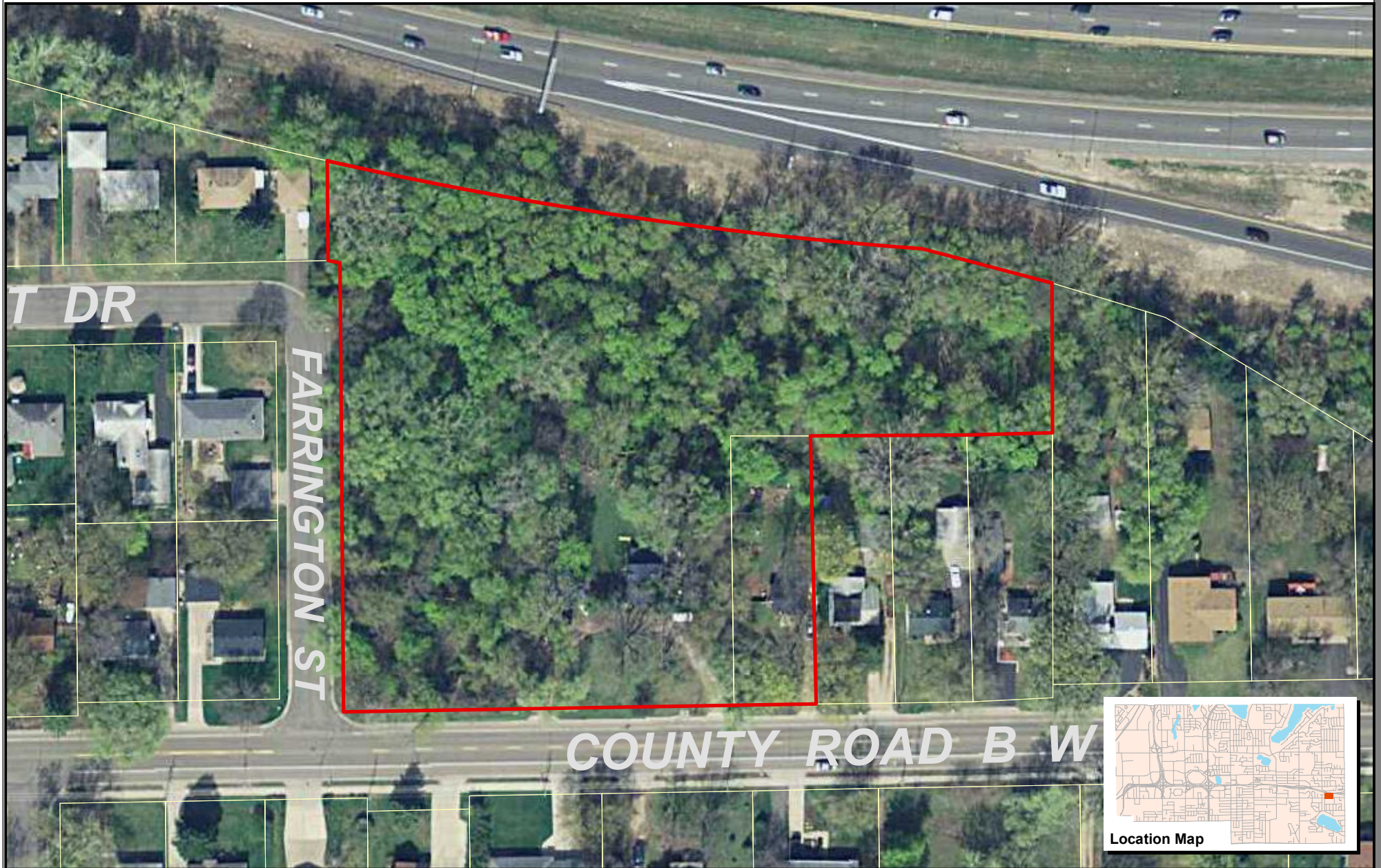
* Ramsey County GIS Base Map (2/4/2014)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Attachment B for Planning File 14-002



Prepared by:
Community Development Department
Printed: February 18, 2014



Site Location

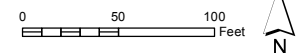
Data Sources

* Ramsey County GIS Base Map (2/4/2014)
* Aerial Data: MnGeo (4/2012)

For further information regarding the contents of this map contact:
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KNOW ALL MEN BY THESE PRESENTS: That J.W. Moore, Inc., a Minnesota Corporation, fee owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot Seven (7), of Michel's Rearrangement of Lots 9 to 16 inclusive of Mackubin and Iglehart Addition of Outlots to St. Paul, except the East 240 feet of South 200 feet and subject to State Highway 36.

AND

The South 200 feet of the West 60 feet of the East 240 feet of Lot 7, in Michel's Rearrangement of Lots 9 to 16 inclusive of Mackubin and Iglehart's Addition of Outlots to St. Paul, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as MOORE'S FARRINGTON ESTATES and does hereby dedicate to the public for public use forever the public ways the drainage and utility easements as shown on this plat.

In witness whereof said J.W. Moore, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Signed: J.W. Moore, Inc.

By _____

its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ J.W. Moore, Inc., a Minnesota Corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Jason E. Rud, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey, that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all monuments indicated on this plat will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this _____ day of _____, 20____.

Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Jason E. Rud, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL OF CITY OF ROSEVILLE

We do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Roseville, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Mayor

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this _____ day of _____, 20____.

_____, Director By _____, Deputy
Department of Property Records and Revenue

COUNTY SURVEYOR

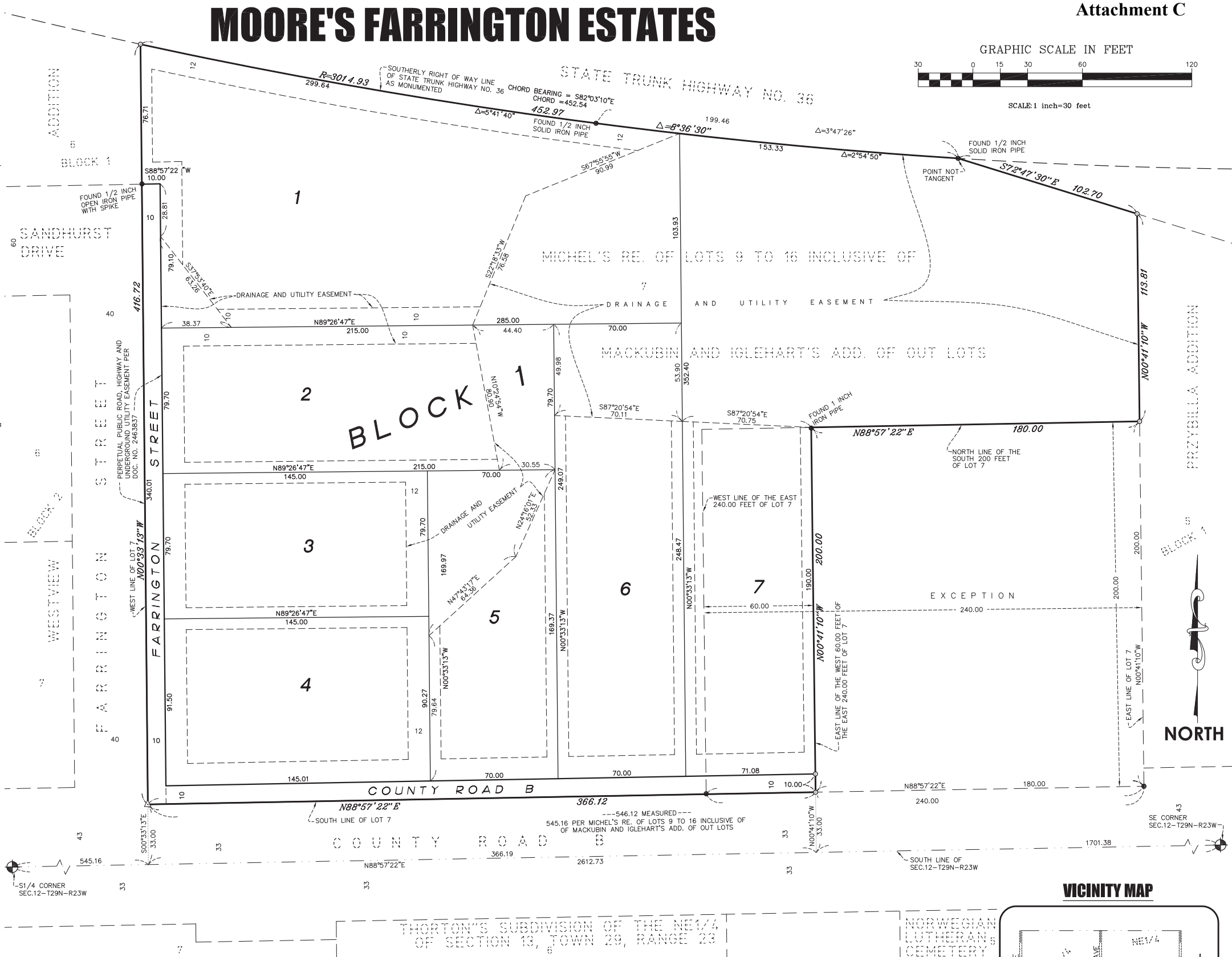
I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this _____ day of _____, 20____.

Craig W. Hinzman, L.S.
Ramsey County Surveyor

COUNTY RECORDER,
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of MOORE'S FARRINGTON ESTATES was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Deputy County Recorder



The orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 adjustment.

Denotes Ramsey County cast iron monument.

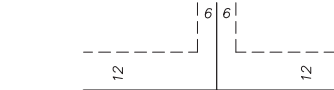
Denotes 1/2 inch Iron Pipe Found as labeled.

Denotes 1/2 inch X 18 inch iron pipe set marked with a plastic cap inscribed "RLS 41578".

Denotes set PK nail with metal disk marked RLS 41578.

Any required interior monument location on this plat with no monument symbol shown, indicates an interior plat monument that will be set, and which shall be in place within one year after the recording of this plat.

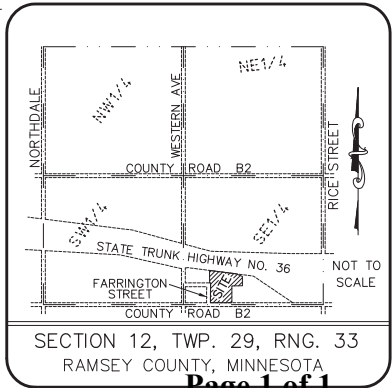
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 12 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



VICINITY MAP



SECTION 12, TWP. 29, RNG. 33
RAMSEY COUNTY, MINNESOTA

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 21st day of April 2014 at 6:00 p.m.

The following Members were present: _____
and _____ were absent.

Council Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. ____

**A RESOLUTION APPROVING THE FINAL PLAT OF MOORE'S FARRINGTON
ESTATES (PF14-002)**

WHEREAS, J.W. Moore, Inc., applicant for approval of the proposed plat, holds a purchase agreement for the residential property at 297 and 311 County Road B, which parcels are legally described as;

**The South 200 feet of the West 60 feet of the East 240 feet of Lot 7, of Michel's
Rearrangement of Lots 9 to 16 inclusive of Mackubin and Iglehart's Addition to Outlots to
St. Paul, Ramsey County, Minnesota**

and

**Lot 7, of Michel's Rearrangement of Lots 9 to 16 inclusive of Mackubin and Iglehart's
Addition to Outlots to St. Paul, except the East 240 feet of the South 200 feet and subject to
State Highway 36**

And WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed preliminary plat on April 10, 2014, and after said public hearing the Roseville Planning Commission voted to recommend approval of the proposed preliminary plat based on the comments and findings of the pertinent staff report and the input from the public; and

WHEREAS, the Roseville City Council, at its regular meeting on April 21, 2014, received the Planning Commission's recommendation and voted ____ to approve the preliminary plat; and

26 WHEREAS, the final plat materials have been prepared and submitted, pursuant to the
27 preliminary plat approval;

28 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville,
29 Minnesota, that the final plat of the subject property creating Moore's Farrington Estates is
30 hereby approved.

31 The motion for the adoption of the foregoing resolution was duly seconded by Council
32 Member _____ and upon vote being taken thereon, the following voted in favor:
33 and _____ voted against.

34 WHEREUPON said resolution was declared duly passed and adopted.

[illegible]

WITNESS MY HAND officially as such Manager this 21st day of April 2014.

(SEAL)

ROSEVILLE
REQUEST FOR CITY COUNCIL ACTION

DATE: **04/21/2014**
ITEM NO: 13.b

Department Approval

City Manager Approval

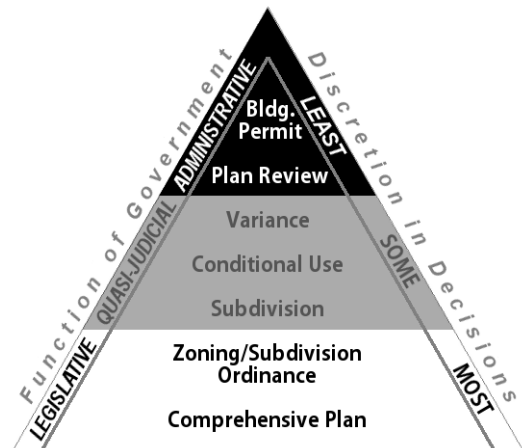


Item Description: Request by Roseville Housing and Redevelopment Authority (RHRA) and the Greater Metropolitan Housing Corporation (GMHC) for approval a preliminary plat of 657, 661, 667, and 675 Cope Avenue, and 2325 and 2335 Dale Street in preparation for redevelopment

Application Review Details

- RPCA prepared: March 27, 2014
- Public hearing: April 10, 2014
- City Council action: April 21, 2014
- Statutory action deadline: May 9, 2014

Action taken on a plat proposal is **quasi-judicial**; the City's role is to determine the facts associated with the request, and apply those facts to the legal standards contained in State Statute and City Code.



1.0 REQUESTED ACTION

RHRA and GMHC propose to plat the subject lots and/or parcels at 657, 661, 667, and 675 Cope Avenue, and 2325 and 2335 Dale Street into a mixed residential development of 25 lots, Outlot A, a common area, access roads, and utility and drainage easements for the development.

2.0 SUMMARY OF RECOMMENDATION

The Planning Division concurs with the recommendation of the Planning Commission to approve the PRELIMINARY PLAT; see Section 7 of this report for the detailed recommendation.

3.0 SUMMARY OF SUGGESTED ACTION

By motion, recommend approval of the proposed PRELIMINARY PLAT, pursuant to Title 11 (Subdivisions) of the City Code; see Section 8 of this report for the detailed action.

4.0 BACKGROUND

The subject properties, located in Planning District 7, have Comprehensive Plan Land Use Designations of Low-Density Residential (LR), High Density Residential (HR), and Institutional (IN). The respective zoning classifications are Low-Density Residential-1 (LDR-1), High Density Residential-1 (HDR-1), and Institutional (INST) Districts. The PRELIMINARY PLAT proposal has been prompted by plans to redevelop the 3-acre area into 25 residential lots with common areas. The proposed housing will be a mix of row homes, small-lot single-family homes, and townhomes.

When exercising the so-called “quasi-judicial” authority when acting on a PLAT request, the role of the City is to determine the facts associated with a particular request and apply those facts to the legal standards contained in the ordinance and relevant state law. In general, if the facts indicate the applicant meets the relevant legal standard, then they are likely entitled to the approval, although the City is able to add conditions to a plat approval to ensure that the likely impacts to roads, storm sewers, and other public infrastructure on and around the subject property are adequately addressed.

5.0 PRELIMINARY PLAT ANALYSIS

Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots meet the minimum size requirements of the Zoning Code, that adequate streets and other public infrastructure are in place or identified and constructed, and that storm water is addressed to prevent problems either on nearby property or within the storm water system. As a PRELIMINARY PLAT of medium density residential property, the proposal includes zoning issues that need to be addressed since the Zoning Code does establish minimum lot dimensions or area. The proposed Fire House Addition must have a minimum lot width of 40 feet and a lot area of 4,800 sq. ft. for each of the one-family detached housing units and a minimum of 3,600 sq. ft. for each of the attached units. There are no minimum lot width standards for attached units. PRELIMINARY PLAT is included with this report as Attachment C.

The present plat proposal has been prompted by a redevelopment plan which requires approval of a Comprehensive Plan land use change, rezoning, and text amendments to the Zoning Code regarding the medium density requirements. On March 13, 2014, the Development Review Committee (DRC) met to review the submitted preliminary plans for the Dale Street Redevelopment and no major concerns were identified. The City Engineer, however, did indicate that his staff has had preliminary meetings/discussions with the applicant (GMHC) over storm water management requirements for the development and indicated that the development’s engineer is working toward designing and resolving initial deficiencies.

On March 20, 2014, GMHC held the required public open house regarding their intention to redevelop the subject properties into the mixed-residential development of 25 residential lots with row homes, small-lot detached single-family homes, and townhomes. Although a number of residents attended the meeting, most comments/questions were related to the development itself and not the lots or their design/sized (Attachment D).

Roseville's Parks and Recreation Commission will complete their review regarding the park dedication requirements of §1103.07 of the City Code at its meeting on April 1, 2014, for which an update will be presented to Commissioners by the City Planner at the April 10th meeting.

On Tuesday, April 15, 2014, the Engineering and Planning Divisions met with representatives of/for GMHC to further review and discuss storm water management requirements for the redevelopment project. The most recent concept plans that address storm water management are included in the preliminary plat attachments and are being reviewed and considered for cost implications. The proposed plans meet the requirements of the City for rate/volume control and other requirements.

Similarly, the Planning Division has received the proposed tree preservation plan, which proposes to remove a number of trees. This plan is fluid, however, needing to be modified based upon the final storm water management plan, which final plan will impact tree protection and tree loss. It should be noted that all trees located within storm water easements, other public utility and drainage easements, and the public right-of-way are allowed to be removed without loss. Additionally 35% of the identified significant trees and 15% of the heritage trees are allowed to be removed without penalty. Remaining trees can be removed, but replacement requirements need to be achieved. The Planning Division will provide a final analysis of the tree preservation plan at the Final Plat.

6.0 PUBLIC COMMENT

Planning Division staff has received no communications about the proposal at the time this report was prepared.

For City Council's information the Planning Division has included a copy of the traffic study the RHRA had completed for the Dale Street redevelopment project (Attachment E). Such a study is not required as a component of the platting process, but concerns were raised during the previous processes concerning increased traffic on Lovell and Cope Avenues.

7.0 PLANNING COMMISSION ACTION

At the duly noticed public hearing on April 10, 2014, the Roseville Planning Commission considered the preliminary plat regarding the Dale Street Redevelopment. No citizens addressed the Commission and no Commissioner had any specific questions of the Planning Staff (Attachment F).

The Planning Commission voted 7-0 to recommend approval of the preliminary plat for Fire House Addition, based on the comments and findings outlined in Sections 4 – 6 of this report and pursuant to Title 11 of the Roseville City Code with the condition: The applicant shall continue working with the Public Works Department to address storm water infrastructure requirements and necessary easements

8.0 SUGGESTED ACTION

By motion, approve the proposed PRELIMINARY PLAT of Fire House Addition, based on the comments and findings of Sections 4 – 6 and the recommendation of Section 7 of this report.

98 **9.0 OPTIONAL COUNCIL ACTIONS**

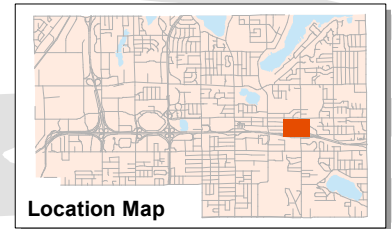
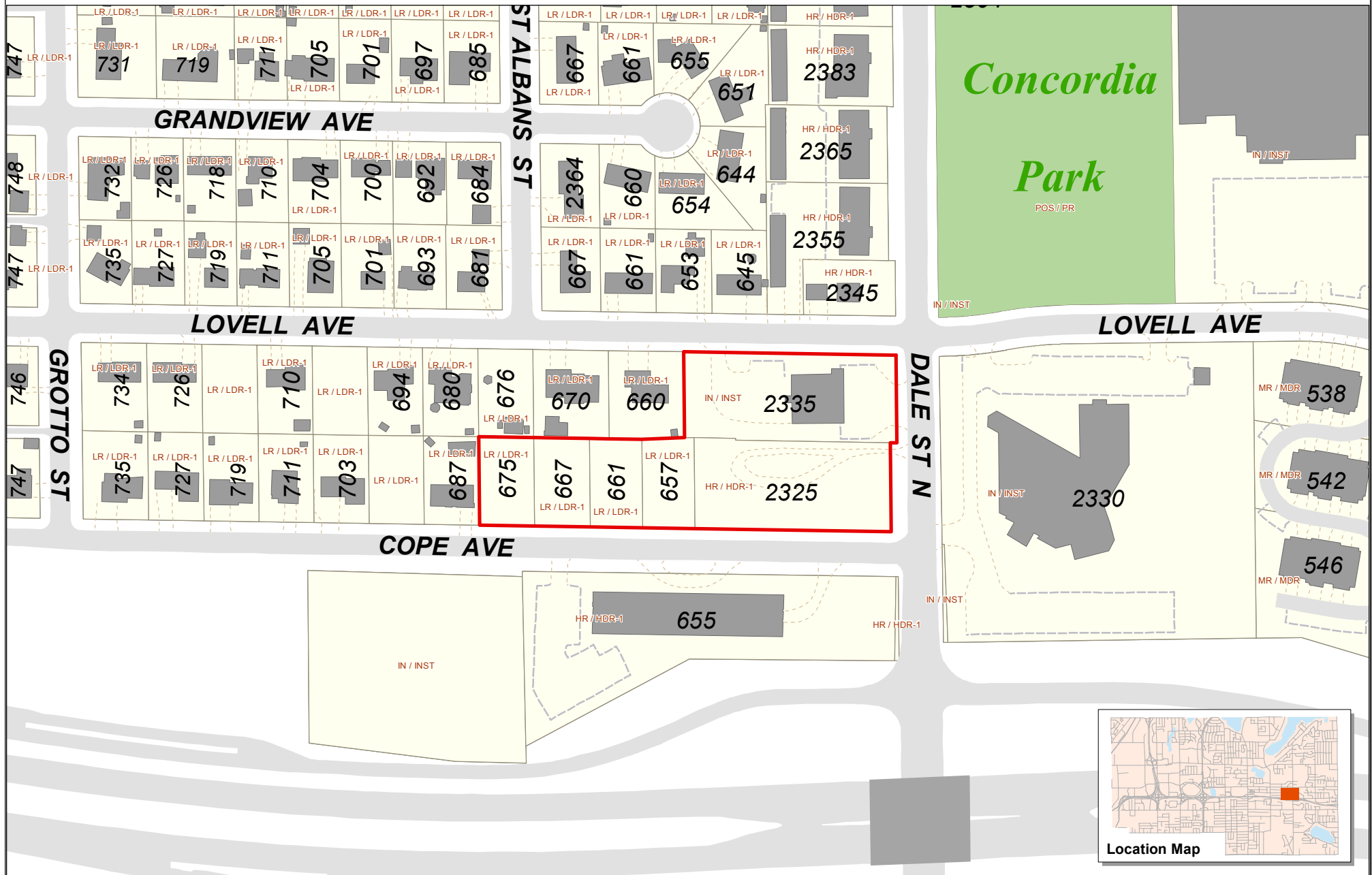
99 **Pass a motion to table the item for future action.** Tabling beyond May 9, 2014 will
100 require extension of the 60-day action deadline established in Minn. Stat. §15.99.

101 **Pass a motion, to deny the requested approvals.** Denial should be supported by
102 specific findings of fact based on the City Council’s review of the application, applicable
103 zoning regulations, and the public record.

Prepared by: City Planner Thomas Paschke
 651-792-7074 | thomas.paschke@ci.roseville.mn.us

- | | | |
|--------------|---------------------|------------------|
| Attachments: | A: Area map | D: Meeting notes |
| | B: Aerial photo | E: Traffic study |
| | C: Preliminary plat | F: PC minutes |

Attachment A for Planning File 14-004



Prepared by:
Community Development Department
Printed: February 18, 2014



Site Location

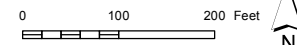
LR / LDR-1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (2/4/2014)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

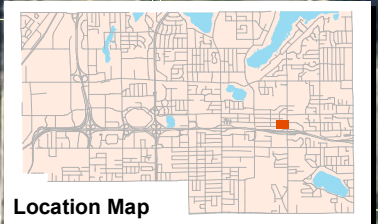
Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



mapdoc: planning_commission_location.mxd

Attachment B for Planning File 14-004



Location Map



Prepared by:
Community Development Department
Printed: February 18, 2014



Site Location

Data Sources

* Ramsey County GIS Base Map (2/4/2014)

* Aerial Data: MnGeo (4/2012)

For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

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0 50 100 Feet



Area: 128,949 sq. ft. or 2.96 acres

Site Address: 657, 667, and 675 Cope Avenue West; 2325 and 2335 Dale Street North, Roseville, MN

The North 16.00 feet of the East 32.50 feet, EXCEPT the North 30.00 feet thereof and EXCEPT the South 3.00 feet of the West 78.00 feet thereof of Lot 12, COPE'S SUBDIVISION OF LOT 1 OF COPE'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 29, RANGE 23, Ramsey County, Minnesota; according to the plat thereof on file and recorded in the office of the Register of Deeds of said County and State.

pub

Lots 18, 19, 20, 21 and 22, Block 1, O'NEIL'S ADDITION, Ramsey County, Minnesota.

Current Legal Description:

LE E G E N D

✓	DENOTES EXISTING HYDRANT	
✓	DENOTES EXISTING CATCH BASIN	
✓	DENOTES EXISTING TELEPHONE UTILITY BOX	
✓	DENOTES EXISTING UTILITY POLE	
✓	DENOTES EXISTING STORM SEWER LINE	
✓	DENOTES EXISTING SANITARY SEWER LINE	
✓	DENOTES EXISTING OVERHEAD UTILITY WIRING	
✓	DENOTES EXISTING COUNTER	
✓	DENOTES EXISTING SPOT ELEVATION	
✓	DENOTES EXISTING SANITARY MANHOLE	
✓	DENOTES EXISTING STORM (DRAINAGE) MANHOLE	

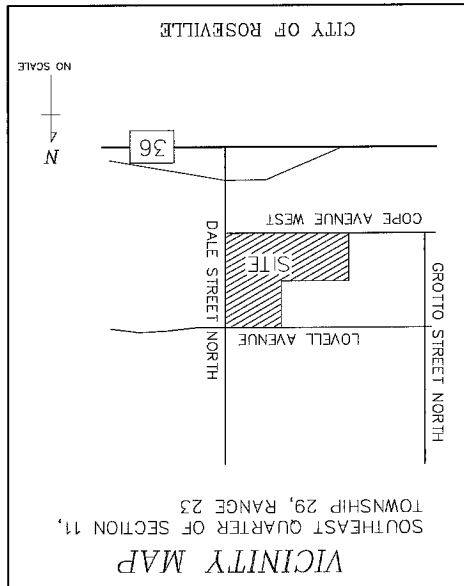
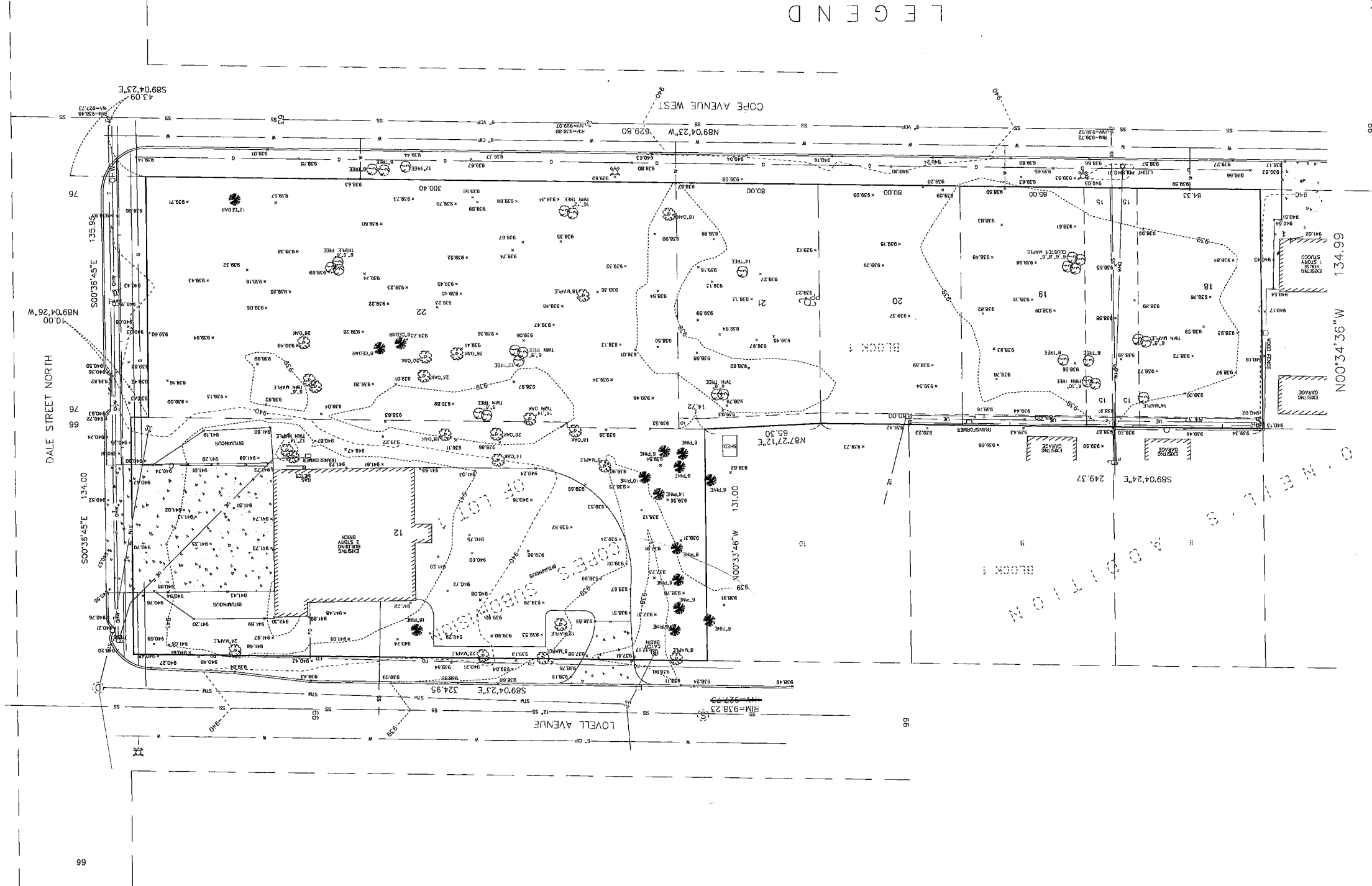
GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft

Client
GREATER METROPOLITAN HOUSING CORP.
15 SOUTH 7TH STREET, SUITE 710
MINNEAPOLIS, MN 55402
612-339-0601 ext 16

LAKE AND LAND SURVEYING, INC.
SURVEYING/CIVIL ENGINEERING
1200 CENTRE POINTE, SUITE 275
ST PAUL, MN 55120
PHONE (651) 778-6211

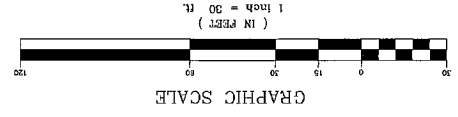
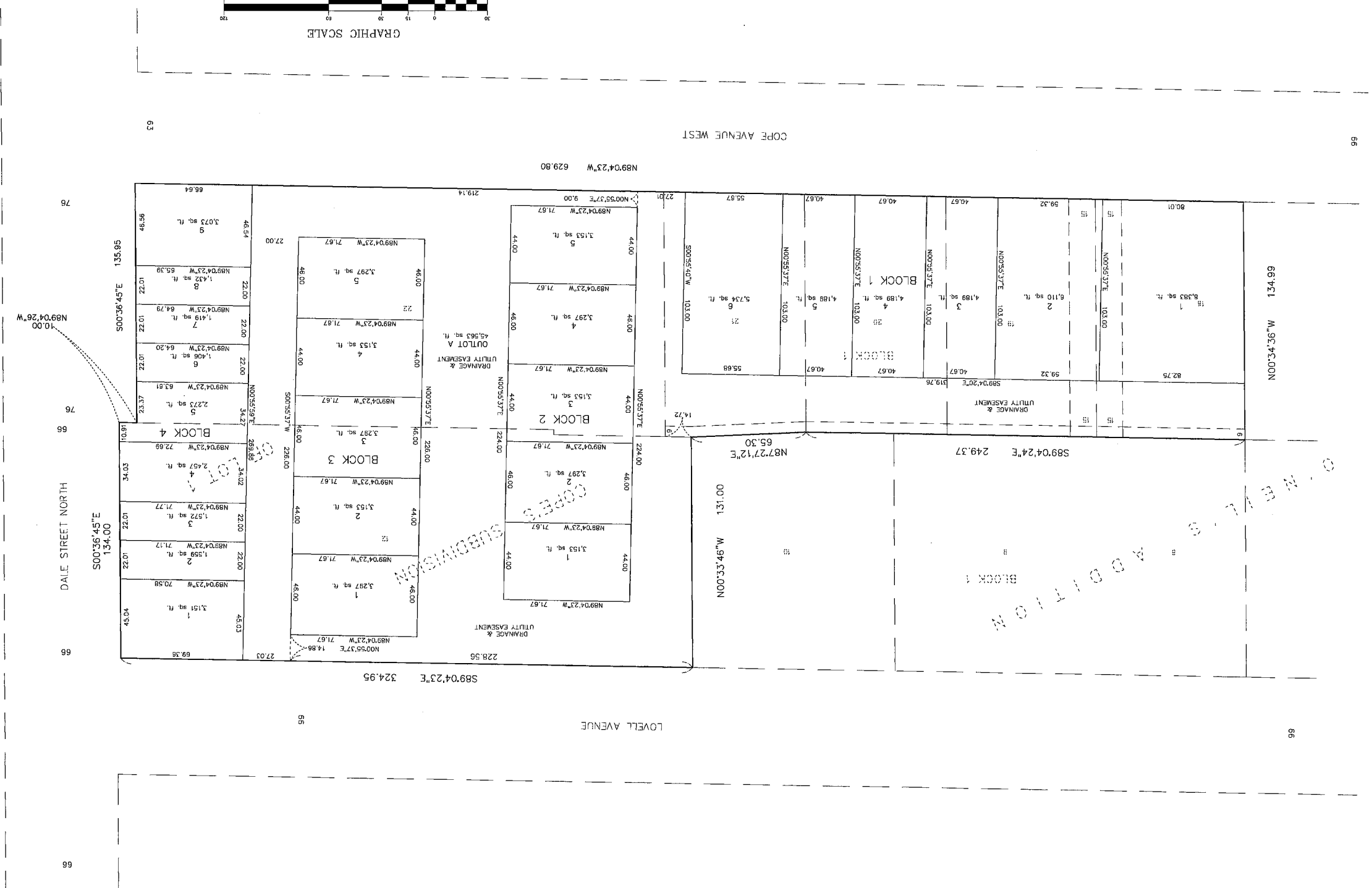
Design by JF	Drawn by JLK	Survey book No.	S.A.P. number 2013.147
-----------------	-----------------	-----------------	---------------------------

Original date	3-3-14	Revisions	
I hereby certify that this plan, specification or report and I am a duly Registered Engineer under the laws of the State of Wisconsin.			
Signature L. Farnet Date 3-3-14 Wisconsin Reg. No. 16464		Page Title EXISTING CONDITIONS Sheet number of	



PRELIMINARY PLAT: FIRE STATION ADDITION

PRELIMINARY PLAT: FIRE STATION ADDITION

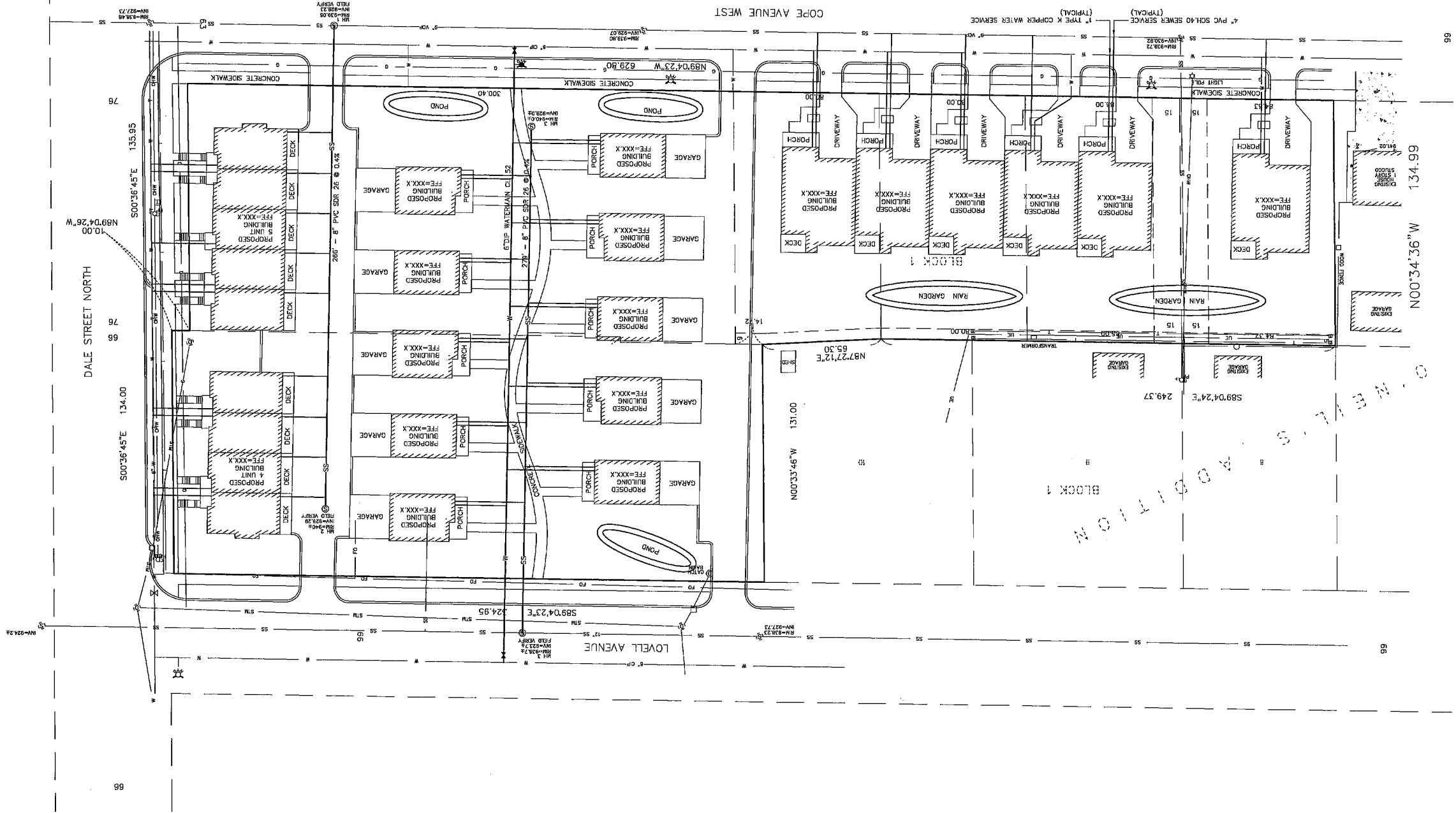


Design by JF		Original date 3-5-14	
Drawn by JK		Revisions None	
Survey book No. JK		Page title PRELIMINARY PLAT	
S.A.P. number 2013.147		Sheet number 2 of 4	

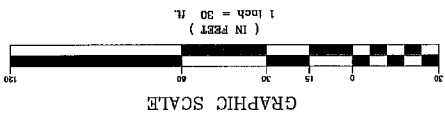
15 SOUTH FISH STREET, SUITE 710
MINNEAPOLIS, MN 55402
612-339-0601 ext 15

GREATER METROPOLITAN HOUSING CORP.
SURREY/CIVIL ENGINEERING, INC.
1800 CENTRE POINT, SUITE 275
ST PAUL, MN 55108
PHONE (651) 778-0211

PRELIMINARY PLAT: FIRE STATION ADDITION



- LEGEND
- W — DENOTES EXISTING HYDRANT
 - S — DENOTES EXISTING CATCH BASIN
 - S — DENOTES EXISTING TELEPHONE UTILITY BOX
 - S — DENOTES EXISTING UTILITY POLE
 - S — DENOTES EXISTING STORM SEWER LINE
 - S — DENOTES EXISTING SANITARY SEWER LINE
 - S — DENOTES EXISTING UNDERGROUND TELEPHONE LINE
 - S — DENOTES EXISTING SANITARY MANHOLE
 - S — DENOTES EXISTING STORM (DRAINAGE) MANHOLE
 - S — DENOTES PROPOSED STORM (DRAINAGE) MANHOLE
 - S — DENOTES PROPOSED SANITARY SEWER
 - S — DENOTES PROPOSED WATERMAIN



Client	Greater Metropolitan Housing Corp.
Design by	JF
Drawn by	JK
S.A.P. number	2013.147
Sheet number of	1654
Page title	UTILITY PLAN
Location	15 SOUTH FIFTH STREET, SUITE 710 MINNEAPOLIS, MN 55402
Project	LAKE AND LAND SURVEYING, INC. 1200 CENTER POINTS, SUITE 275 ST PAUL, MN 55102 PHONE (612) 778-3211

PROPOSED DISCHARGE RATES

Drainage Area	Proposed Conditions Rate (cfs)			
	1-YR (2.5")	2-YR (2.8")	10-YR (4.2")	100-YR (7.4")
PR1A	0.05	0.05	0.08	0.31
PR1B				
PR2	0.78	0.88	1.33	2.56
TOTAL	0.83	0.93	1.41	2.87

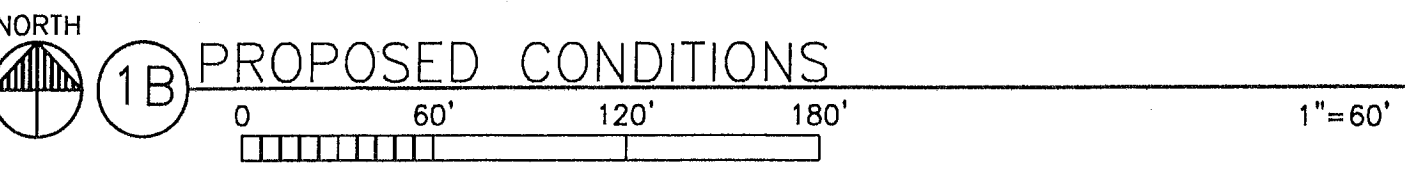
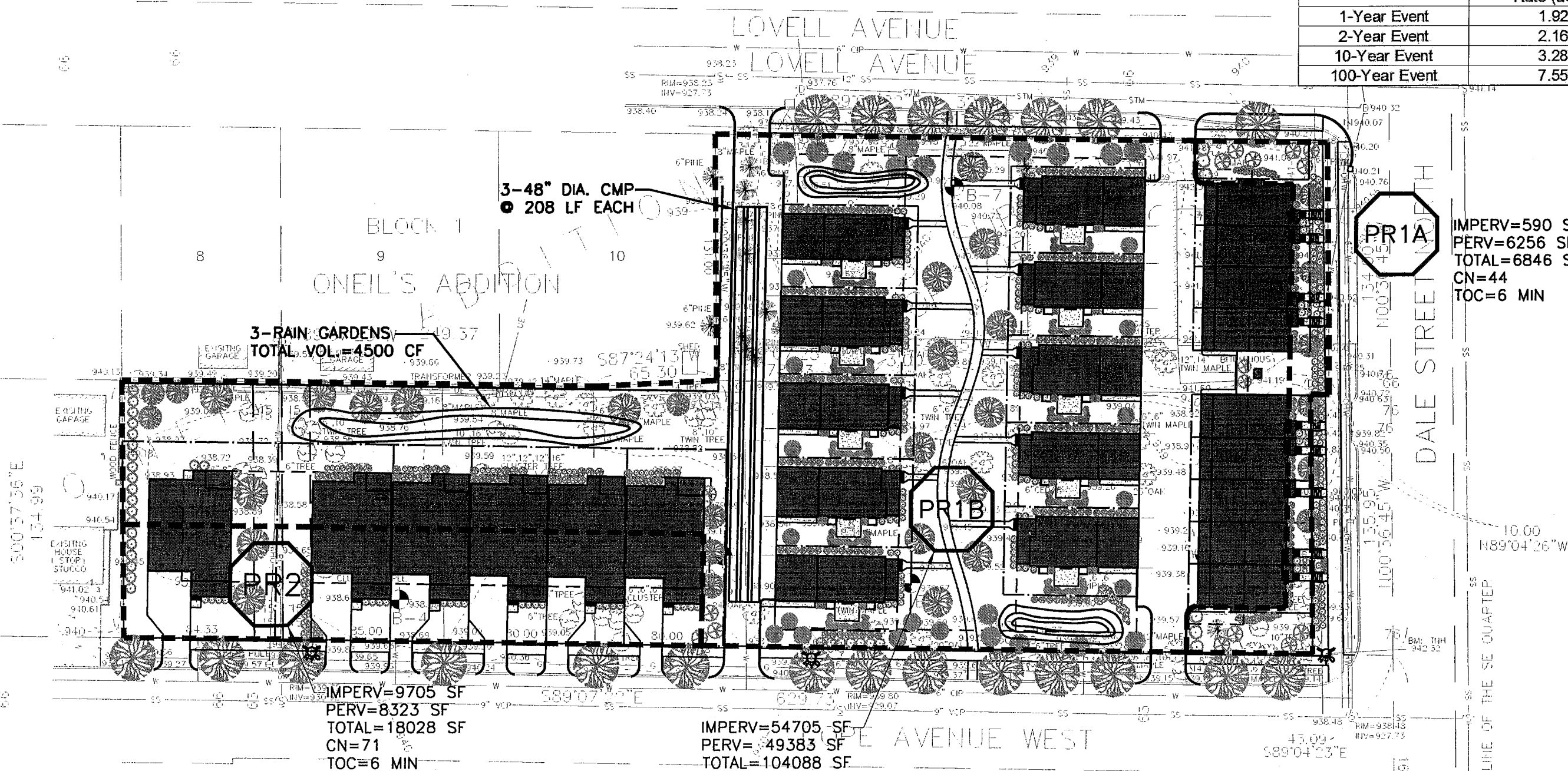
PIERCE PINI &
ASSOCIATES, INC
9298 CENTRAL AVENUE,
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311
FAX 763.537.1354

ROSEVILLE TOWNHOME AND
RESIDENTIAL DEVELOPMENT
ROSEVILLE, MINNESOTA

PPA PROJECT: 14-029
DATE: 04.14.14
DRAWN BY: DJK

DISCHARGE RATE SUMMARY

	Existing Conditions Rate (ac-ft)	Proposed Conditions Rate (ac-ft)
1-Year Event	1.92	0.83
2-Year Event	2.16	0.93
10-Year Event	3.28	1.41
100-Year Event	7.55	2.87



PROPOSED DISCHARGE RATES

Drainage Area	Proposed Conditions Rate (cfs)			
	1-YR (2.5")	2-YR (2.8")	10-YR (4.2")	100-YR (7.4")
PR1A	0.05	0.05	0.08	0.31
PR1B				
PR2	0.78	0.88	1.33	2.56
TOTAL	0.83	0.93	1.41	2.87

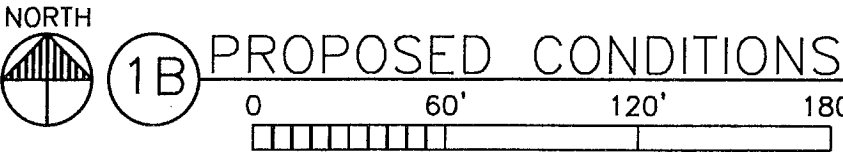
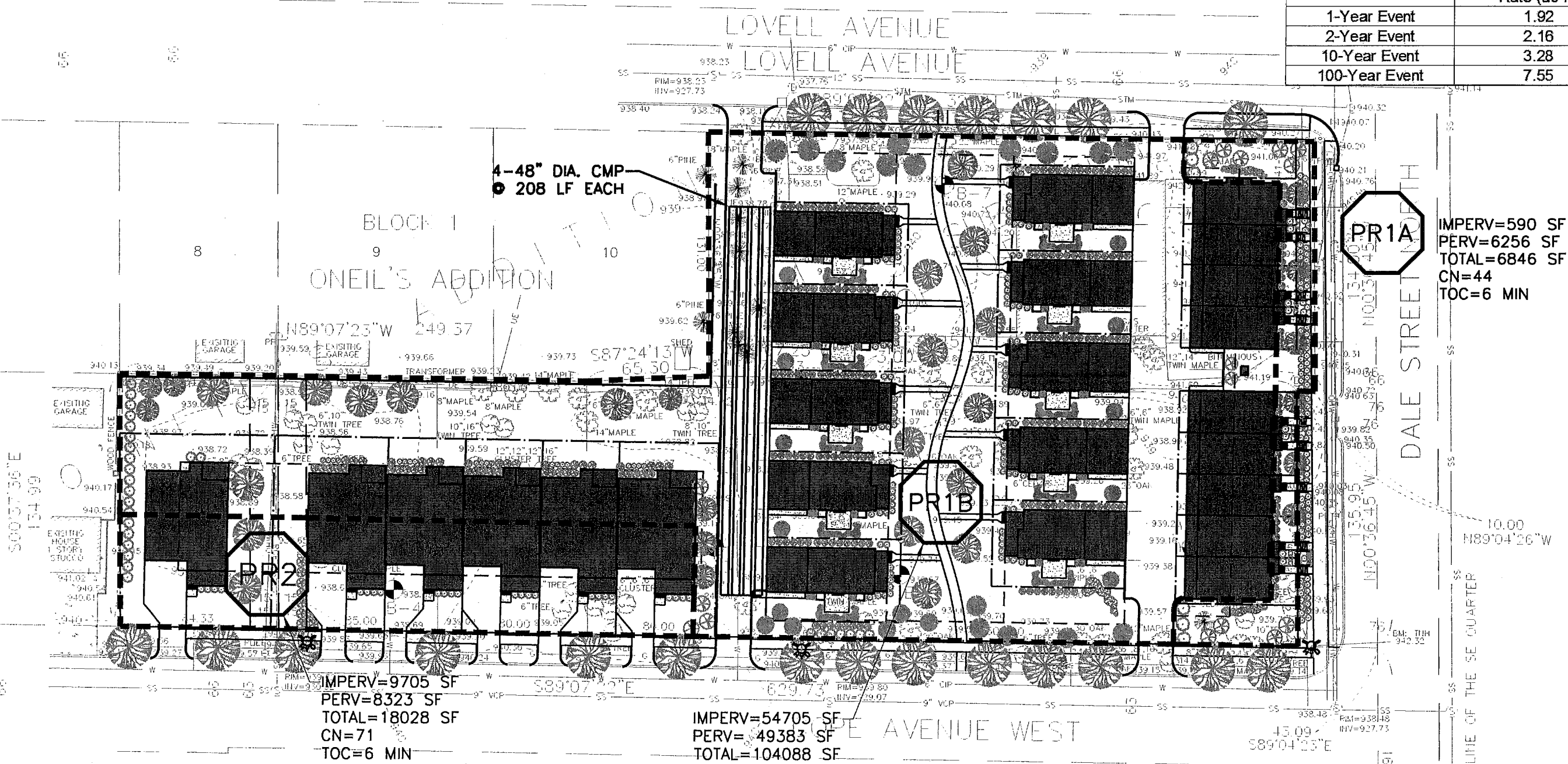
PIERCE PINI &
ASSOCIATES, INC
9298 CENTRAL AVENUE,
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311
FAX 763.537.1354

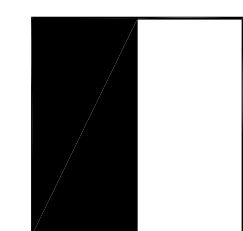
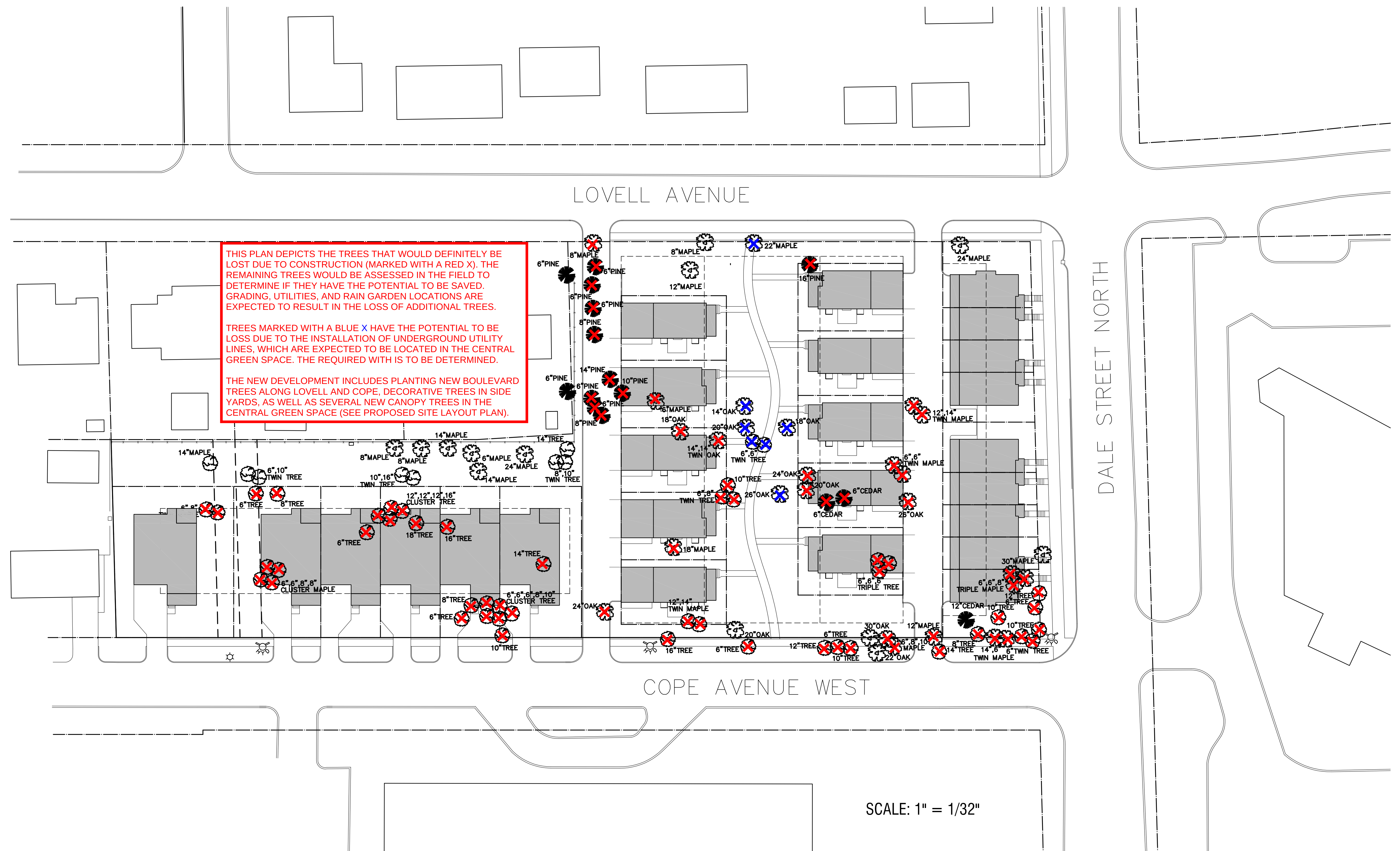
ROSEVILLE TOWNHOME AND
RESIDENTIAL DEVELOPMENT
ROSEVILLE, MINNESOTA

PPA PROJECT: 14-029
DATE: 04.14.14
DRAWN BY: DJK

DISCHARGE RATE SUMMARY

	Existing Conditions Rate (ac-ft)	Proposed Conditions Rate (ac-ft)
1-Year Event	1.92	0.83
2-Year Event	2.16	0.93
10-Year Event	3.28	1.41
100-Year Event	7.55	2.87





ROSEVILLE

Greater Metropolitan Housing Corporation

04.15.2014

CERMAK RHOADES ARCHITECTS

Thomas Paschke

From: Jeanne Kelsey
Sent: Friday, February 21, 2014 8:51 AM
To: *RVCouncil
Cc: Thomas Paschke; Marc Culver
Subject: Dale Street Neighborhood Meeting
Attachments: GMHC Presentation 2-18-14.pdf

Notes from last night's meeting giving the neighborhood an update and public process for the rezoning. I have attached the plans that were presented as well to the RHRA and neighborhood.

19 People attended the meeting including Mike Boguszewski from planning commission. Meeting concluded around 8:15pm.

Development proposal is –

- 9 attached townhomes 2.5 stories on Dale Street with 2 car garages. 3bedrooms 2bath upper level. Open floor plan with laundry and ½ bath on main level. Option to finish the lower level. Total sq.ft. 2100 price range \$270,000.
- 10 Single family detached homes in courtyard with 2 car garages. 3bedrooms 2bath upper level. Open floor plan with laundry and ½ bath on main level. Option to finish the lower level. Total sq.ft. 2600 price range \$330,000-\$350,000. 4 different style outside concepts will be available but similar floor plans inside.
- 7 attached townhomes single story on cope with 2 car garages. 2 bedrooms 2bath. Open floor plan with laundry. All living on one level. Total sq.ft. 1500 price range \$230,000.

Questions from neighbors –

- How does the sq.ft. of home and yard compare to the surrounding homes.
 - o We really have not looked at it from this perspective as we were part of the CDI process which the neighborhood favored this concept over an apartment building.
- Who will be taking care of the yards and drives.
 - o Home owners association for all of the 26 units.
- Are there fences for privacy.
 - o No, only some screening between the single family homes on the patios.
 - o Vegetation only on the property lines between this development and existing neighborhood.
- It appears homes will have little interaction with the existing neighborhood.
- Do you know of other communities that have been built like this in the cities.
 - o Bungalow Courts in Minneapolis on Main Street in NE.
- Who will be buying these homes.
 - o Based upon Bungalow Courts that we built it was young professional sand small families.
- Are these starter homes or move-up homes.
- Who will buy these homes.
 - o Townhomes on Dale have a starter home price range. Detached homes have a move-up price range. Single level townhomes most likely seniors, empty nesters or young single person need home in starter price range.
- How long and what is build out timing.
 - o Start construction this summer on 2 townhome buildings one on Dale Street and the other on Cope Street and finish out one of the units for model and rough in the others, build 4 detached homes with various concepts but finish out only one for model, and rough in the others.
 - o Depending how the homes sell out we anticipate finishing in 1.5 years.
- Concern over density for a neighborhood that compares to 4 units an acre.
 - o Neighbor answered: This was the least density proposal compared to the others.
- How is traffic going to be mitigated?

- o Engineering is planning on studying this summer.
- What is going to be done about crossing on Dale street for pedestrians and traffic.
 - o County will need to study and City Engineer has contacted them.
- What about parking concerns that were raised at the RHRA meeting this week
 - o Currently site addresses parking requirements that are in the code.
 - o Parking will also be available alongside the garages in the alleys.
- How are you going to mitigate the water run off on the site.
 - o Several rain gardens have been designed to catch the site run off.
- What will be the addresses for the single family detached homes.
 - o To be determined
- What is the setback along my property (Ken Hartmann)
 - o 7 feet. Requirement by code is only 5 feet.
 - Ken Hartmann: I want the city to consider 10-15 feet and I will be asking for it.
- You have removed 3 units from your original proposal and what if we want 4 more units removed. How much more can the City subsidize the development so we can have it less dense.
 - o City Subsidy has not been determined at this time.
- What if the City ends up over subsidizing the development will you need to add back in the 3 units you removed to make up the cost over runs.
 - o No, we are very comfortable with the design as it is being presented to you tonight as it provides for a nice layout and mix of units types.
- Why is this so Dense.
 - o Michelle Harris advised how the neighborhood went through the CDI process.
- Have you thought of only having one way and blocking off the drives that are on Lovell. (Concern was that people who live at Rosetree apartments will cut through with their cars).
 - o No we are meeting with the City Planner, Engineering and the Fire Marshall to review design.
- Where will the mailboxes go?
 - o We still need to review that detail with the post office.
- What type of options for finishes will be available.
 - o A variety of interior finishes will be options such as carpet, hardwood floors, tile, etc.
- Why are there sidewalks on cope and Lovell?
 - o We think this provides better access to getting people to the main trail on Dale and parks across the street. We are going to encourage the city to finish outside walks into the neighborhood. (Information was provided that this would need a petition signed by the neighborhood for the City to look into.)
- Will basements be finished?
 - o That will be an upgrade option.

Jeanne Kelsey | Acting Executive Director HRA



2660 Civic Center Drive | Roseville, MN 55113

651.792-7086 (office) | 651.792.7070 (fax)



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Memorandum

SRF No. 0148431

To: Marc Culver, PE, Assistant Public Works Director/City Engineer
City of Roseville

From: Matt Pacyna PE, Senior Associate
Emily Gross, EIT, Engineer

Date: March 26, 2014

Subject: Dale Street Residential Development Traffic Study

Introduction

As requested, SRF has completed a traffic study for the proposed residential development located along Dale Street between Lovell Avenue and Cope Avenue in the City of Roseville (see Figure 1: Project Location). The main objectives of this study are to review existing operations within the study area, evaluate the traffic impacts to the adjacent roadway network and recommend any necessary improvements to accommodate the proposed development. The following information provides the assumptions, analysis and study recommendations offered for consideration.

Existing Conditions

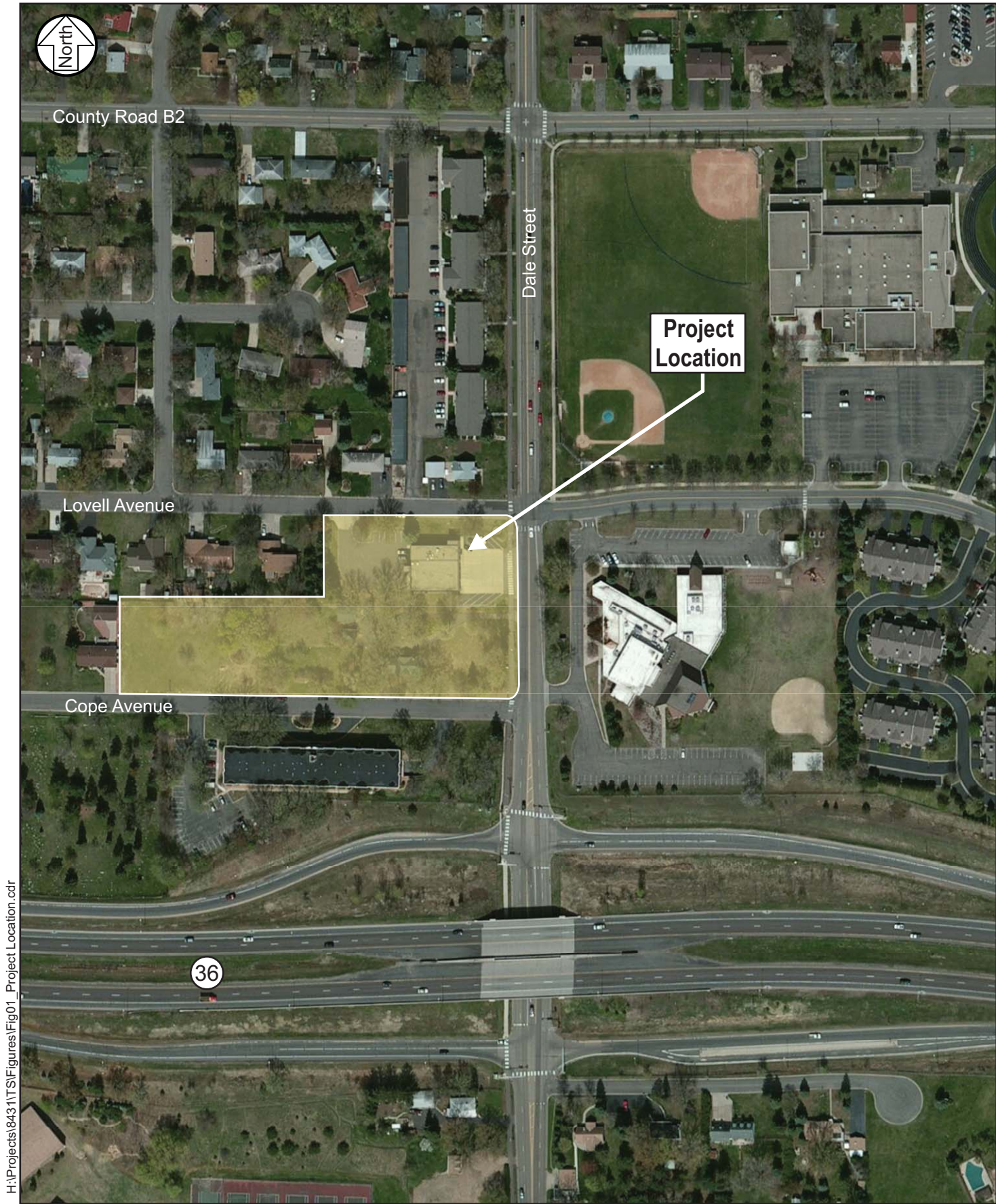
The existing conditions were reviewed to establish a baseline in order to identify any future impacts associated with the proposed development. The evaluation of existing conditions includes peak hour intersection turning movement counts, field observations and an intersection capacity analysis.

Data Collection

Vehicular turning movement counts were collected by SRF during the a.m. and p.m. peak periods the week of March 10, 2014 at the following study intersections:

- Dale Street and Lovell Avenue
- Dale Street and Cope Avenue

It should be noted that there are three schools located within a quarter-mile of the project. The a.m. peak hour of the school coincides with the peak hour of the adjacent roadway. However, the p.m. peak of the school is before the p.m. peak hour of the adjacent roadway. Review of the p.m. volumes indicate that the p.m. peak hour of the adjacent roadway represents the busiest period and was analyzed as part of this study.



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Observations were completed to identify roadway characteristics within the study area (i.e. roadway geometry, posted speed limits, and traffic controls). Currently, Dale Street is a four-lane undivided minor arterial roadway south of Cope Avenue and a two-lane undivided roadway north of Cope Avenue. Lovell Avenue and Cope Avenue are both two-lane undivided local roadways. The posted speed limit on these study area roadways is 30 miles per hour (mph). Both study intersections have side-street stop control. Existing geometrics, traffic controls, and volumes within the study area are shown in Figure 2.

Intersection Capacity Analysis

An existing intersection capacity analysis was completed to establish a baseline condition to which future traffic operations could be compared. The existing study intersections were analyzed using a combination of Synchro/SimTraffic software (V8.0) and the *Highway Capacity Manual* (HCM).

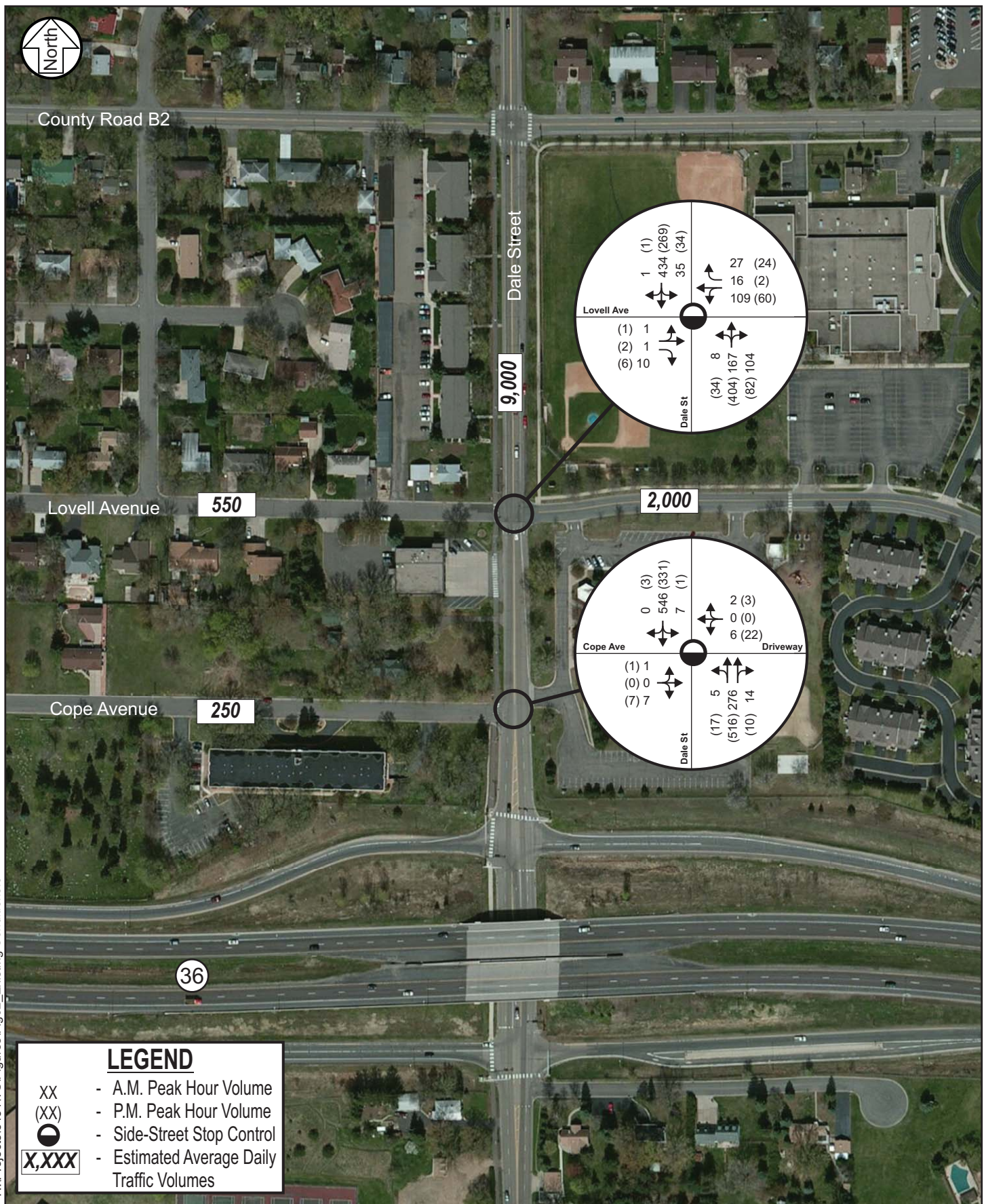
Capacity analysis results identify a Level of Service (LOS) which indicates how well an intersection is operating. Intersections are ranked from LOS A through LOS F. The LOS results are based on average delay per vehicle, which correspond to the delay threshold values shown in Table 1. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity. Overall intersection LOS A through LOS D is generally considered acceptable in the Twin Cities Metropolitan Area.

Table 1. Level of Service Criteria for Signalized and Unsignalized Intersections

LOS Designation	Signalized Intersection Average Delay/Vehicle (seconds)	Unsignalized Intersection Average Delay/Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	> 55 - 80	> 35 - 50
F	> 80	> 50

For side-street stop controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service. This takes into account the total number of vehicles entering the intersection and the capability of the intersection to support these volumes.

Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, the majority of delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high levels of delay (i.e. poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.



Results of the existing intersection capacity analysis shown in Table 2 indicate that the study intersections currently operate at an acceptable overall LOS A during the a.m. and p.m. peak hours. The side-streets at Lovell Avenue and Cope Avenue also operate acceptably during the a.m. and p.m. peak hours. However, it should be noted that during the a.m. peak hour, the westbound approach at Lovell Avenue experiences delay and queuing issues for approximately 10 minutes. Furthermore, southbound queues from the TH 36 North Ramps/Dale Street intersection were observed to occasionally extend (less than five percent of the peak hour) to Cope Avenue during the a.m. and p.m. peak hours, but had minimal impact to the study intersection operations. No other significant side-street delays or queuing issues were observed in the field or traffic simulation.

Table 2. Existing Intersection Capacity Analysis

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Dale Street/Lovell Avenue ⁽¹⁾	A/C	21 sec.	A/C	20 sec.
Dale Street/Cope Avenue ⁽¹⁾	A/C	18 sec.	A/C	21 sec.

(1) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

Proposed Development

The proposed residential development is located west of Dale Street between Lovell Avenue and Cope Avenue. The site is currently occupied by a former fire station that is now vacant. The current development proposal consists of 10 single-family homes and 16 townhomes. Access to the development is proposed at the following locations:

- 1) Multiple residential driveways on Cope Avenue (350 feet west of Dale Street)
- 2) Alley access to Lovell Avenue and Cope Avenue (80 feet west of Dale Street)
- 3) Alley access to Lovell Avenue and Cope Avenue (300 feet west of Dale Street)

The proposed residential development site plan is shown in Figure 3.

Traffic Forecasts

Background Growth

The proposed development is estimated to be completed in the year 2015. Therefore, traffic forecasts were developed for year 2016 conditions (i.e. one year after construction). An annual growth rate of one-half percent was applied to the existing peak hour volumes to develop year 2016 background traffic forecasts. This growth rate is consistent with historical growth in the study area (based on MnDOT annual average daily traffic volumes).

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Proposed Site Plan

Dale Street Residential Development Traffic Study
City of Roseville

0148431
March 2014

Figure 3

Proposed Development

To account for traffic impacts associated with the proposed development, trip generation estimates for the a.m. and p.m. peak hours and a daily basis were developed. These trip generation estimates, shown in Table 3, were developed using the *ITE Trip Generation Manual, Ninth Edition*. It should be noted that to provide a conservative estimate no modal reductions were applied.

Table 3. Trip Generation Estimates

Land Use Type (ITE Code)	Size	A.M. Peak Hour Trips		P.M. Peak Hour Trips		Daily Trips
		In	Out	In	Out	
Single-Family Housing (210)	10 Dwelling Units	2	6	6	4	95
Residential Townhomes (230)	16 Dwelling Units	1	6	6	3	93
New System Trips		3	12	12	7	188

Results of the trip generation estimates indicate that the proposed residential development will generate approximately 15 a.m. peak hour, 19 p.m. peak hour and 188 daily trips. These trips were distributed throughout the area based on the directional distribution shown in Figure 4. This distribution was developed based on existing area travel patterns and engineering judgment. The resultant year 2016 peak hour traffic forecasts, which take into account the background growth and traffic generated by the proposed residential development, are shown in Figure 5

Year 2016 Conditions

Intersection Capacity Analysis

To determine if the existing roadway network can accommodate the year 2016 traffic forecasts, a detailed intersection capacity analysis was completed. The study intersections and proposed access locations were once again analyzed using Synchro/SimTraffic software and the HCM.

Results of the year 2016 intersection capacity analysis shown in Table 4 indicate that the study intersections are expected to continue to operate at an acceptable overall LOS A during the a.m. and p.m. peak hours. Side-street delays are also expected to operate acceptably. It should be noted that southbound queues from the TH 36 North Ramps/Dale Street intersection are expected to continue to occasionally extend to Cope Avenue during the a.m. and p.m. peak hours. However, since side-street traffic volumes along Cope Avenue are relatively low, no operational issues are expected.



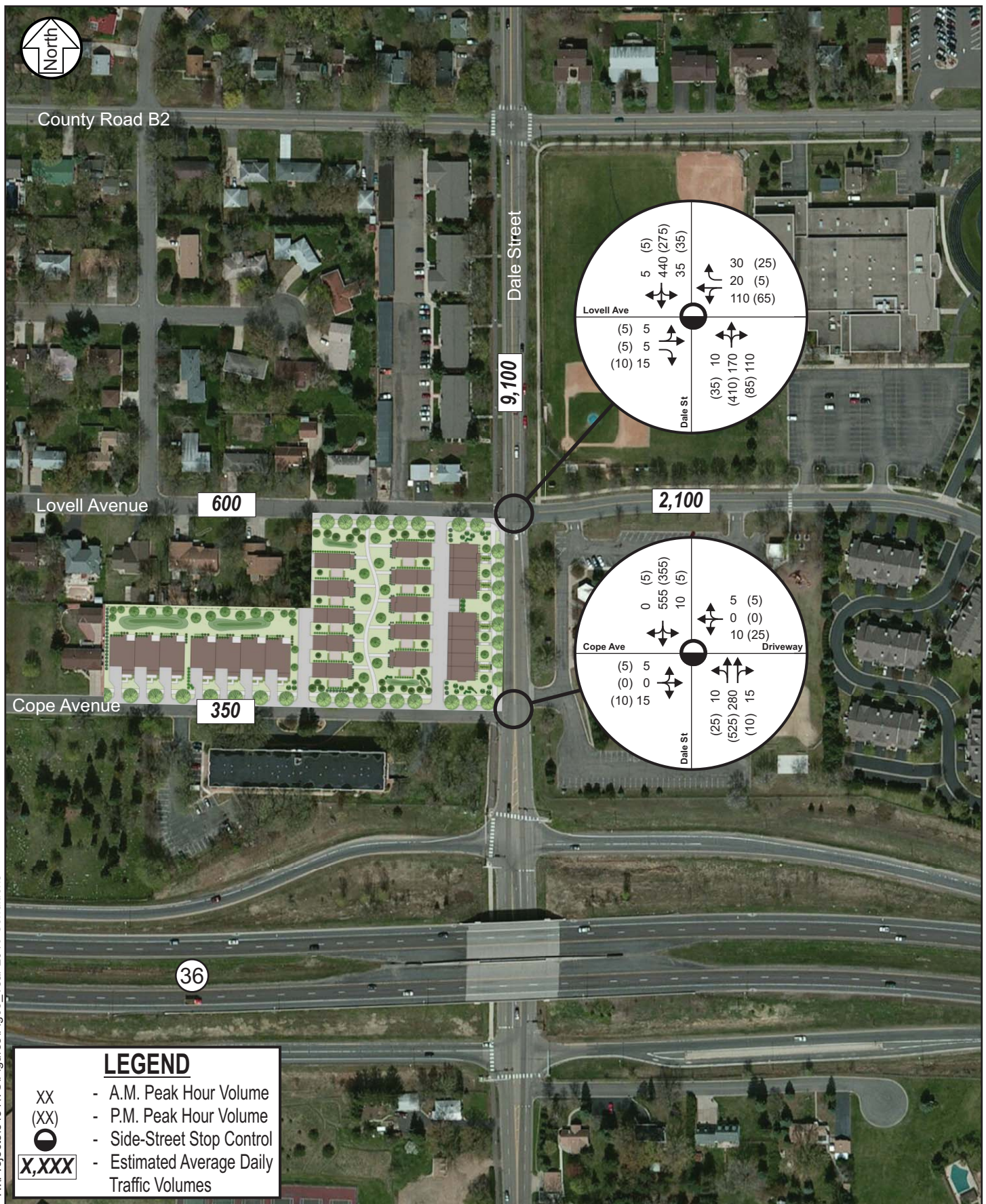


Table 4. Year 2016 Intersection Capacity Analysis

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Dale Street/Lovell Avenue ⁽¹⁾	A/C	22 sec.	A/C	20 sec.
Dale Street/Cope Avenue ⁽¹⁾	A/C	18 sec.	A/C	22 sec.

(1) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach delay.

The results of the operations analysis indicate that the proposed development will have minimal impact to the adjacent roadway network. Therefore, no roadway improvements are recommended from an operations perspective.

Site Review

A review of the proposed site plan was completed to identify potential issues and recommend improvements with regard to access spacing, sight distance, and circulation. The following findings are offered for consideration:

Access Spacing

The site plan proposes driveway access along Cope Avenue and construction of two alleys, approximately 80 feet and 300 feet west of Dale Street. The easternmost proposed alley is located within the existing eastbound right-turn lane at the Dale Street/Lovell Avenue intersection. Although this access spacing is not ideal, there is not expected to be any operational issues due to the relatively low traffic volumes along Lovell Avenue and Cope Avenue. It should be noted that the function of local streets is to provide access to adjacent properties and neighborhoods.

Sight Distance

Based on field observations, there is currently adequate sight distance at the proposed access locations to clearly identify approaching vehicles. Special consideration should be made to limit any sight distance impacts from future structures, landscaping and signing. This includes trees in the boulevard as shown on the proposed site plan.

Circulation

A review of the proposed site circulation was completed. The movement of general passenger vehicles within the proposed development is not expected to be an issue. Furthermore, the proposed alley widths are 18 feet, which is adequate for two-way traffic at low traffic speeds.

Summary and Conclusions

The following study conclusions and recommendations are offered for your consideration:

- Results of the existing intersection capacity analysis indicate that the study intersections currently operate at an acceptable overall LOS A during the a.m. and p.m. peak hours.
 - The side-streets at Lovell Avenue and Cope Avenue also operate acceptably during the a.m. and p.m. peak hours.
- The current development proposal consists of 10 single-family homes and 16 townhomes. Access to the development is proposed at the following locations:
 - Multiple residential driveways on Cope Avenue (350 feet west of Dale Street)
 - Alley access to Lovell Avenue and Cope Avenue (80 feet west of Dale Street)
 - Alley access to Lovell Avenue and Cope Avenue (300 feet west of Dale Street)
- The proposed residential development is expected to generate approximately 15 a.m. peak hour, 19 p.m. peak hour and 188 daily trips.
- Results of the year 2016 intersection capacity analysis indicate that the study intersections and side-streets are expected to operate acceptably during the a.m. and p.m. peak hours.
- The proposed development will have minimal impact to the roadway network and no improvements are necessary.
- Special consideration should be made to limit any sight distance impacts from future structures, landscaping and signing. This includes trees in the boulevard as shown on the proposed site plan.

Extract of the April 10, 2014, Roseville Planning Commission Minutes

a. PLANNING FILE 14-004

Request by City of Roseville and the Roseville Housing and Redevelopment Authority, owner of the properties at 2325-2335 Dale Street and 657-675 Cope Avenue and the Greater Metropolitan Housing Corporation (developer) for approval of a PRELIMINARY PLAT to facilitate a proposed residential development

Chair Gisselquist opened the Public Hearing for Planning File 14-002 at approximately 7:34 p.m.

City Planner Thomas Paschke reviewed the request as detailed in the staff report dated April 10, 2014, for a proposed residential development for the Dale Street Redevelopment Project.

Mr. Paschke noted that, as the approval process continued at the staff level by the Engineering Department, greater details were being provided and reviewed to address storm water requirements and storage issues, consistent with the ongoing process. Mr. Paschke noted that the utilities would be private versus public, but were still under review and would require approval by the Public Works Department, with the existing sanitary sewer remaining as is. Mr. Paschke advised that staff supports the lots as proposed, as they were consistent with City Code and met minimum requirements; clarifying that there were no minimum standards for twin homes or duplexes as proposed as part of this development.

At the request of Chair Gisselquist, Mr. Paschke reviewed the distinctions between public and private utilities; with public utilities under specific easements for management by the City; and private utilities under the management of the developer and subsequently becoming the sole responsibility of the homeowners association for this development. Mr. Paschke further clarified that the development would still be required to meet City Code and Watershed District requirements as they specifically related to storm water management.

Member Daire referenced his concerns expressed at the previous meeting related to text changes that would affect this development, and specific to locating garages up against the alley and potentially creating snow storage issues. However, since that meeting, Member Daire advised that he had occasion to review similar properties along Grand Avenue in a very old mansion area, with those garage doors located right up against the alley. Member Daire stated that they appeared to work well, and in his query of an owner of one of the properties regarding if they found any problems or conflicts with people coming down the alley and those existing garages, they had responded that they found no problems. Therefore, Member Daire advised that this served to alleviate his previously expressed concerns. In addition, Member Daire noted his initial concern as to whether adequate snow storage was available off those alleys in the proposed development. Member Daire opined that, with the additional information provided in tonight's staff report, as well as the addition of infiltration or settlement ponds at the end of the single-family or pocket residential spots, it seemed that adequate snow storage would be available, as well as areas available off the alley in areas behind the row houses. Ultimately, Member Daire stated that in this intervening month, a lot of his initial questions with design and housing layout on the site had been addressed by virtue of his personal observations in similar areas in the metropolitan area; and he had no remaining objections to this redevelopment proposal.

In his review of the plat, Member Stellmach noted inclusion of both rain gardens and ponds, and sought a distinction in them and which if either would have standing water involved.

Mr. Paschke advised that a rain garden was intended for infiltration versus a pond designed to hold water for a specific time, depending on rain events.

At the request of Member Daire, Mr. Paschke advised that the depth of rain gardens and ponds would vary, and their design still pending as part of the preliminary design process, with the City's Engineering Department reviewing that design based on storm water calculations and how water was directed into the rain gardens and/or ponds from the overall site or area. Mr. Paschke advised that, while this review is an ongoing process at the staff level, it would not be finalized until a Final Plat and design came forward.

At the request of Member Daire, Mr. Paschke advised that, with few exceptions based on their specifics, the City was not supportive of fencing around drainage ponds or rain gardens based on them being more of a hindrance if emergency rescue operations were required.

Member Murphy referenced the traffic study included in the staff report (Attachment E) and expressed his appreciation for providing that information. However, in reviewing it, Member Murphy noted that the full report was not included, specifically references to Table 4.

Mr. Paschke apologized for that omission, and displayed the Table in question for the Commission's and public's review; with the table showing 2016 intersection capacity analyses for morning and afternoon peak hours, and current and projected levels of service and projected delays if any for Dale Street/Lovell Avenue and Dale Street/Cope Avenue.

Member Boguszewski observed that there was no change projected; and also expressed his appreciation for including the traffic study in materials, even though not required.

Applicant representatives were present, but had no comment beyond staff's presentation.

Chair Gisselquist closed Public Hearing at approximately 7:48 p.m.; with no one appearing for or against.

Member Boguszewski spoke in support of the proposal; and opined, with consensus of the fellow commissioners, that most of the substantive questions and issues had been reviewed at the previous meeting, and this approval was more of a formality.

MOTION

Member Boguszewski moved, seconded by Member Murphy to recommend to the City Council APPROVAL of the proposed PRELIMINARY PLAT of Fire House Addition; based on the comments and findings of Sections 4-6 and the recommendation of Section 7 of the staff report dated April 10, 2014.

Ayes: 7

Nays: 0

Abstentions:

Motion carried.